

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

Monday, November 18, 2019 – 7 p.m.

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

OPENING STATEMENT

Page

1. **TEMPORARY COMMERCIAL USE PERMIT (TU 19-855101)** (File Ref. No. TU 19-855101) (REDMS No. 6287656)

PH-4

See Page **PH-4** for full report

Location:	2370 - 4000 No. 3 Road
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Applicant:Maple Hill School Inc.

Purpose:To permit a Temporary Commercial Use Permit to allow
"Education" as a permitted use at 2370 - 4000 No. 3 Road, to
permit an education facility on site until August 31, 2020.

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. That a Temporary Commercial Use Permit to allow "Education" as a permitted use at 2370 - 4000 No. 3 Road, to permit an education facility on site until August 31, 2020, be issued.

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2. RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 10065 (RZ 18-808220)

See Page **PH-19** for full report

(File Ref. No. RZ 18-808220) (REDMS No. 6226974)

PH-19

Location: 8131 and 8151 Bennett Road

Applicant: Colliers International Consulting

Purpose: To create the "Rental Tenure Residential and Religious Assembly (ZMU42) - St. Albans (City Centre)" zone, and to rezone the subject location from "Single Detached (RS1/E)" and "Assembly (ASY)" to "Rental Tenure Residential and Religious Assembly (ZMU42) - St. Albans (City Centre)", to permit development of a mixed use mid-rise development containing a church and approximately 142 purpose-built rental units, consisting of 20 low-end of market units, 68 moderate income limits units and 54 units with rental rate and household income restrictions as defined by BC Housing HousingHub Provincial Rental Supply program.

First Reading: October 28, 2019

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 10065.

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3. RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 10095 (CHILD CARE RESERVE FUND AMENDMENT)

(File Ref. No. 07-3070-00) (REDMS No. 6323136)

PH-169

See Page PH-169 for full report			
Location:	City-Wide		
Applicant:	City of Richmond		
Purpose:	To amend Section 5.16 (Child Care and Other Community Amenities) to enhance community amenity contributions and the provision of child care services.		
First Reading:	October 28, 2019		

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 10095.
- 2. Adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 10095.

ADJOURNMENT



Report to Committee

D	Annika dian ka Mania 199 Oshaaliya ɗana Tanan		
From:	Wayne Craig Director of Development	File:	TU 19-855101
To:	Planning Committee	Date:	September 24, 2019

Re: Application by Maple Hill School Inc. for a Temporary Commercial Use Permit at 2370 - 4000 No. 3 Road

Staff Recommendation

- 1. That the application by Maple Hill School Inc. for a Temporary Commercial Use Permit for the property at 2370 4000 No. 3 Road to allow education (limited to an independent school offering grades 9 to 12) as a permitted use be considered until August 31, 2020; and
- 2. That this application be forwarded to the November 18, 2019 Public Hearing at 7:00 p.m. in the Council Chambers of Richmond City Hall.

Wayné Craig

Director of Development

WC:nc Att. 6

	REPORT	CONCURRENCE	
CONCURI	RENCE OF GE	ENERAL MANAGER	
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Staff Report

Origin

Maple Hill School Inc. has applied to the City of Richmond for a Temporary Commercial Use Permit (TCUP) to allow "Education" as a temporary permitted use at 2370 - 4000 No. 3 Road on a site zoned "High Rise Office Commercial (ZC27) – Aberdeen Village (City Centre)," to permit an education facility on site (Attachment 1). Maple Hill School is an independent high school that offers courses for students in grades 9 to 12 and is fully accredited with the British Columbia Ministry of Education, which falls under Richmond Zoning Bylaw 8500's definition of "Education."

Background

Maple Hill School previously operated at 268-8131 Westminster Highway in conjunction with Maple Hill International Education, which offers language tutoring programs, which falls under the "Education, Commercial" use within the City's Zoning Bylaw. Both "Education" and "Education, Commercial" uses were permitted at their previous location.

In February 2018, they received notice to vacate the premises at the end of the summer school program and subsequently entered into a lease at the subject site. When they submitted a business license application to allow the private school to operate from the site in July 2018, they were advised that the private school was not a permitted use on the site. In September 2018, Maple Hill School contacted the City about submitting a TCUP application as they had already made arrangements to begin the school year at the subject property. In February 2019, the school submitted a TCUP application to use the unit as a private school until August 31, 2020 to allow enough time the operators sufficient time to secure an appropriate location that permits the "Education" use.

If approved, the TCUP would be valid until August 31, 2020 from the date of issuance. An application for an extension of the Permit may be made. Only one extension is permitted per application.

Findings of Fact

A Development Application Data Sheet providing details about the proposal is provided as Attachment 2.

Surrounding Development

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

To the North: Across Cambie Road, the Radisson Hotel on a property zoned "Hotel Commercial (ZC1) – Aberdeen Village (City Centre)".

To the South: A low rise commercial plaza on a property zoned "Auto-Oriented Commercial (CA)".

- To the East: Aberdeen Centre on a property zoned "Residential Mixed Use Commercial (ZMU9) Aberdeen Village (City Centre)".
- To the West: The Aberdeen Canada Line station and No. 3 Road. Across No. 3 Road, a gas station on a property zoned "Gas & Service Stations (CG1)" and "Auto-Oriented Commercial (CA)".

Related Policies & Studies

Official Community Plan/Aberdeen Village

The Official Community Plan (OCP) land use designation for the subject site is "Commercial." The Aberdeen Village (2031) Specific Land Use Map within the City Centre Area Plan designates the subject site as "Urban Centre T5 (35 m)", which allows for medium-density, midrise land uses, including office, hotel, retail trade and services, restaurant, and entertainment. The OCP allows commercial educational uses (i.e. tutoring schools) but specifically discourages schools offering kindergarten to grade 12 (K-12) curriculums due to the fact that K-12 programs are aircraft noise sensitive uses.

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

Richmond Zoning Bylaw 8500

The subject site is zoned "High Rise Office Commercial (ZC27) – Aberdeen Village (City Centre)," which allows for a range of commercial uses. The proposed "Education" use is not permitted in these zones. The proposed use is on an interim basis while the school finds a new location with the appropriate zoning.

Aircraft Sensitive Noise Development (ASND) Policy

The subject site is located within "Area 1A – Restricted Area" of the Aircraft Noise Sensitive Development (ANSD) Policy, where new aircraft noise sensitive land uses are prohibited, including K-12 schools. This policy exists to prevent exposure to aircraft noise throughout the range of typical activities offered in K-12 schools, such as outdoor play.

While the proposed use is temporary, the school's activities on the site will be exclusively indoors. The applicant has provided an acoustic report performed by a professional engineer, which indicates that the measured indoor sound levels meet the noise criteria set out in the OCP for "living, dining, and recreation rooms" (Attachment 3).

Local Government Act

The *Local Government Act* states that TCUPs are valid until the date the permit expires or three years after issuance, whichever is earlier, and that an application for one extension to the Permit may be made and issued. A new TCUP application is required after one extension, which would be subject to Council approval.

Public Consultation

Should the Planning Committee and Council endorse the staff recommendation, the application will be forwarded to a Public Hearing on November 18, 2019, where any area resident or interested party will have an opportunity to comment. Public notification for the Public Hearing will be provided as per the *Local Government Act*.

Analysis

The subject unit is located in the northwest corner of the second floor in Aberdeen Square (Attachment 4). It has been occupied by Maple Hill School and Maple Hill International Education since September 2018.

Maple Hill International Education applied for a business license at the current Aberdeen Square location in August 2018. A business licence was issued based on the information provided for "Education, Commercial," which is a permitted use in the "High Rise Office Commercial (ZC27) – Aberdeen Village (City Centre)" zone. The applicant notes that Maple Hill International Education will continue to operate at Aberdeen Square.

Since the "Education" use is not permitted, the applicant is requesting a TCUP to allow the existing school to continue to operate while securing a new site. The applicant advises that they have been actively searching for a new location for the school and is committed to finding another facility by August 31, 2020. Negotiations are almost finalized with a potential location. As the "Education" use is not supported by the OCP policies or the zone, the attached TCUP would limit the proposed education use for this unit until August 31, 2020. The management company provided a letter indicating that they approve of this TCUP application (Attachment 5).

Outdoor Play Space and Physical Education

The applicant noted that the BC Ministry of Education does not have an outdoor play space requirement. Staff have confirmed that there is no such requirement in the Independent School Act. All BC students are required to take a Physical Education course in grades 9 and 10. As the school does not have play space or a gymnasium, the applicant has indicated that arrangements are made to conduct the school's Physical Education requirements at an off-site location, to where the students walk, escorted by staff.

Parking

Parking and loading must be provided consistent with the requirements of Richmond Zoning Bylaw 8500. Vehicle parking for the "Education" use for secondary schools is required at a rate of 1 parking space per staff member, plus 1 parking space for every 10 students, which may be reduced by 15% based on the City Centre blended parking rates. Bicycle parking is required at a rate of 1 space for every 3 staff members for Class 1 and 3 spaces for every 10 students for Class 2. The school has 12 staff and 71 students, which would require 16 vehicle parking spaces and four Class 1 and 21 Class 2 bicycle parking spaces.

The applicant has verified that vehicle parking and Class 1 bicycle parking requirements are met. The applicant will have to verify that the Class 2 bicycle parking requirements are met prior to issuance of the TCUP.

Staff have no objection to the current on-site parking arrangement as the vehicle parking provided exceeds the amount required for the temporary use. Further, the applicant has provided a letter noting that their staff and students have had no bicycle parking complaints to date since they began operating in the unit (Attachment 6).

Financial Impact

None.

Conclusion

Maple Hill School Inc. had applied to the City of Richmond for a Temporary Commercial Use Permit to allow "Education" as a permitted use at 2370 - 4000 No. 3 Road, zoned "High Rise Office Commercial (ZC27) – Aberdeen Village (City Centre)," to permit an education facility (limited to an independent school offering grades 9 to 12) on site until August 31, 2020.

The proposed use at the subject property is acceptable to staff on the basis that it is temporary in nature and does not negatively impact current business operations in Aberdeen Square.

Staff recommend that the attached Temporary Commercial Use Permit be issued to the applicant to allow "Education" at 2370 - 4000 No. 3 Road until August 31, 2020.

Oallo

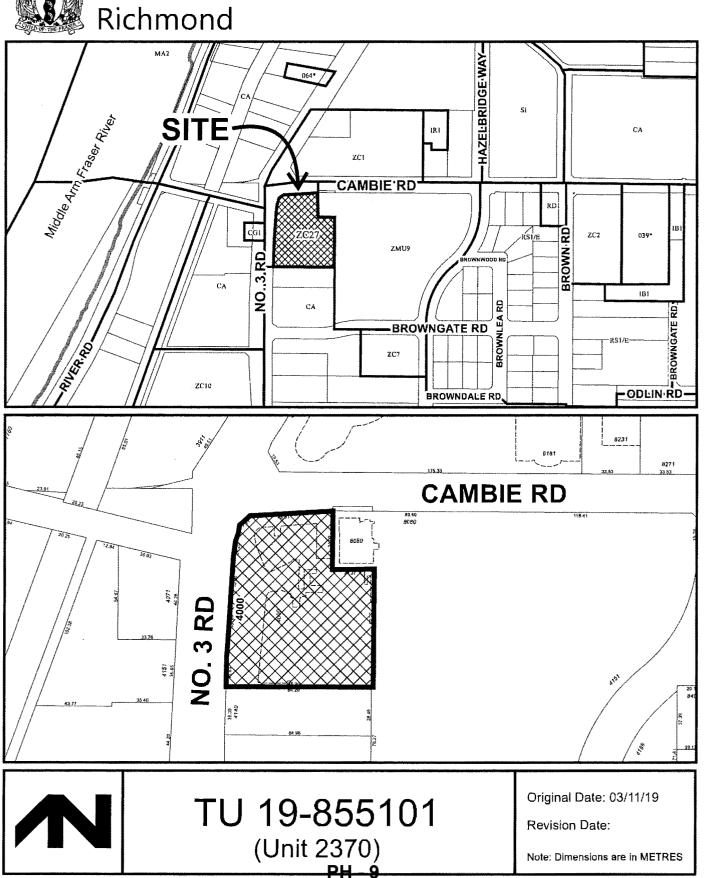
Natalie Cho Planning Technician

NC:cas

Attachment 1: Location Map and Aerial Photo Attachment 2: Development Application Data Sheet Attachment 3: Measured Indoor Sound Level Results Attachment 4: Site Plan Attachment 5: Letter from the Management Company Attachment 6: Letter from the Applicant

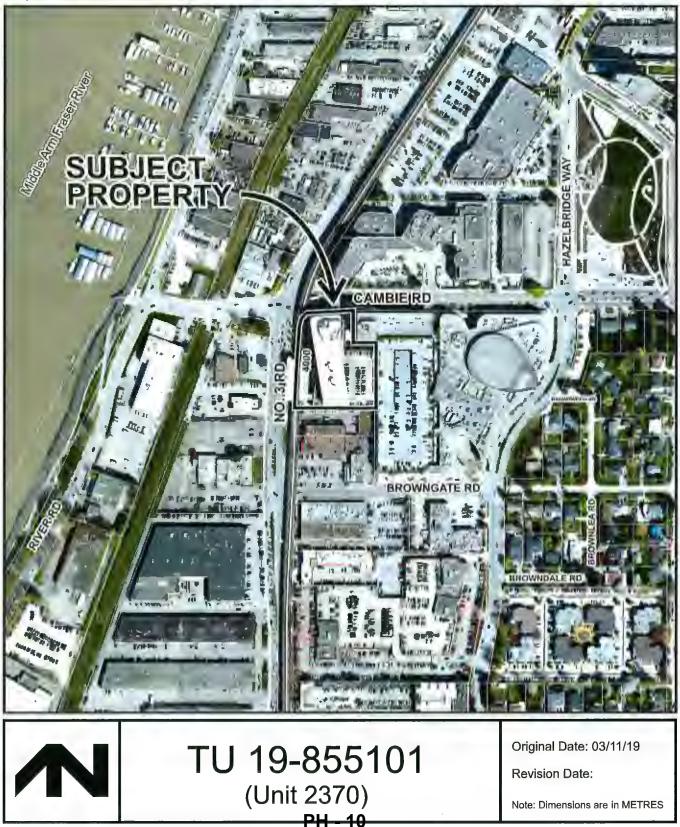
ATTACHMENT 1







City of Richmond





Development Application Data Sheet

Development Applications Department

TU 19-855101

Address: 2370 - 4000 No. 3 Road

Applicant: Maple Hill School Inc.

Planning Area(s): _City Centre – Aberdeen Village

	Existing	Proposed
Owner:	KT East Properties Ltd.	No change
Unit Size (m²):	579.6 m ²	No change
Land Uses:	Education, Commercial	Education
OCP Designation:	Commercial	No change
CCAP Designation:	Urban Centre T5	No change
Zoning:	Residential Mixed Use Commercial (ZMU9) – Aberdeen Village (City Centre) High Rise Office Commercial (ZC27) – Aberdeen Village (City Centre)	No change

On Development Site	Bylaw Requirement	Proposed	Variance
On-site Vehicle Parking:	16	16	None
On-site Bicycle Parking:	Min. 4 Class 1 Min. 21 Class 2	Min. 4 Class 1 Min. 21 Class 2	None

Attachment 2

Measurement Date (24 hour period)	Measured Sound Pressure Level L _{eq} (24) (dBA)	Applicable Criteria due to road/rail noise L _{eq} (24) (dBA)	Applicable Criteria due to aircraft noise L _{eq} (24) (dBA)	Compliance with noise criteria?			
	Loc	ation 1					
July 12, 2019	35	40	37	Yes			
July 13, 2019	35	40	37	Yes			
July 14, 2019	34	40	37	Yes			
July 15, 2019	37	40	37	Yes			
	Location 2						
July 12, 2019	30	40	37	Yes			
July 13, 2019	30	40	37	Yes			
July 14, 2019	29	40	37	Yes			
July 15, 2019	31	40	37	Yes			
	Loc	ation 3					
July 12, 2019	36(1)	40	37	**			
July 13, 2019	37 ⁽¹⁾	40	37	an			
July 14, 2019	36 ⁽²⁾	40	37	-			
July 15, 2019	36 ⁽²⁾	40	37				

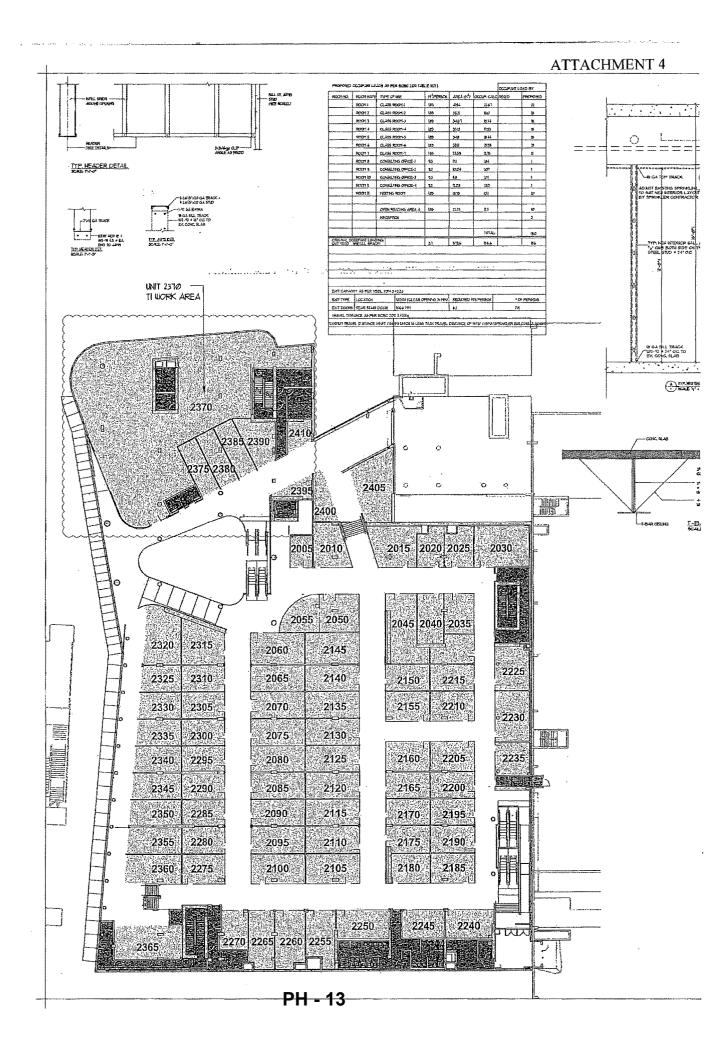
TABLE 1: MEASURED INDOOR SOUND LEVEL RESULTS

Notes:

(1) Measurement data from the HVAC equipment was excluded from the $L_{eq}(24)$ calculation between 1000 and 2000 hours. .

(2) Measurement data from the HVAC equipment was excluded from the $L_{eq}(24)$ calculation between 1000 and 1900 hours.

As previously mentioned, HVAC noise was dominant at Location 3. Figure 6 shows a sample two hour time history on July 13, 2019 during which the HVAC system shut off. In general, the noise environment was dominated by road traffic, with intermittent aircraft and train pass-bys.



ATTACHMENT 5



Strata, Residential & Commercial Property Management 604.685.3227 | www.awmailiance.com

September 24, 2019

Maple Hill School Attn: Eric Di Nozzi (Principal) #2370-4000 No. 3 Road, Richmond BC V6X 0J8

Dear Sir;

RE: Maple Hill School- Approval (Aberdeen Centre, Aberdeen Square, Aberdeen Residences EPS1069)

We are writing as the agents for Strata EPS1069.

Maple Hill School is a tenant at Aberdeen Square.

We confirm that the Strata Council approves the Maple Hill School temporary application.

Thank you

Tyler Johnson Vice President IC&I AWM – Alliance Real Estate Group Ltd.

Fraser Valley Office 214-6820 188th Street. Surres FL V4N4G6 Whistler Office 212-1200 Alpha Lake Road Whistler, BC V8E 0H6

ATTACHMENT 6

Principal Letter 校长信

September 9, 2019

To Natalie Cho:

Maple Hill School was asked to discuss the situation concerning bicycle parking for its students. Since operating at the location of #2370 - 4000 No. 3 Road in Richmond, Maple Hill School has received no complaints from students or staff about bicycle parking. Currently, we do not have any students who bike to school even though there are plenty of Class 2 spots outside the main entrance to 4000 No. 3 Road.

We currently have two staff members who will often bike to work and they have had no issues with the bike storage that we keep in the school for staff and student use. The staff members who keep their bikes at school choose to do so as they worry about thefts if they were to park their bicycles outside.

Sincerely,

: D. Morr

Erie Di Nozzi Principal Maple Hill School Tel: (1) 604-285-9665 E-mail: eric.dinozzi@maplehilledu.com Website: www.maplehilledu.com Address: #2370 - 4000 No. 3 Rd Richmond B.C. Canada V6X 0J8



PH - 15

APLE

HOOL



Temporary Commercial Use Permit

No. TU 19-855101

To the Holder:	MAPLE HILL SCHOOL INC.
Property Address:	2370 - 4000 NO. 3 ROAD
Address:	C/O ERIC DI NOZZI MAPLE HILL SCHOOL INC. 2370 - 4000 NO. 3 ROAD RICHMOND, BC V6X 0J1

- 1. This Temporary Commercial Use Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.
- 2. This Temporary Commercial Use Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and to the portion of the building shown cross-hatched on the attached Schedule "B".
- 3. The subject property may be used for the following temporary commercial use:

Education (limited to an independent school offering grades 9 to 12)

4. This Permit is valid until August 31, 2020 from the date of issuance.

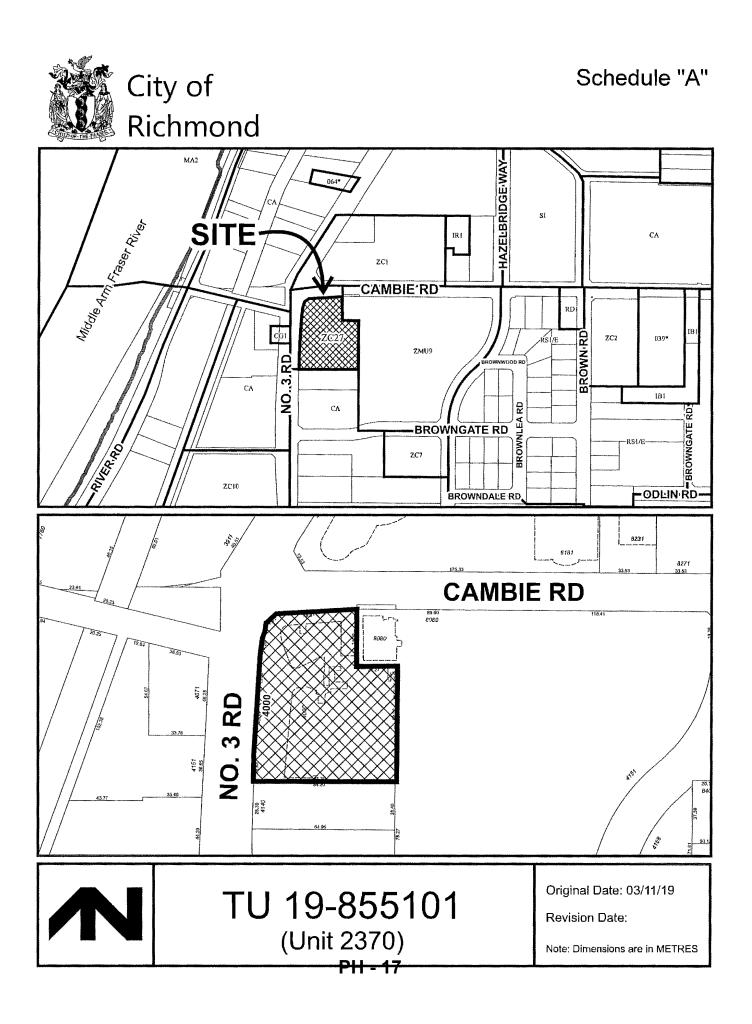
AUTHORIZING RESOLUTION NO. DAY OF , .

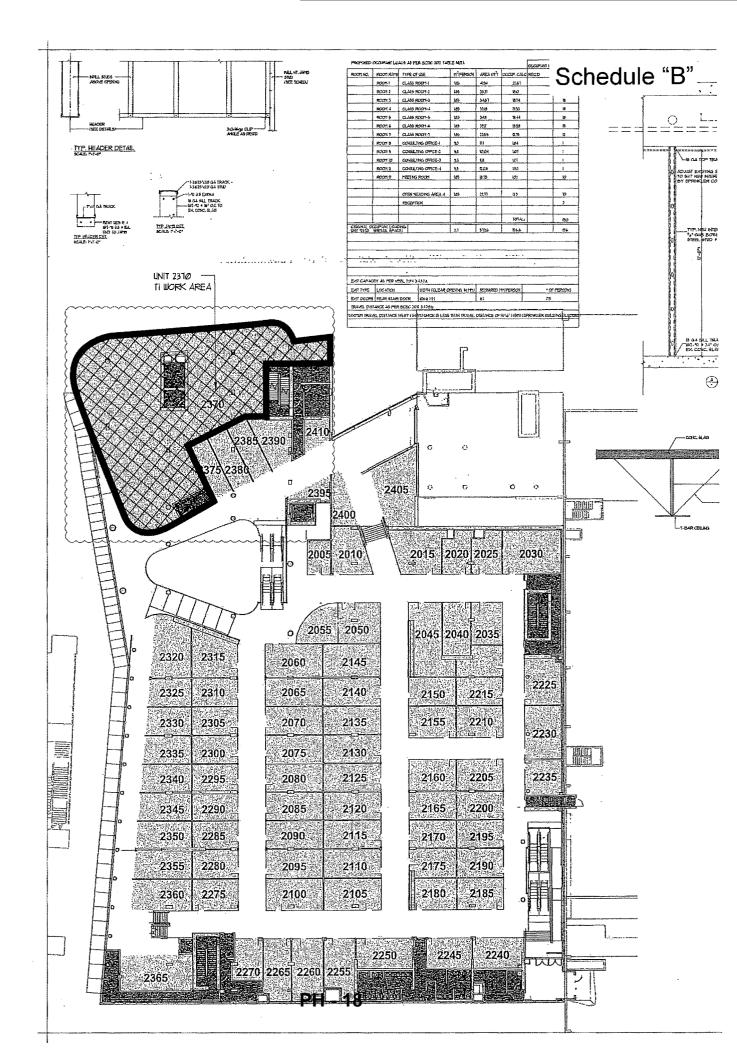
ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF

MAYOR

CORPORATE OFFICER







- To: Planning Committee
- From: Wayne Craig Director, Development

Date: October 2, 2019 File: RZ 18-808220

Re: Application by Colliers International Consulting to Create the "Rental Tenure Residential and Religious Assembly (ZMU42) - St. Albans (City Centre)" Zone, and Rezone the Site at 8131 and 8151 Bennett Road from the "Single Detached (RS1/E)" Zone and the "Assembly (ASY)" Zone to the "Rental Tenure Residential and Religious Assembly (ZMU42) - St. Albans (City Centre)" Zone

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10065 to create the "Rental Tenure Residential and Religious Assembly (ZMU42) - St. Albans (City Centre)" zone, and to rezone 8131 and 8151 Bennett Road from the "Single Detached (RS1/E)" zone and the "Assembly (ASY)" zone to the "Rental Tenure Residential and Religious Assembly (ZMU42) - St. Albans (City Centre)" zone, be introduced and given first reading.

Wayne Craig Director, Development

WC:sb

Att. 8

REPORT CONCURRENCE			
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER	
Affordable Housing Engineering Transportation	हा व	he Enceg	

Staff Report

Origin

Colliers International Consulting has applied to the City of Richmond for permission to rezone 8131 and 8151 Bennett Road (Attachments 1 & 2) from the "Single Family Detached (RS1/E)" zone and the "Assembly (ASY)" zone to a new "Rental Tenure Residential and Religious Assembly (ZMU42) - St. Albans (City Centre)" site specific zone to permit the development of a mixed use mid-rise development. The subject site is located in City Centre (Attachments 3 & 4). Key components of the proposal (Attachments 5 & 6) include:

- A six-storey building containing a church and rental apartments and a three-storey building containing rental townhouses over a common single-level parking structure.
- A total floor area of approximately 12,478 m² (134,314 ft²) comprised of approximately:

 - 1,073 m² (11,548 ft²) of church, multi-purpose and supporting space;
 11,405 m² (122,766 ft²) purpose-built residential rental units; and
 an additional approximately 53 m² (568 ft²) of resident indoor amenity space.
- 142 purpose-built residential rental units. The residential units include 20 affordable housing units (low-end of market rental units secured in perpetuity with a Housing Agreement and covenant registered on title), 68 moderate income limits units with proposed rental rate and household income restrictions targeted at median income households (secured in perpetuity with a Housing Affordability Agreement and covenant registered on title); and 54 units with rental rate and household income restrictions as defined by BC Housing's HousingHub Provincial Rental Supply program (secured for 40 years with a legal agreement between the owner and BC Housing). Further details on form of rental are provided in the housing section of this report.
- BC Energy Step Code step 4 targeted, exceeding the City's requirement of step 3.

Road and engineering improvement works required with respect to the subject development will be secured through the City's standard Servicing Agreement processes prior to rezoning adoption. Works including rear lane, frontage improvements, pedestrian trail, and utility upgrades will be designed and constructed at the owner's sole cost. Cost sharing will be provided for improvements to the existing sanitary pump station, which will also be included in the Servicing Agreement.

Findings of Fact

A Development Application Data Sheet providing details about the development proposal is attached (Attachment 5).

Subject Site Existing Building and Housing Profile

Five buildings are located on the subject site and include:

8131 Bennett Road residence – Two-storey 3-bedroom split level house in southwest corner of site that is currently rental accommodation. There is no secondary suite in this building.

- 8151 Bennett Road church building Two-storey central building including a church sanctuary in a one-storey portion of the building and multi-purpose space and offices in the two-storey portion of the building.
- Christian Education (CE) building One-storey building in northwest corner of site used for a pre-school program for 70 children operated by a tenant and used on evenings and weekends by community groups.
- Murdock Centre building Two-storey building in northeast corner of site including a church hall, meeting and office space, and child care program space for 25 children aged 30 months to school age. The hall and meeting room spaces are used by the congregation, child care program operated by the congregation and community groups at various times.
- 8191 Bennett Road residence One-storey 3-bedroom house in southeast corner of site that is currently rental accommodation. There is no secondary suite in this building.

Surrounding Development

The subject site is an approximately $5,786 \text{ m}^2$ ($62,280 \text{ ft}^2$) irregularly shaped parcel of land comprised of two lots on the north side of Bennett Road east of No. 3 Road.

To the North:	Adjacent to the site (across the proposed new lane) a two-storey low-rise office development and a high-rise residential development ("The Duchess" development) on properties fronting Granville Avenue. "The Duchess" development provided statutory right of ways for City lane along the rear of the property and City pedestrian trail along the east edge of the property. Both properties are designated Urban Core T6 for high-density, high-rise, mixed use development.
To the South:	Bennett Road, beyond which low-rise residential development comprising of three-storey townhouse and four-storey apartment buildings on properties that are designated for multi-family low rise development.
To the East:	Adjacent to the site two-storey apartment low-rise residential apartment development and further to the east three-storey over parking low-rise residential apartment development ("Woodglen Apartments" development) on properties that are designated for multi-family low rise development.
To the West:	Adjacent to the site two-storey townhouse development ("Tiffany Place" development) and further to the west three -storey townhouse development on properties that are designated for multi-family low rise development. Also adjacent to the site is a recently redeveloped drive-through restaurant development ("McDonald's" restaurant) on property fronting No. 3 Road that is designated General Urban T4 for low-density, low-rise, mixed use development.

Related Policies & Studies

Official Community Plan (OCP)

The OCP designation for the larger eastern portion of the site is 'Community Institutional' and 'Neighbourhood Residential' for the smaller western portion of the site.

The City Centre Area Plan (CCAP) Generalized Land Use Map (2031) (Attachment 3) designation for the larger eastern portion of the site is 'Institutional' and 'General Urban T4' for the smaller western portion of the site. The institutional designation allows for a consolidated development site to have supplementary uses and additional density over and above that permitted by the underlying CCAP transect and Sub-Area Plan if the development results in a community benefit.

The St. Albans Sub-Area Plan Land Use Map (Attachment 4) designation for the larger eastern portion of the site is 'Institutional' and 'Multi-Family Low Rise' for the smaller western portion of the site. The institutional designation is intended for church related development. The multi-family low rise designation is intended for 3-storey apartment building, townhouse, two-family or single-family development. The St. Albans Sub-Area Plan Circulation Map (Attachment 4) calls for rear lane development from St. Albans to No. 3 Road and a pedestrian trail from Bennett Road to Granville Avenue.

The proposal is consistent with current OCP, CCAP and St. Albans Sub-Area Plan policies applicable to the subject site.

Floodplain Management Implementation Strategy

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

Public Consultation

A rezoning sign has been installed on the subject property.

Before finalizing the requested land uses and submitting a rezoning application to the City, the applicant conducted a Public Open House on April 19, 2017 with a preliminary high-rise mixed use development concept. A copy of the Open House Summary prepared by the applicant is included in Attachment 7. The pre-application concept was a higher density high-rise development, including existing church religious assembly, child care and preschool uses and providing a mix of market and non-market residential rental tenure units.

The pre-application Open House was held on the subject site. An Open House invitation was mailed to the approximately 340 addresses in the 8000 block of Bennett Road where the subject site is located. The invitation was also extended to the Brighouse United Church congregation and other groups using the subject site including the daycare, preschool, three additional church congregations and 10 community groups. 43 people added their names to the sign-in sheets, in which 8 attendees identified themselves with addresses on the block. Comment sheets were

provided and 34 completed comment sheets were received. Five comments sheets were completed by residents on the block. No major concerns regarding the pre-application development concept were identified.

The redevelopment proposal has since been reduced in scale from a high-rise concrete development to a mid-rise wood-frame development and due to the reduced building size the proposal was reduced in scope with a lower number of units and no longer including child care or preschool uses. The current proposal includes a mid-rise 6-storey and low-rise 3-storey wood-frame development, including retaining the existing church religious assembly use and providing a mix of residential rental tenure units (Attachment 6).

The pre-school operator, Brighouse Junior Kindergarten, has discussed with the owner and expressed to the City their concern regarding the loss of facilities for their program (Attachment 8). The operator's pre-school program for 70 children and the congregation's child care program for 25 children (30 months to school age) will be displaced through the redevelopment. Staff discussed this concern with the applicant but the applicant is unable to accommodate the current pre-school or child care programs in the proposed development. There are alternate pre-school opportunities in the City and the site is within walking distance of a City Early Childhood Development Hub (in the "Paramount" development) that is under construction.

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

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

Analysis

The applicant has applied to rezone the subject site to permit an approximately 12,478 m², (134,314 ft²), 6-storey development including 142 rental dwelling units, church space, the provision of crosswalk improvements at Bennett Road, land dedication for an interim rear lane, and the provision of statutory rights-of-way for an interim pedestrian trail along the east edge of the subject site. The pedestrian trail will ultimately provide pedestrian access from Bennett Road to Granville Avenue through existing and future statutory rights-of-way on the subject site and adjacent properties.

The proposed site specific ZMU42 zone permits residential uses, but restricted to rental tenure only. In accordance with the market rental housing policy and affordable housing policy, voluntary contributions towards public art and community planning are waived.

The proposed rental dwelling units are provided at three affordability rates as follows: (i) 20 affordable housing (low-end of market rental) units (secured in perpetuity with a Housing Agreement registered on title); 68 moderate income limits units (secured in perpetuity with a Housing Affordability Agreement registered on title); and 54 rental units (secured for 40 years with a legal agreement with BC Housing).

1. City Centre Area Plan (CCAP) and St. Albans Sub-Area Plan Compliance

The CCAP Generalized Land Use Map (2031) (Attachment 3) designation for the site is 'Institutional' and 'General Urban T4', which allows for a consolidated development site to have supplementary uses and additional density over and above that permitted by the underlying CCAP transect and Sub-Area Plan if the development results in a community benefit.

The St. Albans Sub-Area Plan Land Use Map (Attachment 4) designations for the site are 'Institutional' for church related development and 'multi-family low rise' for 3-storey development along the west edge of the site. The St. Albans Sub-Area Plan Circulation Map (Attachment 4) calls for rear lane development along the rear of the larger eastern portion of the site and a pedestrian trail along the east side of the site.

The proposed development complies with the CCAP as it will result in a community benefit. Staff support the applicant's proposal as the proposal includes:

- Retaining the site's institutional use with replacement church space.
- In compliance with the City's Affordable Housing Strategy, providing 10% of the residential floor area as low-end of market rental units.
- A mix of affordability tiers is provided as in addition to the affordable housing low-end of market rental units, the applicant is targeting moderate income households, and working with BC Housing through the HousingHub provincial rental supply program to provide market rental units.
- A mix of unit sizes, including more than half having two or three bedrooms.
- A large percentage of units incorporating basic universal housing features or accessible unit features (e.g. constructed for use by a resident in a wheelchair), with unit layouts to be further refined at Development Permit stage.
- All the residential units will be restricted to rental tenure only and will be owned and operated by the United Church's not for profit housing society. The residential units will be maintained under single ownership through a legal agreement prohibiting subdivision (including stratification and/or air space parcels) of the residential units as a rezoning consideration.

2. Proposed Zoning Amendment

To facilitate the subject development and provide for voluntary owner contributions in compliance with OCP policy (i.e. affordable housing, rental housing, and institutional church space), the applicant has applied for the subject site to be rezoned from "Single Family Detached (RS1/E)" and "Assembly (ASY)" to a new site specific zone, "Rental Tenure Residential and Religious Assembly (ZMU42) - St. Albans (City Centre)". To accommodate the site specific conditions, the proposed ZMU42 zone includes:

• Maximum density: 2.25 FAR, including density bonuses in exchange for the provision of affordable housing low-end of market rental units and moderate income units, and

additional typical 0.1 FAR density bonus for common indoor amenity space for the use of residents.

- Permitted land uses: Religious assembly, townhouse, apartment and related land uses. Residential uses are restricted to residential rental tenure only, which means the occupancy of a dwelling unit that is subject to the *Residential Tenancy Act* provincial legislation.
- Density exclusion for shared bicycle, personal mobility scooter, garbage and recycling facilities. The exclusion in this zone will accommodate proposed facilities located close to the residential lobby entry at podium level as the zoning bylaw city-wide exclusion is limited to facilities located inside parking structures.
- Maximum building height: 25 m to accommodate six storeys over a one-storey parking structure.
- Maximum lot coverage and minimum setbacks and lot size.
- Parking rates for the proposed religious assembly, affordable housing, residential rental tenure apartment and townhouse uses based on parking analyses prepared by the owner's professional traffic consultant and accepted by City Transportation staff.

3. Housing

a) <u>Dwelling Unit Mix</u>: The OCP and CCAP encourage the development of a variety of unit types and sizes supportive of the diverse needs of Richmond's population including, but not limited to, households with children. Staff support the owner's proposal, which includes the following mix of rental unit sizes and affordability:

	Rental Affordability Type			TOTAL	
Unit Type	Low-End-Market (1)	Moderate Income Limits (2)	Market (3)	% of Units	# of Units
Studio	11	25	0	25%	36
1- Bedroom	4	0	25	20%	29
2-Bedroom	3	43	0	32%	46
3-Bedroom	2	0	29	22%	31
TOTAL	20	68	54	100%	142
	14%	48%	38%	100%	142

(1) As per City of Richmond Affordable Housing Strategy

(2) As per development proposal

(3) As per BC Housing, HousingHub Provincial Rental Supply Program

b) <u>Rental Housing</u>: The units will be owned and operated by the United Church provincial non-profit Three Point Housing Society (3PHS). The development will be subject to a legal agreement between the owner and BC Housing. Working with BC Housing HousingHub through the Provincial Rental Supply Program, all of the proposed 142 residential rental tenure units are subject to maximum rental rate and household income restrictions by BC Housing, which will also facilitate construction financing for the project. The core goal of the HousingHub program is to increase the supply of rental housing in the province. Under the program, rents are restricted to no higher than market rent and household income is restricted to no higher than the 75th percentile for BC households without and with children. The proposal includes:

• <u>Low-End-of-Market units</u>: In compliance with the City's Affordable Housing Strategy, the owner proposes to design and construct 20 low-end-of-market rental units, comprising at least 1,141 m² (12,277 ft²) of habitable space, based on 10% of the development's total maximum residential floor area (as per the proposed ZMU42 zone). Occupants of these units will enjoy full use of all residential amenity spaces, parking, bicycle storage, and related features, at no additional charge to the affordable housing occupants.

(Init Trans	Affordable Housing Strategy Requirements				
Unit Type (1)	Min. Permitted Unit Area	Max. Monthly Unit Rent (2)	Total Max. Household Income (2)	Min. % of Units	# of Units
Studio	37 m ² (400 ft ²)	\$811	\$34,650 or less		11
1-Bedroom	50 m ² (535 ft ²)	\$975	\$38,250 or less		4
2- Bedroom	69 m² (741 ft²)	\$1,218	\$46,800 or less	15%	3
3-Bedroom	91 m ² (980 ft ²)	\$1,480	\$58,050 or less	5%	2
TOTAL	10% (1,141 m ² / 12,277 ft ²)	Varies	Varies	Varies	20

Prior to rezoning adoption, a Housing Agreement and Housing Covenant will be registered on title requiring that the owner satisfies all City requirements.

(1) Min. 85% of LEMR units shall meet Richmond Basic Universal Housing (BUH) standards.

(2) Denotes the Council-approved rates as of July 24, 2017. Rates may be adjusted periodically, as per City policy.

• <u>Moderate income units</u>: 68 units with additional restrictions to secure rental rates and household income restrictions targeted at the median income levels for BC households without and with children (secured in perpetuity with a Housing Affordability Agreement and covenant registered on title). Initial rents for these units are based on market rates with a maximum of 30% of pre-tax annual household income using BC Housing's 'Low and Moderate Income Limits' for 2019 (median or 50th percentile income for BC households without and with children).

Prior to rezoning adoption, a Housing Affordability Agreement in perpetuity and Housing Covenant will be registered on title.

Unit Type	Target Monthly Unit Rent Range (1)(2)	Max. Monthly Unit Rent (2)(3)	Total Max. Household Income (4)	Proposal	
				Unit Mix	# of Units
Studio	\$1,472 - \$1,522	\$1,795	\$71,810 or less	36.8%	25
2-Bedroom	\$2,669 - \$2,675	\$2,675	\$107,000 or less	63.2%	43
Total	n/a	n/a	n/a	100%	68

(1) Denotes market rent rates 2019 values as determined by Colliers International market rent survey for Richmond. Rates may be adjusted periodically with the agreement of BC Housing based on market rent survey, Provincial *Rental Tenancy Act* provisions, or reductions as the operating and maintenance budget allows.

(2) Rates may be adjusted periodically with the agreement of the City and (i) for existing tenants, no more than Provincial *Residential Tenancy Act* provisions, and (ii) for new tenants, no more than the rate calculated as the average of the previous 3 years of the percentage change of average rents by bedroom type for Richmond (CY) as published by CMHC (Annual Rental Market Survey) relevant to the specific year.

(3) Denotes maximum rent at 30% of total maximum household income.

(4) Denotes BC median household incomes 2019 values based on the BC Housing published 2019 Low to Moderate Income Limits for households without and with children in BC. • <u>Market rental units</u>: 54 residential units, which are subject to the maximum rental rate and maximum 75th percentile household income restrictions as defined by BC Housing's HousingHub Provincial Rental Supply program (secured for 40 years with a Housing Affordability Agreement and covenant registered on title and subject to a legal agreement between the owner and BC Housing). The rental rates and income restrictions are not subject to City control and will be governed exclusively through a legal agreement between the owner and BC Housing.

Unit Type	Target Monthly Unit Rent Range (1)	Total Max. Household Income (2)	Proposal	
			Unit Mix	# of Units
1- Bedroom	\$1,750 - \$1,894	\$112,410 or less	46.3%	25
3-Bedroom	\$3,068 - \$3,885	\$155,510 or less	53.7%	29
Total	n/a	n/a	100%	54

(1) Denotes market rent rates 2019 values as determined by Colliers International market rent survey for Richmond. Rates may be adjusted periodically with the agreement of BC Housing based on market rent survey, Provincial *Residential Tenancy Act* provisions, or reductions as the operating and maintenance budget allows.

(2) Denotes BC Housing 75th percentile Middle Income Limits 2019 values for households without and with children in BC. May be adjusted periodically as determined by BC Housing.

c) <u>Accessibility</u>: The OCP seeks to meet the needs of the City's aging population and people facing mobility challenges by encouraging the development of accessible housing that can be approached, entered, used, and occupied by persons with physical and/or sensory disabilities.

Staff support the owner's proposal, which is consistent with City policy and includes:

- Barrier-free lobbies, common areas, and amenity spaces;
- Aging-in-place features in all units (e.g., grab bar blocking and lever handles);
- 89% Basic Universal Housing (BUH) units (i.e. 127 of 142 total units will meet BUH Zoning Bylaw criteria), including 100% of low-end of market units (i.e. 20 units) and 88% of remaining units (i.e. 107 of 122 units). (Note: The owner will be utilizing the Zoning Bylaw's BUH floor area exemption of 1.86 m² / 20 ft² per BUH unit.); and
- 11% Accessible units (i.e. 16 of 142 units) will be designed to City of Richmond BUH standard and also BC Building Code standards to accommodate a resident in a wheelchair.

4. Transportation

The CCAP requires the expansion of rear lane, bike, and pedestrian networks and encourages the provision of affordable housing and rental housing. In addition, the proposed site specific zone provides reduced parking rates for affordable housing and residential rental tenure units and the Zoning Bylaw permits further rate reductions for developments that incorporate transportation demand management measures.

The owner submitted a comprehensive traffic and parking study for the development prepared by a professional traffic consultant. Staff support the owner's proposal, which satisfies all City requirements. The site will be accessed from Bennett Road and the rear lane, which will form part of a rear lane network for the block through future development. All off-site transportation improvements required with respect to the subject development will be designed and constructed at the owner's sole cost through the City's standard Servicing Agreement processes. Key transportation improvements to be provided by the owner include:

- a) Rear lane construction in lane dedication provided by the development and existing SRW over the rear of an adjacent property to the north at 8180 Granville Avenue, with future lane expansion to occur through future redevelopment and on adjacent properties;
- b) Mid-block pedestrian trail construction to a 3 m interim width in proposed SRW area along the eastern edge of the subject site, from Bennett Road to the proposed rear lane, and design for 6 m ultimate width future pedestrian trail expansion from Bennett Road to Granville Avenue through existing and future development statutory rights-of-way on the subject site and adjacent properties;
- c) Raised crosswalk construction on Bennett Road to provide a mid-block connection for the pedestrian trail network in the St. Albans neighbourhood;
- d) Transit pass program administration comprised of the owner providing 2 years of twozone compass cards for each of the 20 affordable housing units and 1 year of two-zone compass cards for each of the other rental housing units; and
- e) The provision of two car share vehicles and two car share parking spaces to support rental housing.

5. Site Servicing Improvements

The owner shall be responsible for the design and construction of required works, including: (i) road, lane and pedestrian trail works; (ii) water, storm sewer, and sanitary sewer upgrades; (iii) related public and private utility improvements; and (iv) related granting of new statutory rights of ways and modification of existing statutory rights of ways. Cost sharing will be provided for interim improvements to the existing sanitary pump station, which will be replaced by the City in the future when necessary. The owner's design and construction of the required works and granting and modification of statutory rights of ways, as determined to the satisfaction of the City, shall be implemented through the City's standard Servicing Agreement process and secured prior to rezoning adoption, as set out in the attached Rezoning Considerations (Attachment 9).

6. Sustainability

The CCAP encourages the coordination of private and City development and infrastructure objectives with the aim of advancing opportunities to implement environmentally responsible buildings, services, and related features.

As part of the owner's arrangement with BC Housing, the development is targeting the BC Energy Step Code step 4 standard. This standard exceeds the City's requirement. The City's *Building Regulation Bylaw* requires six-storey wood-frame residential buildings be designed and constructed to the step 3 standard of the BC Energy Step Code. Detail design development will be undertaken through the Development Permit and Building Permit processes.

7. Tree Retention and Replacement

The applicant has submitted a Certified Arborist's Report; which identifies on-site and offsite (City) tree species, assesses tree structure and condition, and provides recommendations on tree retention and removal relative to the proposed development. A tree management plan prepared by the applicant's Arborist is included in the conceptual development plans (Attachment 6). The City's Tree Preservation Coordinator and Parks Arboriculture staff have reviewed the Arborist's Report and support the Arborist's findings for onsite and Cityowned trees. Based on this, staff recommend and the owner has agreed to the following terms, as set out in the attached Rezoning Considerations (Attachment 9).

- a) On-Site Tree Removal and Replacement: The owner shall provide compensation for the removal of 15 existing bylaw-size trees assessed as being in fair to good condition. The compensation shall be at the 2:1 replacement ratio in the OCP with the planting of 30 replacement trees on the subject site, or the voluntary contribution of \$500 per replacement tree not accommodated onsite. The conceptual development plans include 17 new trees. Design development will occur through the Development Permit process, including confirmation of the number of replacement trees to be planted on the site.
- b) Off-Site City-Owned Trees: The owner shall submit \$3,250 to the City's Tree Compensation Fund with respect to the removal of three trees and two hedges that are in poor condition and will be impacted by the required frontage improvements, which funds shall be used by the City for the planting of replacement trees elsewhere within the City.
- c) Neighbouring Tree Protection and/or Replacement: The owner shall install tree protection fencing and retain an Arborist to ensure the health and safety of 14 existing trees on the neighbouring properties west and east of the subject site. The owner's arborist has recommended that four trees located in a sanitary sewer SRW on neighbouring property be removed due to required City utility work. The ability to protect these trees from impacts will be reviewed through the required Development Permit and Servicing Agreement processes and in consultation with the owner of the neighbouring property.

8. Built Form and Architectural Character

The owner proposes to construct a mid-rise, medium-density, church and residential rental development fronting Bennett Road, within walking distance of Brighouse park, Minoru Cultural Centre and precinct, a recently approved City Early Childhood Development Hub (in the "Paramount" development) and the Brighouse Canada Line Station. The proposed development is consistent with CCAP policy for the provision of land (via a combination of dedication and Statutory Rights of Way) to facilitate required transportation and public open space improvements. The proposed form of development, which combines three-storey and six-storey building elements, generally conforms to the CCAP's Development Permit Guidelines and will be further developed through the Development Permit process. More specifically, the development has successfully demonstrated a strong urban concept contributing towards a medium-density, high-amenity, pedestrian-oriented environment in the St. Albans neighbourhood, comprised of retained institutional use in new church space, enhanced residential rental affordability with a variety of dwelling types (including townhouse and apartment units) and affordability levels, and a mid-block pedestrian trail.

In addition, prior to adoption of the rezoning bylaw, a legal agreement will be registered on title to notify future residents of view and other potential impacts that may arise as a result of surrounding City Centre development and/or proximity to the development's proposed church activities.

9. Development Permit Application

Development Permit (DP) approval, to the satisfaction of the Director of Development, will be required prior to rezoning adoption. At DP stage, design development is encouraged with respect to the following items.

- a) Architectural Form and Character: The design of the building will be refined through the DP process. More information is required with respect to urban design, adjacency interfaces and detailed design.
- b) Residential Livability: The design of units along the mid-block pedestrian trail, internal corner units, and other aspects of the development will be reviewed and refined to address potential livability impacts arising from overlook or other factors.
- c) Common Amenity Spaces: The combination of proposed indoor and outdoor common amenity spaces satisfy OCP and CCAP DP Guidelines rates, as indicated in the attached Data Sheet (Attachment 5). The indoor amenity space is provided in a combination of dedicated amenity room for the use of residents and the ability of residents to access multi-purpose space in the church. The outdoor amenity space is provided in a combination of active play space in the SRW area along the west edge of the site, public pedestrian trail SRW along the east edge of the site, church patio and open areas at podium level. More information is required with respect to the programming, design, and landscaping of these spaces to ensure they will satisfy City objectives.
- d) Private Outdoor Amenity Spaces: The City has adopted guidelines for the provision of private outdoor space for residential uses. More information is required with respect to the design integration at lower roof levels.
- e) Accessibility: Through the DP process the design and distribution of BUH and accessible units and common spaces and uses will be refined.
- f) Sustainability: The proposed enhanced BC Energy Step Code step 4 compliance and opportunities to better understand and enhance the building's performance in coordination with its architectural expression will be explored through the DP process.
- g) Emergency Services: Through the Development Permit and Building Permit processes, Fire Department response points and related provisions for firefighting will be addressed.
- h) Crime Prevention through Environmental Design (CPTED): The City has adopted policies intended to minimize opportunities for crime and promote a sense of security. CPTED design elements and plans demonstrating surveillance, defensible space, and related measures will be reviewed through the DP process.
- i) Parking and Loading: A draft functional plan showing internal vehicle circulation, truck manoeuvring, bicycle storage and related features has been provided and will be finalized through the DP process, including reviewing potential for increasing provision of on-site bicycle storage for residents of larger units. Prior to adoption of the rezoning bylaw, a

legal agreement will be registered on title to ensure that pairs of tandem parking spaces are not assigned to residential visitors or to different residential units.

j) Waste Management: A draft waste management plan has been submitted and will be finalized through the Development Permit process.

Financial Impact or Economic Impact

As a result of the proposed development, the City will take ownership of owner contributed assets such as walkways, storm sewers, sanitary sewers, street lights, pedestrian signal and street trees. The anticipated operating budget impact for the ongoing maintenance of these assets is estimated to be \$8,563.08. This will be considered as part of the 2021 Operating budget.

Conclusion

Colliers International Consulting has applied to the City of Richmond for permission to rezone 8131 and 8151 Bennett Road from "Single Family Detached (RS1/E)" and "Assembly (ASY)" zone to a new "Rental Tenure Residential and Religious Assembly (ZMU42) - St. Albans (City Centre)" site specific zone to permit the development of a 12,470 m² (134,225 ft²) mixed use mid-rise development containing a 927 m² (9,973 ft²) church and approximately 142 purpose-built residential rental units (Attachments 5 & 6). The residential units include approximately 20 affordable housing units, 68 moderate income units and 54 market rent units.

The proposed site specific ZMU42 zone will, if approved, accommodate the proposal, including an affordable housing density bonus and site specific parking rate requirements. An analysis of the owner's proposal shows it to be well considered and consistent with the OCP and CCAP's development, livability, sustainability, and urban design objectives.

It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 10065 be introduced and given first reading.

Sava Badyal.

Sara Badyal Planner 2

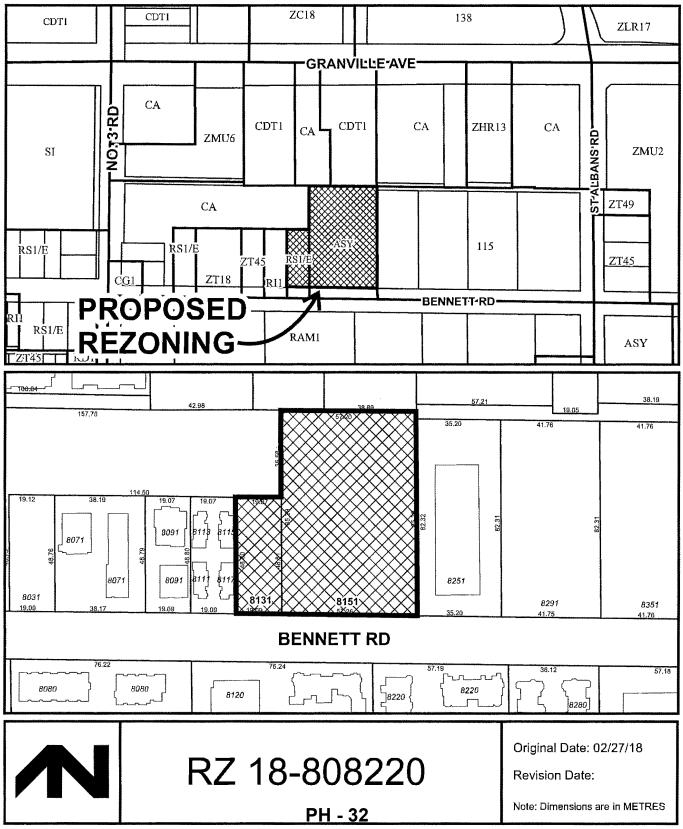
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Attachment 1: Location Map Attachment 2: Aerial Photograph Attachment 3: City Centre Area Plan – Generalized Land Use Map (2031) Attachment 4: St. Albans Sub-Area Plan – Land Use and Circulation Maps Attachment 5: Development Application Data Sheet Attachment 6: Conceptual Development Plans Attachment 7: Pre-application Open House Summary Report Attachment 8: Correspondence from Brighouse Junior Kindergarten Attachment 9: Rezoning Considerations

Attachment 1



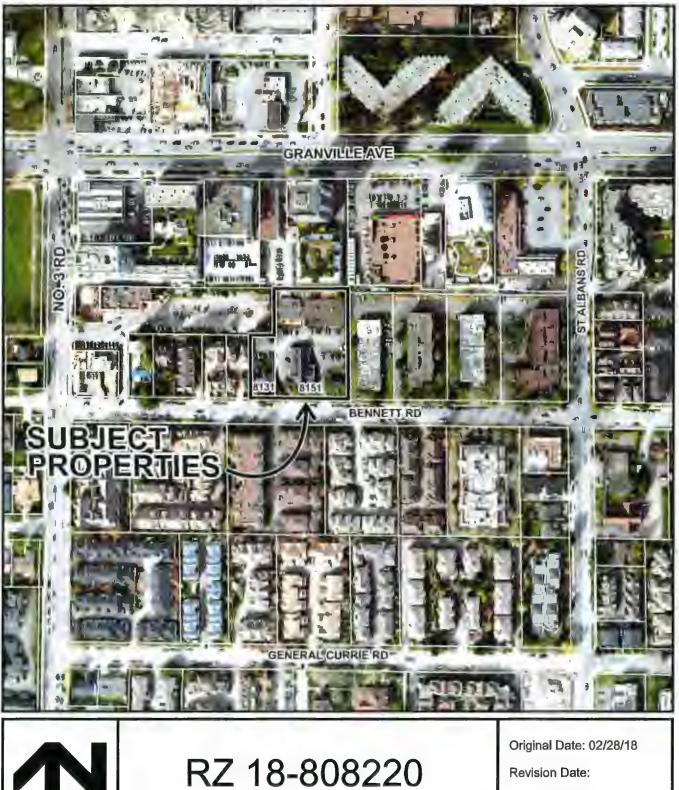
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Attachment 2



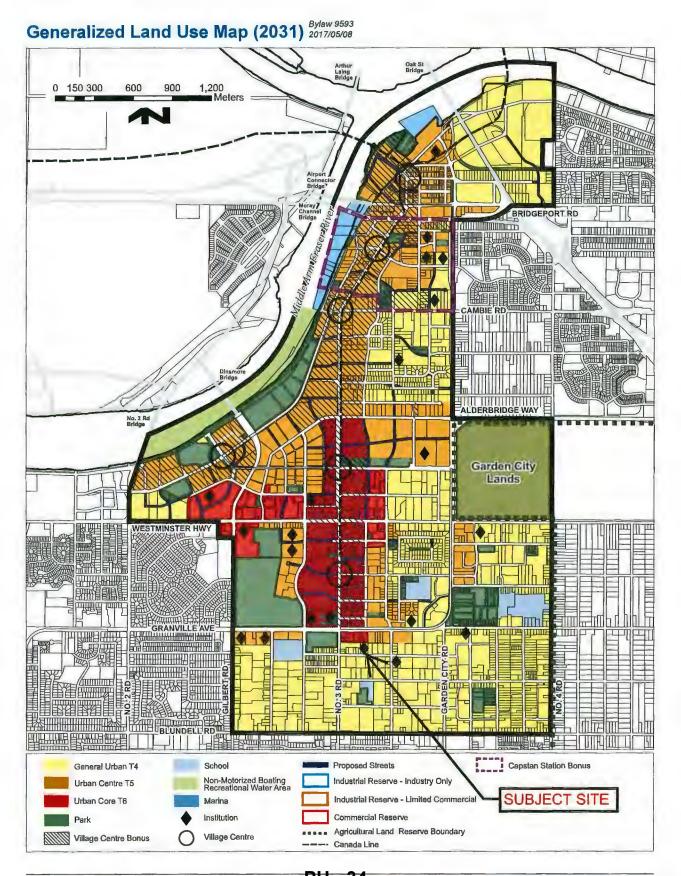




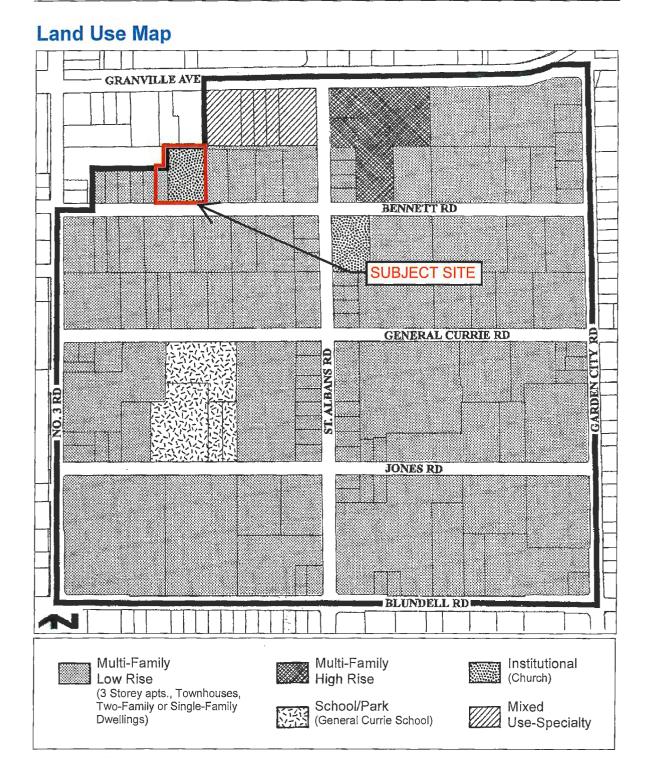
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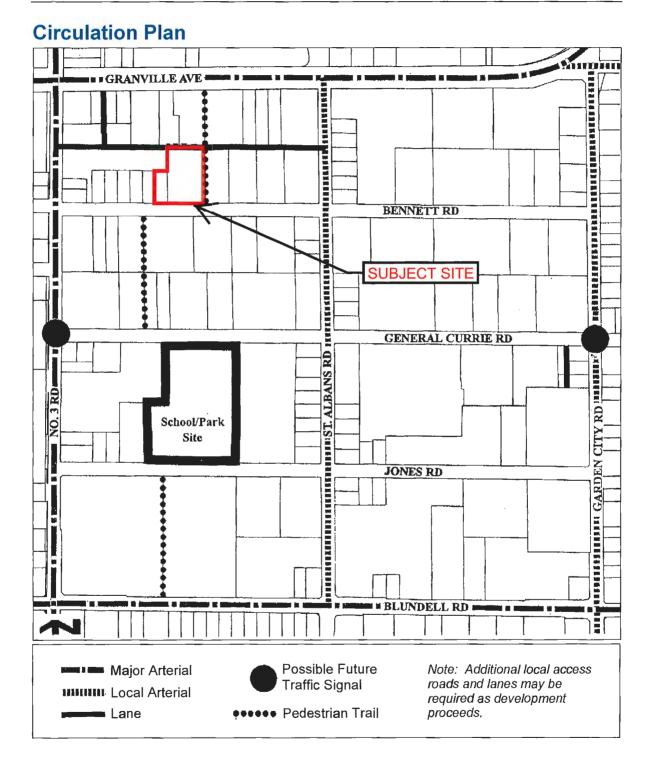
Revision Date:

Note: Dimensions are in METRES



Original Adoption: June 19, 1995 / Plan Adoption: September 14, 20034





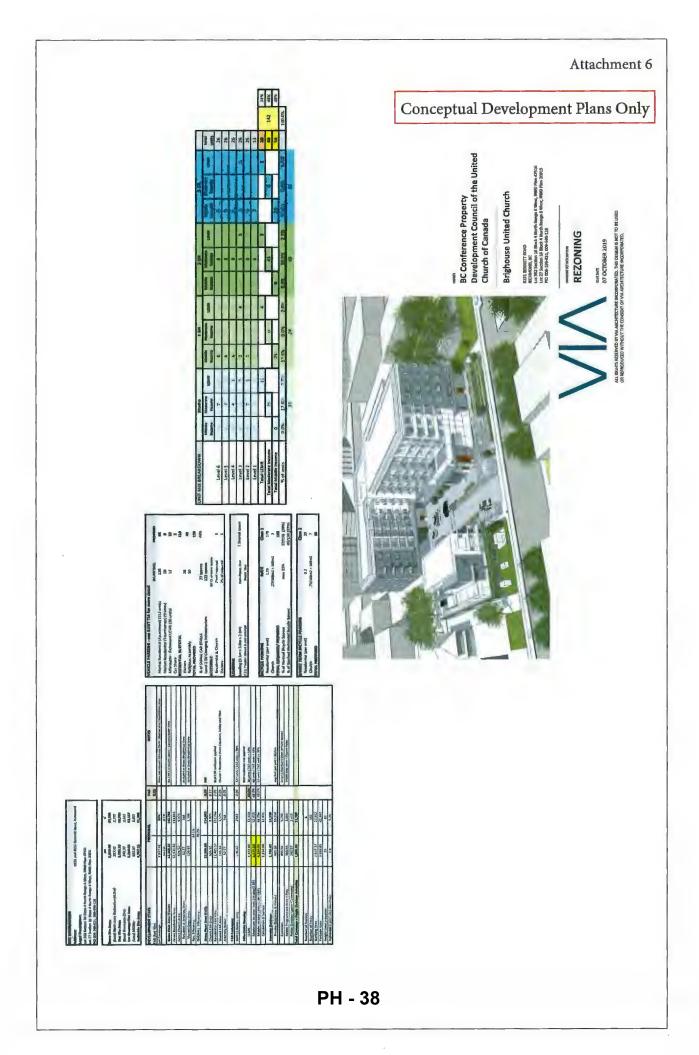


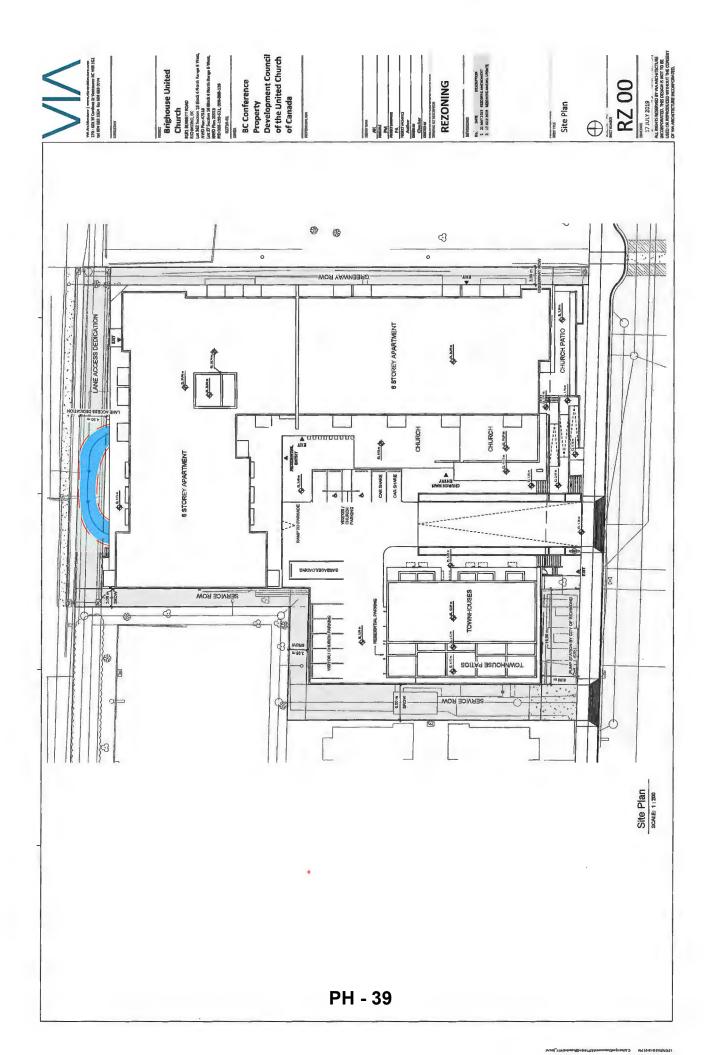
Attachment 5

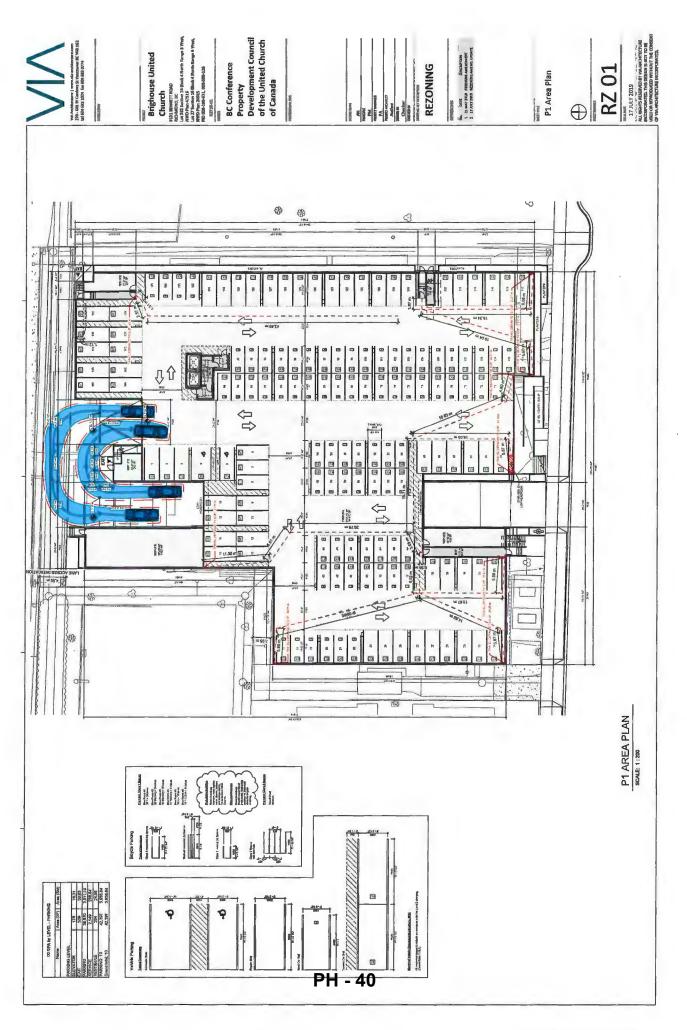
Development Application Data Sheet Development Applications Department

RZ 18-808220				
Address:	8131 and 8151 Bennett Road	•		
Applicant:	Colliers International Consulting			
Owner:	British Columbia Conference Property Canada, Inc.No. S6928	Developn	nent Council Of The United C	hurch Of
Planning Area(s):	St. Albans Sub-Area (City Centre)			
	Existing		Proposed	
Site Area:	Total (approximately) 5,813 m ²		Site 5,5	555.6 m ² 257.4 m ²
Land Uses:	Institutional and Single Family Residential		Institutional an Multi-Family Resid	d
OCP Designation:	Community Institutional and Neighbourhood Residential		Complies	
CCAP Designation:	Institution		Complies	
Sub-Area Plan Designation:	Institutional (Church) and Multi-Famil Rise (3 Storey apts., Townhouses, Family or Single-Family Dwelling	Two-	Complies	
Zoning:	RS1/E and ASY		ZMU42	
Number of Units:	3 church buildings and 2 single family homes		Church space and 142 r	ental units
	Bylaw Requirement		Proposed	Variance
Floor Area Ratio (FAR):	Max. 2.25		2.25	not permitted
Floor Area per FAR:	Max. 12,500 m ² (134,549 ft ²)	1	2,478 m² (134,314 ft²)	not permitted
Lot Coverage:	Max. 90%		90%	none
Setbacks:	Bennett Road: Min. 3 m Rear Iane: Min. 0 m Side: Min. 3 m		Front: Min. 3 m Rear: Min. 0 m Side: 3 - 6 m	none
Building Height:	Max. 25 m		25 m	none
Lot Size:	Width: Min. 40 m Depth: Min. 40 m Area: Min. 2,400 m²		Width: 57.2 – 76.3 m Depth: 48.8 – 80.9 m Area: 5,555.6 m²	none
Off-street Parking Spaces:	Church/resident visitor: 40 Affordable housing: 12 Rental housing: 105 Car share: 2 Total: 159	Chi	urch/resident visitor: 40 Affordable housing: 12 Rental housing: 105 Car share: 2 Total: 159	none
Accessible Parking Space:	Min. 2%		2.5%	none
Tandem Parking Spaces:	Permitted for residential use		18 tandem spaces	none
Small Car Parking Spaces:	Max. 50%		48%	none
Loading Spaces:	1 medium		1 medium	none
Bicycle Spaces:	Class 1: 181 Class 2: 36		Class 1: 181 Class 2: 36	none
Amenity Space – Indoor:	Min. 100 m²	of multi churo	menity room and shared use -purpose space in 1,073 m² ch, to be reviewed via DP	none
Amenity Space – Outdoor:	Min. 9,726 m²		m ² including all open areas, o be reviewed via DP	none

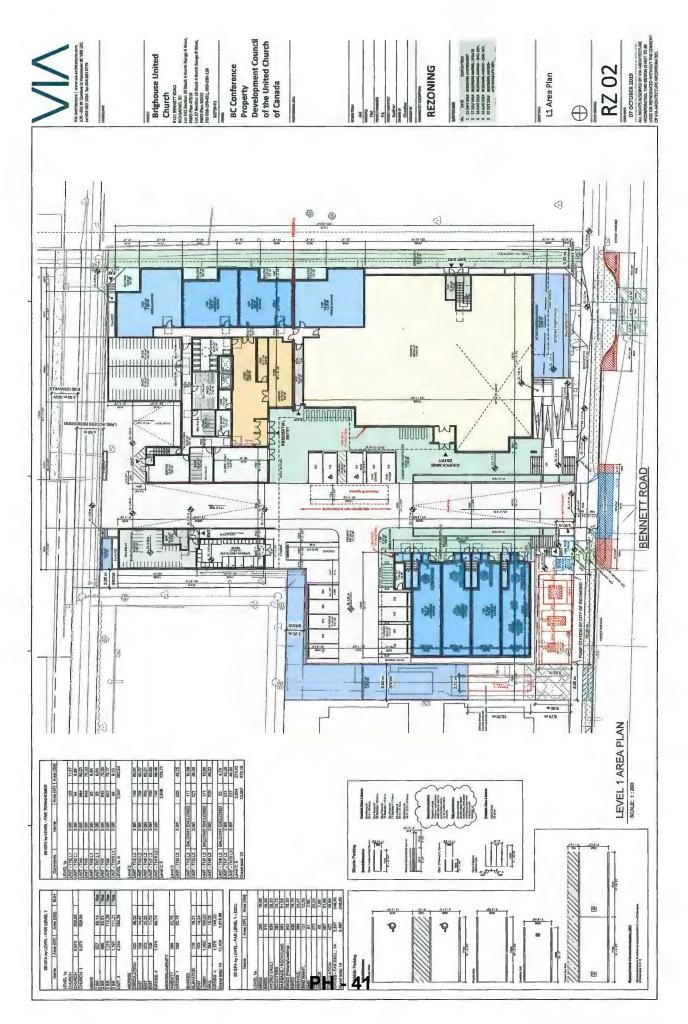
Note: Parking figures include TDM reduction







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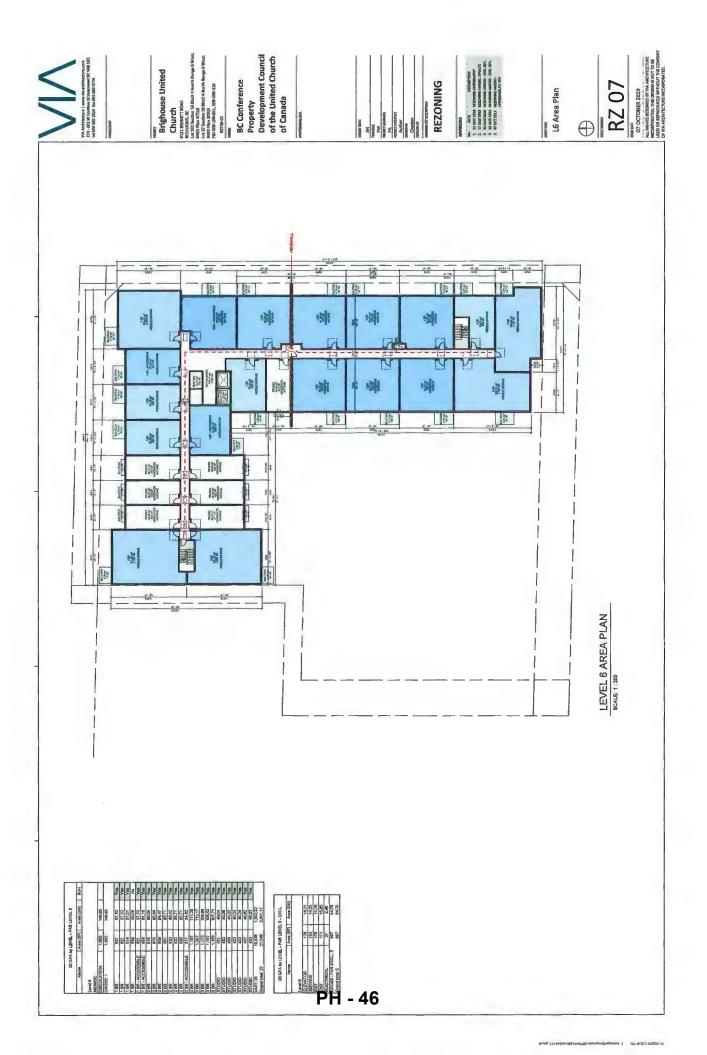


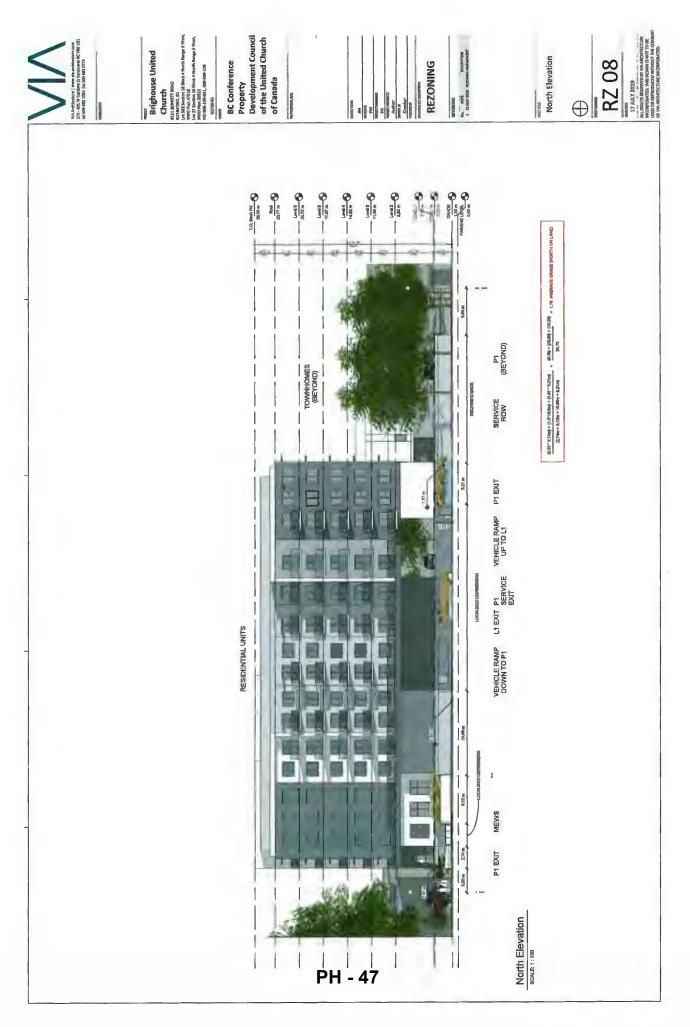
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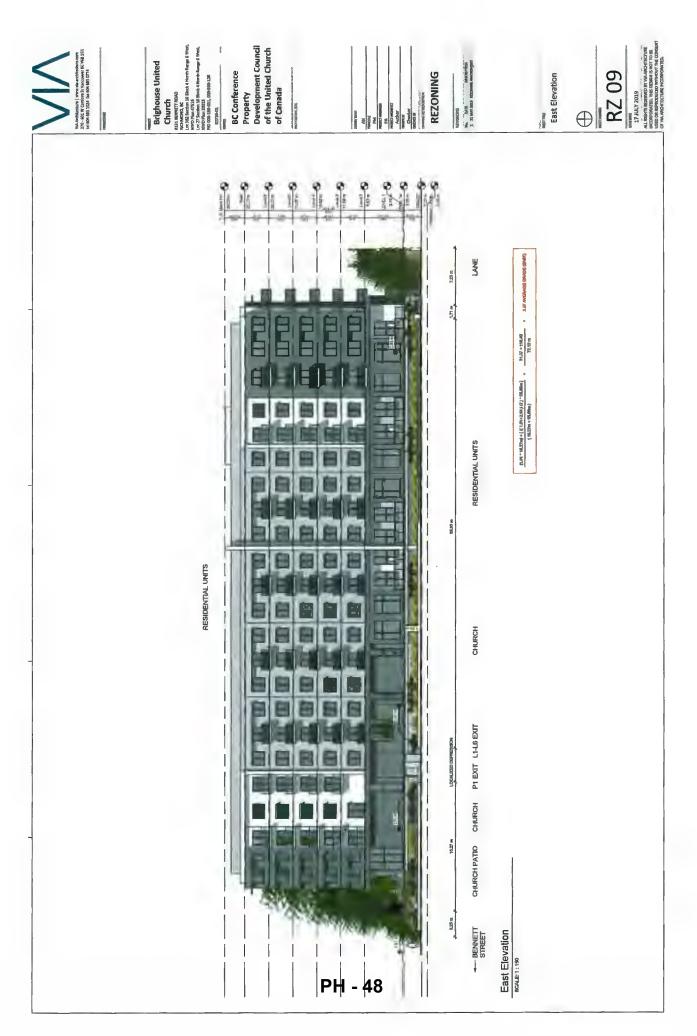




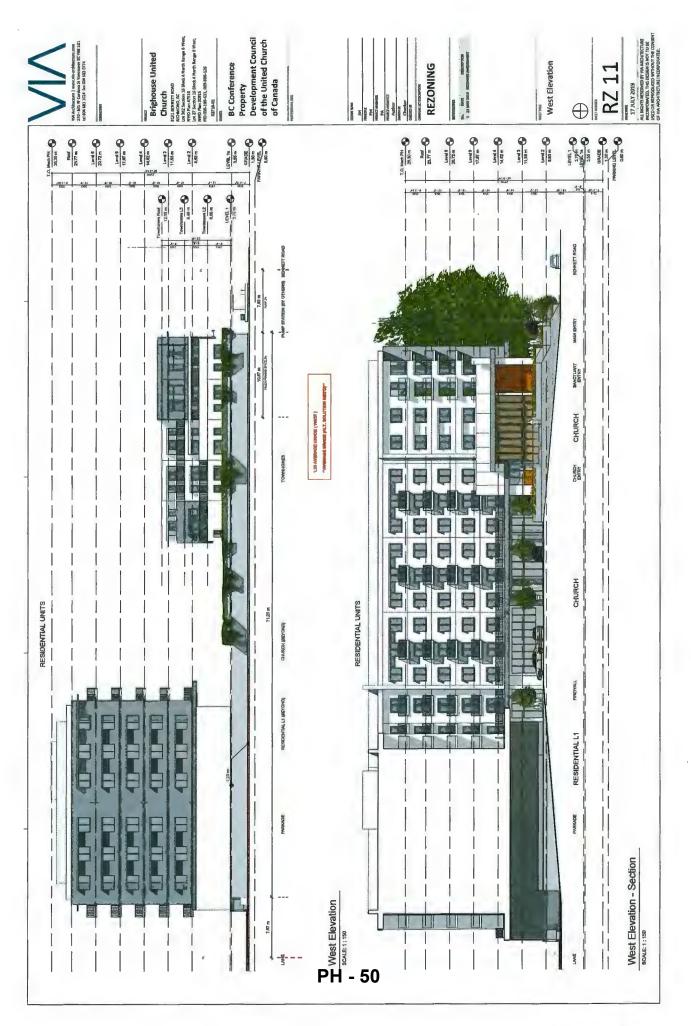




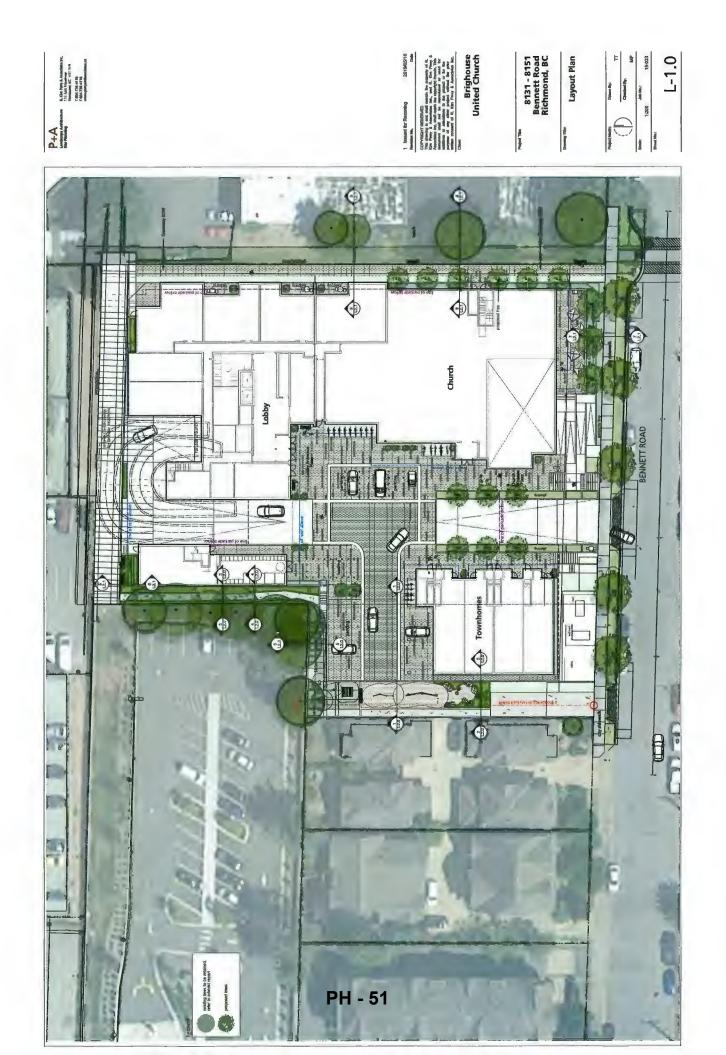
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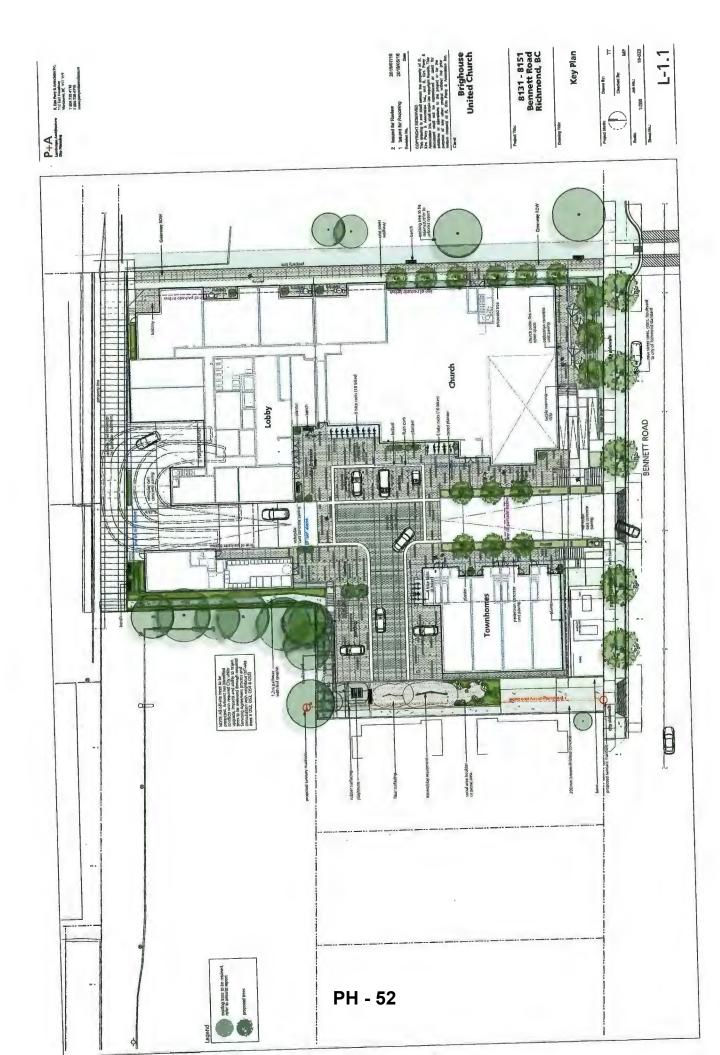


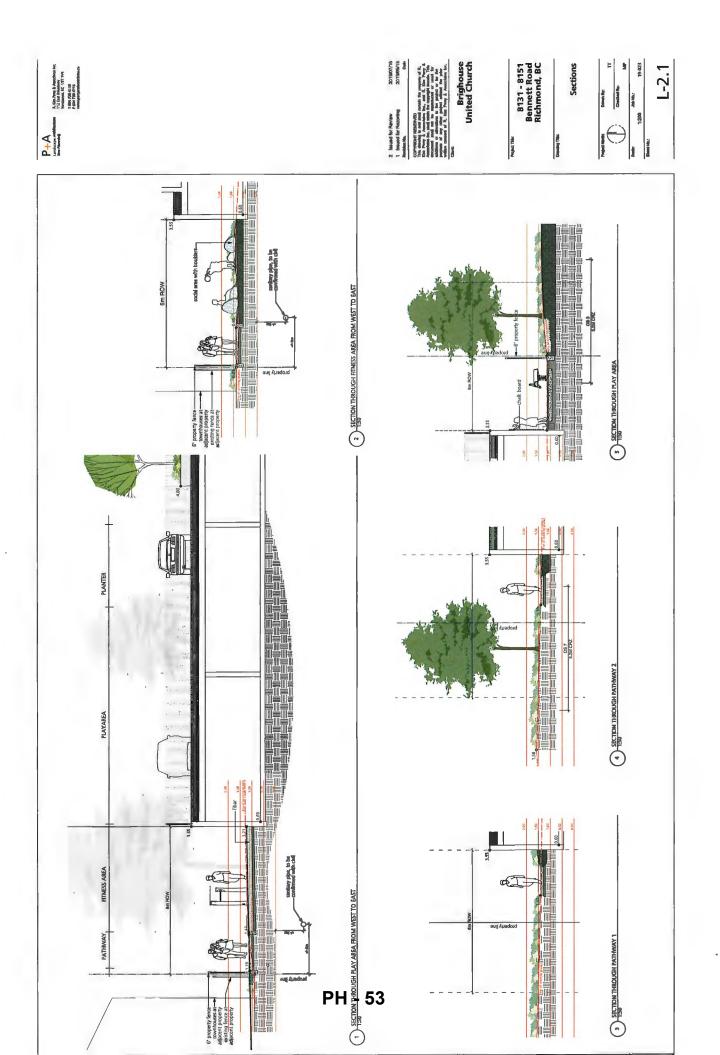


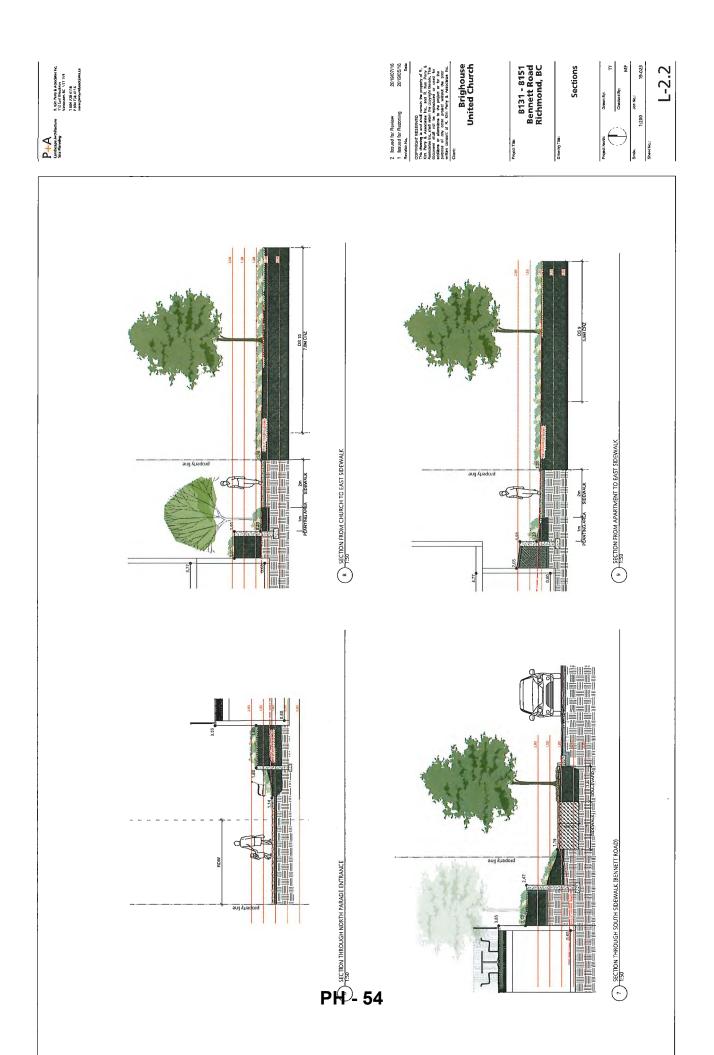


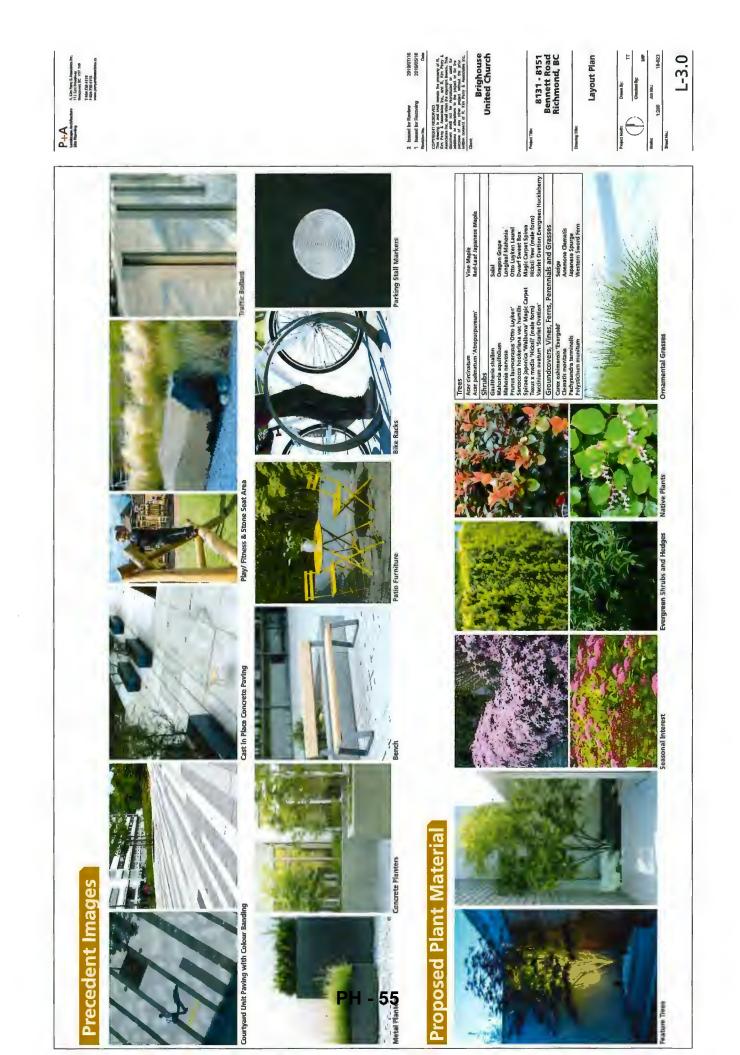
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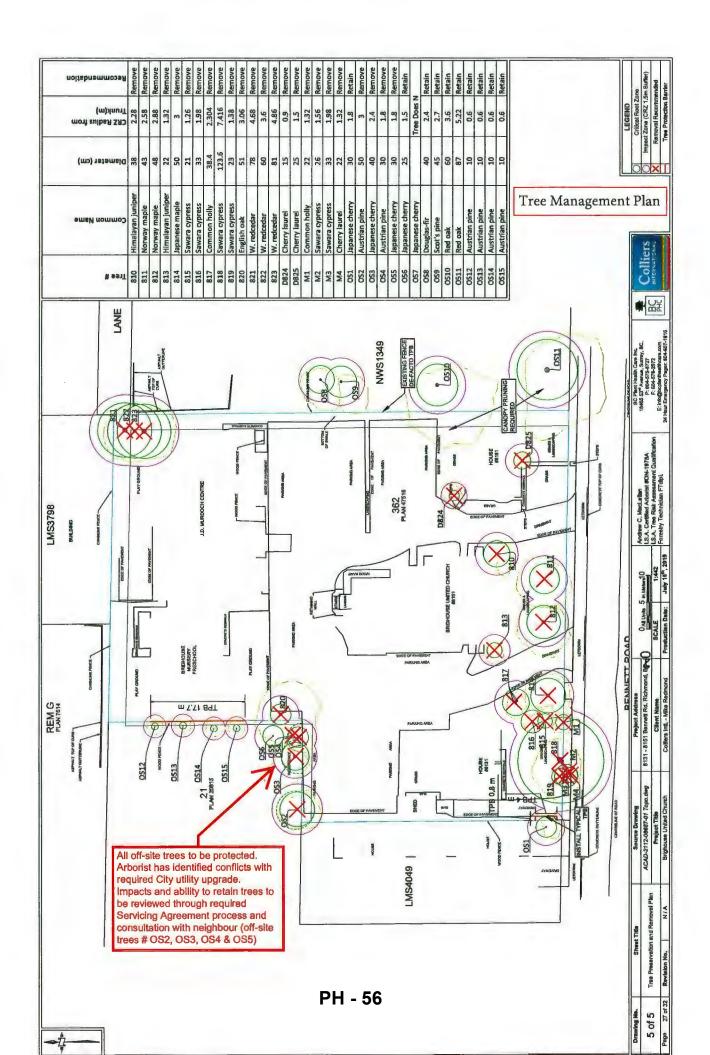












Attachment 7

POTTINGER BIRD

COMMUNITY RELATIONS

Pre-Application Open House Summary Report April 19, 2017 5:00 – 7:00pm 8131 - 8191 Bennett Road, Richmond

The British Columbia Conference of the United Church of Canada Richmond Final Version Date: 24 April 2017

1.0 Introduction

The British Columbia Conference of the United Church of Canada (BCCUCC) in partnership with Colliers International, VIA Architecture and BC Housing, is currently exploring options to redevelop its properties at 8131-8191 Bennett Road, Richmond. The project intends to deliver on the growth and housing needs outlined in the City's *Official Community Plan (2012)* and better serve the changing needs of the community.

On 19 April 2017, the project team hosted a pre-application open house to share the preliminary development plans with the immediate community and gather feedback on the proposal. A turnout of approximately 43 members of the community garnered a total of 34 comment cards.

2.0 Notification

A letter of notification (*Appendix A*) was delivered to approximately 340 neighbours in the 8000 block of Bennett Road. The notification letter was bilingual in both English and Cantonese, and accompanied by a cover letter from the project team. The Brighouse United Church congregation was notified in their church newsletter and through announcements during their Sunday service in the month leading up to the event. The project team also notified the daycare and junior kindergarten on site as well as the 3 additional church congregations and 10 community groups who rent space on the property.

3.0 Pre-Application Open House

The meeting was well attended with a total of 43 people registering at the event. (A copy of the Sign-in Sheets are provided in Appendix B). The meeting followed an informal format, with display boards (Appendix C) positioned around the room, and members of the project team available to speak with the community. No formal presentation was made. The display boards presented information on:

- Why are we here?
- Who we are the team
- Why redevelop?
- Let's Talk Richmond Housing Statistics
- Addressing Community Need
- Neighbourhood Context
- Policy Concept
- Community Benefits
- The Proposal Concept
- Landscape & Amenities Project Statistics
- Sketch Renderings of the Concept
- Process Timeline
- Instruction on completing a comment card

3.1 Input

Registrants were encouraged to provide their feedback to the project team via provided comment cards (*Appendix D*).

3.1.1 Comment Cards

34 comment cards were completed and submitted at the pre-application open house. All comments will be considered by the project team throughout the planning process. Below provides an overview of the comments received.

Question 1: How are you connected to the Brighouse United Church (BUC)? *(tick box)* Congregation; Daycare/Kindergarten; BUC Renter; Neighbour; Live in Richmond; Other

Of the 34 comment cards received:

- 50% (17 people) selected congregation
- 9% (3 people) selected daycare/kindergarten
- 29% (10 people) selected BUC renter
- 15% (5 people) selected Neighbour
- 41% (14 people) selected live in Richmond
- 6% (2 people) selected Other
- * Note some respondents selected multiple responses

Question 2: Are there elements of the proposed plan that you like? If so, what are they?

1. Affordable housing 2. Daycare 3. Sanctuary for 175-200 people 4. Hall that can be [illegible] used as a sanctuary for 175-200 people – weddings, funerals, community service, seasonal events – Christmas, Easter Dinner 5. Possible worshiping service for 4 congregations

Yes the church needs renovation after so many years. It's also a great idea to build some rental housing for the community. I like it there is day care and larger worshipping space as well.

I like the proposed plan's focus on affordable housing and providing non-market rental rates for families in the area. The mixture of town homes, mid and high rises creates diversity in the space and creates a community feel. The property is a great location as it's in a dense area of Richmond and will be very accessible to the tenants and members of the church/ The positiong of the church facing Bennet Road side invites a community feel as well.

It is a multipurpose plan serving the community better than ever. It is great.

Great asset for Richmond

The Blue Rm should be locked + more people encouraged to walk.

Affordable housing – at last folks will be able to stay in Richmond! Pedestrian Greenway – currently we have a lot of foot traffic between Granville & Bennett. Aesthetically pleasing to "break" the "barricade" of high rise buildings along Granville with an additional high rise set back on our lot – creates a more gradual transition to the downtown core.

- the use of the property – variety of building types, parking, landscaping; - the min of housing + especially the affordability component. AND <u>especially</u> the team involved working for us! – their expertise + approachability gives us great confidence

- I like the blend and multi use of the land. Great way to benefit the community by incorporating affordable housing units that are close to the city center and other transit oriented developments. – leads to longterm self-sustainment of the church

a. Family-based units: many rental units nowadays in Richmond are not family-friendly – too small, too expensive, not affordable supportive facilities b. 51% affordable rental units – lowend market rental homes c. Design priorities are well thought out esp. like the Public Pedestrian Greenway, bike lanes + more visible green space I really like all the elements of this plan. Especially, the affordable housing, the parking, daycare, sanctuary + hall (separated by walls for acoustics), the storage that would be available for two primary facility (renters), and the greenway is a nice touch.

Affordable housing; Daycare; New Church

I really like + am impressed by all of it. I am quite happy with all levels of housing as proposed, including a possible set back high rise. Having said that, I would give this property an exception I would not want the whole north side of the block to become high rise.

- good use of land to provide the people's needs - good use of land

I like the plan for parking underground

Church will stay on property

I am please w/ the Rental Tower esp. subsidized units which are much needed in the city. Love the upper ground parking – neighbors would be quite in approval

Yes, I like all the elements in the plan. Especially the church, affordable housing and Daycare services

l appreciate that it remain church use and consideration of affordable housing

I like all the development presented A. Preschool B. New church C. Affordable housing D. Green Space E. Available space, parking, walk way

- Densification of the use of the property is excellent! - Covered parking - good appearance for the neighbour - bicycle lock up room is an excellent idea

Good

Affordable Housing & Daycare & Pre-school. Thus 2 instution one 70 years old. We need to continue the legacy.

Yes. The proposal fits the needs of the community. The current build is in need of some urgent restoration.

Yes. I am highly supporting to build more low income housing since housing price in Richmond is only for "the wealth" Too many working poor are here without proper housing

The amount or number of proposed affordable housing is really going to help the community and possibly us too as we are part of the renter community in Richmond. The plan maximizes the BUC's land to accommodate not only affordable housing but day care as well on top of having a church sanctuary that is walking distance to many amenities in central Richmond.

The Day care facility is an important need for the neighbourhood.

Like it

Mixture of low-rise and high-rise. Mixture of low end market rental and market rental. Rental housing is greatly needed. The provision of green space. A new church building.

Like it

Love it!

Yes. It is well planned.

Yes, it's well balanced Project between the Church Meeting, Low Rise, High Rise, Day Care & Affordable Housing too

Question 3: Are there elements of the proposed plan that you believe could be improved? If so do you have suggestions on how they might be improved?

I think rezoned plan is excellent for worshiping + community service, daycare + affordable housing

I just hope this could get approved sooner than later

Perhaps a small playground outside or some form of play area outside for the daycare and church

No

Dedicated + secure parking for Bikes

I realize the drawings are not architectural yet but I would hope the church entrance would be on Bennett Rd + that our stained glass windows would also be on Bennett Rd

There are lot of children in a 500m radius of this church. Your setback or greenspace dedication could further benefit the community by adding elements such as a playground that is open to the community and actually useable ie not hoaky ie cheap and never used.

a. any thought for subsidized housing for rental, for working poor, for people with disabilities b. in design of townhomes, any consideration for accessibility, or visitability of the household. Conversion-ready for aging at home, promote community cohesiveness for enabling visits from all people including people with mobility disabilities c. other than child care, any space for social services provided with the development of city core many service agencies are disappearing to farther locations eg. community meals

I like all the elements of this plan

It would be nice if the Church facility was larger – eg. 12,000 to 13,000 s.f.

Not totally clear on transit/lane connections to the 4 streets on all sides -- needing to work with neighbours on that. This is NB to try not to increase traffic on Bennett more. In addition to day care... maybe some community/seniors center space / ... gym for neighbourhood.

- Want to come back to lease the space - related to church - use the space since 2000

I hope when it first opens that people can go on a tour

Keep the pre-school, provide more parking. Provide for at least 3 or + passenger elevators (4 if there is no freight elevator); Security is also important. Ground floor & any open format of the parking stalls should have cameras capable of covering every square foot where B&E can occur We would appreciate bicycle lockups - please preserve the stained glass windows - ample bathroom space w/ automatic flush + auto taps – fireside room w/ fireplace – the layout of the blocs looks good – one thing with the plan is that it looks as if there will be a lack of natural light as the spaces are all connecting walls

Enough carpark is needed

I hope there will have two separate meeting halls with acoustic partition and also have some meeting rooms

The proposal I believe is excellent, it will serve more people. The school must continue. The church us also a blessing to the congregation. The new development will bring inspiration to all not only the church.

Any other plan this will be a continue legacy

There is no plan for daycare functioning while construction takes place. It affects negatively the kids and their families as well as the staff working at daycare. Is there an option to find a place temporarily?

May add some units for assistant living, elderly church members + neighbours could still live at
the same neighbourhood + will be able to "afford", / run by the church.
No comment
No comment
Love it!
Not now
No

Question 4: Do you have any other comments on the proposed plan?

A. Having a community kitchen and daycare is excellent along with affordable housing but these [illegible] have to happen ASAP because our buildings are so old we will not be able to entirely upgrade them. B. Church entrance is not presented as being friendly even though the architectural development to date is excellent. The Church entrance has to present itself as being friendly and welcoming. C. Virginia Bird + her team along with the team from Colliers and BC Housing + people who meet with the City of Richmond planning department are excellent!

Hope they could get started asap

Overall the plan looks engaging and well thought out. I look forward to seeing and hearing about the project.

BC housing should be encouraged to keep rents up to date every year! And renters to keep there units clean + noise down before 11pm + 5am. Solar panels be installed. A Canada line should be built on Garden City Rd PS it is a bike route.

A concern re how to preserve the historical legacy of this church thru interior/exterior design No – We're excited!

City of Richmond has adopted the 'Affordable Housing Resource Directory' which contains lots of introduction on accessibility + visitability, very good resources. – Provide a rental supplement or subsidize rent for working poor people on income assistance and people of PWD designation.
 In partnership with a service agency to provide [specific programming + services of a bit of the bit of t

designated group eg. children with special needs + people with disabilities. The Richmond Centre for Disability (RCD) is open for further discussion + input

I think community focused plans like this would be fantastic for the community. From the perspective of the ROYO (Richmond/Delta Youth Orchestra, being a very strong youth organization serving 150 students from age 5-10, the importance of this facility cannot be stressed enough. We look forward to working with the development team in any way we can.

It should be a real asset to the community. Looks good!

I totally affirm the low rental/affordable housing aspect, / it is badly needed. Parking could be less than typical as many should be seniors... working poor(er)... singles who are less likely to have cars. The city should rezone this for a tower and day care. I hope the process is expedited – fast tracked, our own church, Peace Mennonite on Daniels Rd might also want to go this way. Any possibility for supported ([illegible] pg + meals provided) or assisted housing?

- good project – I like it

I am wondering how long it will take to complete the project

Build higher instead or going underground for parking (2 or 3 floors above ground instead of one underground floor). Hopefully laundry machines will be ensuite, ditto dishwashers (or make the suites ready to accom machines to be bought by long-term rentors)

Is there a sep. space for lounge that would include the kitchen – will there be ample natural light and if not would you have a skylite ie the lounge- - for calming of the noise associates with other services taking place at same time is there a chance of fire walls being built? – Solar panels? Good.

The plan is quite good.

1. The proposal should be approved. The boundary line is not a big issue because Richmond City is growing rapidly. Boundary line can be adjusted up to Bennet Road or even further because of the tremendous grow 2. The proposed development is very close to the city hall. It will compliment the growth in the city; and it will help more people. 3. Richmond City is the showcase city to the west, like Montreal to the EAST. The proposal should be allowed because the need a more affordable housing and the property itself needs major improvement 4. Boundary is not a big issue compared to the benefits and developments to upgrade the city.

None

I hope there is enough parking space and playground area for the children at daycare In the future who shall owns day care facility & who will run it?

It sounds like a win-win situation. Good for the congregation as well as the community.

Like it

None

No.

Not Now

Glad to hear that spaces will be available for renter groups as ours is

3.1.2 Analysis of Comments

Key Areas of Support:

- The proposed development is an appropriate land use change for the site
- The restoration of this property is needed
- The proposed development would be an asset to the community
- The mixture of building types creates diversity in the space
- Increased density at this site and in the area is appropriate
- The covered parking design is good for the neighbourhood
- The pedestrian greenway is a good addition to the site to serve the foot traffic between Bennet Road and Granville Avenue
- The outdoor play area for children is important to preserve on site
- The bicycle parking is a good addition to the site.

Key Areas for Improvement:

- There should be consideration for a range of housing types, including subsidized and accessible housing as well as assisted living units
- The meeting space for rental groups should be preserved in the new development and relocation support be provided during construction
- The street-facing side of the church should incorporate the original stained glass windows and promote a friendly and welcoming feeling
- The church's legacy needs to be considered and reflected in the proposal
- There should be enough parking spaces and consideration to prevent increased traffic
- The use of solar panels should be considered.

4.0 Appendices

Appendix A – Notification Flyer and Cover Letter Appendix B – Copy of Sign-in Sheets Appendix C – Display Boards Appendix D – Copy of Comment Cards

Dear Neighbour,

We would like you to be the first to hear about our preliminary plans for our property at the Brighouse United Church (8131 – 8191 Bennett Road).

Our congregation has proudly been serving the community in Richmond since 1924 and have spent nearly 50 years in our current location. We want to continue to service the community for the next 100 years and to do so will require a renewal of our facilities.

As our close neighbours your input is exceptionally important to us. We are still in the very early stages and have made no application to the City of Richmond. At this time, we are simply exploring options for the re-development of our land. In order to involve our community in this process, we will be hosting a **Pre-Application Open House** on **Wednesday April 19**th in the Fellowship Hall on our property (*please see flyer attached*).

Our aim is to create new congregational space filled with purpose and opportunity for our members and our neighbours. We welcome you to attend the Pre-Application Open House to view our initial ideas and give your feedback on what we've come up with so far. Should you have any questions in the meantime please don't hesitate to call me at 604-619-0837.

Warmest regards,

Virginia Bird Community Relations The Brighouse United Church Planning Team Please Sign In Here Brighouse United Church Pre-Application Open House Wednesday, April 19th 2017 at 8151 Bennet Road, Richmond

ADDRESS		PHONE NUMBER		OK TO CONTACT?
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Please Sign In Here Brighouse United Church Pre-Application Open House Wednesday, April 19th 2017 at 8151 Bennet Road, Richmond

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Please Sign In Here Brighouse United Church Pre-Application Open House Wednesday, April 19th 2017 at 8151 Bennet Road, Richmond

CONTACT? OK TO 7 1 damendevolitaduailium Kchan Siti @yahou.co 604-227-0736 betra 3@ yakm. an Darrykay @ Shaworea arieve en 8300 Bennet Rd 604-276-9314 brandlel@teles.nd Shawica fewetting o on hotmal, com Sandratryillo warniek tj@ EMAIL Now Wedninds 604 544 5953 29120LZ+09 604-304-3461 **PHONE NUMBER** 814-298-877 Hune Janiel 2-10771 Montfield Rd. Rommed Topacio 201-8760 Plundell Rd 5229 WW RACE Bolina Topacio Richmond DC ADDRESS Ħ UARREN DEVOLIN LorneyAnne BARRY OGICVIE OCILVIE Fred & Ollie Brand NAME Kelly Chan Tryillo Sandra 89 Kry ! PH

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Brighouse United Church Pre-Application Open House Wednesday, April 19th 2017 at 8151 Bennet Road, Richmond

Please Sign In Here

CONTACT? OK TO by-252-24th Ma @red richmul. of 102-7840 Noffatt Read bou-232-0871 Ceci. for Chimail an 778-829-0735 Ronghuigongo8 @ amandaryhe gmail. com emon 2 aguar bow EMAIL but 8133622 PHONE NUMBER 1141 868 842 (004 -443 -905/ Richmond Certre for Dischild 116 W 47th AV 10231 Harrymen Bave 8191 Rennett Road, 8303 Francis Rol, Rmd. 6068 NU.3 ROAD Richmand BC ADDRESS VVV Amy Lee BE TUGENE CHAN Amanda Hung Ceci Yound ala Huarp Sonia Mijur Frank G NAME

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Please Sign In Here Brighouse United Church Pre-Application Open House Wednesday, April 19th 2017 at 8151 Bennet Road, Richmond

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66.	6671 Whiteack DV. Rud. VTE427	604-274-3705	kenclausen @ shaw.cq annclausen@ shaw.ca	7

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WELCOME

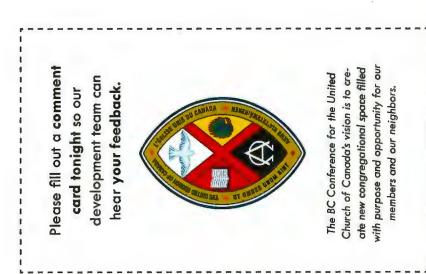
WELCOME TO THE BRIGHOUSE UNITED CHURCH PRE-APPLICATION OPEN HOUSE

Why are we here?

- the Brighouse United Church, are exploring options to redevelop our After nearly 50 years serving the community at this location, we, at
- property at 8131-8191 Bennett Road. **PH - 71**

We are in the very early stages of developing our proposal. The purpose of tonight's Open House is to discuss our ideas with you and gain your valuable insight before making an official application to the City of Richmond.

Our goal is to ensure that the renewal of this unique property continues to serve the needs of our community.





BRIGHOUSE UNITED CHURCH 8131-8191 BENNETT ROAD

Brighouse United Church

Church now hosts a congregation of Beginning their work in Richmond in 1926, The Brighouse United over 80 participants.

profits like the Richmond Food Bank With a long tradition of serving Their contributions to local nonhelps feed thousands of people each year.

make significant contributions to our continue, wherever possible, to hose in need, our goal is to community.



VIA Architecture

With over 30 years of experience and minimize the use of natural communities, VIA's sustainable designs optimize efficiency in the creation of livable resources.

Giving personal attention to each projects that exceed expectations. client, the team listens to create VIA recently completed

standard for affordable housing in West Vancouver which raised the affordable seniors housing in the community.

Station and the entire Canada Line, which opened 15 weeks ahead of design of the Richmond Brighouse Some of their work includes the schedule.

Colliers International

Canada's largest commercial real The team has had many successful true potential of real estate assets estate services company, Colliers through strategic analysis of site activity, urban planning context, and landowners understand the and thorough financial analysis. characteristics, land use market International, helps developers

of Canada including their work with partnerships with the United Church Fair Haven United Church Homes housing to over 250 seniors in Society providing affordable Burnaby and Vancouver.

BC Housing

subsidized housing options across BC Housing develops, manages and administers a wide range of the province.

levels of government and community of housing and support for those in agencies to create the best system private housing providers, other They partner with public and greatest need.

available at affordable non-market Initiative facilitates a self-sufficient offering 49% of units at market rates, 51% of units are made Their Community Partnership affordable housing model. By rates.







BRIGHOUSE UNITED CHURCH

lers



THE BRIGHOUSE UNITED CHURCH

Why Redevelop?

Built in 1974, the property's now aging facilities are in desperate need of a major upgrade. The aim of this redevelopment is to maximize the Congregations impact for good on the neighbourhood.



BCCUCC - VISION

I believe that a new church space – a bright, clean, open, communityfacing space – can and will contribute to the renewal of the congregational ministry at Brighouse United. Our aim is to create new congregational space filled with purpose and opportunity for our members and our neighbours – and we'll achieve this, in part, by surrounding our community-centered church space with affordable housing for individuals and families from all walks of life.

Our Services

An anonation of the advance of your is operation by me Brighouse United Church. This facility responds to the City recognised need for more child care spaces for schoolage children and infant/toddlers.

Our Partnerships

unity groups rent space on site at affordable rates. This unity groups rent space on site at affordable rates. This ng held tradition will continue in the brand new amenity ace proposed in this development.

cooking for new ways to contribute to the community, we have partnered with BC Housing on this project to ensure a diverse range of housing options can be made available in the neiarbourhood.



BRIGHOUSE UNITED CHURCH 8131-8191 BENNETT ROAD







* Data taken from City of Richmond - Let's Talk Richmond Report



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LET'S TALK RICHMOND



Average renter income \$43,115 is much lower than

\$60,479

Average household income



ade up 11% of

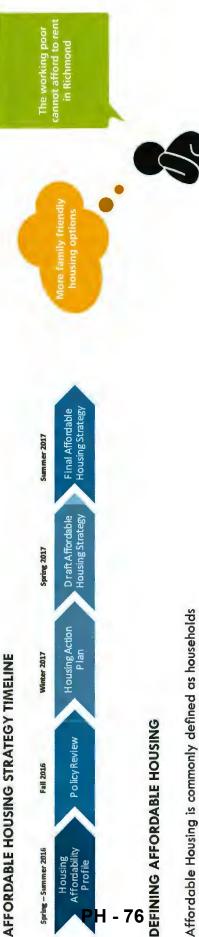


Across Metro Vancouver and especially in Richmond, the need for affordable housing is growing at an alarming rate. To respond to this growing crisis, the City of Richmond is currently updating its Affordable Housing Strategy to reflect the current conditions, key trends, and future concerns of housing affordability.

ADDRESSING COMMUNITY NEED

WHAT'S THE COMMUNITY SAYING?

As part of Richmond's Affordable Housing Strategy update, the City reached out to local stakeholders for their input.



Affordable Housing is commonly defined as households spending no more than 30% of their gross income towards housing costs. For renters, this includes rent and utilities.

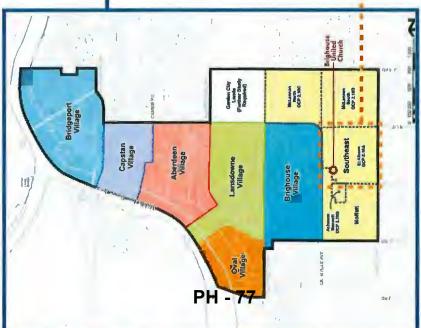


Increasing appropriate and affordable housing choices is a key City of Richmond becoming increasing unattainable as the annual incomes necessary for purchasing an apartment, and especially a townhome or single detached home, are well above the median household income. As a result, the demand on the rental housing market is goal, as part of creating a livable community for everyone. Homeownership is ever increasing.



POLICY CONTEXT

CITY CENTRE VILLAGE & SUB-AREA KEY MAP



CITY CENTRE AREA PLAN GOALS:

Build Community

- development will add a variety of affordable rental housing units for families of all sizes **Build Green**
- pedestrian greenway will expand public green spaces

Build Economic Vitality

· proximity to many local points of interest and businesses

Build a Legacy

 maintaining valuable existing church and daycare function on the site

ST ALBANS SUB-AREA PLAN POLICY OBJECTIVES:

Neighbourhoods and Housing

provides a mosaic of residential forms increasing opportunities for families and aging in place

Transportation

 close, walkable connections to neighbourhood amenities and Richmond-Brighouse Canada Line Station

Natural & Human Development

- dedicated public pedestrian greenway as well as ample open space proposed within the site

Community Facilities & Services

- church and childcare functions are preserved,
 - supporting the surrounding community

Solliers VIV Colliers





Development Permit Sub-Area proposed change to: B3 MIXED-USE - HIGH-RISE RESIDENTIAL, COMMERCIAL & MIXED USE

- allows for increased building height
- grade-oriented units and pedestrian linkages

 - Floor Area Ratio (FAR) is below 3.0
- BRIGHOUSE UNITED CHURCH



Area's desire for a high-quality, high-amenity residential neigbourhood and the Brighouse United Church is envisioned as a bridge between the St. Albans Sub-Downtown Commercial sites immediately north of the Lane.

The Church development can enhance the neighbourhood by providing affordable housing and in a friendly neighbourhood environment that enhances and strengthens the community contribution of the United Church.

URBAN DESIGN PRINCIPLES

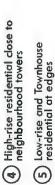
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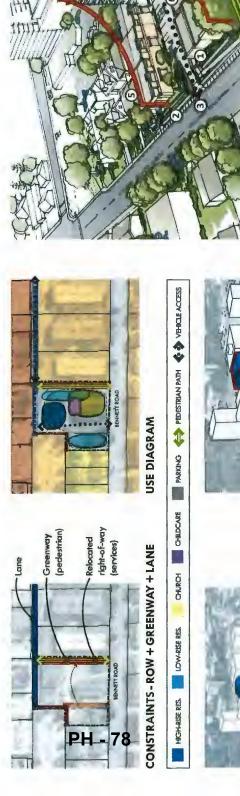
Easy flow through site for vehicles and pedestrians

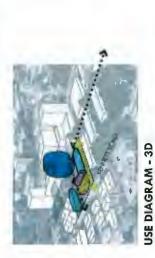
6

new pedestrian greenway
 laneway dedication



- 6 Centralized childcare above church



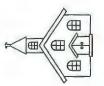








WHAT WILL REDEVELOPMENT PROVIDE?



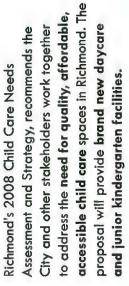
New space for the Brighouse United Church, available at affordable rates to community groups and churches in the neighbourhood.



The proposal contemplates **a diverse range of building types** including high-rise and mid-rise apartment buildings as well as townhomes.



Over 60% of all units will be family oriented 2 and 3 bedroom homes.





Through BC Housing's Community Partnership Initiative, **51% of the units will be offered at affordable non-market rates** to moderate income households in need.



A new pedestrian greenway along the eastern boundary will improve accessibility and connectivity throughout the site.



Parking will be relocated underground to allow for **more visible green space and an enhanced public streetscape.**



With close proximity to many public transit options including the Brighouse Canada Line station and new bicycle infrastructure, this transit oriented development will encourage a car free lifestyle.



SKETCH RENDERINGS OF CONCEPT



NIN Colliers

AERIAL VIEW LOOKING NORTH

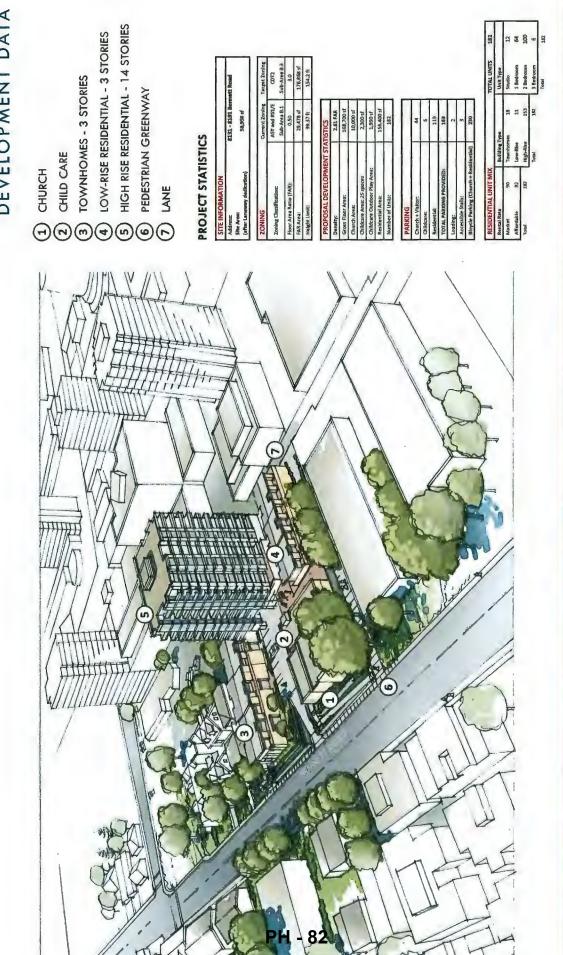
BRIGHOUSE UNITED CHURCH 8131-8191 BENNETT ROAD



STREET VIEW LOOKING NORTH-EAST



SKETCH RENDERINGS OF CONCEPT

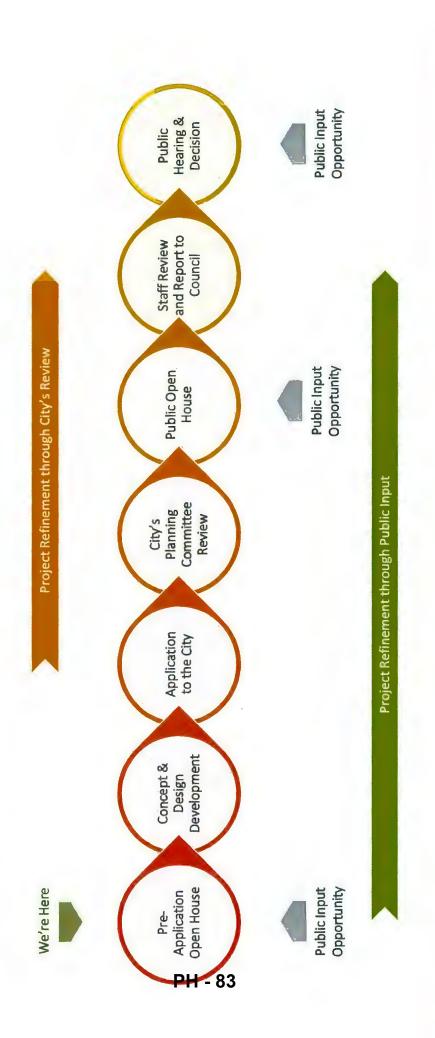


DEVELOPMENT DATA



PROCESS TIMELINE

We are very early on in the planning process, the diagram below provides an overview of the steps ahead.





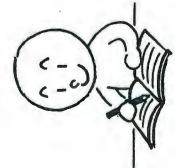
BRIGHOUSE UNITED CHURCH 8131-8191 BENNETT ROAD We look forward to hearing what you have to say about our ideas to redevelop

8131 - 8191 Bennett Road.

Your input is important to us, so please take the time to fill in one of our comment cards and return it to the registration table.

Should you have any questions just look for someone with a name tag on, we're here to listen.

Thank you for joining us this evening!





Fellowship Hall | April 19, 2017 | 5 – 7pm

As a member of the Brighouse community, we want to hear from you about our idea to renew and redevelop this unique property in Richmond. We are in the very early stages of developing a concept for the site, so tonight's Open House is an opportunity for you to share some of your insight about the neighborhood priorities and our preliminary proposal. The development team welcomes your input on the preliminary proposal before making an official application.

1. How are you connected to the Brighouse United Church (BUC)?

g	Congregation	Neighbour
	Daycare/Kinde rg arten	Live in Richmond
	BUC Renter	Other:

2. Are there elements of the proposed plan that you like? If so, what are they?

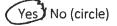
6 3. Are there elements of he proposed plan that could have they might be improved?



WE VALUE YOUR OPINION Brighouse United Church Pre-application Open House Fellowship Hall | April 19, 2017 | 5 – 7pm

4. Do you have any other comments on the proposed plan? X يو Contact Information Please Pl 0 Name: K VTEA E Address: Phone: Email: Kenelauser C EUr. a

Would you like to be contacted for future updates?





As a member of the Brighouse community, we want to hear from you about our idea to renew and redevelop this unique property in Richmond. We are in the very early stages of developing a concept for the site, so tonight's Open House is an opportunity for you to share some of your insight about the neighborhood priorities and our preliminary proposal. The development team welcomes your input on the preliminary proposal before making an official application.

1.	1. How are you connected to the Brighouse United Church (BUC)?							
	Congregation	Neighbour						
	Daycare/Kindergarten	Live in Richmond						
	BUC Renter	Other:						

2. Are there elements of the proposed plan that you like? If so, what are they?

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space	as well						······································	· · · · ·

3. Are there elements of the proposed plan that you believe could be improved? If so, do you have suggestions on how they might be improved?

I	just	hope	they	could	get	approved	Somer	than later
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Address:							 <u></u>
Phone:	604763	35-28	\$				
Email:	Sarahdu	su@	zmail.	.com			

4. Do you have any other comments on the proposed plan?

Would you like to be contacted for future updates? Yes / No (circle)



As a member of the Brighouse community, we want to hear from you about our idea to renew and redevelop this unique property in Richmond. We are in the very early stages of developing a concept for the site, so tonight's Open House is an opportunity for you to share some of your insight about the neighborhood priorities and our preliminary proposal. The development team welcomes your input on the preliminary proposal before making an official application.

1. How are you connected to the Brighouse United Church (BUC)?

Congregation		Neighbour
Daycare/Kindergarten	V	Live in Richmond
BUC Renter		Other:

2. Are there elements of the proposed plan that you like? If so, what are they?

I like the proposed plan's focus on altordale housing and
provinding non-market rental rates for families in the area.
The mixture of town homes mid and high nices creates
diversity in the space and creates a community feel.
The property is a great location as it's in a dense
area of exchmond and will be very accessible to the
tenants and members of the church. The positioning of the
church facing the Bennet Road side invites a community
feel as well.

3. Are there elements of the proposed plan that you believe could be improved? If so, do you have suggestions on how they might be improved?

DITESde Sme SMAIL or rechards 0 noin day arou tor tha NUT care



4.	Do you have any other comments on the proposed plan? Overall the plan looks engaging and well thought out.
	I look forward to seeing and hearing about the
	project
	· · · · · · · · · · · · · · · · · · ·
Còn	tact Information Please Print (optional):
Con	
Nan	ne:
Add	ress:
Pho	ne:
Ema	il:
	Would you like to be contacted for future updates? Yes / No (circle)
	Please return your comment sheet to the Open House registration table.



WE VALUE YOUR OPINION						
Brighouse United Church Pre-application Open House						
Fellowship Hall April 19, 2017 5 – 7pm						

COMMENT SHEET

As a member of the Brighouse community, we want to hear from you about our idea to renew and redevelop this unique property in Richmond. We are in the very early stages of developing a concept for the site, so tonight's Open House is an opportunity for you to share some of your insight about the neighborhood priorities and our preliminary proposal. The development team welcomes your input on the preliminary proposal before making an official application.

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Congregation	Neighbour
Daycare/Kindergarten	Live in Richmond
BUC Renter	Other:

2. Are there elements of the proposed plan that you like? If so, what are they?

It is	a mult	queat	plan	serving	the con	munity	better.	than
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3. Are there elements of the proposed plan that you believe could be improved? If so, do you have suggestions on how they might be improved?



4. Do you have any other comments on the proposed plan	1?
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Contact Information Please Print (optional):	
Name: Alfred Yenny.	
Address: 102-7840 Molfatt Rd	Richmond
Phone: 604-218-(77)	
Email: alfred young & Chotman	com
Would you like to be contacted for	future updates? Yes / No (circle)

Please return your comment sheet to the Open House registration table. You may also send your comments to Virginia Bird (by email) by Friday April 21st 2017: virginia.bird@pottingerbird.com Thank You!



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Le Congregation	Neighbour
Daycare/Kindergarten	Live in Richmond
BUC Renter	Other:

2. Are there elements of the proposed plan that you like? If so, what are they?

GREAT ASSET FOR RICHMOND

3. Are there elements of the proposed plan that you believe could be improved? If so, do you have suggestions on how they might be improved?



4.	Do you have any other comments on the proposed plan?						
	NO						
Cor	ntact Information Please Print (optional):						
Nai	me: BILL RUMLEY						
Add	dress: 25-5688 152 Np 5T						
Pho	one: 778 571 88.70						
Em	ail:						

Would you like to be contacted for future updates? Yes / No (circle)



As a member of the Brighouse community, we want to hear from you about our idea to renew and redevelop this unique property in Richmond. We are in the very early stages of developing a concept for the site, so tonight's Open House is an opportunity for you to share some of your insight about the neighborhood priorities and our preliminary proposal. The development team welcomes your input on the preliminary proposal before making an official application.

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 - ☑ Congregation
 ☑ Neighbour

 □ Daycare/Kindergarten
 ☑ Live in Richmond

 □ BUC Renter
 □ Other: ______
- 2. Are there elements of the proposed plan that you like? If so, what are they?

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3. Are there elements of the proposed plan that you believe could be improved? If so, do you have suggestions on how they might be improved?

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4. Do y	ou have any other comments on the proposed plan?
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K	TEEP RENTS UN TO DATE FINENY YEAR.
	1019 ET DOWN PETER II POUL & SMM.
	CALOR DALLELE PE LACEOLLUD
	SOLDE PARELS BE INSTRUCTOR UNANDEN CITY
R	UND PS IT is a Bine Raure
Contact I	nformation Please Print (optional):
Name:	BARRY BEILVIE 326- 8520 GEN EWRRIE RAI
Address:	326- 8520 GEN PURRIE RAI
Phone:	604-27.07765
Email:	۰
	Would you like to be contacted for future updates? Yes / No (circle)
	• 3
	Please return your comment sheet to the Open House registration table.



WE VALUE YOUR OPINION Brighouse United Church Pre-application Open House

Fellowship Hall | April 19, 2017 | 5 – 7pm

As a member of the Brighouse community, we want to hear from you about our idea to renew and redevelop this unique property in Richmond. We are in the very early stages of developing a concept for the site, so tonight's Open House is an opportunity for you to share some of your insight about the neighborhood priorities and our preliminary proposal. The development team welcomes your input on the preliminary proposal before making an official application.

- 1. How are you connected to the Brighouse United Church (BUC)?
 - Image: Congregation
 Image: Neighbour

 Image: Daycare/Kindergarten
 Image: Neighbour

 Image: BUC Renter
 Image: Neighbour

 Image: Daycare/Kindergarten
 Image: Neighbour
- 2. Are there elements of the proposed plan that you like? If so, what are they?

AFFORDABLE HOUSING - AT LAST FULKS WILL BE ABLE TO STAY IN RICHMOND! PEDESTRIAN GREENWAY - CLIPRENTLY WE HAVE A LOT OF FUOT TRAFFIC BETWEEN GRANVILLE & BENNETT AESTHETICALLY PLEASING TO BREAK THE BARRICADE OF HIGH RISE BUILDINGS ALONG GRANVILLE WITH AN ADDITIONAL HIGH RISE SET BACK ON OUR LOT - CREATES A MURE GRADUAL TRANSITION TO THE DOWNTOWN CORE

3. Are there elements of the proposed plan that you believe could be improved? If so, do you have suggestions on how they might be improved?

+ SEGURE DEDICATED PARKING FOR BIKES



4. Do you have any other comments on the proposed plan?

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Contact Info	rmatic	n Please	Print (opt	ional):		an -alta	201	Weters		State Cores	and the second second
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ame:		MARK	ξ M.	ARTA	NIEL	SEW					
ddress:		#8-	10177	PUGL	JASK	PLACE		RICHMO	ND	V7E SNG	
hone:	•	604	277	1748							

Would you like to be contacted for future updates? Yes / No (circle)



COMMENT SHEET

Fellowship Hall | April 19, 2017 | 5 – 7pm

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 - X Congregation

Neighbour

Live in Richmond

- Daycare/Kindergarten
- BUC Renter

Other:

2. Are there elements of the proposed plan that you like? If so, what are they?

Are there elements of the proposed plan that you like rill so, what are they r
-the use of the property -variety of building tippes, parking landscaping -the min of lousing + especially the affordability component.
parking landscaping
- the min of lousing & especially the alfordability
component.
AND especially the team involved working for us!
-their expertise approschabilitygive us great confidence.
abeat confidence.

3. Are there elements of the proposed plan that you believe could be improved? If so, do you have suggestions on how they might be improved?

awings are not are the iburch en 4/ hat Aur ows Bn,



4. Do you have any other comments on the proposed plan? - we're excited Contact Information Please Print (optional): Name: ANN CLAUSEN Address: 16671 WHITEOTAK DR., RMD., V1E 427 Phone: 604-274-3705 Email: annclausena shaw. cd

Would you like to be contacted for future updates?

Yes / No (circle)



COMMENT SHEET

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Congre	egation		Neighbour
Daycar	e/Kindergarten	V	Live in Richmond
	enter		Other:

2. Are there elements of the proposed plan that you like? If so, what are they?

- I liked the blend and ruse of Heland. Great way to benefit the community by incorporating affordable hasing units that are close to the city contre and other transit oriented developments. - leads to longtermations of the church which is	- I liked the blow and use of the land. Great way to
inits that are cluse to the city centre and other	
- leads to lungterma susteinment of the church which is	this that are cluse to the city contre and other
0	leads to lungtermatsusteinment of the church which is
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3. Are there elements of the proposed plan that you believe could be improved? If so, do you have suggestions on how they might be improved?

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There	are a	lot or	f child	ren ir	na	500	m	radius	of thi	s
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such a	sa	playan	ind the	it is	aper	to	the	can	minity	and
actually	useabl	2 12	not	hoaky	ie	cheap	and	nevera	Red. J	
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4. Do you have	any other comments on the proposed plan?
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Contact Informat	ion Please Print (optional):
Address:	
Phone:	
mail:	
	Would you like to be contacted for future updates? Yes / No (circle)



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1. How are you connected to the Brighouse United Church (BUC)?

2

Congregat	on	🗌 Neighbour		
🗌 Daycare/Ki	ndergarten .	🖉 Live in Richm		
🗌 BUC Rente	r	Other: Soci	ial anvio agency people	providing
		a	posicitane & people	in The disaple
. Are there elements	of the proposed plan that you like? If so	p, what are they?		
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Tamila 1	triend - to Anall to.	expensive. V	not attadable sur	notice brilitic
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3. Are there elements of the proposed plan that you believe could be improved? If so, do you have suggestions on how they might be improved?

In rental, a mark ANG



4. Do you have any other comments on the proposed plan?

Contact Information Please Print (optional): Name: 100-5671 No. 2 Address: Phone: ichmond. Email:

Would you like to be contacted for future updates?

Yes / No (circle)



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	Congregation		Neighbour
	Daycare/Kindergarten		Live in Richmond
	BUC Renter R.D. Yo. Rich do	ND/DELTA	Other:
	Yourd	ORCHESTRA	
2.	Are there elements of the proposed plan that y	ou like? If so, what	are they?
	I REALLY LIKE ALL THE	E ELEMENT	IS OF THIS PLAN.
	ESPECIALLY, THE AFFOR	DABLE HOU	SING, THE PARKING, DAYCAR
			VULALLS FOR ACOUSTICS),
	THE STORAGE THAT WOU	ULD BE	AVALLABLE FORTWO PRIMARY
	FACILITY RENTERS AND	DTHEGR	GENBERT IS A NICE TOUCH.

3. Are there elements of the proposed plan that you believe could be improved? If so, do you have suggestions on how they might be improved?

I LIKE ALL THE ELEMENTS OF THIS PLAN



4. Do you have any other comments on the proposed plan?
I THINK COMMUNITY FOCUSED PLANS LIKE THIS
WOULD BE FANTASTIC FOR THE COMMUNITY.
FROM THE PERSPECTIVE OF THE ROYO (RICHMOND/DELTA YOUTH
archestra, BENG A VERY STRONG YOUTH ORGAN ISATION SERVING
150 STUDENTS FROM AGE 5-17 THE IMPORTADEE OF THES FACILITY
CONNOT BE STRESSED ENOUGH. WE LOOK FORWARD TO WORKING
WITH THE DEVELOPMENT TEAM IN ANY WAX WE CAN.
Contact Information Please Print (optional):
Name: DARREN DEVOLIN
Address: 5229 LYNN R
7-78 202-117-78
Phone: 178-893-4778
Email: damenderalin Dgulail.com
Would you like to be contacted for future updates? Yes No (circle)

Please return your comment sheet to the Open House registration table. You may also send your comments to Virginia Bird (by email) by Friday April 21st 2017: virginia.bird@pottingerbird.com Thank You!



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V	Congregation	Neighbour
	Daycare/Kindergarten	Live in Richmond
	BUC Renter	Other:

2. Are there elements of the proposed plan that you like? If so, what are they?

Affendable Housing	
Daycane	
New Church	

3. Are there elements of the proposed plan that you believe could be improved? If so, do you have suggestions on how they might be improved?

It would be nice if the Chorc
facility was larger - e.g.
12,000 to 13,000 g.f.



4.	Do you have any other comments on the proposed plan?
	It should be a meal asset
	to the community, Looke good
	· · · · · · · · · · · · · · · · · · ·
	ntact Information Please Print (optional):
Nai	ne: Stuart Appenheimer
	Iress: 9691 Aquila Ed, RMQ VFA 3RI
Pho	one: $604 - 816 - 2275$
Em	all: stuart.appenheimer@gmail.com.

Would you like to be contacted for future updates?

(Yes / No (circle)



WE VALUE YOUR OPINION Brighouse United Church Pre-application Open House Fellowship Hall | April 19, 2017 | 5 – 7pm

COMMENT SHEET

As a member of the Brighouse community, we want to hear from you about our idea to renew and redevelop this unique property in Richmond. We are in the very early stages of developing a concept for the site, so tonight's Open House is an opportunity for you to share some of your insight about the neighborhood priorities and our preliminary proposal. The development team welcomes your input on the preliminary proposal before making an official application.

1. How are you connected to the Brighouse United Church (BUC)?

Congregation
Daycare/Kindergarten
BUC Renter

2. Are there elements of the proposed plan that you like? If so, what are they? *I really like & an impressed by all of it*.

2. Are there elements of the proposed plan that you like? If so, what are they? *I really like & an impressed by all of it*.

3. Are there elements of the proposed plan that you like? If so, what are they? *I really like & an impressed by all of it*. *I am quice happy with all levels of housing as proposed, including a possible set back high inclu*

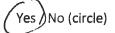
3. Are there elements of the proposed plan that you believe could be improved? If so, do you have suggestions on how they might be improved?



WE VALUE YOUR OPINION Brighouse United Church Pre-application Open House Fellowship Hall | April 19, 2017 | 5 – 7pm

4. Do you have any other comments on the proposed plan? attondable housing To Tallio 2 2.0110 2 \mathcal{O}, \mathcal{O} nP nhow 1) ren 12 Contact Information Please Print (optional): Name Dr. K. Srne Bronds Bennett Rd Address: 307 604-276-9304 Phone: brandfal etelus, net Email:

Would you like to be contacted for future updates?



Please return your comment sheet to the Open House registration table. You may also send your comments to Virginia Bird (by email) by Friday April 21st 2017: virginia.bird@pottingerbird.com Thank You!



COMMENT SHEET

1. How are you connected to the Brighouse United Church (BUC)?

Ø	Congregation		Neighbour
	Daycare/Kindergarten	7	Live in Richmond
	BUC Renter		Other:

2.

•	Are there element	is of the propos	ed plan that you like	r if so, what are they?		
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3. Are there elements of the proposed plan that you believe could be improved? If so, do you have suggestions on how they might be improved?

- want to come hade to love the space
- related to church
- want to come have to use the space - related to church - use the space since 2000



	u have any other comments on the proposed plan?
- 9	ood proned
	7 like it
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Contact In	formation Please Print (optional):
Name:	
Address:	
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Email	
Lindii	
	Would you like to be contacted for future updates? Yes / No (circle)
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	Thank You!



WE VALUE YOUR OPINION						
Brighouse United Church Pre-application Open House						
Fellowship Hall April 19, 2017 5 – 7pm						

COMMENT SHEET

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Congregation	Neighbour
Daycare/Kindergarten	Live in Richmond
BUC Renter	Other:

2. Are there elements of the proposed plan that you like? If so, what are they?

/ LIKE THE PLAN FOR PARKING - UNDERCOVER .

3. Are there elements of the proposed plan that you believe could be improved? If so, do you have suggestions on how they might be improved?

I HOPE WHEN IT FIRST OPENSTHAT PEOPLE CAN GO ON A TOUR.



Fellowship Hall | April 19, 2017 | 5 – 7pm

		1 AM	WONDER	NG	HOW	LONG	1-	WILL	TAKE	10	COMPLET
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		161 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	5 Boxes		40					100 y - 20	County & March 1
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virginia.bird@pottingerbird.com

Thank You!



1. How are you connected to the Brighouse United Church (BUC)?

Congregation		Neighbour
Daycare/Kindergarten	0	Live in Richmond
BUC Renter		Other:

2. Are there elements of the proposed plan that you like? If so, what are they?

3. Are there elements of the proposed plan that you believe could be improved? If so, do you have suggestions on how they might be improved?

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ne: EUGANC CHUM			

Would you like to be contacted for future updates? Yes / No (circle)



WE VALUE YOUR OPINION Brighouse United Church Pre-application Open House

COMMENT SHEET

Fellowship Hall | April 19, 2017 | 5 – 7pm

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 - Congregation
 Daycare/Kindergarten
 BUC Renter
 Neighbour
 Live in Richmond
 Other:
- 2. Are there elements of the proposed plan that you like? If so, what are they?

The Mental TOWER 1001 Neich

3. Are there elements of the proposed plan that you believe could be improved? If so, do you have suggestions on how they might be improved?

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WE VALUE YOUR OPINION Brighouse United Church Pre-application Open House

Fellowship Hall | April 19, 2017 | 5 – 7pm

4. Do you have any other comments on the proposed plan? Sep. THERO 4 SAAce wouhp rhupe 4724 ATURAN 12) . 15 WALL you HAV LITE che, Ø Teo Cour 1.0 -1550 ciates 7.18 NO H mels Contact Information Please Print (optional): AL OGIZUIE Name:

Address:	326/ 8520 GENERAL CURRIC
Phone:	R'ettmono BC (604-270-7165)
Email:	barry KAM @ Shaw. ca

Would you like to be contacted for future updates? Yes / No (circle)



1. How are you connected to the Brighouse United Church (BUC)?

	Congregation	Neighbour
	Daycare/Kindergarten	Live in Richmond
5	BUC Renter	Other:

2. Are there elements of the proposed plan that you like? If so, what are they?

the element alfordah nh Services

3. Are there elements of the proposed plan that you believe could be improved? If so, do you have suggestions on how they might be improved?

5 need. Im onth carpank



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ontact In	ormation Please Print (optional):
ame:	Angelry an winks koor CHAN
ame: ddress:	Angelry & winds koor CHAN 74- 3260 Bast 58th que, Vancouser VIS 372
lame: ddress:	Angelry an winks koor CHAN
lame: ddress: hone:	Angelry & winds koor CHAN 74- 3260 Bast 58th que, Vancouser VIS 372
lame: ddress: hone:	Angelry & winks koor CHAN 74- 3260 Bast 58th ave, Vancouser USS 372 1-778-996-2921
lame: ddress: hone:	Angelry & winks koor CHAN 74- 3200 bast 58th ave, Vancouter USS 372 1-778-996-2921 angelrychan @ gmail.com

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Congregation	Neighbour
Daycare/Kindergarten	Live in Richmond
BUC Renter	Other:

2. Are there elements of the proposed plan that you like? If so, what are they?

appreciated	-that	it rema	rin church	use	and
consideration	of a	lfordable	housig	.9	
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3. Are there elements of the proposed plan that you believe could be improved? If so, do you have suggestions on how they might be improved?

will have The two seperale partition. suction and also rooms



The	plan is quite good.
·	/ /
itact Infor	mation Please Print (optional):
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4. Do you have any other comments on the proposed plan?



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	Congregation	Neighbour	
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2.	Are there elements of the proposed plan that y I like all flu and	ulopment presented.	
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3. Are there elements of the proposed plan that you believe could be improved? If so, do you have suggestions on how they might be improved?

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Contact Information Please Print (optional):
Name: Eduardo S. Arguines
Address: 43-8631 Benneft Road Richmond BC, V6Y3KS
Phone: 604-2779157
Email: edsa70(3) Yalion. Ca

Would you like to be contacted for future updates? Yes / No (circle)



WE VALUE YOUR OPINION Brighouse United Church Pre-application Open House

Fellowship Hall | April 19, 2017 | 5 - 7pm

As a member of the Brighouse community, we want to hear from you about our idea to renew and redevelop this unique property in Richmond. We are in the very early stages of developing a concept for the site, so tonight's Open House is an opportunity for you to share some of your insight about the neighborhood priorities and our preliminary proposal. The development team welcomes your input on the preliminary proposal before making an official application.

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4. Do you have any other comments on the proposed plan? Contact Information Please Print (optional): Name: Yu WAI CHING Address: 7580 NO. 1 ROAD RICHMOND BE VTE 176 Phone: boy - 214-8-38 Email: Jean yu OS @ hot mail. com Would you like to be contacted for future updates? Yes / No (circle)



COMMENT SHEET

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WE VALUE YOUR OPINION Brighouse United Church Pre-application Open House

COMMENT SHEET

Fellowship Hall | April 19, 2017 | 5 – 7pm

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Daycare/Kindergarten		Live in Richmond
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WE VALUE YOUR OPINION Brighouse United Church Pre-application Open House Fellowship Hall | April 19, 2017 | 5 – 7pm

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2. Are there elements of the proposed plan that you like? If so, what are they?

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The amount of proposed affordable having is really going to help the
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3. Are there elements of the proposed plan that you believe could be improved? If so, do you have suggestions on how they might be improved?



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Daycare/Kindergarten	Live in Richmond
BUC Renter	Other:

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Would you like to be contacted for future updates? Yes

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Fellowship Hall | April 19, 2017 | 5 – 7pm

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WE VALUE YOUR OPINION Brighouse United Church Pre-application Open House

Fellowship Hall | April 19, 2017 | 5 – 7pm

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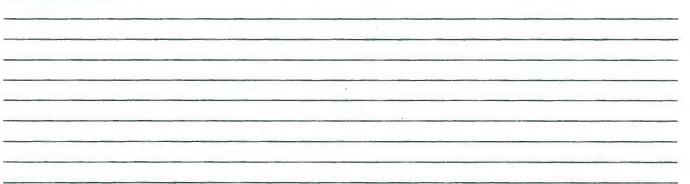
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3. Are there elements of the proposed plan that you believe could be improved? If so, do you have suggestions on how they might be improved?



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COMMENT SHEET

4. Do you have any other comments on the proposed plan?

Fellowship Hall | April 19, 2017 | 5 – 7pm

It sounds like a win-win situation. the congregation as well as the 6000 community. 1 Contact Information Please Print (optional): Name: Address: Phone: . Email: Would you like to be contacted for future updates? Yes / No (circle)



Fellowship Hall | April 19, 2017 | 5 – 7pm

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WE VALUE YOUR OPINION Brighouse United Church Pre-application Open House

Fellowship Hall | April 19, 2017 | 5 – 7pm

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Fellowship Hall | April 19, 2017 | 5 – 7pm

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WE VALUE YOUR OPINION Brighouse United Church Pre-application Open House

Fellowship Hall | April 19, 2017 | 5 – 7pm

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COMMENT SHEET

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Contact Information Please Print (optional): 4 Name: Address: 7733 1-04-61 Phone: 2000 yahoo. com ch Email: Would you like to be contacted for future updates? Yes No (circle) Please return your comment sheet to the Open House registration table. You may also send your comments to Virginia Bird (by email) by Friday April 21st 2017: virginia.bird@pottingerbird.com

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WE VALUE YOUR OPINION
Brighouse United Church Pre-application Open House
Fellowship Hall April 19, 2017 5 – 7pm

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virginia.bird@pottingerbird.com

Thank You!



BRIGHOUSE JUNIOR KINDERGARTEN

Richmond, BC, June 3, 2019

To:

Your Worship Mayor Malcolm Brodie, City of Richmond.

mayorandcouncillors@richmond.ca

CC:

Chris Duggan Program Manager, Child Care Community Social Development 604-204-8621 Chris.Duggan@richmond.ca

Re: Brighouse Nursery Preschool

The City of Richmond's commitment to the maintenance of a comprehensive child care system is in danger of being disrupted.

My name is Wesley Richards, and I am the director of the Brighouse Nursery Preschool (Junior Kindergarten) 8151 Bennett Rd, Richmond.

We have approximately 70 children in our preschool which accepts children from 2 years and 6 months to 5 years old.

We have been informed by the property owners, Brighouse United Church that site we currently have will have to be vacated for a period of about 4 years to make way for a housing project. The project will commence work by August 2020 and is expected to be completed by early 2024.

As a result, I am seeking an appointment with your worship and your officials to come up with a solution to this impending shutdown that will leave over 70 families looking for alternative facilities in what is already an acute space issue.

8151 Bennett Road Richmond, BC, V6Y 1N4

www.brighousejunior.org

604 278 6107 604 312 3352

PH - 153

BRIGHOUSE JUNIOR KINDERGARTEN

We need your help to find a temporary shelter to move our 70-year-old child care legacy until the construction is finished.

Please contact me at 604 312 3352

wesley@sandboxwest.ca

Thank you, Yours sincerely, Brighouse Junior Kindergarten

Su Wesley Richards

Wesley Richards Director

8151 Bennett Road Richmond, BC, V6Y 1N4 www.brighousejunior.org

604 278 6107 604 312 3352

PH - 154



Rezoning Considerations

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

Address: 8131 and 8151 Bennett Road

File No.: RZ 18-808220

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 10065, the owner is required to complete the following:

- 1. (Subdivision) Registration of a subdivision plan for the subject site that satisfies the following conditions:
 - a) 4.5 m lane dedication along the entire north property line of 8151 Bennett Road; and
 - b) consolidation of the lots into one development parcel (which will require the demolition of the existing buildings).
- 2. (*Pedestrian Trail Statutory Right of Way*) Granting of 3 m wide (approximately 242.7 m² or 2,612 ft²) statutory rightof-way along the east property line for the purposes of public rights of passage. This PROP SRW is intended to accommodate an interim pedestrian trail connection from Bennett Road to the proposed rear lane and also to accommodate an ultimate pedestrian trail connection from Bennett Road to Granville Avenue in conjunction with existing PROP SRW registered on title to 8180 Granville Avenue and to be widened to ultimate 6m width through future redevelopment of adjacent properties to the east. Owner responsible for maintenance & liability, except that City responsible for maintenance & liability limited to City utilities (e.g., lighting and walkway drainage) and paved surface only (e.g., owner responsible for landscaping and fencing). Any works essential for public access within the required statutory right-of-way (SRW) are to be included in the Servicing Agreement (SA) and the maintenance & liability responsibility is to be clearly noted. The design must be prepared in accordance with good engineering practice with the objective to optimize public safety and after completion of the works, the Owner is required to provide a certificate of inspection for the works, prepared and sealed by the Owner's Engineer in a form and content acceptable to the City, certifying that the works have been constructed and completed in accordance with the accepted design. Works to be secured via Servicing Agreement.
- 3. (Flood Construction Level) Registration of a flood indemnity covenant on title (Area A).
- 4. (*Mixed-Use Noise*) Registration of a mixed use noise sensitive use covenant on title addressing noise impacts on residential uses.
- 5. (*City Centre Impacts*) Registration of a legal agreement on title stipulating that the development is subject to potential impacts due to other development that may be approved within the City Centre including without limitation, loss of views in any direction, increased shading, increased overlook and reduced privacy, increased ambient noise and increased levels of night-time ambient light.
- 6. (*Affordable Housing*) Registration of the City's standard Housing Agreement to secure 20 affordable housing units, the combined habitable floor area of which shall comprise at least 10% of the subject development's total residential building area. Occupants of the affordable housing units subject to the Housing Agreement shall enjoy full and unlimited access to and use of all on-site indoor and outdoor amenity spaces. The terms of the Housing Agreements shall indicate that they apply in perpetuity and provide for the following:

	Affordabl	Project Targets				
Unit Type	Minimum Unit Area	Maximum Monthly Unit Rent (1)	Total Maximum Household Income (1)	Unit Mix	# of Units (2)	
Studio	37 m ² (400 ft ²)	\$811	\$34,650 or less	55%	11	
1- Bedroom	50 m ² (535 ft ²)	\$975	\$38,250 or less	20%	4	
2-Bedroom	69 m ² (741 ft ²)	\$1,218	\$46,800 or less	15%	3	
3-Bedroom	91 m ² (980 ft ²)	\$1,480	\$58,050 or less	10%	2	
Total	1,143.6 m ² (12,310 ft ²)	N/A	N/A	100%	20	

(1) Denotes the Council-approved rates as of July 24, 2017. Rates may be adjusted periodically as provided for under adopted City policy.

(2) Minimum 85% of affordable housing units shall meet Richmond Basic Universal Housing (BUH) standards or better.

7. (*Moderate Income Housing*) Registration of a Housing Affordability Agreement to secure 68 moderate income limits housing units. Occupants of the units subject to the Housing Affordability Agreement shall enjoy full and unlimited access to and use of all on-site indoor and outdoor amenity spaces. The terms of the Housing Affordability Agreements shall indicate that they apply in perpetuity and provide for the following:

	Target Monthly Unit Max. Monthly Unit Rent Total Max. Household		Proposal		
Unit Type	Rent Range (1)(2)	(2)(3)	Income (4)	Unit Mix	# of Units
Studio	\$1,472 - \$1,522	\$1,795	\$71,810 or less	36.8%	25
2-Bedroom	\$2,669 - \$2,675	\$2,675	\$107,000 or less	63.2%	43
Total	n/a	n/a	n/a	100%	68

(1) Denotes market rent rates 2019 values as determined by Colliers International market rent survey for Richmond.

(2) Rates may be adjusted periodically with the agreement of the City and (i) for existing tenants, no more than Provincial Residential Tenancy Act provisions, (ii) for new tenants, no more than the rate calculated as the average of the previous 3 years of the percentage change of average rents by bedroom type for Richmond (CY) as published by CMHC (Annual Rental Market Survey) relevant to the specific year.
 (3) Denotes maximum rent at 30% of total maximum household income.

 (4) Denotes BC median household incomes 2019 values based on the BC Housing published 2019 Low to Moderate Income Limits for households without and with children in BC. The owner is using this income as a reference only and will not be applying for any specific financing programs from BC Housing that reference this income threshold.

- 8. (*Single Owner for Residential Units*) Registration of a legal agreement on title, prohibiting subdivision (including stratification and/or air space parcels) of the dwelling units. This restriction only applies to the dwelling units.
- 9. (*Parking and Loading*) Registration of a legal agreement on title ensuring that:
 - a) all church parking spaces are shared with residential visitors and the following are prohibited: reserving, selling, leasing, assigning, or designating any of the shared parking spaces to individual uses or users;
 - b) parking spaces are identified as to their intended usage with signage and in the Development Permit and Building Permit plans;
 - c) where two parking spaces are provided in a tandem arrangement both parking spaces must be assigned to the same dwelling unit and maintained for their intended use; and
 - d) Loading facilities are provided for the shared use of all uses on site and maintained for their intended shared common use.
- 10. (Bicycle and Personal Mobility Scooter Facilities) Registration of a legal agreement on title ensuring that:
 - a) bicycle storage facilities are provided for the use of residents and the church use and maintained for their intended shared common use; and
 - b) personal mobility scooter storage facilities are provided for the shared use of residents and maintained for their intended shared common use.
- 11. (*Transportation Demand Management*) The owner shall provide the following TDM measures to support the ZMU42 zone site specific parking rates:
 - a) (*Intersection Improvements*) The owner shall provide the following pedestrian improvements at the St. Albans Road and Bennett Road intersection:
 - i. Design and construction of decorative surface treatment for the crosswalk as part of the Servicing Agreement; and
 - ii. City acceptance of the owner's offer to provide a voluntary contribution in the amount of \$4500.00 towards the installation of an Audible Pedestrian Signal.
 - b) (*Midblock Pedestrian Crosswalk*) Design and construction of a raised midblock signed and painted crosswalk at the pedestrian trail location on Bennett Road with decorative curb extensions as part of the Servicing Agreement.
 - c) (*Pedestrian Facilities*) The owner shall provide seating along Bennett Road as part of the Development Permit.
 - d) (Enhanced Bicycle Facilities) Registration of a legal agreement on title ensuring that:
 - i. end-of-trip facilities are provided for the church use, including showers, wash basins, water closets, lockers, and change rooms; and
 - ii. bicycle repair/maintenance stations are provided and shared amongst all uses onsite, including bicycle repair stand (with tools); foot pump; and faucet, hose and drain for bicycle washing. A note is required on the Development Permit and Building Permit.

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- e) (*Transit Pass Program*) Registration of a legal agreement on title to ensure the execution and completion of a transit pass program, including the following method of administration and terms:
 - i. Provide 2 years of two-zone compass cards for each of the 20 affordable housing unit; and 1 year of twozone compass cards for each of the other rental housing units. The intention of the transit pass program is to offer transit passes on a per unit basis. If a tenant opts out or does not "subscribe" to the transit pass program, that pass remains in the pool for a future tenant until they have all been utilized. Number of passes capped at number of units for a period of two years;;
 - ii. Letter of Credit provided to the City for 100% of transit pass program value;
 - iii. Administration by TransLink, housing society or management company. The owner is not responsible for the monitoring of use of transit passes but only noting number of "subscribed" users to the program, until full unit count is exhausted over a period of two years;
 - iv. If the transit pass program is not fully subscribed within two years, the program is to be extended until the equivalence of the costs of the full one year transit pass program has been exhausted. Should not all transit passes be utilized by the end of the second year, the remaining funds equivalent to the value of the unsubscribed transit passes are to be transferred to the City of Richmond for alternate transportation demand management measures at the City's discretion; and
 - v. The availability and method of accessing the 2-zone transit passes is to be clearly explained in the tenancy agreements.
- f) (*Car Share*) The owner shall provide two (2) car share vehicles and two (2) car share parking spaces along with parking and access SRW to support rental housing, including:
 - i. Confirmation from a car share provider (e.g. Modo) that the subject site is viable for car share upon completion of the project.
 - ii. Letter of understanding between the owner and the car share co-op car company.
 - iii. Granting of a Public Right of Passage Statutory Right of Way (SRW), in favour of the City, to secure for the car share vehicles, two (2) parking spaces along with vehicular and pedestrian access to Bennett Road and the rear lane along the full width of the internal drive aisle, subject to the final dimensions established by the surveyor on the basis of functional plans completed to the satisfaction of the Director of Transportation. Owner responsible for maintenance & liability. The design must be prepared in accordance with good engineering practice with the objective to optimize public safety and after completion of the works, the Owner is required to provide a certificate of inspection for the works, prepared and sealed by the Owner's Engineer in a form and content acceptable to the City, certifying that the works have been constructed and completed in accordance with the accepted design.
 - iv. Registration of a legal agreement on title ensuring that the owner provide a car share facility and car share equipment to a car share operator or the City, at no cost to the car share operator or the City, both as the case may be, the terms of which shall be generally as follows:
 - a. provision of a minimum of two (2) car share parking spaces within the development, along with pedestrian and vehicular access, designated, constructed, equipped and maintained by the owner, at the owner's cost, to be:
 - (i) located in the podium level open parking area in a clearly marked and visible location;
 - (ii) provided with design features, decorative finishing, lighting and signage, as determined through the Development Permit and/or Building Permit processes;
 - (iii) accessible at all times to all intended users (e.g. residents, general public, car share operator personnel and car share operator members) at no added cost;
 - (iv) identified on the Development Permit and Building Permit plans; and
 - (v) prior to building inspection permitting occupancy, provided with wayfinding and stall identification signage, to the satisfaction of the Director of Transportation;
 - b. provision of a minimum of two (2) car share vehicles at the owner's initial cost;
 - c. terms of agreement between the owner and the car share operator which shall include:
 - (i) a minimum contractual period for the provision of car share services of three (3)years from the first date of building occupancy; and

- (ii) additional provisions as negotiated by the owner and car share operator (e.g. maintenance, repair and replacement by car share vehicles by the car share operator), or as required by the City, subject to the approval of the Director of Transportation;
- d. in the event that the car-share facilities are not operated for car-share purposes as intended via the subject rezoning application (e.g., operator's contract is terminated or expires), transfer control of the car-share facilities, to the City, at no cost to the City, with the understanding that the City at its sole discretion, without penalty or cost, shall determine how the facilities shall be used going forward; and
- e. supporting submissions provided to the City (Transportation Department) as follows:
 - (i) prior to rezoning adoption, a copy of the letter of intent addressed to the owner from the car share operator outlining the terms of the provision of car sharing services;
 - (ii) prior to Development Permit issuance, a copy of the draft contract between the owner and the car share operator describing the terms of the provision of car sharing services; and
 - (iii) prior to building inspection permitting occupancy, a copy of the executed contract between the owner and the car share operator describing the terms of the provision of car sharing services.

12. (Existing Tree Management) The owner shall protect adjacent neighbouring trees, including:

- a) (*Tree Protection*) Installation of appropriate tree protection fencing for the protection of all trees on neighbouring properties prior to any construction activities, including building demolition, occurring on-site.
- b) (*Arborist Supervision*) 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 neighbouring trees to be protected. 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.
- c) (*Tree Compensation*) City acceptance of the owner's offer to provide the following voluntary contributions in the amounts of:
 - i. \$3,250 to the City's Tree Compensation Fund for the planting of replacement trees within the City in compensation for the removal of 3 existing trees and 1 existing hedge from the City boulevard.
 - \$15,000 to the City's Tree Compensation Fund for the planting of replacement trees within the City in compensation for the removal of 15 existing trees from the subject site, or incorporation of 30 replacement trees in the Development Permit landscape plan, or a combination of the two (\$500 per replacement tree).
- 13. (*Development Permit*) The submission and processing of a Development Permit* completed to a level deemed acceptable by the Director of Development.
- 14. (*Servicing Agreement*) Enter into a Servicing Agreement* for the design and construction of Engineering and Transportation works in accordance with Transportation Association of Canada (TAC) Specifications, City Engineering Design Specifications and applicable Bylaws to the satisfaction of the City. A Letter of Credit or cash security for the value of the Service Agreement works, as determined by the City, will be required as part of entering into the Servicing Agreement. Works include, but may not be limited to, the following:
- 14.I. Road works:
 - a) Road Functional Design Works: Submission of a functional design (road works, interim and ultimate lane works and pedestrian trail works), prepared to the satisfaction of the City, is required. Design to accommodate: Bennett Road frontage improvements and midblock raised crosswalk, pedestrian trail interim design from Granville Avenue to rear lane and ultimate design from Granville Avenue to Bennett Road, rear lane, and St. Albans Road and Bennett Road intersection pedestrian improvements. Works also include street lighting, traffic signage, boulevard landscaping, street trees, and bollards. The functional design is to reference drawing 623970-12-05, indicate clearly all existing and proposed SRW PROPS and road dedications, include the frontage improvements listed below and provide cross sections for the Bennett Road frontage and along the north lane at multiple locations due to varying lane widths. Unless otherwise specified, all road works are to be designed as per bylaw, TAC Standards and the City's Engineering Design Specifications.

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- b) Bennett Road Frontage Improvements: Road pavement as curb and gutter as required. New 2 m wide sidewalk at property line and landscaped boulevard (minimum 1.5 m) with street trees behind existing curb. Dimension the driveway width on the functional road plan and tie-ins to existing sidewalks. Provide grade of access ramp and have the traffic consultant demonstrate the wheel path turning movements and sightlines at the connection of the ramp to the frontage are adequate. All existing driveways along Bennett Road frontage to be closed.
- c) Bennett Road Mid-block Crosswalk: Raised crosswalk with curb extensions located near the new pedestrian trail. The functional plan is required to locate the crosswalk, include geometric works such as decorative curb extensions and a speed hump design, and show the curb on south side for connection.
- d) Rear Lane: Interim lane to City Centre standard across site frontage along the new northern property line. Interim and ultimate lane designs are required.
 - i. Interim lane works to include all the works within the subject site's road dedications and the existing SRW PROP to the north to construct as much of the ultimate lane design as possible as part of this project. The sidewalk in the lane as part of the works secured from neighboring properties on this block is located on the north side of the lane and is to be shown on the functional plan. The functional lane plan is to show cross sections for the lane abutting 8151 Bennett Road. The SRW PROPs on the neighboring properties to the north that have been secured for vehicle purposes are to be shown. Refer to City of Richmond Engineering Design Specifications drawing R-7-DS. This information is essential due to the narrow lane width for the turning movements at the western access to the lane. As well the wheel path illustration provided by the traffic consultant is to be superimposed on the functional lane plan with all the completed works shown. For example if there is lighting along the north side of the lane, the wheel path illustration is to avoid the conflict area.
 - ii. The edge treatment and conditions along the south property line of the neighboring properties to the north are to be shown on the functional plan (e.g., parking, fencing).
- f) Pedestrian Trail: Design and Construction of walkway from Bennett Road to the proposed rear lane in proposed 3 m wide SRW along east property line. Works to include 2 m wide pavement at property line and 1 m landscaping strip with pedestrian lighting. Works also to include fencing as needed, and any edge treatment to address grade differential to neighbouring properties. Design of walkway in ultimate 6 m wide SRW, including proposed 3 m wide SRW, SRW secured along east property line of neighbouring property to the north, and future SRW to be secured through future development on adjacent properties to the east. Ultimate design to include 3 m wide pavement centred in SRW and on both sides 1.5 m landscaping strip with pedestrian lighting. Ultimate design also to include fencing as needed, upgrade to any existing walkways, and edge treatment to address grade differential to neighbouring properties.
- g) Intersection Works: Design and installation of decorative asphalt surface treatment for the crosswalk at the St. Albans Road and Bennett Road intersection.

14.II. Water works:

Using the OCP Model, there is 346 L/s available at 20 psi residual at the hydrant located at the proposed site's Bennett Road frontage. Based on your proposed development, your site requires a minimum fire flow of 220 L/s. No capacity analysis required.

- a) At the Owner's cost, the Owner is required to:
 - 1. Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm the development has adequate fire flow for onsite fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit designs at Building Permit stage.
- b) At the Owner's cost, the City will:
 - 1. Abandon and cap at main all existing water service connections.
 - 2. Install a new water service connection at Bennett Road frontage, complete with meter and meter chamber in a right-of-way which will be provided by the owner. The dimensions and location of the right of way shall be finalized via the servicing agreement design review.
 - 3. Complete all proposed watermain tie-ins.
 - 4. There are existing City fire hydrants on the south side of Bennett Road. The development is required to comply with the BC Building Code. If the proposed design requires a new closer hydrant to comply with

BCBC, the new hydrant could be a private hydrant located onsite, or a City hydrant located in the boulevard on the north side of Bennett Road. The project consultant will need to determine the best location for the hydrant. If a City hydrant is proposed, please see below for two potential hydrant locations. Engineering advises that either location is fine for the Fire Department as long as it meets code requirements (Hydrant to Fire Department Connection = Max. 45 m, unobstructed and measured from the centreline of the road).

- Location 1: Fire hydrant located just west of lot 8131 Bennett Road, this location avoids crossing the force main. The connection point indicated west of the driveway would need to be moved to the south.
- Location 2: Fire hydrant located east of the proposed driveway. For this location, the water service connection to the fire hydrant would need to cross the sanitary force main. This crossing would result in approximately 10 m of additional force main needing to be replaced.
- 14.III. Storm sewer works:
 - a) At the Owner's cost, the Owner is required to:
 - Upgrade the existing 450 mm diameter storm sewer at the proposed site's Bennett Road frontage. The
 proposed storm sewer (approximately 600 mm diameter and 92 m length) shall tie-in via new manholes to the
 existing storm sewers at the west and east sides. The proposed storm sewers shall be installed in the roadway
 to avoid conflict with the proposed sanitary line and existing wetwell at the frontage of 8131 Bennett Road.
 Exact alignment shall be determined via the servicing agreement design process.
 - 2. Remove the existing 450 mm storm sewer at Bennett Road frontage and dispose offsite.
 - 3. Install a storm sewer service connection and tie-in to the proposed storm sewer at the Bennett Road frontage. Tie-in point shall be at the existing manhole near the southeast corner of 8151 Bennett Road.
 - 4. Install 200 mm diameter storm sewer (approximately 200 mm diameter and 112 m length) complete with manholes as per the City's Engineering Specifications in the new lane along the proposed site's north property line. The high point of the new storm sewer will be at the east end of the new lane and tie-in shall be to the east end of the existing lane drainage located south of 8080 Granville Avenue.
 - b) At the Owner's cost, the City will:
 - 1. Cut and cap at main all existing storm service connections.
 - 2. Remove all existing inspection chambers and storm service leads and dispose offsite.
 - 3. Complete all proposed storm sewer tie-ins.
- 14.IV. Sanitary sewer works:

The owner will be responsible for all costs associated with re-grading, relocating, extending and removing existing sanitary sewers to accommodate the proposed development. The associated sanitary sewers and related appurtenances must be constructed and fully operational prior to the start of any soil densification, preloading or excavation on the development site in order to maintain sanitary sewer service. As such, if such works are required prior to 3rd reading by Council and Public Hearing (i.e., the timing when the City allows the servicing agreement process to proceed), a separate Servicing Agreement for the re-grading, relocation, extension and removal of the affected pipes will be presented to Council for consideration through an independent Report to Council; otherwise, these works will be completed through the servicing agreement as part of this Rezoning application.

- a) At the Owner's cost, the Owner is required to:
 - 1. Design the proposed development to accommodate future access, maintenance, repair or replacement of the existing pump station and associated appurtenances including all sanitary sewer along the perimeter of the proposed development without impact to the development site, to the satisfaction of the City and BC Hydro.
 - 2. Grant and register a 4.5 m wide lane dedication along the north property line of 8151 Bennett Road as per requirement by Transportation Department.
 - 3. Grant and register all required utility rights of ways necessary to complete the future relocation and replacement of the existing Bennett pump station, the installation of the future pump station equipment and appurtenances and the installation of the new gravity mains that are required to accommodate the proposed development. Statutory right-of-way for the purposes of utilities. Owner responsible for maintenance & liability, except that City responsible for maintenance for liability limited to city utilities and sanitary pump station paved surfaces only. The design must be prepared in accordance with City specifications & standards

and the construction of the works will be inspected by the City concurrently with all other SA related works. Works to be secured via SA. Provide the following right-of-way(s), to be refined through the servicing agreement design process:

- a. A 6 m wide utility SRW (on-grade below and open sky above) along the entire west property line of 8131 Bennett Road, with the following requirements: be flat; be accessible by a 7.5 x 2.5 m service truck with 1.3 m stabilizers from Bennett Road; contain a parking area paved with 200 mm thick broom-finished concrete with expansion joints; and trees, tall hedges and other permanent structures are not permitted within the utility right-of-way.
- b. A 15.2 m x 5.5 m utility SRW (on-grade below and open-sky above) along the south property line of 8131 and 8151 Bennett Road, adjacent to the eastern edge of the right-of-way identified in section III.3.a. The SRW shall accommodate the following:
 - i. BC Hydro SRW to accommodate a BC Hydro transformer (PMT), to be located within the 15.2 m x 5.5 m SRW footprint specified above, with minimum 3.0 m clearance between the PMT pad and the pad of any other electrical components such as the generator or kiosk. The Owner is required to coordinate with BC Hydro regarding the requirements of this right-of-way and provide written confirmation from BC Hydro prior to approval of the SA design.
 - ii. A future electrical kiosk with approximate dimensions of 1.5m x 2.6m, a minimum 1 m clearance on the short sides of the kiosk and minimum 2m clearance on the long sides of the kiosk, or as required to allow for safe access to all doors on the kiosk. A line-of-sight must be maintained between the kiosk and the wet well hatches.
 - iii. A future emergency generator with approximate dimensions of 3.0m x 1.5m and a minimum 1m clearance on all sides.
 - iv. Any other future equipment or utilities required to service the pump station, including underground conduits and water service connections.
 - v. Trees, tall hedges and other permanent structures, unless otherwise approved by the City, are not permitted within the utility right-of-way.
- c. A 3 m x 6 m utility SRW to (on-grade below and open-sky above) along the west property line of 8151 Bennett Road approximately 46m from the south property line, to fill the right of way notch that will result from the discharge of the existing right of way adjacent to the east property line of 8131 Bennett Road.
- d. A 5.7 m x 3 m utility SRW along the south property line of 8151 Bennett Road (to be located directly north of the existing wetwell) adjacent to the eastern edge of the 15.2 m X 5.5 m utility SRW indicated in item 3b above. The purpose of this new SRW is to contain the replacement for the existing kiosk and the existing RTU pole antenna. Also, this utility SRW will serve as working space when the existing wetwell is excavated to facilitate tie-in of the future Bennett pump station. The east edge of this new SRW shall extend 1.0m beyond the east edge of the existing wetwell so the right of way dimensions need to be finalized through the servicing agreement design review process.
- 4. Discharge the existing utility right of way adjacent to the east property line of 8131 Bennett Road after the existing sanitary pipe is removed and the new sanitary sewers are operational.
- 5. Design and construct the following sanitary pipe works that are required to address the conflict between the existing sanitary pipes and the proposed development:
 - a. Upgrade and re-grade the existing 200 mm diameter sanitary main along the north property line of 8131 Bennett Road (approximately 375 mm diameter and 17 m length). The new sanitary main shall be sloped to the west from a new manhole west of the east property line to a new manhole east of the west property line of 8131 Bennett Road.
 - b. Install a 375 mm sanitary main from the new manhole at the northwest corner of 8131 Bennett Road along the 6 m wide SRW to a new manhole that will be located south of the south property line, approximately 54 m (approximately 375 mm diameter and 54 m length).
 - c. Install a 375 mm sanitary sewer from the new manhole near the southwest corner of 8131 Bennett Road then tie-in to the west side of the existing wetwell via the existing opening.
 Install an additional interim manhole approximately 10 m to the north of the south property line.

- 6. Remove the existing sanitary sewers that are being replaced by items 5a and 5b above.
- 7. Install a new sanitary service connection, complete with inspection chamber, off of the proposed sanitary sewer in the right-of-way.
- 8. Provide, prior to start of site preparation works, a geotechnical assessment of the impact of preload, soil densification works, DSM wall installation (if required), foundation excavation and dewatering works on the existing pump station and kiosk, the new and existing gravity lines and the existing forcemains fronting the development site and provide mitigation recommendations. Any damage is to be repaired and any required replacement shall be at the Owner's sole cost, to the satisfaction of the Director of Engineering.
- b) Subject to Council approval, the City will provide 50% of the cost for the design and construction of the following works. The owner is required to:
 - 1. Replace the existing kiosk with a new one (i.e., duplex type) in the new 5.7 m x 3 m SRW (item 3d). This work will likely require replacement of the existing Hydro service, including replacement of existing underground electrical conduits and pole transformers as BC Hydro may not permit the use of the existing undersized conduits that service the pump station.
 - 2. Install a new PMT to power the pump station, within the new 15.2 m x 5.5 m SRW (item 3b).
 - 3. Replace the existing station concrete pad to include the wetwell hatch and the kiosk. The new station concrete pad shall be from the back of curb to the northern edge of the new 5.7 m x 3 m SRW (item 3d).
 - 4. Replace the existing hatch with new one that is rated as occasional H-20 loading.
 - 5. Replace the existing pump with Flygt NP equivalent.
 - 6. Relocate the existing RTU pole (antenna) into the new 5.7 m x 3 m SRW (item 3d) (beside the new kiosk).
 - 7. Relocate the existing water service for the pump station.
 - 8. Estimated costs for items 1-7 above will be subject to review and approval from the City at the Service Agreement stage for the purpose of establishing a cap-value on the City portion of the works. Both parties to review estimated costing prior to signing of agreement to access final scope and price of works are deemed fair and appropriate. Excess costs incurred after the signed agreement, over and above the agreed upon cap will be the responsibility of the Owner. In the event that costs are lower than the cap, the City's portion will be 50% of the actual design and construction costs.
- c) At the Owner's cost, the City will:
 - 1. Cut and cap at main all existing sanitary service connections to the proposed site.
 - 2. Remove all existing inspection chambers and sanitary leads connected to the proposed site and dispose offsite.
 - 3. Complete all proposed sanitary sewer tie-ins to the existing system.
- 14.V. Engineering Frontage Improvements:
 - a) At the Owner's cost, the Owner is required to:
 - 1. Provide frontage improvements as per Transportation's requirements. Improvements shall be built to the ultimate condition wherever possible.
 - 2. Proposed sidewalks, bike paths and boulevards shall be included in proposed road dedications.
 - 3. Provide street lighting improvements along Bennett Road: Paint existing poles Gloss Black colour and install new luminaires of type Domus 50 Series Flat Glass Luminare (LED / 3000K color temperature). Existing conduits within boulevard are to be lowered to 1.0 m below finished grade. Review street lighting levels along Bennett Road and upgrade as required.
 - 4. Provide street lighting along the new lane: Provide Gloss Black 5.79 m height laneway poles at the back of curb with luminaire color matching pole (See City Specifications drawing L11.5).
 - 5. Provide street lighting along the new pedestrian trail within the landscape strip in the SRW. The design will be finalized through the SA process, including determining bollard lighting or pole lighting of type Gloss Black 4.57 m height with luminaire color to match pole.

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- 6. Coordinate with BC Hydro, Telus and other private communication service providers:
 - a. To underground overhead service lines.
 - b. To underground the overhead lines and remove the poles along the Bennett Road site frontage.
 - c. Prior to relocating/modifying any of the overhead lines or poles along Bennett Road.
 - d. To pre-duct for future hydro, telephone and cable utilities along all road frontages.
 - e. To locate all proposed underground structures (e.g. junction boxes, pull boxes, service boxes, etc.) outside of bike paths and sidewalks.
 - f. To locate/relocate all above ground utility cabinets and kiosks required to service the proposed development, and all above ground utility cabinets and kiosks located along the development's frontages, within the developments site (see list below for examples). A functional plan showing conceptual locations for such infrastructure shall be included in the development process design review. Please coordinate with the respective private utility companies and the project's lighting and traffic signal consultants to confirm the requirements (e.g., statutory right-of-way dimensions) and the locations for the aboveground structures. If a private utility company does not require an aboveground structure, that company shall confirm this via a letter to be submitted to the City. The following are examples of statutory right-of-ways that shall be shown on the functional plan and registered prior to SA design approval:

BC Hydro PMT	– 4.0 x 5.0 m
BC Hydro LPT	– 3.5 x 3.5 m
Street light kiosk	– 1.5 x 1.5 m
Traffic signal kiosk	– 1.0 x 1.0 m
Traffic signal UPS	-2.0 x 1.5 m
Shaw cable kiosk	– 1.0 x 1.0 m
Telus FDH cabinet	-1.1 x 1.0 m

- 14.VI. General Items:
 - a) At the Owner's cost, the Owner is required to:
 - 1. Conduct pre- and post-preload elevation surveys of all surrounding roads, utilities, and structures. Any damage, nuisance, or other impact to be repaired at the owner's cost. The post-preload elevation survey shall be incorporated within the servicing agreement design.
 - 2. Conduct pre and post preload (and/or soil densification) video inspections of adjacent sewer mains to check for possible damage. At their cost, the owner is responsible for rectifying damage caused by the site preparations (e.g., preload, site densification, etc.).
 - 3. Conduct pre and post construction video inspections of adjacent sewer mains to check for possible construction damage. At their cost, the owner is responsible for rectifying construction damage.
 - 4. Monitor the settlement at the adjacent utilities and structures during pre-loading, dewatering, and soil preparation works as per a geotechnical engineer's recommendations, and report the settlement amounts to the City for review and approval.
 - 5. Enter into, if required, additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering, including, but not limited to, site investigation, testing, monitoring, site preparation, dewatering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.
 - 6. Design the proposed development to accommodate future maintenance, repair or replacement of the existing pump station, new kiosk, future back-up generator, BC Hydro PMT and sanitary sewers along the perimeter of the proposed development without causing undue cost to the City. Building designs should consider how future access will be provided during future pump station and sanitary construction and/or repair works without impact to the proposed buildings. Geotechnical assessments complete with recommendations (prior to or at first submission of SA design) are required for review by Engineering department.

Prior to Development Permit* Issuance, the owner must complete the following requirements:

- 1. (*Rezoning*) Incorporation of features in Development Permit plans as determined via the Rezoning process.
- 2. (Landscape Security) Receipt of a Letter-of-Credit (or BC Housing letter of assurance) for landscaping. The amount is to be determined from a signed and sealed cost estimate prepared by the project Landscape Architect.

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

- 1. (*Rezoning/Development Permit*) Incorporation of features in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes, including accessibility and sustainability measures.
- (Construction Parking and Traffic Management Plan*) Submission of a construction parking and traffic management plan to the Transportation Department. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
- 3. (*Construction Hoarding*) Obtain a Building Permit* for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Department at 604-276-4285.

Notes:

- * 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

boarding and lodging

housing, apartment

home business

housing, town



Richmond Zoning Bylaw 8500 Amendment Bylaw 10065 (RZ 18-808220) 8131 and 8151 Bennett Road

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

- 1. Richmond Zoning Bylaw 8500, as amended, is further amended by inserting the following into Section 20 (Site Specific Mixed Use Zones), in numerical order:
 - "20.42 Rental Tenure Residential and Religious Assembly (ZMU42) St. Albans (City Centre)
 - 20.42.1 Purpose

The **zone** provides for **religious assembly** institutional and a non-profit rental tenure housing project, and other limited supporting and accessory **uses**.

20.42.2 Permitted Uses 20.42.3 Secondary Uses

- amenity space, community
- library and exhibit
- religious assembly
- studio

20.42.4 Permitted Density

- 1. The maximum floor area ratio is 0.6 together with an additional:
 - a) 0.1 floor area ratio provided that the additional floor area is used entirely to accommodate indoor **amenity space**.
- 2. Notwithstanding Section 20.42.4.1, the reference to "0.6" is increased to a higher **floor area ratio** of "2.25" if the **owner**:
 - a) provides a minimum of 900 m² floor area on the site for religious assembly use;
 - b) provides 20 **affordable housing units** on the **site** and the combined **habitable space** of the **affordable housing units** is not less than 10% of the total residential **floor area**;
 - c) enters into a housing agreement with respect to the affordable housing units and registers the housing agreement against title to the lot and files a notice in the Land Title Office;

- d) in addition Section 20.42.4.2.b, provides 68 moderate income limits **residential rental tenure dwelling units** on the **site**; and
- e) enters into a housing affordability agreement with respect to the dwelling units described in Section 20.42.4.2.d and registers the housing affordability agreement against title to the lot and files a notice in the Land Title Office.
- 3. Notwithstanding Section 4.5.1, the following items are not included in the calculation of maximum **floor area ratio**: common bicycle, personal mobility scooter, garbage and recycling facilities.

20.42.5 Permitted Lot Coverage

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

20.42.6 Yards & Setbacks

- 1. The minimum **setback** from Bennett **Road** is 3.0 m.
- 2. The minimum setback from a rear lot line or lane is 0.0 m.
- 3. The minimum **setback** from a **side lot line** is 3.0 m.

20.42.7 Permitted Heights

1. The maximum **height** for **buildings** is 25.0 m.

20.42.8 Subdivision Provisions/Minimum Lot Size

- 1. The minimum lot width is 40.0 m.
- 2. The minimum lot depth is 40.0 m.
- 3. The minimum lot area is 2,400 m².

20.42.9 Landscaping & Screening

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

20.42.10 On-Site Parking and Loading

- 1. On-site **vehicle** and bicycle parking and loading shall be provided according to the standards set out in Section 7.0.
- Notwithstanding Section 20.42.10.1, subject to the provision of transportation demand management measures to the satisfaction of the Director of Transportation, including the provision of 2.0 parking spaces on-site for car co-operative use, the minimum number of parking spaces required by this bylaw may be reduced to be calculated as follows:
 - a) for **affordable housing** residents: 0.6 **parking space** per **dwelling unit**;
 - b) for **residential rental tenure apartment housing** residents: 0.85 resident **parking space** per **dwelling unit**;

- c) for **residential rental tenure town housing** residents: 1.0 **parking space** per **dwelling unit**; and
- d) for **religious assembly use**: 4.3 **parking spaces** per 100 m² of **gross leasable floor area** of **building**, which shall be shared with residential visitors at all times.

20.42.11 Residential Rental Tenure

- 1. For the purposes of this **zone**, the following definitions apply:
 - a) **residential rental tenure** means, in relation to a **dwelling unit** in a multi-family residential **building**, occupancy of a **dwelling unit** governed by a tenancy agreement under and that is subject to the *Residential Tenancy Act (BC)*, as may be amended or replaced from time to time.
 - b) housing affordability agreement means an agreement in a form satisfactory to the City that limits the occupancy of the dwelling unit that is subject to the agreement to persons, families and households that qualify for housing based on household income level under the terms of the agreement, that restricts the occupancy of the dwelling unit to residential rental tenure, and that prescribes a maximum rental rate and rate of increase of rental rate for the dwelling unit for a term of in perpetuity.
- 2. For the purposes of this **zone**, all **apartment housing** and **town housing** are restricted to **residential rental tenure** only.

20.42.12 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 by designating it "RENTAL TENURE RESIDENTIAL AND RELIGIOUS ASSEMBLY (ZMU42) - ST. ALBANS (CITY CENTRE)".

P.I.D. 009-599-126 Lot 27 Section 16 Block 4 North Range 6 West New Westminster District Plan 20915

P.I.D. 006-199-631 Lot 362 Section 16 Block 4 North Range 6 West New Westminster District Plan 47516 3. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 10065".

 FIRST READING
 CITY OF

 A PUBLIC HEARING WAS HELD ON
 APPROVED

 SECOND READING
 SECOND READING

 THIRD READING
 Solicitor

 OTHER CONDITIONS SATISFIED
 Solicitor

 ADOPTED
 Solicitor

MAYOR

CORPORATE OFFICER



Report to Committee

То:	Planning Committee	Date:	October 7, 2019
From:	Kim Somerville Director, Community Social Development	File:	07-3070-00/Vol 01
Re:	Proposed Amendments to Child Care Developm Richmond Zoning Bylaw No. 8500	ent Poli	cy 4017 and

Staff Recommendation

- 1. That Richmond Zoning Bylaw No. 8500, Amendment Bylaw No. 10095 be introduced and given first reading; and
- That upon adoption of Richmond Zoning Bylaw No. 8500, Amendment 10095, the Child Care Development Policy 4017 be amended, as set out in Attachment 1 of the report dated October 7, 2019 from the Director, Community Social Development, titled "Proposed Amendments to the Child Care Development Policy 4017 and Richmond Zoning Bylaw No. 8500."

Kim Somerville Director, Community Social Development (604-247-4671)

Att. 4

REPORT CONCURRENCE							
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER					
Finance Department Law Development Applications Policy Planning	র অ অ	Sur.					
REVIEWED BY STAFF REPORT / AGENDA REVIEW SUBCOMMITTEE	INITIALS:	APPROVED BY CAO					

Staff Report

Origin

On July 24, 2017, Council adopted the recommended actions outlined in the 2017-2022 Richmond Child Care Needs Assessment and Strategy, including that City staff:

Review the Child Care Statutory Reserve Fund policy to consider how fund contributions could be apportioned to the Child Care Development Reserve Fund and the Child Care Operating Reserve Fund using a similar approach to the Affordable Housing Reserve Fund (e.g. 70% for Capital and 30% for Operating as opposed to the current split of 90% for Capital and 10% for Operating).

In response to the adoption of this recommended action item, staff conducted a review of the *Community Charter*, which outlines governing matters delegated to local government. City staff also reviewed internal policies and strategies including Richmond Zoning Bylaw No. 8500, Reserve Fund Establishment Bylaw 7812, Child Care Operating Reserve Fund Bylaw 8877, Child Care Development Policy 4017 and the 2017-2022 Richmond Child Care Needs Assessment and Strategy to determine if the current allocation of operating and capital funds meets the City's child care needs. The Affordable Housing Statutory Operating Reserve Fund Bylaw 8206 and the Affordable Housing Statutory Reserve Fund Policy 5008 were reviewed as supplementary information to guide this review.

Through the review, it has been identified that the Child Care Development Policy 4017 and Richmond Zoning Bylaw No. 8500 do not adequately reflect the 2017-2022 Richmond Child Care Needs Assessment and Strategy ("Child Care Strategy") recommendations and other City requirements for the use and distribution of child care reserve funds. With these considerations, this report proposes amendments to:

- 1. Child Care Development Policy 4017 (dated September 14, 2005) (Attachment 1);
- 2. Richmond Zoning Bylaw No. 8500 Section 5.16.

This report supports Council's Strategic Plan 2018-2022 Strategy #4 An Active and Thriving Richmond:

- 4.1 Robust, affordable, and accessible sport, recreation, wellness and social programs for people of all ages and abilities.
- 4.2 Ensure infrastructure meets changing community needs, current trends and best practices.

This report supports the following Social Development Strategy actions:

Action 10 – Support the establishment of high quality, safe child care services in Richmond through such means as:

10.3 Securing City-owned child care facilities from private developers through the rezoning process for lease at nominal rates to non-profit providers.

Action 11 – Implement policies identified in the 2041 Official Community Plan to promote the establishment and maintenance of a comprehensive child care system.

This report also supports the strategic direction for "Creating and Supporting Spaces" as set out in the City's 2017-2022 Richmond Child Care Needs Assessment and Strategy.

Background

Since 2004, the City has made a commitment to support the development of child care in Richmond through the establishment of child care statutory reserve fund bylaws and policies. The City currently owns nine existing purpose-built child care facilities and has an additional two child care facilities and two Early Childhood Development Hubs which have been secured through development and are in various stages of design or under construction. These existing and secured facilities will provide approximately 569 licensed child care spaces.

As outlined in the 2018 Update to the 2017-2022 Child Care Needs Assessment and Strategy, at the end of 2018 there were 6,439 child care spaces in Richmond and a child population of 23,440. There are currently child care spaces for 27.5% of children age 0-12 years. Across all age groups, the existing child care supply does not meet the demand, in particular for infants and toddlers (0 - 36 months) and school-aged children (5 - 12 years).

Section 189 of the *Community Charter* requires that money and interest in reserve funds can be used only for the purpose for which the fund was established. The City currently has a capital reserve fund and a non-capital reserve fund related to child care. The use of child care reserve funds are subject to the City's annual Capital and Operating Budget process and Council approval of the 5-year Financial Plan Bylaw. Upon Council approval, monies are distributed to the Child Care Capital Projects Fund(s) and the Child Care Operating budget, as required by staff request.

The current City Bylaws pertaining to child care reserve funds are:

1. Reserve Fund Establishment Bylaw No. 7812 adopted on October 25, 2004

This bylaw establishes various reserve funds including one for the purposes of "Child Care." Due to the purpose of this reserve fund, monies in this fund can only be used for capital expenditures and are intended primarily to create or support the capital costs of maintaining child care spaces.

2. Child Care Operating Reserve Fund Establishment Bylaw 8877 adopted on May 14, 2012

This bylaw establishes the Child Care Operating Reserve Fund for the following purposes:

- (a) Grants to non-profit societies to support child care professional and program development within the city;
- (b) Studies, research and production of reports and other information in relation to child care issues within the city; and

- (c) Remuneration and costs, including without limitation expenses and travel costs, for consultants and City personnel to support the development and quality of child care within the city.
- 3. Richmond Zoning Bylaw No. 8500 Section 5.16

Section 5.16.4 of Richmond Zoning Bylaw No. 8500 specifies how developer's contributions to child care are allocated to the two child care reserve funds:

If an owner elects to pay an amount into the child care reserve fund pursuant to this Richmond Zoning Bylaw No. 8500, as amended or replaced from time to time:

- (a) 90 per cent of the amount shall be deposited to the Child Care Development Reserve Fund created by Reserve Fund Establishment Bylaw No. 7812; and
- (b) 10 per cent of the amount shall be deposited to the Child Care Operating Reserve Fund created by the Child Care Operating Reserve Fund Establishment Bylaw No. 8877.

Analysis

The following section includes a review, proposed solutions and recommendations for:

- I. Child Care Development Policy 4017
- II. Richmond Zoning Bylaw No. 8500, Section 5.16

Section I: Child Care Development Policy 4017 Review

The Child Care Development Policy 4017 was established in 2006, prior to securing and constructing nine additional child care facilities. The current policy reflects Richmond Zoning Bylaw No. 8500 and the allocation of developer cash contributions and child care density contributions from the Child Care Reserves Funds are allocated as 90% to the Child Care Capital Reserve and 10% to the Child Care Operating Reserve Fund.

Child Care Development Policy 4017 Proposed Amendment to Reflect the Child Care Strategy's Priorities for the Use of Child Care Reserve Funds

The following amendment is proposed to the existing Child Care Development Policy 4017. The policy amendments will allow for additional future funding to be allocated to support the City's child care operating purposes.

The Child Care Operating Reserve Fund funds the City's Child Care Program and Professional Development Grant Program, and supports the research, planning, development and design work required to secure and build City-owned child care. The number of City-owned child care facilities secured in the past ten years (7 child care facilities and 2 Early Childhood Development Hubs) has significantly increased the demands and work program for the child care section (Attachment 4).

In addition, the recent provincial child care funding announcements have expanded opportunities to plan for and implement additional child care projects, including exploring the construction of additional City-owned child care facilities. An increase in the production of research, reports and strategies, as well as community engagement opportunities have resulted in an increased need for resources to support child care initiatives within the city. The cumulative impact of these changes has resulted in a need for increased operating funding to support the work.

Recommendation: That the existing Policy 4017 be amended to increase the allocation of developer cash contributions and child care density bonus contributions to 30 per cent from the Child Care Reserves funds to the Child Care Operating Reserve Fund. This will result in a 70 per cent allocation of developer cash contributions and child care density bonus contributions deposited to the Child Care Development Reserve Fund.

Two additional minor housekeeping amendments have also been included at this time in order to improve the clarity of Policy 4017.

Recommendation: That the existing Policy 4017 be amended to delete point 10. Area Plans. This amendment is recommended as the City's Official Community Plan provides a robust policy framework to assist the City in meeting current and future child care needs, in tandem with other Council policies, and some existing Area Plans do not provide any guidance on, or policy framework for, the provision of child care.

Recommendation: That the existing Policy 4017 be amended to revise point 12.1 Promotion to read "The City will promote and support child care initiatives and awareness activities. This is in place of a specific reference to the month of May as "Child Care Month."

Section II: Richmond Zoning Bylaw No. 8500 - Section 5.16 Review

Where an owner or developer elects to make a cash contribution to the City's child care reserve funds in exchange for obtaining a density bonus, the existing Richmond Zoning Bylaw No. 8500 requires that 90 per cent of the contribution amount is deposited to the capital reserve fund established by Policy 4017 and 10 per cent is deposited to the operating fund established by Bylaw No. 8206, unless Council directs otherwise.

Richmond Zoning Bylaw No. 8500 Proposed Amendment to Reflect the Child Care Strategy's Priorities for the Use of Child Care Reserve Funds

Amendments to the Richmond Zoning Bylaw No. 8500 are required to align the Child Care Reserve Funds requirement with the proposal to amend Child Care Development Policy 4017.

Recommendation: That the Richmond Zoning Bylaw No. 8500, Section 5.16.4 be amended to read:

- (a) 70 per cent of the amount shall be deposited to the Child Care Development Reserve Fund created by Reserve Fund Establishment Bylaw No. 7812; and
- (b) 30 per cent of the amount shall be deposited to the Child Care Operating Reserve Fund created by Child Care Operating Reserve Fund Establishment Bylaw No. 8877

Summary of Recommendations:

- 1. That the Richmond Zoning Bylaw No. 8500 and the Child Care Development Policy 4017 be amended to permit Council to direct 70 per cent of developer contributions for child care to the Child Care Development Reserve Fund and 30 per cent of developer contributions for child care to the Child Care Operating Reserve Fund.
- 2. That minor housekeeping amendments be made to Child Care Development Policy 4017, including deletion of Point 10: Area Plans; and revision to Point 12.1.

Financial Impact

Access to the Child Care Reserves will be subject to the City's annual Capital and Operating Budget review process. All approved child care projects will be incorporated in to the 5-year Financial Plan Bylaw, which authorizes access to and expenditures from reserve and project funds.

Conclusion

The proposed amendments to the Child Care Development Policy 4017 and the Richmond Zoning Bylaw No. 8500 are intended to provide a more effective reserve fund management framework to assist the City's efforts to financially support child care development in Richmond in response to the increase in child care development opportunities. The proposed amendments create a policy framework that reflects current and future Child Care Strategy priorities; allows enhanced financial support for child care development in the community; supports the work required to manage an increase in City-owned child care facilities; and improves clarity of child care policies.

Updates to the Child Care Development Policy 4017 and the Richmond Zoning Bylaw No. 8500 is a priority action item identified in the City Council adopted 2017-2022 Richmond Child Care Needs Assessment and Strategy. These changes will also help to advance the provision of child care services for children and families in Richmond.

Chris Duggan Program Manager, Child Care (604-204-8621)

- Att. 1: Original Child Care Development Policy 4017
 - 2: Proposed Child Care Development Policy 4017 Redline version
 - 3: New Child Care Development Policy 4017 Clean version
 - 4: City of Richmond Child Care Facilities Map October 2019



Page 1 of 5	Adopted by Council: January 24, 2006	Policy 4017
	Amended by Council: April 10, 2012; December 8, 2014; September 14, 2015	
File Ref: 3070	Child Care Development Policy	

POLICY 4017:

It is Council policy that:

1. GENERAL

1.1 The City of Richmond acknowledges that quality and affordable child care is an essential service in the community for residents, employers and employees.

2. PLANNING

2.1 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.

3. PARTNERSHIPS

- 3.1 The City of Richmond is committed to:
 - (a) Being an active partner with senior governments, stakeholders, parents, the private and non-profit sectors, and the community, to plan, develop and maintain a quality and affordable comprehensive child care system in Richmond.

Working with the following organizations and groups to facilitate quality child care in Richmond:

- (i) Community Associations and Societies to assess whether or not child care services can be improved in community centres, and new spaces added to existing and future community centres.
- (ii) Developers to encourage developers to provide land and facilities for child care programs throughout the City.
- (iii) Employers to encourage employers' involvement in advocating and planning for child care.
- (iv) Intercultural Advisory Committee to investigate and report on child care concerns, needs and problems facing ethno cultural groups in the City.
- School Board to continue providing space for child care programs on school sites; to co-locate child care spaces with schools where appropriate, and to liaise with the Child Care Development Advisory Committee, PH - 175



Page 2 of 5		Adopted by Council: January 24, 2006Policy 4017						
			Amended by Council: April 10, 2012; December 8, 2014; September 14, 2015					
File Ref: 307	0	Child	l Care	Development Policy				
		(b)		pring the need for new nts, employee and stu	oort Richmond			
		(c)		ing, when appropriate existing needs and fut	, new child care spaces a ure population growth.	nd/or facilities to		
		(d)	ongoi	Requesting senior governments and other stakeholders to provide ongoing funding for affordable child care facilities, spaces, operations and programming.				
4.	RICH		CHILD		IT ADVISORY COMMITT	EE (CCDAC)		
	4.1		•	establish and support t imittee.	he Richmond Child Care I	Development		
5.	CHIL	D CARE	RESE	RVE FUNDS				
	5.1	The C	ity has	established two Child	Care Reserve Funds as d	escribed below.		
		 (a) Child Care Development Reserve Fund (established by Reserve Fund Establishment Bylaw No. 7812) The City will administer the Child Care Development Reserve Fund to financiall assist with the following capital expenses: 						
			(i) Establishing child care facilities and spaces in:					
				 City buildings and Private developm Senior governme Community partn 	ents. nt projects.			
			(ii)	Acquiring sites for lea	ase to non-profit societies	for child care; and		
			(iii)		on-profit societies for capi as equipment, furnishings nents.			
	(b) Child Care Operating Reserve Fund (Reserve Fund Establishment Bylaw N					hild Care Operating		
 (i) The City will administer the Child Care Operating Reserve Fulfinancially assist with non-capital expenses relating to child care within the City, including the following: PH - 176 								



Page 3 of 5		Adopted by Council: January 24, 2006	Policy 4017					
		Amended by Council: April 10, 2012; December 8, 2014; September 14, 2015						
File Ref: 3070 Child Care Development Policy								
		 Grants to non-profit societies to support child ca and program development within the City; 	re professional					
		 Studies, research and production of reports and in relation to child care issues within the City; ar 						
		 Remuneration and costs, including without limits and travel costs, for consultants and City persor development and quality of child care within the 	nnel to support the					
	5.2	Developer cash contributions and child care density bonus con City's Child Care Reserve Funds will be allocated as follows:	tributions to the					
		(a) 90% of the amount will be deposited to the Child Care D Reserve Fund, and	evelopment					
(b) 10% of the amount will be deposited to the Child Care Operating Reso Fund, unless Council directs otherwise prior to the date of the develop payment, in which case the payment will be deposited as directed by Council.								
	5.3	All expenditures from the Child Care Reserve Funds must be a Council.	uthorized by					
6.	DEV	ELOPMENT OF CHILD CARE FACILITIES						
	6.1	To facilitate consistent, transparent and sound planning, the Ci	ty will:					
		 (a) Undertake periodic child care needs assessments to updat strategy. 	e its child care					
		(b) Use its powers through the rezoning and development approximation achieve child care targets and objectives.	roval processes to					
		(c) Prepare Child Care Design Guidelines which articulate the expectations for the design and development of City-owned care facilities, whether they are built as City capital projects as community amenity contributions.	d or leased child					
		(d) Make the Child Care Design Guidelines available to member a resource, and to City staff, developers, and architects as planning child care spaces in City-owned or leased facilities community amenities being contributed to the City.	a guide for					
		PH - 177						

PH - 177



Amended by Councit: April 10, 2012; December 8, 2014; September 14, 2015 File Ref. 3070 Child Care Development Policy 6.2 The City will further facilitate the establishment of child care facilities by: (a) Encouraging adequate child care centre facilities throughout the City where needed, particularly in each new community. (b) Providing City land and facilities for child care programs in locations throughout the City. (c) Encouraging child care program expansion through the enhancement o existing community facilities. 7. CHILD CARE GRANTS POLICY 7.1 Through City child care grants, support child care:	Page 4 of 5		Add	opted by Council: January 24, 2006	Policy 4017				
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of child care services in Richmond.			(a)		o ensure that no				
			(b)		, type and location				
	10.	AREA		NS					
10.1 The City will ensure that area plans contain effective child care policies. PH - 178		10.1	The		e policies.				

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11. INFORMATION

- 11.1 The City will, with advice from the Child Care Development Advisory Committee:
 - (a) Generate, consolidate and analyze information to facilitate the development of child care facilities, programs and non-profit child care agencies;
 - (b) Determine if any City land holdings are appropriate to be made available for immediate use as child care facilities;
 - (c) Review, update and distribute City produced public information material to the public on child care.

12. PROMOTION

- 12.1 The City will:
 - (a) Declare the month of May "Child Care Month" and support awareness and fund-raising activities during that month.



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POLICY 4017:

It is Council policy that:

1. GENERAL

1.1 The City of Richmond acknowledges that quality and affordable child care is an essential service in the community for residents, employers and employees.

2. PLANNING

2.1 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.

3. PARTNERSHIPS

- 3.1 The City of Richmond is committed to:
 - (a) Being an active partner with senior governments, stakeholders, parents, the private and non-profit sectors, and the community, to plan, develop and maintain a quality and affordable comprehensive child care system in Richmond.

Working with the following organizations and groups to facilitate quality child care in Richmond:

- (i) Community Associations and Societies to assess whether or not child care services can be improved in community centres, and new spaces added to existing and future community centres.
- (ii) Developers to encourage developers to provide land and facilities for child care programs throughout the City.
- (iii) Employers to encourage employers' involvement in advocating and planning for child care.
- (iv) Intercultural Advisory Committee to investigate and report on child care concerns, needs and problems facing ethno cultural groups in the City.
- School Board to continue providing space for child care programs on school sites; to co-locate child care spaces with schools where appropriate, and to liaise with the Child Care Development Advisory Committee, PH - 180



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			nded by Council: April 10, 2012; December 8, 2014; ember 14, 2015				
File Ref: 307	0	Child	Care D	evelopment Policy			
		(b)		ring the need for new child care spaces to sup its, employee and student populations.	oport Richmond		
				ng, when appropriate, new child care spaces xisting needs and future population growth.	and/or facilities to		
			ongoin	uesting senior governments and other stakeholders to provide bing funding for affordable child care facilities, spaces, operations and ramming.			
4.	RICH		HILD C	ARE DEVELOPMENT ADVISORY COMMIT	TEE (CCDAC)		
	4.1		ty will e ry Comi	stablish and support the Richmond Child Care nittee.	e Development		
5.	CHIL	D CARE	RESER	VE FUNDS			
	5.1	The Cit	ty has e	stablished two Child Care Reserve Funds as	described below.		
		(a)		are Development Reserve Fund (established shment Bylaw No. 7812)	by Reserve Fund		
			-	dminister the Child Care Development Reserv following capital expenses:	e Fund to financially		
			(i)	Establishing child care facilities and spaces in	ı'.		
				 City buildings and on City land. Private developments. Senior government projects. Community partner projects. 			
			(ii)	Acquiring sites for lease to non-profit societie	s for child care; and		
			(iii)	Providing grants to non-profit societies for ca improvements, such as equipment, furnishing playground improvements.			
				are Operating Reserve Fund (established by e Fund Establishment Bylaw No. 8827)	Child Care Operating		
			(i)	The City will administer the Child Care Opera financially assist with non-capital expenses re within the City, including the following:			
				PH - 181			



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			ded by mbe <u>r</u> 14		2012; December 8, 2014;	_	
File Ref: 3070	Child Care Development Policy						
			•	•	fit societies to support child c lopment within the City;	are	professional
			•		and production of reports an care issues within the City; a		her information
			•	and travel costs, f	d costs, including without limi or consultants and City perso quality of child care within the	nne	l to support the
5			•		d child care density bonus co will be allocated as follows:	ntril	putions to the
	(;			<mark>6</mark> of the amount w Fund, a nd	ill be deposited to the Child (Care	e Development
	(F	Reserve develop	Fund, unless Cou	ill be deposited to the Child (Incil directs otherwise prior to hich case the payment will be	b the	e date of the
5		All expe Council		s from the Child C	are Reserve Funds must be	autl	norized by
6. D	EVEL	OPME	NT OF	CHILD CARE FA	CILITIES		
6	.1 .	To facil	litate co	nsistent, transpare	ent and sound planning, the C	;ity	will:
			dert a ke ategy.	periodic child care	needs assessments to upda	te il	s child care
				ers through the re d care targets and	zoning and development app d objectives.	orov	al processes to
	(exp care	ectatio e faciliti	s for the design a	uidelines which articulate the nd development of City-owne re built as City capital project putions.	d o	r leased child
	(a re plar	esource nning cl	and to City staff, o ild care spaces in	Guidelines available to memi developers, and architects as City-owned or leased facilitie ontributed to the City.	ag	juide for
				PH -	182		



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			nended by Council: April 10, 2012; December 8, 2014; eptember 14, 2015					
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	6.2	The	City will further facilitate the establishment of child care fa	cilities by:				
		(a)	Encouraging adequate child care centre facilities throug where needed, particularly in each new community.	hout the City				
		(b)	Providing City land and facilities for child care programs throughout the City.	in locations				
		(c)	Encouraging child care program expansion through the existing community facilities.	enhancement of				
7.	CHIL	.D CAF	RE GRANTS POLICY					
	7.1	Thro	ough City child care grants, support child care:					
		(a)	Facilities.					
		(b)	Spaces.					
		(c)	Programming.					
		(d)	Equipment and furnishings.					
		(e)	Professional and program development support.					
8.	PRO	FESSI	ONAL CHILD CARE SUPPORT RESOURCES					
	8.1	Dev	port resources for child care providers as advised by the C elopment Advisory Committee and as the need requires an ome available.					
9.	POLI	ICY RE	EVIEWS					
	9.1	Fron	n time to time, the City will:					
		(a)	Review child care policies, regulations and procedures t undue barriers exist to the development of child care.	o ensure that no				
		(b)	As appropriate, develop targets for the required number of child care services in Richmond.	, type and location				
10.	ARE	A PLA	NS					
	10.1	The	City will ensure that area plans contain effective child care PH - 183	e policies.				



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			ended by Council: April 10, 2012; December 8, 2014; tember 14, 2015				
File Ref: 3070)	Chi	ld Care Development Policy				
11. 10	INFO	RMAT	ION				
	11.1 10.1	The City will, with advice from the Child Care Development Advisory Committee:					
		(a)	Generate, consolidate and analyze information to facilita development of child care facilities, programs and non-p agencies;				
		(b)	Determine if any City land holdings are appropriate to be for immediate use as child care facilities;	e made availabl <mark>e</mark>			
		(c)	Review, update and distribute City produced public info the public on child care.	rmation material to			
12.	PROM	ΙΟΤΙΟ	N				
11	12.1	The	City will:				
	11.1	(a)	Declare the month of May "Child Care Month" and supp and fund-raising activities during that month				
			Promote and support child care initiatives and awarene	ss activities.			

City of Richmond

Policy Manual

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File Ref: 3070	Child Care Development Policy				
POLICY 4017:					

It is Council policy that:

1. GENERAL

1.1 The City of Richmond acknowledges that quality and affordable child care is an essential service in the community for residents, employers and employees.

2. PLANNING

2.1 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.

3. PARTNERSHIPS

- 3.1 The City of Richmond is committed to:
 - (a) Being an active partner with senior governments, stakeholders, parents, the private and non-profit sectors, and the community, to plan, develop and maintain a quality and affordable comprehensive child care system in Richmond.

Working with the following organizations and groups to facilitate quality child care in Richmond:

- Community Associations and Societies to assess whether or not child care services can be improved in community centres, and new spaces added to existing and future community centres.
- (ii) Developers to encourage developers to provide land and facilities for child care programs throughout the City.
- (iii) Employers to encourage employers' involvement in advocating and planning for child care.
- (iv) Intercultural Advisory Committee to investigate and report on child care concerns, needs and problems facing ethno cultural groups in the City.
- School Board to continue providing space for child care programs on school sites; to co-locate child care spaces with schools where appropriate, and to liaise with the Child Care Development Advisory Committee,



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		(b)		oring the need for new child care spaces to sup ents, employee and student populations.	port Richmond		
		(c)		ling, when appropriate, new child care spaces a existing needs and future population growth.	and/or facilities to		
		(d)	ongoii	esting senior governments and other stakeholden ng funding for affordable child care facilities, sp amming.			
4.	RICH		HILD	CARE DEVELOPMENT ADVISORY COMMIT	TEE (CCDAC)		
	4.1		The City will establish and support the Richmond Child Care Development Advisory Committee.				
5.	CHILI	D CARE	RESE	RVE FUNDS			
	5.1	The City has established two Child Care Reserve Funds as described below.					
		(a)		Care Development Reserve Fund (established lishment Bylaw No. 7812)	by Reserve Fund		
		The City will administer the Child Care Development Reserve Fund to financia assist with the following capital expenses:					
			(i)	Establishing child care facilities and spaces ir	1:		
				 City buildings and on City land. Private developments. Senior government projects. Community partner projects. 			
			(ii)	Acquiring sites for lease to non-profit societies	s for child care; and		
			(iii)	Providing grants to non-profit societies for cap improvements, such as equipment, furnishing playground improvements.			
		(b)		Care Operating Reserve Fund (established by ve Fund Establishment Bylaw No. 8827)	Child Care Operating		
			(i)	The City will administer the Child Care Opera financially assist with non-capital expenses re within the City, including the following:			
6 32 1236	ì			PH - 186			



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File Ref: 3070		Chi	ild Care Development Policy	
			 Grants to non-profit societies to support child or and program development within the City; 	are professional
			 Studies, research and production of reports an in relation to child care issues within the City; a 	
			 Remuneration and costs, including without limit and travel costs, for consultants and City perso development and quality of child care within the 	onnel to support the
	5.2		eloper cash contributions and child care density bonus co 's Child Care Reserve Funds will be allocated as follows:	ontributions to the
		(a)	70% of the amount will be deposited to the Child Care Reserve Fund, and	Development
		(b)	30% of the amount will be deposited to the Child Care Reserve Fund, unless Council directs otherwise prior to developer's payment, in which case the payment will b directed by Council.	o the date of the
9	5.3	All e Cou	expenditures from the Child Care Reserve Funds must be ncil.	authorized by
6.	DEV	ELOPN	MENT OF CHILD CARE FACILITIES	
	6.1	To fa	acilitate consistent, transparent and sound planning, the (City will:
		• /	Undertake periodic child care needs assessments to upda strategy.	ate its child care
			Use its powers through the rezoning and development ap achieve child care targets and objectives.	proval processes to
		e	Prepare Child Care Design Guidelines which articulate the expectations for the design and development of City-owner care facilities, whether they are built as City capital project as community amenity contributions.	ed or leased child
		a P	Make the Child Care Design Guidelines available to mem a resource, and to City staff, developers, and architects as planning child care spaces in City-owned or leased facilitie community amenities being contributed to the City.	s a guide for



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	1		ended by Council: April 10, 2012; December 8, 2014; ptember 14, 2015					
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,	6.2	2 The City will further facilitate the establishment of child care facilities by:						
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		(b)	Providing City land and facilities for child care programs throughout the City.	s in locations				
		(c)	Encouraging child care program expansion through the existing community facilities.	e enhancement of				
7.	CHILD CARE GRANTS POLICY							
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		(b)	Spaces.					
		(C)	Programming.					
		(d)	Equipment and furnishings.					
		(e)	Professional and program development support.					
8.	PROFESSIONAL CHILD CARE SUPPORT RESOURCES							
	8.1	Support resources for child care providers as advised by the Child Care Development Advisory Committee and as the need requires and budgets become available.						
9.	POL	POLICY REVIEWS						
	9.1	From time to time, the City will:						
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		(b)	As appropriate, develop targets for the required numbe of child care services in Richmond.	r, type and location				



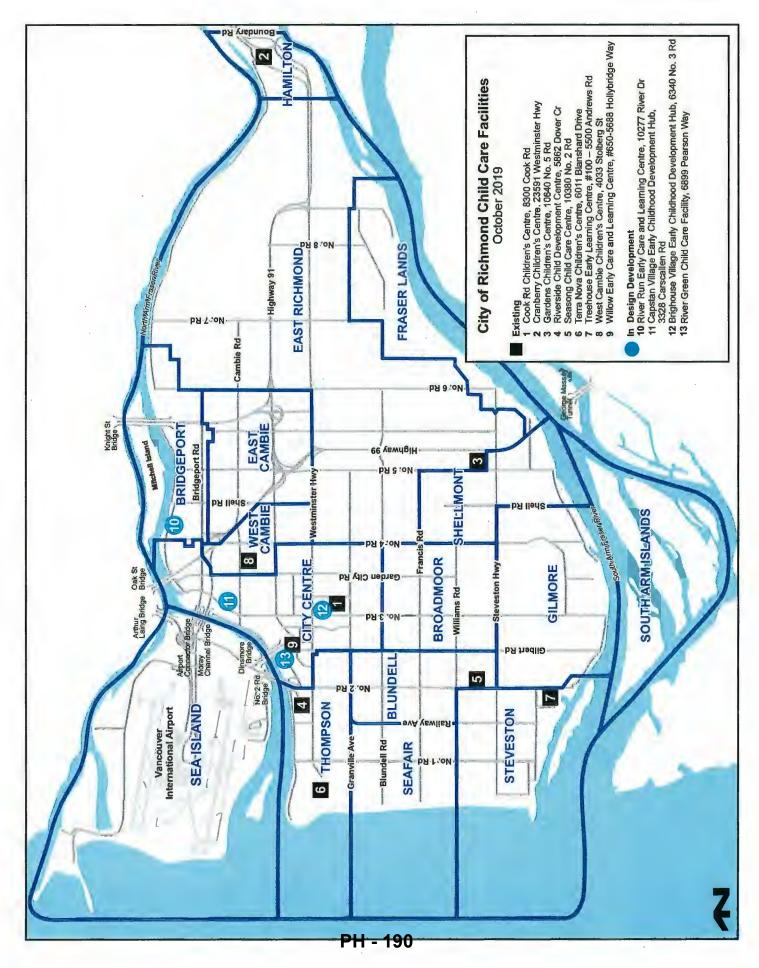
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[`] 10.	INFO			
	10.1	The City will, with advice from the Child Care Development Ad	visory Committee:	
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- (b) Determine if any City land holdings are appropriate to be made available for immediate use as child care facilities;
- (c) Review, update and distribute City produced public information material to the public on child care.

11. **PROMOTION**

- 11.1 The City will:
 - (a) Promote and support child care initiatives and awareness activities.

ATTACHMENT 4





Richmond Zoning Bylaw 8500 Amendment Bylaw 10095 (Child Care Reserve Fund Amendment)

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

1. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 5.16 (Child Care and Other Community Amenities) by deleting Section 5.16.4 and replacing it with the following:

"If an **owner** elects to pay an amount into the **child care reserve fund** pursuant to this Zoning Bylaw 8500, as amended or replaced from time to time:

- a) 70 per cent of the amount shall be deposited to the Child Care Development Reserve Fund created by Reserve Fund Establishment Bylaw No. 7812; and
- b) 30 per cent of the amount shall be deposited to the Child Care Operating Reserve Fund created by Child Care Operating Reserve Fund Establishment Bylaw No. 8877,

unless Council directs otherwise prior to the date of the **owner's** payment, in which case the payment shall be deposited as directed by **Council**."

2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 10095".

FIRST READING	 CITY OF RICHMOND
PUBLIC HEARING	
SECOND READING	 APPROVED by Director or Solicitor
THIRD READING	 AC
ADOPTED	

MAYOR

CORPORATE OFFICER