



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

Tuesday, May 22, 2012 - 7 p.m.

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

Page

OPENING STATEMENT

AGENDA ADDITIONS & DELETIONS

Re Item 6 – Zoning Amendment Bylaw 8890 (RZ 11-586782)

Due to an error in the map provided with the Public Hearing Notice, this application is not in order for consideration on this agenda. It is recommended the item be deleted from the agenda and referred to the Public Hearing scheduled for June 18, 2012 at 7:00 p.m. in the Council Chambers, City Hall.

PH-7

1. Zoning Amendment Bylaw 8878 (Child Care Reserve Fund)

(File Ref. No.07-3070-00, 12-8060-20-8877/8878) (REDMS No. 3437469, 1348488, 1748031, 3486545, 3486772, 3486823, 3473907)

See Page **PH-7** for full report

Location: All of Richmond

Applicant: City of Richmond

Purpose: To amend the definition of “child care reserve fund” and add a provision regarding child care to permit 10% of developer contributions to be deposited in a new Child Care Operating Reserve Fund or as otherwise directed by Richmond City Council.

First Reading: April 10, 2012

Page

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 & third readings of Bylaw 8878.

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2. Adoption of Bylaw 8878.

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- PH-47** 2. **Zoning Amendment Bylaw 8882 (Affordable Housing Reserve Fund)**
(File Ref. No. 12-8060-20-8882/8883, 08-4057-00) (REDMS No. 3254955v8, 113680, 3487419, 3488178, 3489303)

See Page **PH-47** for full report

Location: All of Richmond

Applicant: City of Richmond

Purpose: To amend the definition of “affordable housing reserve fund” by deleting Section 5.15.2 and replacing it with a provision, that 70% of developer contributions are to be deposited to the Affordable Housing Capital Reserve Fund and 30% to Affordable Housing Non-capital Reserve Fund, unless otherwise directed by Council. Further, Section 5.15.3 is to be deleted in its entirety.

First Reading: April 10, 2012

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.

Page

Council Consideration:

1. Action on second & third readings of Bylaw 8882.

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2. Adoption of Bylaw 8882.

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PH-71

3. **Zoning Amendment Bylaw 8884 (RZ 11-585209)**

(File Ref. No. 12-8060-20-8884, RZ 11-585209) (REDMS No. 3498893v5, 3497848, 3443571, 3492342)

See Page **PH-71** for full report

Location: 7731 & 7771 Alderbridge Way

Applicant: Onni 7731 Alderbridge Holding Corp. and Onni 7771 Alderbridge Holding Corp.

Purpose: To rezone the subject property from “Industrial Retail (IR1)” to “High Density Low Rise Apartments (RAH2)” and make minor amendments to the RAH2 zone in order to facilitate development of a 660-unit project in four, six-storey wood-frame buildings over two (2) concrete parking structures, be introduced and given first reading.

First Reading: April 23, 2012

Order of Business:

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

PH-161

- (a) Mike Rasberry, Tim Horton’s Restaurant, #125-7771 Alderbridge Way

3. Submissions from the floor.

Council Consideration:

1. Action on second & third readings of Bylaw 8884.

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Page

- PH-167** 4. **Zoning Amendment Bylaw 8886 (RZ 12-596719)**
(File Ref. No. 12-8060-20-8886, RZ 12-596719) (REDMS No. 3479168, 3496242)

See Page **PH-167** for full report

Location: 7091 and 7111 Bridge Street

Applicant: Parkland Development Ltd.

Purpose: To rezone the subject property from “Single Detached (RS1/F)” to “Single Detached (ZS14) – South McLennan (City centre)”, to permit development of an 8 lot Single Family Subdivision.

First Reading: April 23, 2012

Order of Business:

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

- PH-182** (a) Jeremy Sze, #9-7071 Bridge Street

3. Submissions from the floor.

Council Consideration:

1. Action on second & third readings of Bylaw 8886.



- PH-183** 5. **Official Community Plan Amendment Bylaw 8889**
(File Ref. No. 12-8060-20-8889, XR: 11-7000-09-20-088) (REDMS No. 3498880, 3487047)

See Page **PH-183** for full report

Location: City Centre Area

Applicant: City of Richmond

Purpose: To amend the City Centre Area Plan to include the City Centre Public Art Plan.

First Reading: April 23, 2012

Page

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 & third readings of Bylaw 8889.

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2. Adoption of Bylaw 8889.

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6. **~~Zoning Amendment Bylaw 8890 (RZ 11-586782)~~**

~~(File Ref. No. 12-8060-20-8890, RZ 11-586782) (REDMS No. 34978834, 34990097, 34990005)~~

Error in Public Hearing Notice Map – item to be deleted and referred to June 18, 2012 Public Hearing.

Location: 6471, 6491, and 6511 No. 2 Road

Applicant: Matthew Cheng Architect Inc.

Purpose: ~~To rezone the subject property from “Single Detached (RS1/E)” to “Low Density Townhouses (RTL4)”, to permit development of 15 townhouse units.~~

First Reading: April 23, 2012

Order of Business:

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

Council Consideration:

1. ~~Action on second & third readings of Bylaw 8890.~~

Page

- PH-191** 7. **Zoning Amendment Bylaw 8891 (ZT 11-593771)**
(File Ref. No12-8060-20-8891, RZ 11-593771) (REDMS No. 3499608, 3500667, 2718015)

See Page **PH-191** for full report

Location: 10880, 10820 and 10780 No. 5 Road and 12733 Steveston Highway

Applicant: Townline Gardens Inc.

Purpose: Amend the Commercial Mixed Use (ZMU18) – The Gardens (Shellmont) zoning district to include provisions to place a maximum floor area allocated to commercial use and increase building height to 5 storeys for buildings located within 90.0 m from No. 5 Road.

First Reading: April 23, 2012

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 & third readings of Bylaw 8891.

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ADJOURNMENT

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City of Richmond

Report to Committee

To: Planning Committee
From: Cathryn Volkering Carlile
General Manager - Community Services
Re: Child Care Grants for Non-Capital Uses

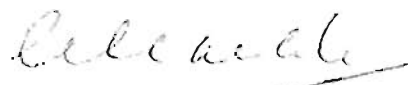
Date: March 20, 2012

File:

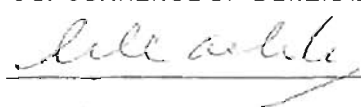


Staff Recommendation

That:

1. The Child Care Operating Reserve Fund Establishment Bylaw No. 8877 be introduced and given first, second and third reading;
2. The Richmond Zoning Bylaw 8500, Amendment Bylaw 8878 be introduced and given first reading; and,
3. The Child Care Development Policy 4017 be amended by replacing the text of the current policy with the text set out in Attachment 8, and of the staff report dated March 14, 2012 entitled "Child Care Operating Reserve Fund Establishment".


Cathryn Volkering Carlile
General Manager - Community Services

Att. 9

FOR ORIGINATING DEPARTMENT USE ONLY			
ROUTED TO:		CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Budgets and Accounting		Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	
Law		Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	
Policy Planning		Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	
REVIEWED BY TAG	YES <input checked="" type="checkbox"/> 	NO <input type="checkbox"/>	REVIEWED BY CAO
			YES <input checked="" type="checkbox"/>  NO <input type="checkbox"/>

Staff Report

Origin

On July 11, 2011, when considering Child Care Development Grant allocations, Council resolved that:

"Staff develop new Terms of Reference for the Child Care Development Grant Program to expand their ability to recommend grants for more than minor capital expenses."

Child Care Development Grants support the following Council Term Goal:

Improve the effectiveness of the delivery of social services in the City through the development and implementation of a Social and Community Service Strategy that includes:

- *clearly articulated roles and services for the City, and a viable funding strategy.*

This report presents options and recommendations for funding Child Care Development Grants for non-capital uses.

Findings Of Fact

1. Child Care Development Reserve Fund

Section 189 of the Community Charter, "Use of money in reserve funds" (**Attachment 1**), requires that:

"(1) Subject to this section, money in a reserve fund, and interest earned on it, must be used only for the purpose for which the fund was established."

In 1994, Council adopted Bylaw No. 6367, "A Bylaw to Establish a Child Care Development Statutory Reserve Fund". As indicated in the 1994 staff report (**Attachment 2**):

"it is intended that these monies would be used for expenditures for or in respect of capital projects and land, machinery or equipment necessary for them and extension or renewal of existing capital works as stated in Section 378 of the Municipal Act".

In 2004, Reserve Fund Establishment Bylaw No. 7812 was adopted to consolidate City Reserve Fund bylaws, including the Child Care Development Reserve Fund (CCDRF). This Bylaw states that each reserve fund must be used only for the purpose for which it was intended, and be expended in accordance with the requirements of the Community Charter (**Attachment 3**).

Since its establishment in 1994, the CCDRF has been the sole source of funding for the Child Care Development Grant program. Therefore, these grants have been limited to capital uses only.

2. Child Care Development Policy

In 2006, Council adopted Child Care Development Policy 4017 (**Attachment 4**). Included in this Policy is direction regarding Child Care Grants, allowing support for child care facilities, spaces, programming, equipment and professional support. With respect to “Professional Child Care Support Resources”, the Policy also indicates that the City may “support resources for child care providers as advised by the Child Care Development Advisory Committee and as the need requires and budgets become available”.

3. Child Care Development Advisory Committee Request

In 2010, following a review of the Child Care Grant Program, the Child Care Development Advisory Committee (CCDAC) endorsed the following revisions to the Child Care Grant Program (**Attachment 5**):

- *aligning financial documentation requirements for the Child Care Development Grants application with the Richmond Grant Program,*
- *limiting the Grant Program to organizations whose applications address specified child care shortages, and*
- *expanding Grant Program uses beyond minor capital.*

Further motions pertaining to the Child Care Development Grant process were passed by CCDAC in March 2011:

1. *The Child Care Development Grant Program will be expanded to all non-profit societies for capital funding to support programming for all child care providers.*
2. *CCDAC approves the Child Care Development Grant application process with an adjustment to the timeline for submission, which will be extended from six to nine weeks.*

Analysis

1. 2011 Child Care Development Grant Application Revisions

Following CCDAC recommendations, the Child Care Development Grant Application Information document was revised in 2011 to:

- 1) Include non-profit societies supporting the provision of child care, as well as non-profit child care providers,
- 2) Align financial documentation requirements with the City Grant Program,
- 3) Indicate that priority would be given to applications supporting infant/toddler and school-age care, identified as priorities in the 2009 – 2016 Richmond Child Care Needs Assessment and Strategy,
- 4) Remove the word “minor” with respect to capital uses as this may have hindered applicants from requesting more substantive capital grants than equipment lists, and,
- 5) Extend the application period from six to nine weeks.

The recommendation to expand the Child Care Grant Program beyond capital expenses was not considered in 2011 because the only available source of funding that year was the CCDRF, limited by the Community Charter to capital expenditures.

In approving CCDAC's 2011 Child Care Development Grant recommendations, Council resolved that:

"staff develop new Terms of Reference for the Child Care Development Grant Program to expand their ability to recommend grants for more than minor capital expenses."

As indicated in **Attachment 5**, non-capital uses proposed by CCDAC include professional development and programming support. Further discussion with CCDAC clarified that the intent was to support initiatives that would potentially benefit all or a wide range of child care providers, rather than limited to certain centres or providers only.

2. Possible Funding Sources

As the Child Care Development Fund can only be used for capital purposes, another funding source must be found if Council wishes to support CCDAC's proposal to provide non-capital grants. Funding source options are presented below, based on long-term and short-term availability.

Long-term

Option 1: Establish a Child Care Operating Reserve Fund (Recommended)

A new reserve fund may be established to cover non-capital expenses. In 2007, the City undertook a similar action by establishing the Affordable Housing Operating Reserve Fund (AHORF) to cover non-capital expenses related to the implementation of the Affordable Housing Strategy. As a bylaw is required to establish such a fund, a proposed Child Care Operating Reserve Fund Establishment Bylaw 8877 has been prepared for consideration (**Attachment 6**). The proposed purpose of this new reserve fund is to fund non-capital expenditures relating to child care within the City, including for any one or more of 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.

According to Section 189 of the Community Charter, money cannot be transferred from a capital to an operating reserve fund. As existing CCDRF monies cannot be transferred, it is proposed that a certain percentage of future child care cash contributions received from developers be put into the proposed Child Care Operating Reserve Fund (CCORF). No additional cost to the City or developers would result.

As operating expenditures are estimated to be considerably less than capital expenditures, staff are proposing that 90% of child care reserve fund contributions be allocated to the CCDRF, and 10% to the CCORF, unless otherwise directed by Council prior to a developer making a payment to the City. This would apply to both City Wide and West Cambie contributions.

This percentage allocation is considered appropriate based on an analysis of contributions to the CCDRF over the past five years. From 2007 to 2011, the average amount coming into the Reserve per year was \$341,541 (\$112,868 City Wide; \$228,673 West Cambie). If 10% of contributions had been allocated to an operating reserve, an average of \$34,154 per year would have been deposited. This amount would be sufficient to cover professional and program development grants, as well as to accumulate funds for periodic needs assessments or other uses as determined by Council. It is likely that this rate of contribution will remain stable, and probably increase with the development of the City Centre.

At present, there is a total of \$1,497,269 in the CCDSRF (\$692,311 City Wide; \$804,888 West Cambie).

The arguments for and against establishing a CCORF include:

Pros:

- Precedent has been set by the establishment of the AHORF,
- Supports the CCDAC recommendation to offer non-capital grants,
- Other child care non-capital uses may arise, in which case a funding source would be available,
- As funding would be from developers' monetary child care contributions, there would be no additional cost to the City,
- Would not constitute an additional request of developers, therefore would not detract from the City receiving other amenity contributions,
- As several built child care facilities have been successfully negotiated, a reduction (e.g., 10%) in funding to the existing CCDRF for capital purposes would not significantly impede major child care capital development,
- Most (e.g., 90%) of negotiated developer cash contributions would still be used for capital purposes,
- The percentage allocation to the respective child care reserves may be adjusted by Council from time to time, and,
- Property tax would not increase.

Cons:

- Time-consuming to establish, relative to other options,
- Would set a precedent for the City to fund non-capital child care expenses,
- Provincial funding is provided to the Richmond Child Care Resource and Referral Centre for professional and program development initiatives, although insufficient to meet community demand,
- Would reduce the accumulation of funds for capital purposes in the existing CCDRF, as 10% of future contributions would go toward the new CCORF,

- Would take time for contributions to accumulate, and,
- Availability of funds may vary from year to year.

As the establishment of a new Reserve fund has a number of benefits, one of which is the provision of non-capital grants to benefit the child care community, at no cost to the City, staff recommend that a CCORF be established.

Implications for Zoning Bylaw and Policy 4017

In order to implement Option 1, staff has determined that amendments to the Zoning Bylaw and Policy 4017 would be required. It is proposed in the attached Richmond Zoning Bylaw 8500, Amendment Bylaw 8878 (**Attachment 7**), to add the CCORF to the definition of “Child Care Reserve Fund” and propose a percentage allocation (90% to the CCDRF, 10% to the CCORF) for density bonus contributions, unless otherwise directed by Council prior to a developer making payment to the City.

An amendment to the Child Care Development Policy 4017 is also proposed, whereby section 5, “Child Care Development Statutory Reserve Fund” (**Attachment 4**) would be replaced by section 5, “Child Care Reserve Funds”, outlining the purpose of each fund and the recommended percentage allocation (**Attachment 8**). The Policy would otherwise remain the same.

Option 2: Fund Non-Capital Grants from the Operating Budget using Casino Revenue

Another option is to consider an additional level in the 2013 operating budget, funded from Casino revenue, for inclusion as an on-going item in future budgets.

Pros:

- Precedent has been set by funding other City Grants in this manner,
- Supports the CCDAC recommendation to offer non-capital grants,
- As funding would be from Casino revenue, there would be no additional cost to the City,
- Property tax would not increase, and
- Would limit uses to those specifically identified by CCDAC.

Cons:

- Another source of funding is available, through developer contributions,
- Does not tie into the City’s planning objectives to ensure funding through growth and development,
- Use of Casino funds for existing purposes would need to be reduced,
- Casino revenues cannot be relied on as a long-term operating funding source, as there is no assurance that annual casino revenues will remain at the same level

This option, funded through Casino revenue, would be consistent with funding for other City Grant programs. However, as developer contributions are available for child care, but not other City Grant purposes, it is not the preferred option.

Short-term (2012 Funding)

The Child Care Grant cycle typically occurs between the spring, when the call for applications is issued, and the summer, when allocations are made. The call for applications may also be made in the fall. The cycle has not yet been initiated for 2012.

Should Option 1, to establish a new non-capital reserve fund, be endorsed, funds are unlikely to be available for 2012 Child Care Grants because of the time required to introduce the bylaw and give it first, second and third reading and, once adopted, for developer contributions to accumulate.

Should Option 2, to add a new line item to the 2013 operating budget, be endorsed, funds would not be available for 2012 non-capital Child Care Grants.

Therefore, regardless of which long-term funding option is endorsed, an interim funding source needs to be identified if Council wishes to allocate non-capital, as well as capital Child Care Grants in 2012. A one-time expenditure from the 2011 surplus may be considered. It is anticipated that Council will review such requests in May/June 2012.

3. Proposed Child Care Development Grant Terms of Reference

Child Care Development Grant Terms of Reference (**Attachment 9**) are proposed to include the non-capital uses recommended by CCDAC, namely for professional development and programming purposes to benefit the broader child care community. These Terms of Reference would only be used in the event that a source of non-capital grants is identified.

In the event that a funding source for non-capital grants is unavailable, the existing Child Care Development Grant Application guidelines, for capital purposes only, will be used in 2012.

Financial Impact

There is no financial impact at this time.

In the 2012 Capital Budget, a transfer of \$50,000 from the CCDRF has been approved for the provision of capital expenditure child care grants. For non-capital child care grants, a one-time expenditure of \$20,000 may be considered by Council in reviewing the 2011 Operating Surplus.

If the CCORF is established, a revision will be made to the Five-Year Capital Plan indicating that the projected \$50,000 annual expenditure for child care grants would consist of \$45,000 (90%) for capital and \$5,000 (10%) for operating grants.

Conclusion

Staff recommend that a Child Care Operating Reserve Fund be established, financed from a percentage of developer and other child care contributions, to allow for non-capital child care grants as proposed by CCDAC and other non-capital expenses that may arise (e.g. periodic needs assessments).



Lesley Sherlock
Social Planner
(604-276-4220)
LS:ls

Attachment 1	Section 189 of the Community Charter	
Attachment 2	1994 Staff Report "A Bylaw to Establish a Child Care Development Statutory Reserve Fund"	
Attachment 3	Community Charter	
Attachment 4	Child Care Development Policy	3486823
Attachment 5	Child Care Grant Program	
Attachment 6	Child Care Operating Reserve Fund Establishment Bylaw 8877	3486545
Attachment 7	Richmond Zoning Bylaw 8500, Amendment Bylaw 8878	3486772
Attachment 8	Proposed Policy with Amendments	3486823
Attachment 9	Child Care Development Grant Terms of Reference	3473907

Use of money in reserve funds

189 (1) Subject to this section, money in a reserve fund, and interest earned on it, must be used only for the purpose for which the fund was established.

(2) If the amount to the credit of a reserve fund is greater than required for the purpose for which the fund was established, the council may, by bylaw, transfer all or part of the amount to another reserve fund.

(3) If the current municipal revenue is not sufficient for the amount required to pay compensation in respect of property expropriated or injured or to carry out works referred to in section 32 (3) [*entry on land to mitigate damage*], the council may, by bylaw, use money from a reserve fund to the extent required.

(4) As a restriction on subsection (2), a transfer from a reserve fund established for a capital purpose may only be made to another reserve fund established for a capital purpose.

(4.1) Despite any other enactment, if

(a) money in a reserve fund established for a capital purpose, including a reserve fund under section 935 of the *Local Government Act* established for a capital purpose, is not currently required for that purpose, and

(b) the municipality has another reserve fund established for a capital purpose,

the municipality may use money in the first reserve fund for the purposes of the second reserve fund.

(4.2) If money from one reserve fund is used under subsection (4.1) for the purposes of another reserve fund, the municipality must repay to the first reserve fund, no later than the time when the money is needed for the purposes of that reserve fund,

(a) the amount used, and

(b) an amount equivalent to the interest that would have been earned on the amount used had it remained in the first reserve fund.

(5) As a restriction on subsections (2) and (3), a council may not transfer amounts or use money from a fund required under section 188 (2) (a) [*development cost charge reserve fund*] or (b) [*park land acquisition reserve fund*] unless the bylaw is approved by the minister.



CITY OF RICHMOND

REPORT TO COMMITTEE

Council - Sept 26 /94

TO: Health & Social Services Committee

DATE: August 25, 1994

FROM: John D. Garry
Director, Medical Health Officer

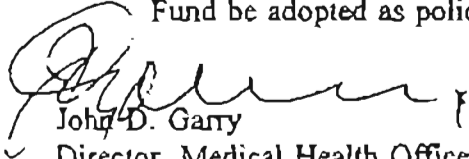
FILE: B/L 6367

RE: Child Care Development Fund

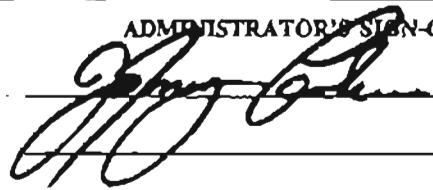
STAFF RECOMMENDATION

It is recommended that:

1. By-Law 6367, a by-law to establish a Child Care Development Fund, be endorsed and forwarded to Council for first, second and third readings.
2. The attached guidelines on the expenditure of monies from the Child Care Development Fund be adopted as policy.


 John D. Garry
 Director, Medical Health Officer

ENDORSED BY HEALTH & SOCIAL SERVICES COMMITTEE ON <u>SEPT. 19, 1994</u> OPPOSED BY <u>NONE</u>
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ROUTED TO:	CONCURRENCE	ADMINISTRATOR'S SIGN-OFF:
Treasury	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	 _____ _____ _____
Law	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	
Planning	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	
City Clerk	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	

STAFF REPORT

ORIGIN

In 1992, the City Administrator put forward a report recommending the adoption of the City of Richmond Child Care Policy and Implementation Strategy. This policy document was developed through the work of the Child Care Development Task Force which Council had established the year prior.

One of the strategies included in this report directed that a Child Care Development Fund be established "to finance development of child care in City Buildings and on City land, and to provide assistance to other endeavours directed towards achieving City child care objectives." The strategy further directed that City Council intends to use "the Child Care Development Fund to acquire sites for lease to non-profit societies for child care."

FINDINGS OF FACT

It is proposed that a statutory reserve fund similar to the affordable housing statutory housing reserve fund be established. This reserve fund would accept monies from donations and other sources to finance the establishment of child care within the City.

It is intended that these monies would be used for expenditures for or in respect of capital projects and land, machinery or equipment necessary for them and extension or renewal of existing capital works as stated in Section 378 of the Municipal Act.

ANALYSIS

The Child Care Development Fund will provide a vehicle in which donations towards child care development can be directed. The City has been successful, in the past, in negotiating child care spaces in residential and commercial developments. This fund will provide another option if it is determined that a cash donation is preferable to the establishment of child care spaces.

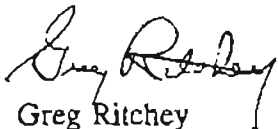
The Child Care Development Board, established earlier this year, can advise Council on the administration of the Fund as stated in their terms of reference.

FINANCIAL IMPACT

There is no direct financial impact on the City of Richmond. There will be a community impact in that there will be monies available to support capital costs for child care development in the City of Richmond.

CONCLUSION

1. As per the Richmond Child Care Implementation Policy, the establishment of a Child Care Development Fund is being proposed.
2. The Child Care Development Fund will finance development of child care in City buildings and on City land, and will provide assistance to other endeavours directed towards achieving City child care objectives.



Greg Ritchey
Community Care Facilities Coordinator

gr:kh

CITY OF RICHMOND

BYLAW NO. 6367

A BYLAW TO ESTABLISH A CHILD CARE DEVELOPMENT STATUTORY RESERVE FUND

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

1. There shall be and is hereby established a reserve fund under the provisions of Section 378 of the Municipal Act, to be known as the "Child Care Development Statutory Reserve Fund."
2. Money as provided for under the provisions of the Municipal Act, may be paid into the Child Care Development Statutory Reserve Fund.
3. The moneys paid into the Child Care Development Statutory Reserve Fund shall be deposited in a separate reserve account and, until required to be used, may be invested in the manner provided in the Municipal Act.
4. The Council may provide for the expenditure of any moneys set aside under this bylaw and any interest earned thereon; but shall do so only by Bylaw adopted by an affirmative vote of at least two-thirds of its members.
5. This Bylaw may be cited as the "Child Care Development Statutory Reserve Fund Establishment Bylaw No. 6367.

READ A FIRST TIME ON: _____

READ A SECOND TIME ON: _____

READ A THIRD TIME ON: _____

ADOPTED ON: _____

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

MAYOR

CITY CLERK

**CHILD CARE DEVELOPMENT FUND
GUIDELINES FOR PROJECT SELECTION**

1. Applicants requesting funding from the Child Care Development Fund must be non-profit societies. The proposed project must reflect the City's child care objectives to develop and maintain a comprehensive child care system in Richmond that provides programs which are accessible and affordable.
2. The applicants must provide with their application, a list of directors or board members, a copy of their constitution, and a budget outline detailing their request.
3. A child care needs assessment may be required to accompany the application. The needs assessment should clearly indicate the community need for the child care development project being applied for.
4. The funding request must involve capital expenditure to finance the development of child care in a City building or on City owned land or must provide assistance to other endeavours directed towards achieving City child care objectives.
5. All applications for funding must be submitted by March 31 or September 30 of each year.
6. Applications for funding will be reviewed by the Child Care Development Board for recommendation to Council.
7. Upon completion of the project, a statement of expenditure must be submitted to the Community Care Facilities Coordinator. The applicant may also be required to enter into an agreement regarding the sale or disposal of capital assets purchased through these grant monies.



City of Richmond

Bylaw 7812

Reserve Fund Establishment Bylaw No. 7812

The Council of the City of Richmond enacts as follows:

PART ONE: RESERVE FUNDS

1.1 Categories of Reserve Funds

1.1.1 In accordance with the provisions of Section 188 of the *Community Charter*, separate reserve funds for the following purposes are established:

- (a) Affordable Housing;
- (b) Capital Reserve;
- (c) Capital Building and Infrastructure;
- (d) Child Care Development;
- (e) Drainage Improvement
- (f) Equipment Replacement;
- (g) Leisure Facilities;
- (h) Local Improvements.
- (i) Neighbourhood Improvement;
- (j) Public Art Program;
- (k) Sanitary Sewer;
- (l) Steveston Off-Street Parking;
- (m) Steveston Road Ends;
- (n) Waterfront Improvement; and
- (o) Watermain Replacement.

PART TWO: DISPOSITION OF FUNDS

2.1 Separation and Sole Purpose of, and Expenditures from, Each Fund

2.1.1 Each reserve fund established under Part One must be accounted for separately by the City, and any money in any of the reserve funds must only:

- (a) be used for the purpose for which it was intended; and
- (b) be expended in accordance with the requirements of the *Community Charter*.

PART THREE: INTERPRETATION

3.1 In this bylaw, unless the context requires otherwise:

CITY means the City of Richmond.

RESERVE FUND means a reserve fund established under Part One of this Bylaw.

PART FOUR: PREVIOUS BYLAW REPEAL

4.1 Reserve Fund Establishment Bylaw No. 7361 (adopted May 27th, 2002) is repealed.

PART FIVE: SEVERABILITY AND CITATION

5.1 If any section, subsection, paragraph, clause or phrase of this bylaw is for any reason held to be invalid by the decision of a court of competent jurisdiction, such decision does not affect the validity of the remaining portions of this bylaw.

5.2 This bylaw is cited as “Reserve Fund Establishment Bylaw No. 7812”.

FIRST READING

SECOND READING

THIRD READING

ADOPTED

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

MAYOR

CITY CLERK

**POLICY**

It is Council policy that:

1. General

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

To address child care needs, the City will plan, partner and, as resources and budgets become available, support a range of quality, affordable child care:

- facilities
- spaces
- programming
- equipment
- support resources.

3. Partnerships

- The City of Richmond is committed to being an active partner with senior governments, stakeholders, parents, the private and co-operative sectors, and the community, to develop and maintain a quality and affordable comprehensive child care system in Richmond.
- Advise regarding establishing child care facilities for workers and students at institutions and workplaces (e.g., Richmond Hospital, Workers Compensation Board).
- To request the Senior Governments and other stakeholders to provide ongoing funding for affordable child care facilities, spaces, operations and programming.

4. Richmond Child Care Development Advisory Committee (CCDAC)

The City will establish and support the Richmond Child Care Development Advisory Committee.

5. Child Care Development Statutory Reserve Fund

The City will establish and administer a Child Care Development Statutory Reserve Fund, to financially assist with:

- establishing child care facilities and spaces:
 - in City buildings and on City land,
 - in private developments
 - in senior government projects
- community partner projects.
- undertaking child care research (e.g., need assessments) and planning,
- acquiring sites for lease to non-profit societies for child care,
- hiring child care consultants and staff, as authorized by Council,
- providing child care equipment grants
- a variety of initiatives to achieve quality and affordable child care in the City.



6. Development Applications

To develop City child care policies and guidelines, and use Council's powers and negotiations in the development approval process, to achieve child care targets and objectives.

7. Child Care Grants Policy

Through City child care grants, support child care:

- facilities
- spaces
- programming
- equipment
- professional support.

8. Professional Child Care Support Resources

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. Policy Reviews

- From time to time, review child care policies, regulations and procedures to ensure that no undue barriers exist to the development of child care.
- As appropriate, develop targets for the required number, type and location of child care services in Richmond.

10. Area Plans

Ensure that area plans contain effective child care policies.

11. Information

The City will, with advice from the Child Care Development Advisory Committee,

- generate, consolidate and analyze information to facilitate the development of child care facilities, programs and non-profit child care agencies;
- determine if any City land holdings are appropriate to be made available for immediate use as child care facilities;
- review and where appropriate, improve and provide City produced public information material on child care.

12. Promotion

- Declare the month of May "Child Care Month" and support awareness and fund-raising activities during that month.

13. Partnerships

- Employers
 - Encourage employer involvement in child care.
- Developers
 - Encourage the developers to provide land and facilities for child care programs throughout the City.
- Community Associations



- Encourage City staff and the Council of Community Associations to:
 - assess whether or not child care services can be improved in community centres,
 - provide enhanced child care programs in current and future community centres.
- Intercultural
 - Encourage the Richmond intercultural Committee to investigate and report on the child care concerns, needs and problems facing ethnocultural groups in the City.
- School Board
 - Co-ordinate CCDAC activities with the Richmond School Board.
 - Encourage the Richmond School District to involve schools in the provision of child care services.
 - Encourage child care centre facilities to be integrated with schools, as appropriate.

14. Child Care Facilities

- Encourage adequate child care centre facilities throughout the City where needed, particularly in each new community.
- Consider providing City land and facilities for child care programs throughout the City,
- Encourage child care program expansion through the enhancement of existing community facilities.

**Child Care Development Advisory Committee (CCDAC)
Child Care Development Grants Review Subcommittee Report**

Submitted November 7, 2009 by:

Ofer Marom
Melanie Rupp
Teresa Pan

Subcommittee Establishment & Members

As part of the 2009 work program, the Child Care Development Grants Review Subcommittee was established at the request of CCDAC Chair, Linda Shirley, and originally comprised of the following four CCDAC members:

- Ofer Marom
- Melanie Rupp
- Pamela Hoepfner
- Teresa Pan

Due to conflicting commitments, Pamela Hoepfner was unable to serve on the subcommittee.

Child Care Development Grants - Background

The Child Care Development Statutory Reserve Fund (CCDSRF) was established in October 1994 to hold private and city contributions for child care facilities. The Reserve is used to allocate funds for capital expenses or other operations that meet the City's child care objectives. Child Care Development Grants are also funded from the CCDSRF.

Historically, the Grants Program has awarded between \$20,000 and \$30,000 on an annual basis to licensed not-for-profit child care centres for minor capital expenses.

Due to the provincially-governed Community Charter, the City is only able to consider not-for-profit child care organizations as recipients for the Grants. For-profit, private child care businesses do not qualify. Any change to this would require lobbying the provincial government with the support of the City.

CCDAC has been asked in previous years to coordinate the City's annual Child Care Development Grants program by working with staff to:

- Issue a call for proposals
- Evaluate applications
- Make recommendations to Council
- Prepare and distribute decision letters
- Monitor progress of funded projects

Decision to Review Grants Program & Review Process

In 2008, \$30,000 was made available for the Grants Program and a call for applications was made. A selection subcommittee made up of CCDAC members was formed. As only two applications were received, and they were both missing important required components, the selection subcommittee refused both applications. CCDAC members had many questions and concerns with the Grants Program. As a result, the Child Care Development Grants Review Subcommittee was established.

City staff provided the Subcommittee with numerous documents pertaining to the Grant Program's history, purpose and rules. Subcommittee members reviewed these documents individually and met to discuss. After developing a list of questions and possible options, we discussed these at a CCDAC meeting at which City staff member Lesley Sherlock provided us with the requested information.

Grant Program Recommendations for Consideration

Based on our research and discussion, the Subcommittee offers the following possible recommendations to be further discussed and voted on by CCDAC members:

1. Change Financial Documentation Requirement

The grant application requires that not-for-profit organizations submit their most recently completed year-end audited financial statements, including a balance sheet and statement of revenue and expenditures. Such a requirement may be a hindrance for some potential not-for-profit applicants. The City also offers and manages another grant program called The Richmond Grant Program. Its application process offers more flexibility in regards to acceptable financial documents.

Recommendation: The Subcommittee recommends that CCDAC discusses the alignment of financial documentation requirements for the Child Care Development Grants application with the Richmond Grant Program.

2. Strategically Assign Grant Funding to Desired Child Care Capacity

In the past, grants have been issued to daycares (infant/toddler and 3 - 5), out-of-school care centres and pre-schools.

Past and current Child Care Needs Assessments identify infant/toddler and out-of-school care as being in short supply in the City. They also largely report that 3-5 daycare and pre-school needs are being met, or are in excess, in many parts of the City.

Recommendation: *The Subcommittee recommends that CCDAC discusses limiting the Grant Program organizations whose applications address specified child care shortages.*

3. Expand Funding Uses

City Policy 4017 lists the following items/activities to be considered for Grants: facilities, spaces, programming, equipment, professional support.

As per City Staff, it has become City "tradition" to focus on minor capital grants. However, CCDAC can direct money for any or all of the above.

The Subcommittee discussed whether the funding would have more flexibility and impact if it were expanded to include the above categories. Possible examples might include:

- " Professional Development: CCDAC has recognized that Early Childhood Educators are poorly paid and that not-for-profit centres have challenges financially supporting professional development. Including professional development in the Grant Program may lead to enhanced quality of child care, professional satisfaction and career longevity.
- " Facilities: As the Grant Program has focused on minor capital grants, it often receives funding applications for lists of equipment such as: tables, chairs, water tables, storage cabinets, toys, etc. Instead of granting numerous small grants, the City could offer one annual large grant of \$30,000 for facilities or major equipment rather than funding a shopping list of items.

- Programming: Research from the Human Early Learning Partnership (HELP) regarding the Early Development Instrument (EDI) indicates that many children entering kindergarten in Richmond are not fully prepared. The current Child Care Needs Assessment also included comments from parents expressing their desire for stronger ESL/multicultural programming. Grants could be offered to assist child care centres enhance their programming to address these areas.

Recommendation: *The Subcommittee recommends that CCDAC discusses expanding Grant Program uses beyond minor capital.*

Child Care Development Grant Program - Next Steps

Due to a variety of circumstances, Child Care Development Grants have not been awarded since 2005. With present economic conditions, child care organizations are currently facing provincial government funding cutbacks. In light of the above, the Subcommittee recommends that the CCDAC discuss and vote on the above recommendations in early 2010 so that the Child Care Development Grants can be offered with certainty in 2010.



City of
Richmond

Bylaw 8877

Child Care Operating Reserve Fund Establishment Bylaw No. 8877

The Council of the City of Richmond enacts as follows:

1. The Child Care Operating Reserve Fund is hereby established.
2. The Child Care Operating Reserve Fund shall be separate and distinct from the Child Care Development Reserve Fund established by Reserve Fund Establishment Bylaw No. 7812.
3. After the date that this bylaw takes effect, the following sources of revenue received by the City are directed to the Child Care Operating Reserve Fund:
 - (a) a portion of developer cash contributions and density bonus contributions to the City's child care reserve funds, as directed by Council from time to time; and
 - (b) donations from members of the public that are dedicated to the purposes established in this bylaw;

and any interest earned by the Child Care Operating Reserve Fund shall accrue to it.
4. Any and all amounts in the Child Care Operating Reserve Fund, including any interest earned and accrued, may be used and expended solely for non-capital expenditures relating to child care within the City, including without limitation for any one or more of 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.
5. If any section, subsection, paragraph, clause or phrase of this bylaw is for any reason held to be invalid by the decision of a court of competent jurisdiction, such decision does not affect the validity of the remaining portions of this bylaw.
6. This Bylaw is cited as "Child Care Operating Reserve Fund Establishment Bylaw No. 8877".


FIRST READING

SECOND READING

THIRD READING

ADOPTED

MAYOR

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

CORPORATE OFFICER



Richmond Zoning Bylaw 8500,
Amendment Bylaw 8878

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 deleting the definition of "Child care reserve fund" in section 3.4 and substituting the following:

Child care reserve fund means together, the Child Care Development Reserve Fund created by Reserve Fund Establishment Bylaw No. 7812 and the Child Care Operating Reserve Fund created by Child Care Operating Reserve Fund Establishment Bylaw No. 8877.

2. Richmond Zoning Bylaw 8500, as amended, is further amended by adding the following after section 5.16.3:

5.16.4 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) 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 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.

3. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 8878".

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

ADOPTED

MAYOR

CITY OF RICHMOND
APPROVED by
APPROVED by Director or Solicitor 

CORPORATE OFFICER

**POLICY**

It is Council policy that:

1. General

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

To address child care needs, the City will plan, partner and, as resources and budgets become available, support a range of quality, affordable child care:

- Facilities
- Spaces
- Programming
- Equipment
- Support resources.

3. Partnerships

- The City of Richmond is committed to being an active partner with senior governments, stakeholders, parents, the private and co-operative sectors, and the community, to develop and maintain a quality and affordable comprehensive child care system in Richmond.
- Advise regarding establishing child care facilities for workers and students at institutions and workplaces (e.g., Richmond Hospital, Workers Compensation Board).
- To request the Senior Governments and other stakeholders to provide ongoing funding for affordable child care facilities, spaces, operations and programming.

4. Richmond Child Care Development Advisory Committee (CCDAC)

The City will establish and support the Richmond Child Care Development Advisory Committee.

5. Child Care Reserve Funds

The City has established two Child Care Reserve Funds as described below.

1) Child Care Development Reserve Fund (established by Reserve Fund Establishment Bylaw No. 7812)

The City will administer the Child Care Development Reserve Fund to financially assist with the following capital expenses:

- Establishing child care facilities and spaces in:
 - City buildings and on City land,
 - Private developments,
 - Senior government projects, and
 - Community partner projects,
- Acquiring sites for lease to non-profit societies for child care, and
- Providing grants to non-profit societies for capital purchases and improvements, such as equipment, furnishings, renovations and playground improvements.



2) Child Care Operating Reserve Fund (Established by Child Care Operating Reserve Fund Establishment Bylaw No. 8206)

The City will administer the Child Care Operating Reserve Fund to financially assist with non-capital expenses relating to child care within the City, including the following:

- Grants to non-profit societies to support child care professional and program development within the City;
- Studies, research and production of reports and other information in relation to child care issues within the City; and
- 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.

Developer cash contributions and child care density bonus contributions to the City's Child Care Reserve Funds will be allocated as follows:

- a) 90% of the amount will be deposited to the Child Care Development Reserve Fund, and
- b) 10% of the amount will be deposited to the Child Care Operating Reserve Fund, unless Council directs otherwise prior to the date of the developer's payment, in which case the payment will be deposited as directed by Council.

All expenditures from the Child Care Reserve Funds must be authorized by Council.

6. Development Applications

To develop City child care policies and guidelines, and use Council's powers and negotiations in the development approval process, to achieve child care targets and objectives.

7. Child Care Grants Policy

Through City child care grants, support child care:

- Facilities
- Spaces
- Programming
- Equipment
- Professional support.

8. Professional Child Care Support Resources

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. Policy Reviews

- From time to time, review child care policies, regulations and procedures to ensure that no undue barriers exist to the development of child care.
- As appropriate, develop targets for the required number, type and location of child care services in Richmond.



10. Area Plans

Ensure that area plans contain effective child care policies.

11. Information

The City will, with advice from the Child Care Development Advisory Committee,

- Generate, consolidate and analyze information to facilitate the development of child care facilities, programs and non-profit child care agencies;
- Determine if any City land holdings are appropriate to be made available for immediate use as child care facilities;
- Review and where appropriate, improve and provide City produced public information material on child care.

12. Promotion

- Declare the month of May "Child Care Month" and support awareness and fund-raising activities during that month.

13. Partnerships

- Employers
 - Encourage employer involvement in child care.
- Developers
 - Encourage the developers to provide land and facilities for child care programs throughout the City.
- Community Associations
 - Encourage City staff and the Council of Community Associations to:
 - Assess whether or not child care services can be improved in community centres,
 - Provide enhanced child care programs in current and future community centres.
- Intercultural
 - Encourage the Richmond intercultural Committee to investigate and report on the child care concerns, needs and problems facing ethno cultural groups in the City.
- School Board
 - Co-ordinate CCDAC activities with the Richmond School Board.
 - Encourage the Richmond School District to involve schools in the provision of child care services.
 - Encourage child care centre facilities to be integrated with schools, as appropriate.

14. Child Care Facilities

- Encourage adequate child care centre facilities throughout the City where needed, particularly in each new community.
- Consider providing City land and facilities for child care programs throughout the City.
- Encourage child care program expansion through the enhancement of existing community facilities.



CITY OF RICHMOND
CHILD CARE GRANT
TERMS OF REFERENCE

The Child Care Development Advisory Committee of the City of Richmond is pleased to announce that Richmond City Council has made child care grants available.

Eligibility

Non-profit societies that either (1) provide child care services or (2) support the provision of child care services are eligible. Applicants may be either non-profit child care providers seeking to improve the quality of care in their facility, or non-profit societies supporting quality programming and/or providing professional development opportunities for the broader child care community.

Purpose

Child care grants are available for both: (1) capital and (2) professional and program development expenses. These purposes are outlined below.

(1) Capital

Capital grants are provided to acquire or upgrade physical assets such as property, buildings and equipment. Funding is available for a **one-time capital expense** that will improve the quality, availability and accessibility of child care in Richmond (e.g., equipment, furnishings, renovations, playground improvement). For equipment to qualify as a capital expenditure, it must be of long-term use and durability (e.g., a play table would qualify; office supplies would not).

(2) Professional and/or Program Development

Non-profit societies developing or providing professional and/or program development opportunities (e.g., training, workshops) are eligible to apply for funding. The initiatives must be of benefit to the broader child care community, rather than to a few specific centres. The need for and benefit to the child care community must be demonstrated.

Priorities

Priority will be given to applications supporting infant/toddler and school-age care, identified as priorities in the 2009 – 2016 Richmond Child Care Needs Assessment and Strategy.

Applications are to be submitted to:

Child Care Development Advisory Committee
c/o City of Richmond
6911 No. 3 Road
Richmond, BC V6Y 2C1
Attention: Lesley Sherlock

Phone: 604-276-4220
Fax: 604-276-4132
E-mail: lsherlock@richmond.ca

- **Please provide four complete copies, including attachments**
- **Please clip; do not bind**

Application deadline:

DATE

Applications are to include the following:

1. Summary:
 - a) identify if request is for (1) capital or (2) professional and/or program development, or both
 - b) a brief overview of the intent and scope of the proposed use (e.g., for equipment, furnishings, playground improvements) and the amount of funding required;
 - c) documentary support of costs.
2. Background:
 - a) an outline of how the funds will be used if granted;
 - b) supporting documentation sufficient to demonstrate the need for funds;
 - c) letters of support should be included if applicable.
4. Plans:
 - a) a detailed description of how the funds would be used to enhance the delivery of child care services (e.g., improve quality, availability, accessibility) within the City of Richmond. Applications should include:
 - (i) time-line;
 - (ii) budget;
 - (iii) indication of all other sources of funding or contributions available to help satisfy the request.
5. Information about the applicant:
 - a) an overview of the child care programs and services provided in the last five years;
 - b) the number and age groups of children, or the number of early childhood educators currently served;

- c) the number and age groups of children, or the number of early childhood educators who will benefit from the grant if received;
- b) letters of incorporation or society number;
- c) list of board of directors;
- d) contact person;
- f) copy of licence or interim licence;
- g) minutes of the last Annual General Meeting.
- h) Financial Statements, including a balance sheet and statement of revenue and expenditures:
 - a) The Society's audited financial statements for the most recent completed fiscal year including the auditors' report signed by the external auditors, OR one of the following alternatives:
 - b) If audited financial statements are not available, submit the financial statements reviewed by the external auditors for the most recent completed fiscal year along with the review engagement report signed by the external auditors.
 - c) If neither audited nor reviewed financial statements are available, submit the compiled financial statements for the most recent completed fiscal year along with a compilation report signed by the external auditors.
 - d) If neither a, b, or c are available, financial statements for the most recent completed fiscal year endorsed by two signing officers of the Board of Directors
- i) The Society's current fiscal year operating budget.

All submitted materials become the property of the City of Richmond. Final decisions regarding the allocation of grants are made by Richmond City Council.

Grant requirements:

- Funds must be used within one year of receipt by a successful applicant.
- All grant recipients must provide a photo (for capital grants) and a report documenting the use of the funds and the benefits received, as soon as complete (at the latest, one year following receipt) to the Child Care Development Advisory Committee.
- In addition, the grant received should be mentioned in any newsletter published by the organization and the City of Richmond logo included in any related publicity.

Please see the attached City of Richmond's Child Care Development Policy.

Please remember that the deadline for applications is **DATE**. Late submissions will not be accepted.

For further information, please contact:

Lesley Sherlock

Social Planner

City of Richmond

Phone: 604-276-4220

E-mail: lsherlock@richmond.ca



Child Care Operating Reserve Fund Establishment Bylaw No. 8877

The Council of the City of Richmond enacts as follows:

1. The Child Care Operating Reserve Fund is hereby established.
2. The Child Care Operating Reserve Fund shall be separate and distinct from the Child Care Development Reserve Fund established by Reserve Fund Establishment Bylaw No. 7812.
3. After the date that this bylaw takes effect, the following sources of revenue received by the City are directed to the Child Care Operating Reserve Fund:
 - (a) a portion of developer cash contributions and density bonus contributions to the City's child care reserve funds, as directed by Council from time to time; and
 - (b) donations from members of the public that are dedicated to the purposes established in this bylaw;and any interest earned by the Child Care Operating Reserve Fund shall accrue to it.
4. Any and all amounts in the Child Care Operating Reserve Fund, including any interest earned and accrued, may be used and expended solely for non-capital expenditures relating to child care within the City, including without limitation for any one or more of 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.
5. If any section, subsection, paragraph, clause or phrase of this bylaw is for any reason held to be invalid by the decision of a court of competent jurisdiction, such decision does not affect the validity of the remaining portions of this bylaw.
6. This Bylaw is cited as "Child Care Operating Reserve Fund Establishment Bylaw No. 8877".

FIRST READING

SECOND READING

THIRD READING

ADOPTED

MAYOR

CORPORATE OFFICER

CITY OF RICHMOND
APPROVED for content by originating dept.
APPROVED for legality by Solicitor <i>MF</i>



Richmond Zoning Bylaw 8500,
Amendment Bylaw 8878

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 deleting the definition of "Child care reserve fund" in section 3.4 and substituting the following:

Child care reserve fund means together, the Child Care Development Reserve Fund created by Reserve Fund Establishment Bylaw No. 7812 and the Child Care Operating Reserve Fund created by Child Care Operating Reserve Fund Establishment Bylaw No. 8877.

2. Richmond Zoning Bylaw 8500, as amended, is further amended by adding the following after section 5.16.3:

5.16.4 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) 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 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.

3. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 8878".

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

ADOPTED

MAYOR

CITY OF RICHMOND
APPROVED by
APPROVED by Director or Solicitor <i>12</i>

CORPORATE OFFICER



**Richmond Zoning Bylaw 8500,
Amendment Bylaw 8878**

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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.

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FIRST READING

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ADOPTED

APR 10 2012

CITY OF RICHMOND
APPROVED by
APPROVED by Director or Solicitor 

MAYOR

CORPORATE OFFICER



City of Richmond

Report to Committee

To: General Purposes Committee Date: March 20, 2012

From: Cathryn Volkering Carlile File:
General Manager - Community Services

Re: Proposed Amendments to Affordable Housing Statutory Reserve Fund Policy
5008, Zoning Bylaw 8500 and Affordable Housing Operating Reserve Fund
Establishment Bylaw No. 8206

Staff Recommendation

1. That Affordable Housing Statutory Reserve Fund Policy-5008 (dated December 9, 1991) be amended, as set out in Attachment 2 of the report dated March 20, 2012 from the General Manager of Community Services, entitled, "Proposed Amendments to Affordable Housing Statutory Reserve Fund Policy 5008, Zoning Bylaw No. 8500 and Affordable Housing Operating Reserve Fund Establishment Bylaw No. 8206."
2. That Zoning Bylaw No. 8500, Amendment Bylaw No. 8882 be introduced and given first reading; and
3. That Affordable Housing Operating Reserve Fund Establishment Bylaw No. 8206 Amendment Bylaw No. 8883 be introduced and given first, second and third readings.

Cathryn Volkering Carlile

Cathryn Volkering Carlile
General Manager - Community Services
(604-276-4068)

Att. 4

FOR ORIGINATING DEPARTMENT USE ONLY			
ROUTED TO:		CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Budgets		Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	<i>Cathryn Volkering Carlile</i>
Policy and Planning		Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	
Development Applications		Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	
City Clerk		Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	
Law		Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	
REVIEWED BY TAG	YES <input checked="" type="checkbox"/> <i>K</i>	NO <input type="checkbox"/>	REVIEWED BY CAO
			YES <input checked="" type="checkbox"/> <i>GP</i> NO <input type="checkbox"/>

PH - 47

Staff Report

Origin

On July 22, 2009, Council directed staff to:

Develop and bring forward to the Planning Committee options for funding on a case by case basis of Development Cost Charges and servicing costs for affordable housing projects.

In order to respond to Council's referral and to facilitate support for two affordable housing development proposals that have requested City financial support, staff have conducted a review to determine what, if any, appropriate City funding sources could be utilized to provide fiscal relief for affordable housing projects.

Subject to Council's approval of the proposed policy and bylaw amendments, a subsequent report will be brought forward in May 2012 for Council's consideration for project specific financial support and policy requirements for one of the affordable housing projects (i.e. Kiwanis Towers).

Through the review, it has been identified that the Affordable Housing Statutory Reserve Fund Policy-5008, Section 5.15 of the Zoning Bylaw 8500 and Affordable Housing Operating Reserve Fund Bylaw No. 8206 do not adequately reflect the Affordable Housing Strategy recommendations and other City requirements for the use and distribution of affordable housing reserve funds. With these considerations in mind, this report proposes amendments to the:

1. Affordable Housing Statutory Reserve Fund Policy-5008 (dated December 9, 1991) [**Attachments 1 and 2**].
2. Zoning Bylaw 8500 Section 5.15 [**Attachment 3**].
3. Affordable Housing Operating Reserve Fund Establishment Bylaw No. 8206 [**Attachment 4**].

Subject to Council's approval of the proposed amendments, Community Services will bring forward a subsequent report for Council's consideration to approve the use of affordable housing reserve funds for the two development proposals.

The report supports the following Council term goal:

Improve the effectiveness of the delivery of social services in the City through the development and implementation of a Social and Community Services Strategy that includes...increased social housing, implementation of a campus of care concept and an emergency shelter for women...

Findings of Fact

Since 1989, the City has made a longstanding commitment through the establishment of affordable housing statutory reserve fund bylaws and policies to support the development of affordable housing in Richmond.

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 two affordable housing reserve funds: 1) a capital reserve fund established by Reserve Fund Establishment Bylaw No. 7812; and 2) a non-capital reserve fund established by Affordable Housing Operating Reserve Fund Establishment Bylaw No. 8206.

The use of the affordable housing 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 Affordable Housing Capital Projects Fund(s) and the Affordable Housing Operating budget, as required.

The current City Bylaws pertaining to affordable housing 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 "Affordable Housing." Due to the history of this reserve fund, monies in this fund can only be used for capital expenditures.

2. Affordable Housing Operating Reserve Fund Bylaw No. 8206 adopted on June 25, 2007.

This bylaw establishes the Affordable Housing Operating Reserve Fund for the following purposes:

- (a) remuneration for personnel hired by the City to administer the Richmond Affordable Housing Strategy or any part thereof and associated supplies, travel or staff costs;
- (b) the hiring of consultants, the conduct of research, and the production of reports and other information and updates pursuant to the Richmond Affordable Housing Strategy;
- (c) legal costs of implementing affordable housing agreements;
- (d) management, administration and cost of affordable housing units owned by the City; and
- (e) other activities related to carrying out the Richmond Affordable Housing Strategy or any part thereof.

Further, the bylaw directs that 30 percent of developer cash contributions dedicated to the Affordable Housing Strategy be deposited to this reserve fund.

3. Zoning Bylaw No. 8500 - Section 5.15

Section 5.15.2 reads:

If an owner elects to pay an amount in the affordable housing reserve:

- a) 70 per cent of the amount being deposited to the capital reserve fund created by Reserve Fund Establishment Bylaw No. 7812; and
- b) 30 percent of the amount will be deposited to the operating fund created by Affordable Housing Reserve Fund Establishment Bylaw No. 8206.

Section 5.15.3 reads:

The City may only use these funds for the provision of affordable housing and the number, kinds and extent of affordable housing shall be provided by:

- a) Owners by way of:
 - i) secondary suites or coach houses;
 - ii) affordable housing units; or
 - iii) contributions to the affordable housing reserve; and
- b) The City by applying the funds held under the affordable housing reserve, will be set out in the April 16, 2007 Report to Planning Committee entitled "Richmond Affordable Housing Strategy", a copy of which is on file in the office of the Corporate Officer.

Staff also completed a review of the City's affordable housing policies (i.e. Affordable Housing Policy 5005, Affordable Housing Strategy-Interim Strategy- Policy 5006, West Cambie - Alexandra Interim Amenity Guidelines-Policy 5044, The Affordable Housing Statutory Reserve Fund - Policy 5008, and the Richmond Affordable Housing Strategy).

Analysis

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

- I. The Affordable Housing Capital and Operating Reserve Fund Bylaws;
- II. Proposed amendments to the Affordable Statutory Reserve Fund Policy- 5008; and
- III. Proposed amendments to Zoning Bylaw No. 8500, Section 5.15.

Section I: Affordable Housing Statutory Reserve Fund Bylaw Review

1. Reserve Fund Establishment Bylaw No. 7812

Reserve Fund Establishment Bylaw No. 7812 includes provisions for a number of reserve funds, including for the purposes of "affordable housing".

The Affordable Housing Strategy requires monies to be collected in the Affordable Housing Reserve Fund to be utilized first and primarily for subsidized housing. Where appropriate, funds are to be used for certain City lands for affordable subsidized rental housing and affordable low end market rental purposes, including where funding has or will be obtained from other levels of government and/or private partnerships.

This reserve fund was originally established by Bylaw No. 5482 on December 18, 1989, and re-established through the Reserve Fund Establishment Bylaw No. 7361 on May 27, 2002 and Reserve Fund Establishment Bylaw No. 7812 on October 25, 2004. Due to this history, this reserve fund can only be used for capital expenditures. Such expenditures could include:

- A. purchasing land for or construct affordable housing;
- B. making capital grants to others to purchase land for or construct affordable housing (e.g. including grants for Development Cost Charge, Site Servicing Costs, Development Application and Permit Fee relief) associated with purchasing or constructing affordable housing; and
- C. entering into partnerships with others to purchase land for or construct affordable housing.

Recommendation: No changes are proposed to Reserve Fund Establishment Bylaw No. 7812.

2. Affordable Housing Operating Reserve Fund Establishment Bylaw No. 8206

The Affordable Housing Operating Reserve Fund was established to provide operating funding for the City in relation to implementing the Affordable Housing Strategy. The fund is separate and distinct from the affordable housing reserve fund under the Reserve Fund Establishment Bylaw No. 7812.

Currently, Bylaw No. 8206 requires that thirty percent of developer cash contributions received by the City are directed to the Affordable Housing Operating Reserve fund annually.

It has been suggested that the City may want to replace the requirement for 30 percent of the developer contributions to be allocated to the operating reserve fund to allow Council the flexibility to direct different proportions of developer contributions to be deposited to this reserve fund. Further, this will allow financial support for specific affordable housing development projects, as required.

Recommendation: That sections 3(a) and (b) of the Affordable Housing Operating Reserve Fund Establishment Bylaw No. 8206 be amended [**Attachment 4**] to provide Council the ability to direct funds to the Affordable Housing Operating Reserve Fund annually as follows:

- (a) a portion of developer cash contributions and density bonus contributions to the City's affordable housing reserve funds, as directed by Council from time to time; and
- (b) fifty percent (50%) net income (revenue minus operating expenses) received by the City from the rental of residential dwelling units that are owned or held by the City as part of the Richmond Affordable Housing Strategy.

Section II: Affordable Housing Statutory Reserve Fund Policy Review

The following amendments are proposed to the existing Affordable Housing Statutory Reserve Fund Policy 5008. The policy amendments will allow for financial support for affordable housing developments that meet the City's requirements.

1. Affordable Housing Reserve Fund Policy Proposed Amendment to Include the Strategy's Priorities for the Use of Affordable Housing Reserve Funds

Affordable Housing Statutory Reserve Fund Policy 5008 was established in 1991, prior to the Affordable Housing Strategy being adopted in 2007. The current policy includes an administrative process for land acquisition and partner selection for affordable housing development on City owned land, but does not reflect the Strategy's priorities for the use of the two Affordable Housing Statutory Reserve Funds.

Recommendation: That existing Affordable Housing Statutory Reserve Fund Policy-5008 be amended to reflect the Strategy's priorities for the use of the Affordable Housing Statutory Reserve Funds consisting of:

1. Monies being collected in the Affordable Housing Reserve Fund to be utilized first and primarily for subsidized housing.
2. Where appropriate, certain City lands be used for affordable subsidized rental housing and affordable low end market rental purposes, including where funding has or will be obtained from other levels of government and/or private partnerships.

2. Affordable Housing Development Financial Support Provisions

Subsidized housing is the most challenging type of affordable housing to develop due to limited senior government funding and the revenue required to successfully operate units with deep rent and/or operating subsidies. The City has limited resources; however, the proposed change will provide the ability to leverage reserve funds to assist in subsidized housing development.

Creating housing for core need and very low income households is critical, but this must also be balanced with policy direction that ensures viable affordable housing stock is secured along all points of the housing continuum (e.g. low end market rental and affordable home ownership units). Thus, financial support for subsidized housing projects will be reviewed with the criteria provided in Policy 5008. Also, approval of additional financial provisions will be reviewed on a case by case basis to limit the impact to the City's affordable housing inventory (i.e. affordable housing value transfers and/or cash-in-lieu contributions).

Recommendation: That existing Policy-5008 be amended to allow funds in the Affordable Housing Reserve Fund to be used for:

1. Property or residential dwelling unit exchange for affordable housing units;
2. Construction funding of affordable housing projects; and
3. Fiscal relief (i.e. development cost charges, costs related to the construction of infrastructure required to service the land, and development application and permit fees) for eligible non-profit affordable housing providers for the purchase or development of subsidized rental units, as specified in Policy 5008.

It is being proposed, that, for certain projects, the City be able to make payments to non-profit affordable housing providers from the Affordable Housing Reserve Fund for eligible costs that include:

- A. Fiscal municipal relief (i.e. development cost charges, costs related to the construction of infrastructure required to service the land, and development application and permit fees);
- B. The construction of infrastructure required to service the land on which the affordable housing is being constructed; and
- C. Other costs normally associated with construction of the affordable housing, including design costs, the cost of municipal permits, and the payment of development charges.

III. Zoning Bylaw No. 8500- Section 5.15 Review

Where an owner or developer elects to make a cash contribution to the City's affordable housing reserve funds in exchange for obtaining a density bonus, the existing Zoning Bylaw 8500 requires the owner (developer) to pay 70 per cent of the amount being deposited to the capital reserve fund established by Bylaw No. 7812 and 30 percent deposited to the operating fund established by Bylaw No. 8206.

Amendments to Zoning Bylaw No. 8500 are required to align with the proposal to provide Council with the flexibility to direct capital and operating financial support for specific affordable housing development, as required. Further, in reviewing section 5.15 of the Zoning Bylaw, it appears that section 5.15.3 could cause confusion as to how the monies in the two reserve funds are to be spent.

Recommendation: That Richmond Zoning Bylaw No. 8500, Section 5.15.3 be deleted and 5.15.2 be amended to provide that:

- 1. For density bonus contributions, the owner (developer) to pay (70% to the capital reserve fund created by Reserve Fund Establishment Bylaw No. 7812 and 30% to the non-capital reserve fund created by Affordable Reserve Fund Establishment Bylaw No. 8206), unless Council directs otherwise prior to the owner (developer) making the payment.

Summary of Recommendations

- 1. The proposed amendments to Policy 5008 to ensure the following are incorporated:
 - 1. The Strategy's priorities for the two Affordable Housing Statutory Reserve Funds.
 - 2. Financial support provisions for affordable housing development.
- 2. Operating Reserve Fund Establishment Bylaw No. 8206 and Zoning Bylaw No. 8500 be amended to permit Council to direct developer contributions for affordable housing be allocated to the two reserve funds in different proportions, as directed by Council policy or otherwise from time to time.

In addition, periodic review of related City policies, regulations and procedures will be conducted to ensure that the Richmond Affordable Housing Strategy priorities are being effectively implemented.

Financial Impact

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

Conclusion

The proposed amendments to Affordable Housing Statutory Reserve Fund Policy 5008, Affordable Housing Operating Reserve Fund Establishment Bylaw No. 8206, and section 5.15 of the Zoning Bylaw No. 8500 are intended to provide an effective reserve fund management framework to assist the City's efforts to financially support affordable housing development in Richmond. The proposed amendments will:

1. Create a policy framework that supports the Affordable Housing Strategy priorities;
2. Allow financial support for affordable housing development;
3. Provide a mechanism to support project specific contributions; and
4. Align City policy language to increase clarity and defined purpose.

In summary, the proposed changes support Council's ability to direct capital and operating reserve funds to financially support City approved affordable housing development projects and initiatives.



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

Attachment 1	Policy 5008 ~ Affordable Housing Statutory Reserve Fund	REDMS #113680
Attachment 2	Draft Update to Policy 5008 - Affordable Housing Statutory Reserve Fund Policy	REDMS #3487419
Attachment 3	Richmond Zoning Bylaw No. 8500 Proposed Amendment - Affordable Housing Statutory Reserve	REDMS #3488178
Attachment 4	Amended Affordable Housing Operating Reserve Fund Bylaw No. 8206	REDMS #3489303



City of Richmond

Policy Manual

Page 1 of 4

Adopted by Council: Dec. 9/91

POLICY 5008

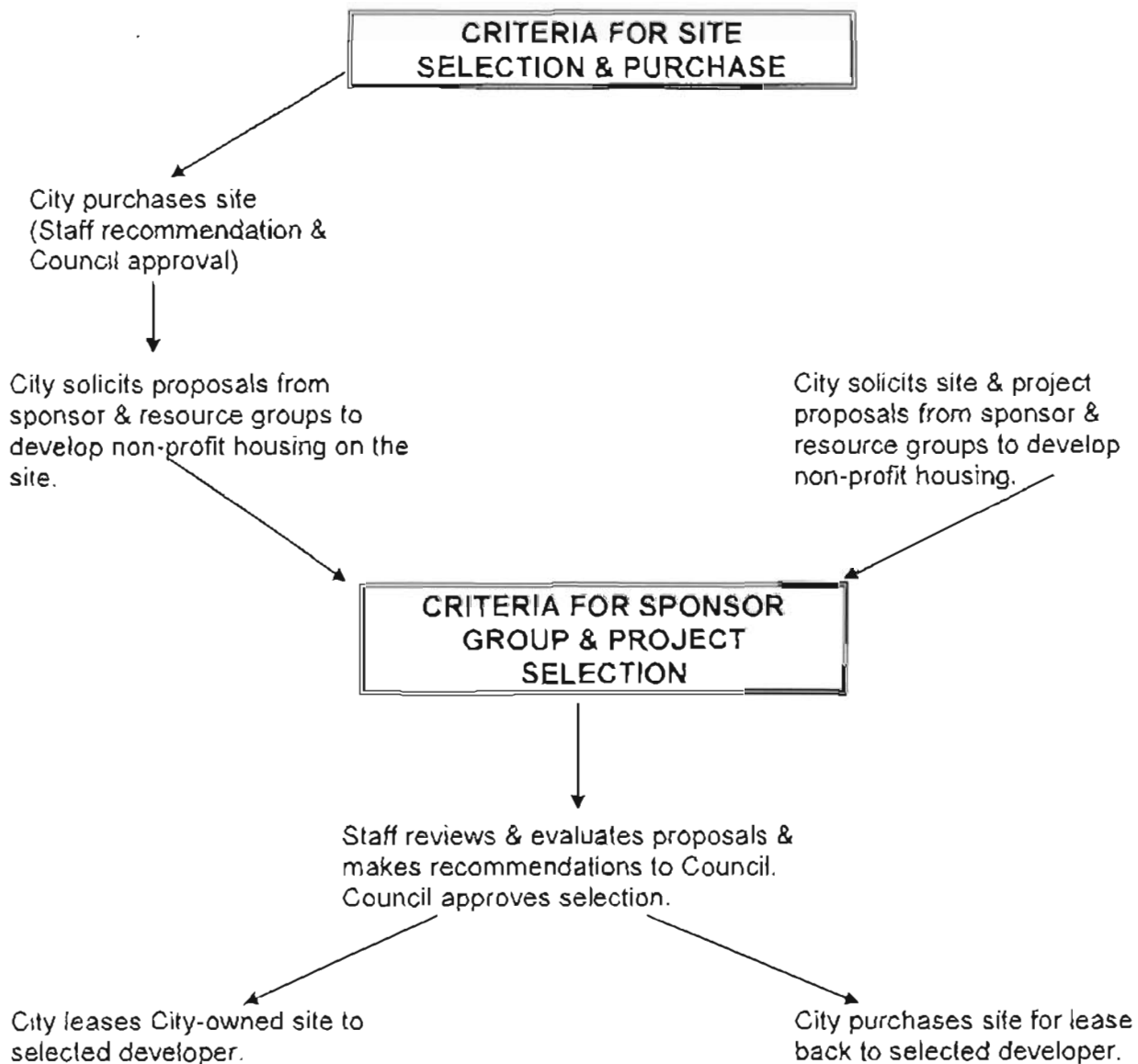
File Ref: 4057-00

AFFORDABLE HOUSING STATUTORY RESERVE FUND

POLICY 5008:

It is Council policy that:

The following procedure and criteria be adopted for the allocation of funds from the Affordable Housing Statutory Reserve Fund:





CRITERIA FOR SPONSOR GROUP AND PROJECT SELECTION

SPONSOR GROUP

1. Society Background and Reputation
2. Previous Projects: Experience and Performance
3. Management Style:
 - Process for tenant selection;
 - Process for tenant relations;
 - Process for tenant participation;
 - Management plan;
 - Maintenance procedures; and
 - Process for responding to neighbourhood needs and concerns.
4. Project:
 - Priority of need of this client group (e.g. seniors, family);
 - Targeted income group;
 - Design
 - neighbourhood compatibility
 - sensitivity to site; and
 - appropriateness of design to client group;
 - Appropriateness of design to client with City plans, policies and guidelines;
 - Provision of amenities to the larger community
5. Location:
 - Suitability of location;
 - Proximity to other social housing projects;
 - Proximity to appropriate services and amenities (transit, schools, shopping, medical, social, recreational and community services); and
 - Compatibility with area plans.
6. Development Team.
7. Cost Effectiveness:
 - Number of units produced for amount of City funding expended; and
 - Proportion of site cost needed.



INFORMATION TO ACCOMPANY REQUESTS TO THE STATUTORY RESERVE FUND REGARDING NON-PROFIT HOUSING PROPOSALS

SPONSOR GROUP

1. Society Background:

- Years incorporated or active;
- Size of organization (staff and volunteers); and
- Frequency of Board meetings.

2. Projects Sponsored to Date:

- For each project:
 - Client group;
 - Type of tenure;
 - Number of units;
 - Funding program (e.g. CMHC, BCHMC);
 - Years managed by sponsor group; and
 - Income mix of clientele.

3. Management Style:

- Describe the process for tenant selection (e.g. priority to Richmond residents);
- Describe the process for tenant relations (e.g. handling grievances);
- Has the Society specific rules of tenant behaviour (e.g. pets, smoking)?
- Do tenant committees play a role in project management? Does the Society encourage tenant organizations? How?
- What aspects of property management are handled by the Society Board and which are delegated to a resident manager, property management consultant or tenant management committee?
- Describe procedures for maintenance and repairs.

4. Development Team (complete for each component, e.g. the resource group or consultant, the architect and the contractor):

- Experience - years in business;
- Number and type of social housing projects; and
- Experience working with the other team members.



PROJECT PROPOSAL

- Client group (seniors, families, persons with disabilities, etc.);
- Anticipated client income levels;
- Tenure type (co-op or non-profit rental);
- Number of units; and
- Additional amenities available to larger community (e.g. day care, community space).

SITE PROPOSED

- Reasons for site choice;
- Benefits of this location for prospective clientele;
- Estimated property acquisition cost;
- Estimate of extent of City financial participation required/lease terms proposed;
- Assembly/consolidation required?
- Rezoning required?

(Planning Department)



Page 1 of 7	Adopted by Council: <date>	Policy 5008
File Ref: <file no>	Affordable Housing Reserve Funds Policy	

Policy 5008:

It is Council policy that:

I. INTRODUCTION

A. General

The City of Richmond acknowledges that access to safe, affordable and appropriate housing is essential for building strong, safe and healthy communities.

B. Purpose

The purpose of this policy is to provide the City with a framework for managing the City's two affordable housing reserve funds to provide resources to meet the specific housing and support needs of priority groups.

C. Scope

To address affordable housing needs, the City will plan, partner, and as resources and budgets become available support a range of affordable housing development opportunities through: partial funding provided through the City's affordable housing reserve funds, as well as, funding from senior levels of government and/or other partners, to enable the creation of additional affordable subsidized rental housing and affordable low end market rental units designed to meet priority needs and existing gaps in Richmond.

D. Objectives

1. The City develop a strategic land acquisition program for affordable housing with funding for the program administration from the Affordable Housing Operating Reserve Fund and the acquisition of lands coming from the Affordable Housing Reserve Fund and other sources where appropriate.
2. The City's two affordable housing reserve funds are to be used by the City to support non-market affordable housing opportunities and potential partnerships with a focus on addressing the *Richmond Affordable Housing Strategy* priorities. Monies being collected in the affordable housing reserve fund are to be utilized first and primarily for subsidized housing.
3. Where appropriate, certain City lands be used for affordable subsidized rental housing and affordable low end market rental purposes, including where funding has or will be obtained from other levels of government and/or private partnerships.



Page 2 of 7	Adopted by Council: <date>	Policy 5008
File Ref: <file no>	Affordable Housing Reserve Funds Policy	

E. Review of Affordable Housing Reserve Funds Policy

Periodic review of the affordable housing policies, regulations and procedures to ensure that the *Affordable Housing Strategy* priorities and objectives are being effectively implemented.

II. AFFORDABLE HOUSING RESERVE FUNDS

The City has established two affordable housing reserve funds as described.

Developer cash contributions and density bonus contributions for affordable housing will be allocated to the two reserve funds as follows:

- a. 70 percent (70%) of the amount will be deposited to the Affordable Housing Reserve Fund established by Reserve Fund Bylaw No. 7812; and
- b. 30 per cent (30%) of the amount will be deposited to the Affordable Housing Operating Reserve Fund established by Affordable Housing Operating Reserve Fund Establishment Bylaw 8206;

unless Council directs otherwise prior to the date of the developer's payment, in which case the payment will be deposited as directed by Council.

1. Affordable Housing Reserve Funds

The Affordable Reserve Fund established by Bylaw 7812 may be used for capital expenditures relating to the following:

- a. Purchasing and acquiring sites for affordable housing development;
- b. Exchanging property or residential dwelling units for affordable housing;
- c. Financing the construction of affordable housing projects;
- d. Securing funding commitments from senior levels of government and/or private partnerships;
- e. Partnering with other levels of government and/or private agencies to achieve affordable housing in Richmond; and
- f. Providing fiscal relief (i.e. development cost charges, costs related to the construction of infrastructure required to service the land, and development application and permit fees) to eligible non-profit affordable housing providers for the purchase or development of subsidized rental units.



Page 3 of 7	Adopted by Council: <date>	Policy 5008
File Ref: <file no>	Affordable Housing Reserve Funds Policy	

2. Affordable Housing Operating Reserve Fund

In accordance with Affordable Housing Operating Reserve Fund Establishment Bylaw No. 8206, this reserve fund will be used for the following purposes:

- a. remuneration for personnel hired by the City to administer the Richmond Affordable Housing Strategy or any part thereof and associated supplies, travel or staff costs;
- b. the hiring of consultants, the conduct of research, and the production of reports and other information and updates pursuant to the Richmond Affordable Housing Strategy;
- c. legal costs of implementing affordable housing agreements;
- d. management, administration and cost of affordable housing units owned by the City; and
- e. other activities related to carrying out the Richmond Affordable Housing Strategy or any part thereof.

III. AUTHORIZATION AND INTERNAL CONTROLS

Funds designated for withdrawal from the Affordable Housing Reserve Fund and Affordable Housing Operating Reserve Fund will be subject to the City's annual Capital and Operating Budget review process with approval of the 5-year Financial Plan Bylaw.

IV. MONITORING AND EVALUATION

The use of funds will be subject to on-going monitoring to ensure alignment with the *Richmond Affordable Housing Strategy* priorities and objectives and the City's annual Capital and Operating Budget review process.

V. ACCESSING AFFORDABLE HOUSING RESERVE AND PROJECT FUNDS

A 5-year financial plan is prepared annually for the City's capital and operating budget. All approved affordable housing projects will be incorporated in the 5-year Financial Plan Bylaw.

VI. REPORTING FRAMEWORK

The annual audited financial statements provide reserve information that includes all changes and a year-end balance.

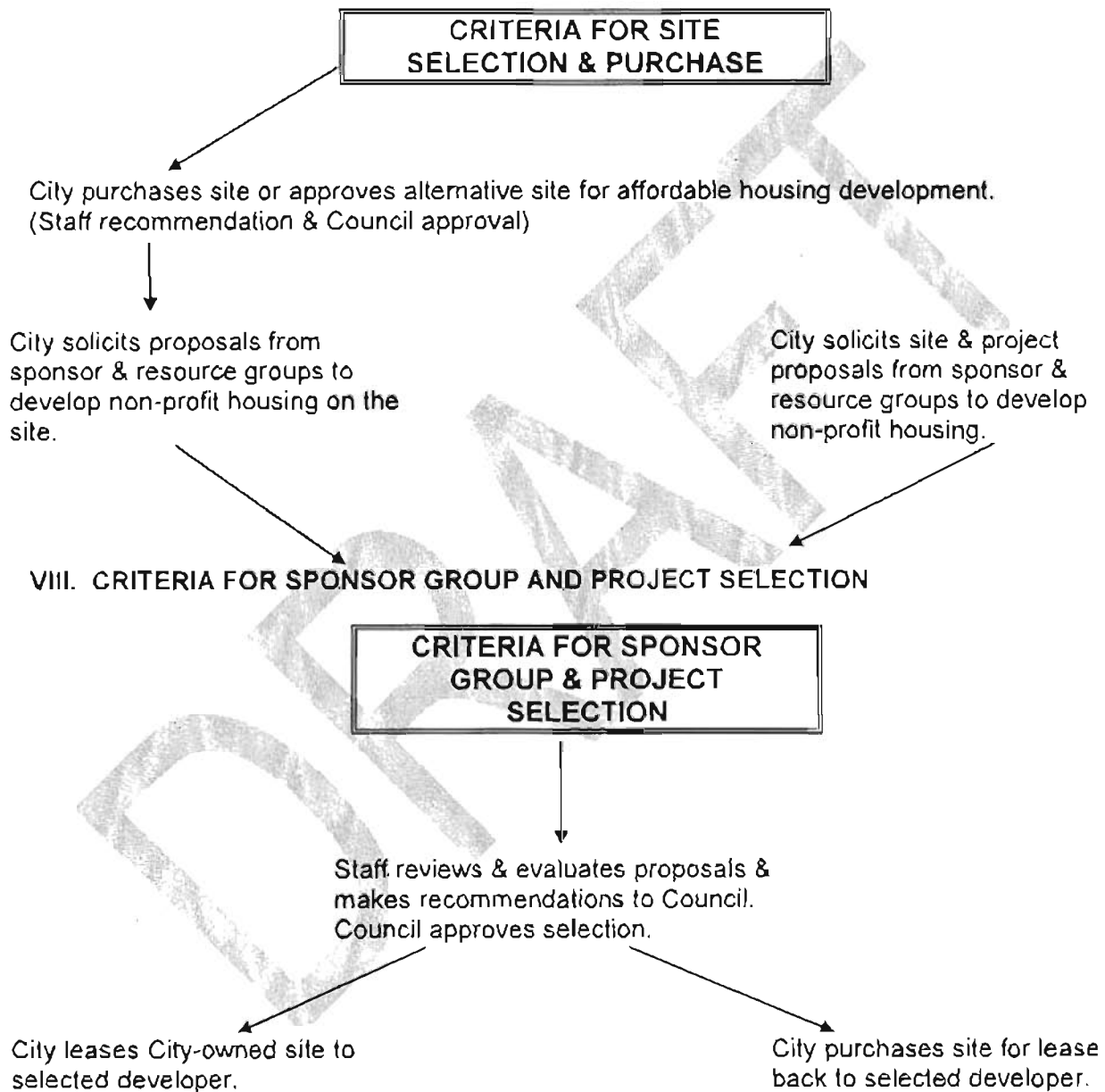
The Community Services Department will coordinate with the Finance Department to complete a review of all contributions to and expenditures from the Affordable Housing Reserve Fund and Affordable Housing Operating Reserve Fund.



Page 4 of 7	Adopted by Council: <date>	Policy 5008
File Ref: <file no>	Affordable Housing Reserve Funds Policy	

VII. CRITERIA FOR SITE SELECTION & PURCHASE

The following procedure shall be followed for the allocation of funds from the Affordable Housing Reserve Fund when City purchases a site for affordable housing development:





Page 5 of 7	Adopted by Council: <date>	Policy 5008
File Ref: <file no>	Affordable Housing Reserve Funds Policy	

IX. CRITERIA FOR SPONSOR GROUP AND PROJECT SELECTION

SPONSOR GROUP

1. Society Background and Reputation
2. Previous Projects: Experience and Performance
3. Management Style:
 - Process for tenant selection;
 - Process for tenant relations;
 - Process for tenant participation;
 - Management plan;
 - Maintenance procedures; and
 - Process for responding to neighbourhood needs and concerns.
4. Project:
 - Priority of need of this client group (e.g. seniors, family);
 - Targeted income group;
 - Design
 - neighbourhood compatibility
 - sensitivity to site; and
 - appropriateness of design to client group;
 - Appropriateness of design to client with City plans, policies and guidelines;
 - Provision of amenities to the larger community
5. Location:
 - Suitability of location;
 - Proximity to other social housing projects;
 - Proximity to appropriate services and amenities (transit, schools, shopping, medical, social, recreational and community services); and
 - Compatibility with area plans.
6. Development Team.
7. Cost Effectiveness:
 - Number of units produced for amount of City funding expended; and
 - Proportion of site cost needed.



Page 6 of 7	Adopted by Council: <date>	Policy 5008
File Ref: <file no>	Affordable Housing Reserve Funds Policy	

X. INFORMATION TO ACCOMPANY REQUESTS TO THE AFFORDABLE HOUSING RESERVE FUND REGARDING NON-PROFIT HOUSING PROPOSALS

SPONSOR GROUP

1. Society Background:

- Years incorporated or active;
- Size of organization (staff and volunteers); and
- Frequency of Board meetings.

2. Projects Sponsored to Date:

- For each project:
 - Client group;
 - Type of tenure;
 - Number of units;
 - Funding program (e.g. CMHC, BCHMC);
 - Years managed by sponsor group; and
 - Income mix of clientele.

3. Management Style:

- Describe the process for tenant selection (e.g. priority to Richmond residents);
- Describe the process for tenant relations (e.g. handling grievances);
- Has the Society specific rules of tenant behaviour (e.g. pets, smoking)?
- Do tenant committees play a role in project management? Does the Society encourage tenant organizations? How?
- What aspects of property management are handled by the Society Board and which are delegated to a resident manager, property management consultant or tenant management committee?
- Describe procedures for maintenance and repairs.

4. Development Team (complete for each component, e.g. the resource group or consultant, the architect and the contractor):

- Experience - years in business;
- Number and type of social housing projects; and
- Experience working with the other team members.



Page 7 of 7	Adopted by Council: <date>	Policy 5008
File Ref: <file no>	Affordable Housing Reserve Funds Policy	

PROJECT PROPOSAL

- Client group (seniors, families, persons with disabilities, etc.);
- Anticipated client income levels;
- Tenure type (co-op or non-profit rental);
- Number of units; and
- Additional amenities available to larger community (e.g. day care, community space).

SITE PROPOSED

- Reasons for site choice;
- Benefits of this location for prospective clientele;
- Estimated property acquisition cost;
- Estimate of extent of City financial participation required/lease terms proposed;
- Assembly/consolidation required?
- Rezoning required?



City of Richmond

Bylaw 8882

Richmond Zoning Bylaw 8500, Amendment Bylaw 8882

The Council of the City of Richmond enacts as follows:

1. Richmond Zoning Bylaw 8500, as amended, is further amended by deleting section 5.15.2 and substituting the following:

"5.15.2 If an owner elects to pay an amount into the affordable housing reserve 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 Affordable Housing Reserve Fund created by Reserve Fund Establishment Bylaw No. 7812; and
- b) 30 per cent of the amount shall be deposited to the Affordable Housing Operating Reserve Fund created by Affordable Housing Operating Reserve Fund Establishment Bylaw No. 8206,

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. Richmond Zoning Bylaw 8500, as amended, is further amended by deleting section 5.15.3 in its entirety.
3. This Bylaw is cited as ""Richmond Zoning Bylaw 8500, Amendment Bylaw 8882".

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

ADOPTED

MAYOR

CORPORATE OFFICER

CITY OF RICHMOND
APPROVED by
APPROVED by Director or Solicitor 



City of
Richmond

Bylaw 8883

**Affordable Housing Operating Reserve Fund Establishment
Bylaw No. 8206, Amendment Bylaw No. 8883**

The Council of the City of Richmond enacts as follows:

1. The Affordable Housing Operating Reserve Fund Establishment Bylaw No. 8206 is amended by deleting subsections 3(a) and (b) and substituting the following:
 - “(a) a portion of developer cash contributions and density bonus contributions to the City’s affordable housing reserve funds, as directed by Council from time to time;
 - (b) fifty per cent (50%) of net income (revenue less operating expenses) received by the City from the rental of residential dwelling units that are owned or held by the City as part of the Richmond Affordable Housing Strategy; and”
2. This Bylaw is cited as “Affordable Housing Operating Reserve Fund Establishment Bylaw No. 8206, Amendment Bylaw No. 8883”.

FIRST READING

SECOND READING

THIRD READING

ADOPTED

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

MAYOR

CORPORATE OFFICER



Richmond Zoning Bylaw 8500,
Amendment Bylaw 8882

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"5.15.2 If an owner elects to pay an amount into the affordable housing reserve 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 Affordable Housing Reserve Fund created by Reserve Fund Establishment Bylaw No. 7812; and
- b) 30 per cent of the amount shall be deposited to the Affordable Housing Operating Reserve Fund created by Affordable Housing Operating Reserve Fund Establishment Bylaw No. 8206,

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. Richmond Zoning Bylaw 8500, as amended, is further amended by deleting section 5.15.3 in its entirety.
3. This Bylaw is cited as ""Richmond Zoning Bylaw 8500, Amendment Bylaw 8882".

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

ADOPTED

MAYOR

CORPORATE OFFICER

CITY OF RICHMOND
APPROVED by
APPROVED by Director or Solicitor



**Affordable Housing Operating Reserve Fund Establishment
Bylaw No. 8206, Amendment Bylaw No. 8883**

The Council of the City of Richmond enacts as follows:

1. The Affordable Housing Operating Reserve Fund Establishment Bylaw No. 8206 is amended by deleting subsections 3(a) and (b) and substituting the following:
 - “(a) a portion of developer cash contributions and density bonus contributions to the City’s affordable housing reserve funds, as directed by Council from time to time;
 - (b) fifty per cent (50%) of net income (revenue less operating expenses) received by the City from the rental of residential dwelling units that are owned or held by the City as part of the Richmond Affordable Housing Strategy; and”
2. This Bylaw is cited as “Affordable Housing Operating Reserve Fund Establishment Bylaw No. 8206, Amendment Bylaw No. 8883”.

FIRST READING

SECOND READING

THIRD READING

ADOPTED

MAYOR

CORPORATE OFFICER

CITY OF RICHMOND
APPROVED for content by originating dept. <i>[Signature]</i>
APPROVED for legality by Solicitor <i>[Signature]</i>



Richmond Zoning Bylaw 8500,
Amendment Bylaw 8882

The Council of the City of Richmond enacts as follows:

1. Richmond Zoning Bylaw 8500, as amended, is further amended by deleting section 5.15.2 and substituting the following:

“5.15.2 If an owner elects to pay an amount into the affordable housing reserve 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 Affordable Housing Reserve Fund created by Reserve Fund Establishment Bylaw No. 7812; and
- b) 30 per cent of the amount shall be deposited to the Affordable Housing Operating Reserve Fund created by Affordable Housing Operating Reserve Fund Establishment Bylaw No. 8206,

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. Richmond Zoning Bylaw 8500, as amended, is further amended by deleting section 5.15.3 in its entirety.
3. This Bylaw is cited as “Richmond Zoning Bylaw 8500, Amendment Bylaw 8882”.

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

ADOPTED

APR 10 2012

CITY OF RICHMOND
APPROVED by 
APPROVED by Director or Solicitor 

MAYOR

CORPORATE OFFICER



City of Richmond

Report to Committee Planning and Development Department

To: Planning Committee
From: Brian J. Jackson, MCIP
Director of Development

Date: April 10, 2012
File: RZ 11-585209

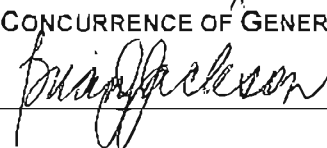
Re: Application by Onni 7731 Alderbridge Holding Corp. and Onni 7771 Alderbridge Holding Corp. for the Rezoning of 7731 and 7771 Alderbridge Way from Industrial Retail (IR1) to High Density Low Rise Apartments (RAH2)

Staff Recommendation

That Bylaw No. 8884, which makes minor amendments to the RAH2 zone specific to 7731 and 7771 Alderbridge Way and rezones these subject properties from "Industrial Retail (IR1)" to the amended "High Density Low Rise Apartments (RAH2)", be introduced and given first reading.

Brian J. Jackson, MCIP
Director of Development

BJJ:mmm
Att.

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

Staff Report

Origin

Onni 7731 Alderbridge Holding Corp. and Onni 7771 Alderbridge Holding Corp. have applied to rezone 7731 and 7771 Alderbridge Way (see **Attachment 1**) from “Industrial Retail (IR1)” to “High Density Low Rise Apartments (RAH2)” in order to develop a 660-unit project in four (4), six-storey wood frame buildings over two (2) concrete parking structures. A minor text amendment to the RAH2 zone is also required to facilitate the proposed development.

Findings of Fact

Background

The subject site is situated in the City Centre’s Lansdowne Village, an emerging high density, mixed-use community located between Gilbert Road, Alderbridge Way and Westminster Highway (**Attachment 3**). The two (2) subject lots, comprising 2.87 ha. (7.09 acres) were created in 1969 as part of the Brighthouse Industrial Estate subdivision along Alderbridge Way (see **Attachment 1**). Of note, the western lot was the site of the long-standing Stacey’s Furniture World and the eastern lot now includes a Tim Hortons amongst numerous other smaller commercial and light industrial tenants.

Existing surrounding development includes:

North: Immediately to the north of the site is the former CPR line property which is now owned by the City and will form part of New River Road. Further to the north, one large light industrial building is located on a site zoned as “Industrial Business (IB1).” This site is designated within the CCAP as part of a large future Riverfront Park.

South: Immediately to south of the subject site is Alderbridge Way with the former Grimm’s sausage factory site on the south side of the street. This site is now zoned “Industrial Retail (IR1)” and is the subject of a current rezoning application to rezone the site to a “Residential Limited Commercial (RCL)” zone allow for a higher density, mixed-use development.

East: A site zoned “Industrial Retail (IR1)” lies to the east of an adjacent lane. The site includes two light industrial/ retail buildings.

West: The Gilbert Road approach to the Dinsmore Bridge forms the north-west boundary of the subject site. The remainder of the site is bounded by the former “V-Tech” building site and is now zoned “Industrial Retail (IR1).”

Related Policies and Studies

The proposed development site is designated as “Mixed Use” within the City’s Official Community Plan (OCP). The site is also within the City Centre Area Plan’s (CCAP) “Urban Centre T5 (25 m) Specific Land Use” Map designation which provides for residential land use with a floor area ratio (FAR) of 1.2, which can be increased to a maximum 2.0 FAR with the provision an affordable housing density bonus (see **Attachment 3** for context).

Other major policy documents of note include:

Aircraft Noise Sensitive Development Policy (ANSI) Area 2: All aircraft noise sensitive land uses (except new single family) may be considered subject to the necessary reports to be submitted and covenants being registered on title as required by the policy.

Affordable Housing Policy: The proposed development is subject to the policy which requires that five (5) percent of the total residential building floor area be devoted to affordable housing units following the policy's requirements regarding unit type and target income.

These above policies and other policies, as applied to the proposed development, are discussed below in the staff report.

Applicant's Proposal

In early 2011, the Onni Group of Companies purchased the two (2) lots comprising the site. The proposal involves these lots being re-subdivided with Cedarbridge Way being extended from Alderbridge Way to the New River Road to create two (2) new, slightly smaller lots. A total of four (4) buildings will be constructed. Two (2) buildings will be located on top of one (1) large single storey parkade on each lot on either side of the new Cedarbridge Way.

Of the 660 units proposed, Building 1 contains 140 units, Building 2 contains 200 units, and Buildings 3 and 4 both contain 160 units. The Development Application Data Sheet (**Attachment 4**) includes a full summary of the development statistics and the cover sheet of the preliminary architectural plans (**Attachment 7**) include a breakdown of the number of units in each building as well as the number different unit types.

Public Consultation

As the proposed development is consistent with the City's OCP and CCAP, no formal agency consultation associated with OCP amendment bylaws is required.

Signage is posted on-site to notify the public of the subject application. At the time of writing this Report, no public comment had been received.

The statutory Public Hearing concerning the zoning amendment bylaw will provide neighbours and other interested parties with an opportunity to provide comment.

The proposed development was also forwarded to the City's Advisory Design Panel (ADP) on January 4, 2012 which generally provided favourable comments with suggestions to be investigated and incorporated into the more detailed building design for review by the ADP and Development Permit Panel during the Development Permit process (excerpt of ADP minutes in **Attachment 2**).

Staff Comments

Transportation

The proposed project involves widening of Alderbridge Way and Gilbert Road, and constructing New River Road fronting the development (with removal of the old CPR tracks). These are all major roads on the DCC Road Program. The project will also include construction of two (2) major pedestrian/bicycle routes, a north-south Pedestrian Link that will connect to the major Gilbert Road Greenway and be the start of major east-west Green Link that commences from the

north-south pedestrian link and continues eastward for several blocks. (refer to **Attachment 5** for the Functional Transportation Plan and **Attachment 10** for the Rezoning Considerations Letter for a detailed description of transportation-related improvements).

Public Roads & Frontage Improvements:

To secure the road widening and greenways/pedestrian linkages adjacent and through the site in a sufficient manner, the following dedications and SROWs are required of the developer as considerations of rezoning.

Cedarbridge Way: The development will involve re-subdivision of the site into a proposed Lot 1 (Western Lot) and a Lot 2 (Eastern Lot) and the dedication of Cedarbridge Way through the development site from Alderbridge Way to New River Road. Works will include full traffic light signalization at the intersection of Cedarbridge Way at Alderbridge Way. This applicant will also include the pre-ducting and bases for the signal standard and controllers boxes for a future pedestrian crosswalk signal to be constructed at Cedarbridge Way and New River Road by the City in the future.

River Road: Generally, the developer will construct the entire road cross-section which includes two (2) east and two (2) west bound travel lanes with grass and tree lined boulevards on either side of an eastbound bike path located between the eastbound vehicle lanes and 3.0 m (9.8 ft.) wide sidewalk. There will also be registration of a 3.0 m (9.8 ft.) wide SROW for public rights of passage for the sidewalk adjacent to River Road.

Alderbridge Way: There will also be widening of the Alderbridge Way vehicle lanes and construction of a 2.0 m (6.6 ft.) sidewalk with a treed boulevard required of the applicant. There will be registration of a 2.0 m (6.6 ft.) wide SROW for the sidewalk inside of the south property lines of the proposed Lots 1 and 2.

Gilbert Road: Generally, the applicant is required to construct the full curb to curb widening of Gilbert Road for approximately 50 m (164 ft.). The road cross-section generally consists of two northbound traffic lanes, two southbound traffic lanes, a northbound left turn lane (at the New River Road intersection), northbound and southbound bike lanes and a raised median with landscaping.

At the southeast corner of the New River Road/Gilbert Road intersection, other frontage improvements (such as a greenway, plaza and public art discussed further below in the report) are required as this is a prominent location for traffic entering Richmond via the Gilbert Road gateway corridor.

The signalization of the New River Road/Gilbert Road intersection will be constructed by a separate development in the vicinity, but the applicant will also need to make some modifications to the signal.

East Lane: There will be reconstruction of the southern part of the current lane along with registration of SROW for public rights of passage for a 2.0 m (6.6 ft.) sidewalk being constructed inside of the east property line as generally shown on **Attachment 5**.

Green Links

East-West Green Link: The CCAP's envisioned east-west Green Link connects the Oval Village local commercial and major recreational destinations to the Aberdeen Village Commercial and Arts District. The applicant has addressed these components to the satisfaction of planning, transportation and parks staff (see **Attachments 3, 8**).

There will be a 10.0 m (33 ft.) wide SROW for pedestrian, bicycle and related uses and features, providing all necessary access by public and emergency services, City and other public utility service providers. The SROW is located above the below grade parking structures.

The separation between the buildings is approximately 20m (66 ft.) along the Green Link, leaving sufficient area for ground floor patios and common strata property on each side. The greenway will include a 3.0 m (9.8 ft.) wide hard surfaced public path that extends from the east to the west boundaries of the development (not including the crossing of Cedarbridge Way. The Green Link also includes landscaping and community garden plots.

North-South Green Link: There will be a 5.0 m (16.5 ft.) wide SROW along the west boundary for pedestrian, bicycle and related uses and features, providing all necessary access by public and emergency services, City and other public utility service providers. This Green Link will include a 3.0 m (9.8 ft.) hard surfaced public path extending from north to south on the west side of the proposed Lot 1.

An interim retaining wall that responds to the higher elevation of the development site is required along the west boundary and may be located within the SROW, provided that it does not compromise the intended public use and enjoyment of the spaces as determined by the City.

Design, security for construction, owner maintenance, liability and other terms of the Green Link and sidewalk SROWs are to be determined to the satisfaction of the City as a condition of bylaw adoption.

Gilbert Road Boulevard and Greenway

The development of the Greenway on the east side of the very wide unused Gilbert Road allowance, a prominent gateway location into the City Centre, remains to be finalized. Given that there will be up to 20 m (66 ft.) of open space between the project property line and the road edge in this high visibility area, a plaza, pedestrian and cycling paths, lighting, significant tree planting and a major \$350,000 Landmark Public Art piece, (shown in concept on **Attachment 9**) is envisioned (Also, see Public Art section below).

The landscape plan needs to be finalized for this section of the Gilbert Road Greenway and will be designed and constructed by the City in the future.

Parking and Transportation Demand Management (TDM)

On-Site Vehicle Parking: The proposed project includes a total of 849 parking spaces with 450 spaces in the parkade on Lot 1 for Buildings 1 and 2, and 399 spaces within the parkade on Lot 2 for Buildings 3 and 4 (See **Attachments 4 and 7** for full parking statistics). The applicant requests an overall parking reduction of 7.5% below the parking requirements set out in Bylaw 8500. In lieu of this reduction, the City accepts the Developer's offer to voluntarily:

- Contribute \$100,000 to the City for the construction of a 3.0 m (9.8 ft.) bike/pedestrian pathway along the east side of Gilbert Road from the southern end of

the applicant's required frontage improvements to Lansdowne Road. (Not eligible for DCC credits.)

- Contribute \$25,000 to the City for a City Centre-type bus shelter. (Not eligible for DCC credits.)
- Enter into an agreement with the City to ensure that the electrical vehicle and bicycle plug-ins be provided as a condition of issuance of the City building permits for each building with confirmation that such have been provided as a condition of issuance of an occupancy permit for each building:
 - Provision of 20% of the total resident parking spaces in each parkade with 120 or 240 volt (voltage as determined by Onni) electric service for vehicle plug-ins with conduits, circuits breakers and wiring in a form acceptable to the Director of Transportation (actual outlets to be provided later by strata owners).
 - Provision of one (1) standard 120 volt electric plug-in for every forty (40) resident bicycle parking spaces in a form acceptable to the Director of Transportation.

There are no variances required to the automobile and bicycle parking provisions of Zoning Bylaw 8500. It should be noted that staff and the applicant will work together at the Development Permit stage to maximize the achievable parking stalls.

It should be noted that there will be also on-street parking provided on Cedarbridge Way throughout the day and off-peak on-street parking on Alderbridge Way and River Road over the short to intermediate term.

Bicycle Parking: The proposed project includes a total of 860 resident bicycle parking spaces with 434 resident spaces in the parkade and sixty-eight (68) surface visitor spaces for Buildings 1 and 2; and 426 resident spaces within the parkade and sixty-four (64) surface visitor spaces for Buildings 3 and 4. The resident bicycle parking provided is above the minimum requirements of Zoning Bylaw 8500 (See cover page of **Attachments 4 and 7** for full parking statistics).

Loading Space Requirements:

Section 7.13 of Zoning Bylaw 8500 requires that one (1) SU9 (medium 9 m trucks) off-street loading space be provided for each building and one (1) off-street WB 17 (large 17 m trucks) loading space be provided for every two (2) buildings. The applicant has accommodated the four (4) required SU9 loading spaces on either side of the greenway junction with Cedarbridge Way. However, the turning movements for potential 17 m (55 ft.) length of WB 17 trucks preclude placement of such spaces on-site or on Cedarbridge Way. Given the low frequency of use of such large trucks in a purely residential project, staff agrees to support a relaxation of this requirement at time of Development Permit consideration.

If, after occupancy of the project, the absence of WB17 loading spaces proves to be a problem on occasion, Transportation staff may consider temporary closures of several parking spaces to allow for large truck parking on a fee per-request-basis for the future residents within the development.

Servicing Capacity Analysis

City Engineering staff have reviewed the application at a preliminary level and require the following:

Storm Sewer Upgrade Requirements:

From CP Railway frontage (i.e. New River Road) to the outfall of the Hollybridge Canal (at corner of Hollybridge Way and existing River Road).

- Upgrade the existing ditch to a 1200mm diameter storm main from manhole D8 to 185 meters northeast along the former CPR line frontage (i.e. New River Road).
- Upgrade the existing ditch to a 1200mm diameter storm main from manhole D5 to 222 meters northeast along proposed New River Road (manhole D8 at junction of Gilbert Road).
- Upgrade the existing ditch to 1500mm diameter storm main from junction of Hollybridge Way and former CPR line property (manhole D4) to 80 meters northeast along proposed New River Road (manhole D5).
- Upgrade the existing 375 and 450mm diameter to a 1500mm diameter storm main from junction of existing River Road and Hollybridge Way (manhole D1 in the analysis) to 205 meters southeast along Hollybridge Way (manhole D4).
- Upgrade the existing 750mm diameter to a 1500mm diameter storm main from manhole D1 (in the analysis) to its outfall with an approximate length of 8m.

Gilbert Road Frontage: Upgrade the existing ditch to a 600 mm diameter storm sewer from the proposed site's entire Gilbert Road frontage up to the existing box culvert at Lansdowne Road. The proposed storm sewer at Gilbert Road must be interconnected to the proposed storm sewers at the CPR frontage.

Future Cedarbridge Way Frontage: Provide the greater of a) 600 mm or b) OCP size by the developer, as per City requirements. The proposed storm sewer in future Cedarbridge must be interconnected to the proposed storm sewers at the CPR and Alderbridge Way frontages.

Alderbridge Way Frontage: Works include:

- Upgrade the existing 250mm and 300mm diameter storm sewers from east to west property line of the proposed site to a 600 mm diameter sewer.
- Upgrade the existing 300mm to 750mm and existing 375mm to 900mm diameter storm sewers from the west property line of the proposed site to the existing box culvert at Lansdowne Road.

Sanitary Sewer Upgrade Requirements: Works include:

- Upgrade the existing 200 mm diameter to 450 mm diameter from SMH 4738 (manhole S70) to 90 meters northeast along old CPR right of way to SMH 4737 (manhole S60).

- Upgrade the existing 200 mm diameter to 375 mm diameter from SMH 4699 (manhole S50) to 80 meters southwest along old CPR right of way to SMH 4737 (manhole S60).
- Provide a 525mm diameter sanitary main in the future Cedarbridge Way from SMH 4737 (manhole S60) to a new manhole located 220 meters south going to Alderbridge Way.
- Upgrade the existing 150 mm diameter to 525mm diameter from the new manhole at the corner of future Cedarbridge Way and Alderbridge Way to 80 meters east to SMH 4690 (manhole S20).
- Upgrade the existing 200 mm diameter to 525mm diameter from SMH 4690 (manhole S20) to 94 meters southeast to existing lane between 7740 Alderbridge Way to 5003 Minoru Boulevard at SMH 4688 (manhole S10).
- Upgrade the existing 300 mm diameter to 600 mm diameter from SMH 4688 (manhole S10) to 69 meters southwest to existing Minoru Pump station.
- Through the Servicing Agreement, the sanitary sewer alignments will need to be coordinated to suit the future Minoru Sanitary Pump Station upgrade.
- Both current sanitary mains located within the Subject Lands will need to be removed by the Developer and the SROs in which they are located are to be discharged from title.

Water Works Review:

Review and works include:

- Water System: Using the OCP 2021 maximum day model, there is 346 L/s available at 20 psi residual. Based on the proposed application, the development requires a minimum fire flow of 275 L/s. Water analysis is not required. However, once the applicant has confirmed the building design at the building permit stage, the developer will need to submit fire flow calculations signed and sealed by a professional engineer based on the Fire Underwriter Survey to confirm that there is adequate available flow.
- Provide watermain (minimum 200mm diameter, per City's requirements) at the proposed site's CPR and future Cedarbridge Way frontages.

The applicant is also responsible for undergrounding the existing private utility line located within the New River Road alignment.

Latecomer Agreements will be available for sanitary and storm upgrades that are not frontage improvements as only provided by the Local Government Act. Development Cost Charge (DCC) credits will be applicable to eligible storm and sanitary works detailed in the Rezoning Considerations Letter (**Attachment 10**).

Analysis

Proposed Zoning Amendment:

Bylaw No. 8884 proposes to rezone the subject site from “Industrial Retail (IR1)” to “High Density Low Rise Apartments (RAH2)” and make a minor amendment to the zone concerning the calculation of density under the CCAP.

With regard to the calculation of density for a site, the CCAP identifies certain new parks and roads to be secured as voluntary developer contributions via the City’s development processes. In cases where the contributors of new parks or road are not eligible for financial compensation via the DCC program (e.g. “minor streets”), the CCAP allows for them to be secured by means that do not reduce the contributing development’s buildable floor area. This approach of allowing “gross floor area” (i.e. calculated on site area including road/park) on the “net site” (i.e. site area excluding road) lessens the cost to the contributing developer and helps ensure that developments which include non-DCC road and park features is not discouraged. Statutory right-of-ways have typically been used for securing such features.

Dedication can be also used provided that site-specific provisions are included within the zoning bylaw to facilitate “gross floor area” calculated on the “net site”. Dedication is preferable to statutory right-of-ways (SROW) for roads such as the Cedarbridge Way on the subject site (**Attachment 5**). In light of this, staff recommend that the RAH2 be amended so that the maximum permitted density (FAR) on the subject site be calculated based on the “gross site” (i.e. calculated on site area including the dedicated road) and be applied to the “net site” (i.e. new Lots 1 and 2 outside of the dedicated road).

Based on the above approach, the proposed development will include a maximum “gross density” of 2.0 Floor Area Ratio (FAR) over the entire development site. If same physical area of Cedarbridge Way is dedicated instead of being secured by a SROW, there will be a FAR of 2.28 for the net site area excluding the road dedication. Thus, the proposed Zoning Amendment Bylaw 8884 includes an overall FAR of 2.28 for the net site area (comprised of the proposed Lots 1 and 2) to allow for the preferred method of dedication instead of obtaining a SROW to secure Cedarbridge Way.

Other Zoning Requirements Including Basic Universal Housing Requirements:

The preliminary plans indicate that the proposed development meets the minimum setback, maximum height and lot coverage requirements within the RAH2 zone. Of note, the applicant has elected to provide 502 of the total 660 units meeting twenty-two (22) of twenty-three (23) of the Basic Universal Accessible Housing provisions of Section 4.16 of Zoning Bylaw 8500. Meeting these accessibility provisions is optional, but when all of the provisions are met, a 1.86 m² (20 ft.²) floor area exemption per each accessible unit is provided. As the applicant is proposing to provide entry doors to be prewired to allow future owners to install accessible strike pads for opening the entry door in lieu of providing 600 mm (2.0 ft.) of manoeuvring space beside the suite entry doors as per section 4.16.11, a variance would be required for relaxation of this one provision through a Development Variance Permit. This alternative wiring approach may be included within the Development Permit and Building Permit plans if a Development Variance Permit (DVP) is issued by Council to vary section 4.16.11.

Form & Character of Development:

The Development Permit application plans will be brought forward to Development Permit Panel for consideration with the above-noted DVP application. The following provides a general overview of building and site design considerations based on the plans included in **Attachments 6 to 8**.

Development Site Plan:

The project involves construction of two (2) large parkades (with two (2) buildings on each parkade) on either side of the extension of Cedarbridge Way. The current Alderbridge Way elevation is lower at 1.5 m (4.9ft.) compared to the New River Road which is located at 2.6 m (8.6 ft.). This elevation difference results in a 2.5 m (8.2 ft.) grade difference between Alderbridge Way and the first floor of the adjoining units. The grade difference of approximately 1.5 m (4.9 ft.) on New River Road presents far less of a challenge. The "Design Approach Perspective Drawings" in **Attachment 6** illustrate this elevation difference as well as the road layout, change of elevation, building massing and typical elevation treatments for two (2) of the buildings.

Key Street Wall Feature Views:

It is critical that this development contribute to consistent, urban street walls on Alderbridge Way and New River Road which are two (2) of the major curvilinear streets in the City Centre.

To address the above situation, the applicant has responded to staff's request to orientate the units facing streets with stairs and entrance doors and the use of building design techniques to have the units look like townhouses from the street. As well, the use of stepped patio and landscaped terraces reduce the appearance of the grade difference.

Building Height and Rooflines: Each of the four (4) buildings rises to six (6) storeys in height. Each building includes terraces downward to as low as four (4) storeys to provide for a variety of building form and more useable patio space for some of the units on the top two (2) floors of each building. The use of inverse gable or butterfly roofs and higher ceilings for the sixth floor in each building provides continuity within the family of buildings in the proposed development.

To provide variation within this family of buildings, tower elements are included on the southeast corner of Building 1 and northwest corner of Building 2. Furthermore, the northwest wing of Building 1 facing towards Gilbert Road has significant broad terraces stepping downwards to the west (See page 4 of **Attachment 6**).

View Corridors: View corridors are particularly important due to the proposed riverfront park being developed immediately to the north, and the distant mountain views to the north and east. The spacing between the buildings on Cedarbridge Way allows for good view corridors north-south and sunlight penetration. The low-rise form of the proposed development will allow for the adjacent in-stream development to the east and south to be afforded views of the Fraser River and North Shore Mountains.

Building Orientations: The four (4) buildings have a similar U-shaped building form with each building rising between four (4) to six (6) storeys above street grade. Differentiation amongst the buildings has been achieved by mainly varying the orientation of the buildings and differentiating the materials and small-scale articulation between Buildings 1 and 4 facing Alderbridge Way and Buildings 2 and 3 facing the New River Road.

Building Materials and Articulation: While the buildings have a similar typology, varied materials and small-scale articulation have been applied to provide for differentiation. In particular, Buildings 1 and 4 facing Alderbridge Way have darker colours, more detailing and metal panelling evoking an early 20th Century industrial building. Conversely, Buildings 2 and 3 are designed in a mid-20th modernist building style with bolder articulation and use of lighter coloured metal panelling.

Further development of the architectural and landscape plans will be undertaken in lead up to review of the Development Permit by the Development Permit Panel and for its consideration of approval by Council.

On-Site Landscape:

As noted above, the “U” shape buildings provide for large semi-private courtyards while maintaining highly visible smaller water features as shown on **Attachment 9**. The typical width of the courtyards from building face to building face is approximately 35 m (115 ft.) which provides ample room for on-site outdoor amenities and patios for each ground floor unit.

The applicant has responded to staff’s concern about having enlarged play areas included within the courtyards of Buildings 1, 2 and 4 on either side of Cedarbridge Way. Multi-purpose amenity / BBQ areas are provided for the Buildings 1 and 2 courtyards while community garden plots are provided adjacent to Building 2, 3 and 4.

The OCP includes on-site open space guidelines for active uses including socializing, children’s play and related use. The development includes 3,430 m² (36,812 ft.²) of such on-site socializing areas. The additional CCAP guidelines provide for on-site walkways, planting, garden plots, etc. The development also includes 742 m² (7,987 ft.²) of on-site walks and garden plots are provided in the landscape plans.

Of note, while there are no trees on the subject site, staff have requested and reviewed an arborist’s report confirming that the proposed buildings and north-south Green Link with retaining wall (discussed earlier in the report) will not adversely affect several significant trees on the adjacent property to the west.

Summary of Building and Landscape Design:

In summary, staff feels that the applicant has gone a long way to developing a wood-frame project that has the modern, urban character desired for the City Centre and which responds to the CCAP’s design guidelines. Particularly, staff and the ADP have identified the need for the applicant to apply high quality, durable materials and undertake minor modifications to the detailed design of the buildings.

Other Major Planning Aspects of Development to Address at Rezoning:

Aside from the servicing, transportation, zoning and design elements of the development, the following planning elements are of note.

Affordable Housing Agreement:

Following the City’s Affordable Housing Policy, the applicant will be providing 38 affordable housing (low-end market rental) to the satisfaction of the City with combined habitable floor area

comprising at least 5% of the subject development's total residential building area (including common areas, such as hallways and lobbies). The terms of a Housing Agreement entered into between the applicant and City will apply in perpetuity. The terms specify the following regarding types and sizes of units, rent levels, and tenant household incomes:

Unit Type	Number of Units	Minimum Unit Area	Maximum Monthly Unit Rent*	Total Annual Household Income*
1-Bedroom	8**	50 m ² (535 ft ²)	\$925	\$37,000 or less
2-Bedroom	30**	80 m ² (860 ft ²)	\$1,137	\$45,500 or less

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

** All affordable housing units must satisfy Richmond Zoning Bylaw requirements for Basic Universal Housing.

The affordable housing units are located on first three (3) floors of Buildings 1, 3 and 4. The location and size of these units within the development is included within the preliminary architectural plans included on page A1.1 of **Attachment 7** is to the satisfaction City Housing staff.

There will also be registration of a legal agreement requiring each of the four (4) buildings to be constructed as set out in **Attachment 7** and preventing issuance of a final Building Permit inspection granting occupancy for each of the four (4) buildings until confirmation is provided that the required number of affordable housing units have been provided to the satisfaction of the City.

The agreement will also ensure that occupants of the affordable housing units subject to the Housing Agreements shall enjoy full and unlimited access to and use of all on-site indoor and outdoor amenity spaces.

Indoor Shared Amenity Space:

The applicant proposes to include 951 m² (10,235 ft²) of shared indoor amenity within Building 1 as shown in **Attachment 9** which includes an indoor swimming pool. They will also have a small amenity space of approximately 21m² (230 ft²) in each of Buildings 3 and 4.

There will be registration of a reciprocal access easement and other legal agreements required on the proposed Lots 1 and 2 to ensure that the proposed indoor recreation space is constructed within Building 1 prior to construction of the other buildings. The agreements will also ensure there are appropriate mechanisms to allow for shared access, use and management and require sharing costs for operations and maintenance for such shared amenity space that is provided to all units within all of the buildings.

Public Art: The City has accepted the applicant's offer to voluntarily provide \$440,411 to Richmond's public program with a cash contribution of \$139,700 provided to the public art reserve fund for a Landmark Art piece, providing a security in a form acceptable to the City for \$300,711 for other Public Art (as shown on **Figure 9**) and a detailed Public Art Program prior to adoption of rezoning. The calculations are based on \$0.75/ft² of eligible building floor area of 618,120 ft² (excluding basic universal accessible housing and affordable housing).

It should be noted in addition to \$139,700, the previous Onni contribution of \$210,300 for the ORA development on Hollybridge Way will be used for the Landmark Art piece at Gilbert and New River Road to reach the City's budgetary goal for larger sculptural works of \$350,000 as outlined in the City's *City Centre Public Art Plan*.

Other Elements to be provided at Development Permit:

The submission of the Development Permit (DP) to Development Permit Panel is anticipated to be undertaken prior to adoption of the rezoning. Aside from building and landscape design elements, the following are being addressed as part of consideration of the DP.

Basic Universal Accessible Housing:

The applicant's proposal to construct 502 Basic Universal Accessible Housing units will be ensured during the Development Permit and Building Permits processes. The architect of record will provide a letter of assurance confirming adherence to the Zoning Bylaw 8500 requirements (except as may be varied by Council as noted in the discussion above in this report). A notation on the architectural plans will also be required as a condition of Development Permit and Building Permit.

Airport and Industrial Noise:

The City's OCP aircraft noise and industrial noise policies apply. Submission of a report that addresses aircraft noise following the provisions will be required to recommend that buildings are designed in a manner that mitigates potential aircraft and industrial noise within the proposed dwelling units. Dwelling units must be designed and constructed to achieve:

- CMHC guidelines for interior noise levels as indicated in the chart below:

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

- The ASHRAE 55-2004 "Thermal Environmental Conditions for Human Occupancy" standard for interior living spaces or most recent ASHRAE standards.

The developer will be required to enter into and register the City's standard noise-related covenant(s) on title for Aircraft Noise Sensitive Use Development (ANSUD) and industrial noise.

LEED Silver: The applicant has committed to meet the Canadian Green Building Council LEED Silver 2009 criteria and submission of follow-up letter confirming that building has been constructed to meet such LEED criteria. The "architect of record" or LEED consultant is also to provide a letter of assurance confirming how each building meets LEED Silver criteria prior to issuance of an occupancy permit for each building. The LEED criteria to be met must include *Heat Island Effect: Roof Credit* and *Storm Water Management Credit*.

Other Development Considerations:

The applicant has also agreed to undertake the following as required by the City:

- *District Energy Utility (DEU):* The applicant has agreed to commit to connecting to the proposed City Centre DEU. The DEU terms will be finalized prior to issuance of the Development Permit and will include:
 - Design and construction of the development's buildings to facilitate hook-up to a DEU system (e.g., hydronic water-based heating system); and
 - Entering into a Service Provision Agreement(s) and statutory right-of-way(s) and/or alternative legal agreements, to the satisfaction of the City.

- *Flood Construction Level:* Registration of the City's standard flood indemnity covenant on title.
- *Community Planning Program:* The City has accepted the Developer's offer to voluntarily contribute \$149,543 towards Richmond's community planning program fund (based on \$0.25/ft² of total building area, excluding affordable housing units) with \$37,386 (25% of the total) provided to the City prior to rezoning adoption. A legal agreement will be registered that requires contribution of \$112,157 (75% of the total) to the City prior to issuance of a building permit for the second of four (4) buildings within the development.

Future Development Permit Review:

The applicant will continue working with staff on the Development Permit application being completed to a level deemed acceptable by the Director of Development for review by the ADP and Development Permit Panel before being brought to Council for consideration of issuance. This will include finalizing of the architectural and landscape plans in more detail.

Also, at that time, the two proposed variances discussed above in this report concerning relaxing the requirement for two (2) WB 17 (large) loading spaces and Universal Basic Accessible Housing front entrance door clearance provisions will be formally considered.

Financial Impact

None.

Conclusion

The proposed application is consistent with the OCP and CCAP land-use and density policies for the site and other major City policies that apply to this 660-unit development. Staff recommends that the proposed development should proceed through the rezoning process and development permit review processes where the project's design will be completed. In addition to the site-specific land-use and design aspects, the proposed development will:

- Form a distinctive, high-quality, high-density yet low-rise part of the Lansdowne Village neighbourhood;
- Complete important sections of the major road network in the CCAP including New River Road east of Gilbert Road and the extension of Cedarbridge Way to New River Road;
- Provide 38 affordable housing units;
- Provide significant contributions to the City's Public Art Program; and
- Include the start of major east-west and north-south Green Links and Greenways that will connect Lansdowne Village to the rest of the City Centre.

Based on the forgoing, it is recommended that Bylaw No. 8884 be forwarded to Council for consideration of first reading.

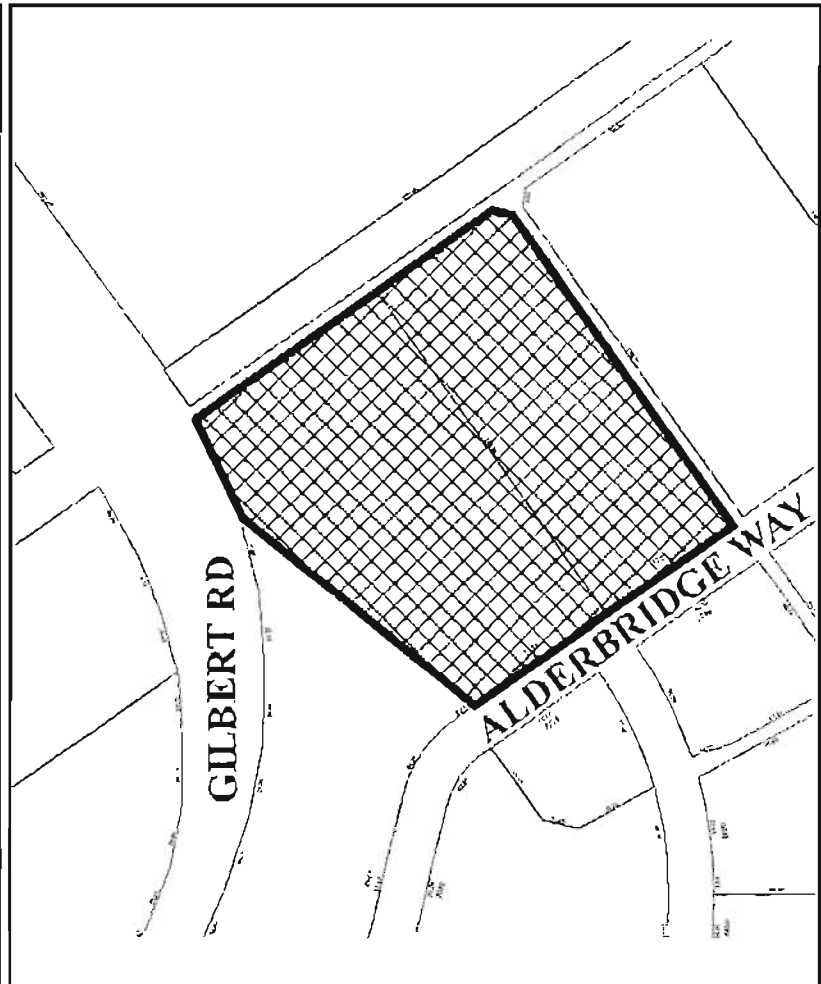
A handwritten signature in black ink, appearing to read 'Mark McMullen', with a long horizontal flourish extending to the right.

Mark McMullen
Senior Coordinator – Major Projects
MM:rg

- Attachment 1: Location Map and Aerial Photograph
- Attachment 2: Excerpt of Minutes from January 4, 2012 Meeting of the Advisory Design Panel
- Attachment 3: CCAP Lansdowne Village Specific Land Use Map
- Attachment 4: Development Application Data Sheet
- Attachment 5: Functional Road Layout Plan
- Attachment 6: Design Approach Perspective Drawings
- Attachment 7: Preliminary Architectural Plans
- Attachment 8: Preliminary Landscape and Greenway Plans
- Attachment 9: Public Art and On-Site Amenity Space Plan
- Attachment 10: Rezoning Considerations Letter



City of Richmond



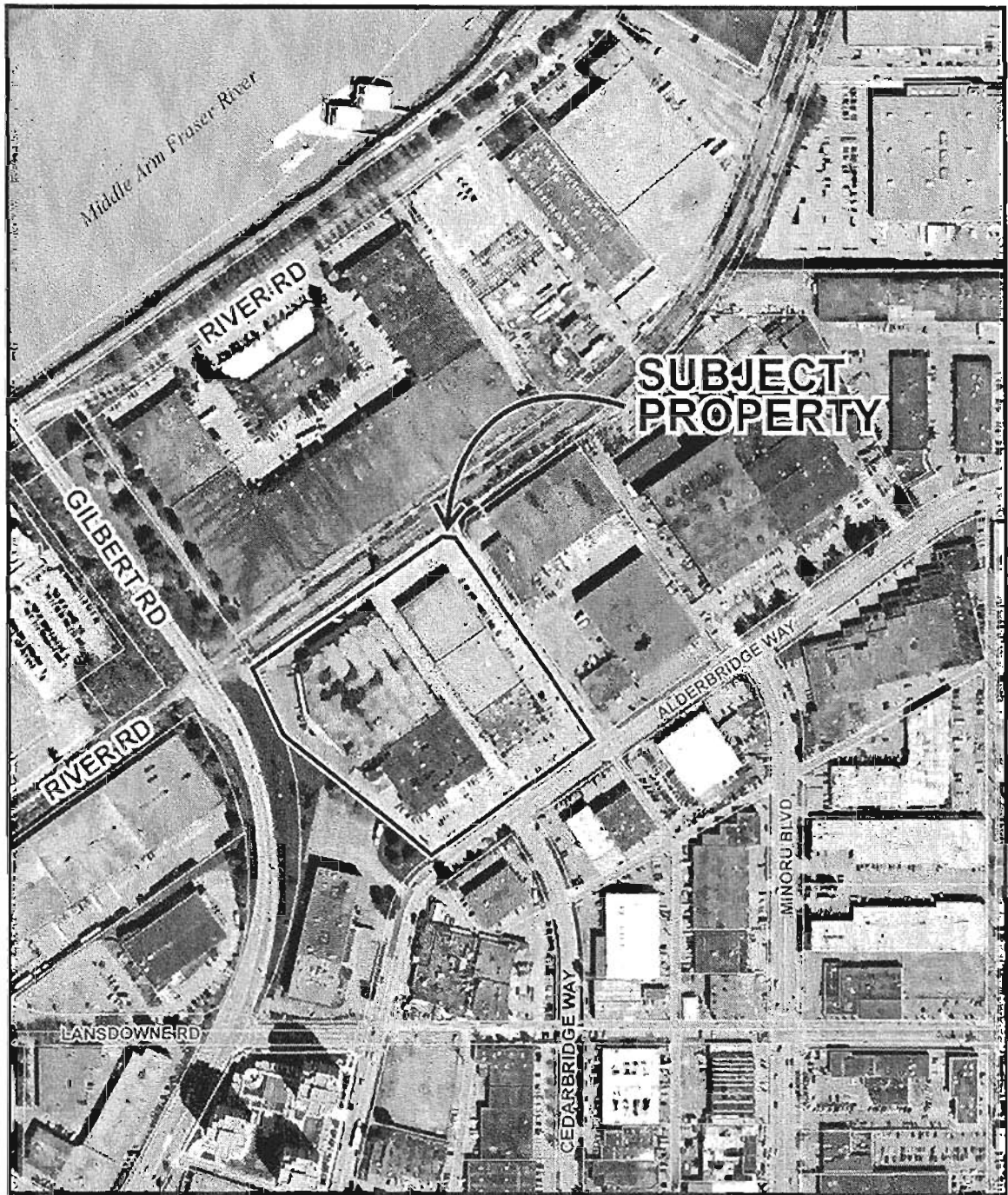
RZ 11-585209

Original Date: 08/02/11

Revision Date:

Note: Dimensions are in METRES

ATTACHMENT 1



RZ 11-585209

Original Date: 08/02/11

Amended Date:

Note: Dimensions are in METRES

Advisory Design Panel

Wednesday, January 4, 2012

Time: 4:00 p.m.

Place: Rm. M.1.003
City of Richmond

Present: Kush Panatch, Chair
Simon Ho, Vice-Chair
Steve Jedreicich, Acting Chair
Joseph Fry (*arrived at 4:39 p.m.*)
Tom Parker
Thomas Leung
Cst. Greg Reimer
Sherri Han
Harold Owens
Shira Standfield

Also Present: Sara Badyal, Planner
Mark McMullen, Senior Coordinator, Major Projects
Rustico Agawin, Committee Clerk

The meeting was called to order at 4:10 p.m.

1. ADVISORY DESIGN PANEL ORIENTATION AND ELECTION OF CHAIR AND VICE-CHAIR

Sara Badyal, Staff Liaison for the Advisory Design Panel, welcomed the new and returning members of the Panel for 2012. Thereafter, she briefed the Panel members regarding the Panel's Terms of Reference and the role of the Panel within the City's review process for development permit application.

The Panel members proceeded to elect the Chair and Vice-Chair of the Panel. Kush Panatch was elected Chair and Simon Ho was elected Vice-Chair. In view of the manifestation of the Chair to leave the meeting at 6 p.m. and the declaration of the Vice-Chair of conflict of interest regarding Item 3 of the agenda, the Panel agreed to designate Steve Jedreicich as Acting Chair for the consideration of Item 3.

Advisory Design Panel

Wednesday, January 4, 2012

2. RZ 11-585209 – SIX-STOREY RESIDENTIAL DEVELOPMENT WITH 660 APARTMENTS IN FOUR BUILDINGS

ARCHITECT: Yamamoto Architecture Inc.

PROPERTY LOCATION: 7731/7771 Alderbridge Way

Panel Discussion

Comments from the Panel were as follows:

- wood frame construction for six-storey buildings is a fairly new development and has some constraints; existing building design has issues which need to be addressed with regard to compliance with certain provisions of the BC Building Code and the BC Association of Professional Engineers and Geoscientists (APEG) Guidelines;
- per BC Building Code, maximum allowable height for shear wall construction is 20 meters; the height from the first floor to the roof in the proposed buildings appears to be 22 meters;
- the Code likewise provides that the maximum height from the ground level to the 6th floor is 18 meters; applicant needs to check whether the height limitation is measured from grade or first floor; needs to be addressed as it has firefighting implications;
- APEG guidelines for 5-6 storey wood frame residential buildings permit only a 10 percent setback of the uppermost floor; the project's engineers will need to look into the recess of the buildings' top floor;
- recommend that all wood-framed shear walls be continuous from the ground to the top level;
- recommend to isolate balconies from the main structure of the buildings by using column supports instead of being cantilevered; could avoid maintenance issues in the long-term;
- firewalls should be straight;
- interesting site; appreciate slideshow graphics showing evolution of design;
- create a plaza space that is larger and less fragmented in view of the larger context of future development of adjacent properties; applicant needs to work with Planning regarding how the future development to the north-west of the site is envisioned;
- courtyard developments and emphasis on urban agriculture are interesting; character of terraces are well-defined except the interface on the Cedarbridge Way dedication; consider pathways that allow access or egress from the courtyards up to the deck; will add vitality to the street edges;
- streetscape treatment on Alderbridge Way is critical; use high quality materials at the front face; consider lowering wall height;

Advisory Design Panel

Wednesday, January 4, 2012

- plaza space does not look like and will not function as a plaza; it is a roadway in the center of the development; consider further treatments to emphasize pedestrian movements across it;
- concern on appearance of community gardens along the greenway and public access of users; community gardens should have a more urban character suitable to their intended users;
- appreciate the overall lay-out of the buildings and the courtyard orientations;
- missed opportunity in the plaza; does not appear like a plaza; the proposed development is a self-contained community; big size of the development and number of residential units necessitate a "town center"; celebration at intersection is important; appreciate transparent lobbies flowing out into the plaza but ground plane articulation is missing;
- buildings are handsome; however, further design development is needed to make them have a more Richmond character;
- differentiate each building in terms of colour and texture;
- decide to have corner elements or not; right now have the same colour with the rest of the buildings; further development is needed if they are to be emphasized;
- 2-meter patio is too high; consider lowering it to 3.5 feet;
- applicant needs to check accuracy of shadow diagram;
- like the feeling of the courtyards; however, courtyard elevations need softening as they look like university buildings; detailed design of facades needed appropriate for a high-end condominium; courtyards need further articulation;
- concern on the barrier-free accessibility of community gardens to residential units; functionality has to be resolved;
- consider incorporating the water feature adjacent to the play area in Building 4 as part of play area; eliminate or address the hazard potential;
- consider purpose of the courtyards; should be a gathering space; play area should be usable; enhance functionality of community garden space to encourage its use as a community gathering place;
- north face of the greenway, i.e. facades of the two buildings are uniform; need further articulation on Building 2;
- agree with comments on the towers; add architectural features to "punch out" towers, e.g. colour and texture;
- appreciate the inclusion of 75 percent of the units as convertible; applicant is encouraged to provide convertible units for each type of unit;
- applicant is likewise encouraged to increase the number of affordable units;

Advisory Design Panel

Wednesday, January 4, 2012

- consider egress of people from the courtyard to the street level sidewalk using wheelchairs, strollers and other wheeled conveyances in the design of the courtyard; consider as alternate to route through internal corridors;
- like the idea of the community gardens; will bring residents outside; will discourage unwanted visitors and enhance surveillance;
- good natural surveillance from various points in the development; good street access from lower units is a positive factor from a crime prevention perspective;
- area of the proposed development is in transition; first of its kind of development in the area to create part of the fabric of the area; towers are subtle and will rely on the type of materials suggested in the renderings actually being used in the manner indicated;
- concern on the orientation of some of the courtyards resulting in dark/shaded areas; mold growth on hard surfaces may be an issue;
- courtyard scheme is appropriate to achieve desired density for a low-rise type of development; however, not convinced on the grade transition at street;
- street edge needs to be carefully looked at; appears high as shown in the renderings; does not work well at this stage of the development from a pedestrian street point of view;
- nicely designed project; like the articulation of the buildings; character of the buildings is appropriate to the site; courtyard design is nice;
- proposed development seems to lack a focal point; consider creating a public gathering place at the intersection of Cedarway Bridge and River Road, a likely gathering area for people as it is adjacent to a future park and near the river;
- like the alternating use of brick and other materials in the exterior finishes of the buildings; consistency in overall massing is achieved in similar treatments using different materials;
- relationship to the street is fairly well done;
- community gardens are not aesthetically pleasing and takes a lot of space; tends to over program smaller courtyards like in Buildings 3 and 4;
- consider public art opportunities along the Gilbert Road greenway; applicant is also encouraged to consider incorporating public art into buildings, e.g. creating lighting design or glass/steel design within the towers; City and Public Art Commission have been supportive of such schemes;
- good job on the massing of the six-story buildings; encourage the village feel with variation;
- agree with comments on the plaza; applicant could dead-end the two streets and create a plaza as continuous pedestrian link across it; will create a true pedestrian plaza in the centre area;

Advisory Design Panel

Wednesday, January 4, 2012

- congratulate the applicant for keeping the setbacks between the buildings at the proper distance of 60 feet for six-storey buildings;
- great design for a wood frame building; does not look like a wood frame building; urge the applicant to keep the design elements as shown and emphasized as design progresses;
- lost opportunity for Building 3 to address more the river and future park as it is not oriented towards them as done in Building 2;
- consider a bigger context for the walkway terminus; consult with adjacent property owner on possible interface in the future; consider better use of oddball configuration at the corner;
- Alderbridge Way is a busy street; emphasize the corners of the two buildings (using design elements, e.g. colours and different materials) at the Cedarbridge entrance off of Alderbridge Way; and
- Onni has developed high quality high-rise developments to the west of the site; applicant is encouraged to maintain the same level of quality in the subject development as those projects west of the site.

(At this juncture, Mr. Panatch and Mr. Ho left the meeting and Mr. Jedreicich assumed the Chair)

3. DP 11-593925 – SIX-STOREY MIXED-USE DEVELOPMENT WITH 55 APARTMENTS OVER GROUND LEVEL COMMERCIAL AND AMENITY SPACE

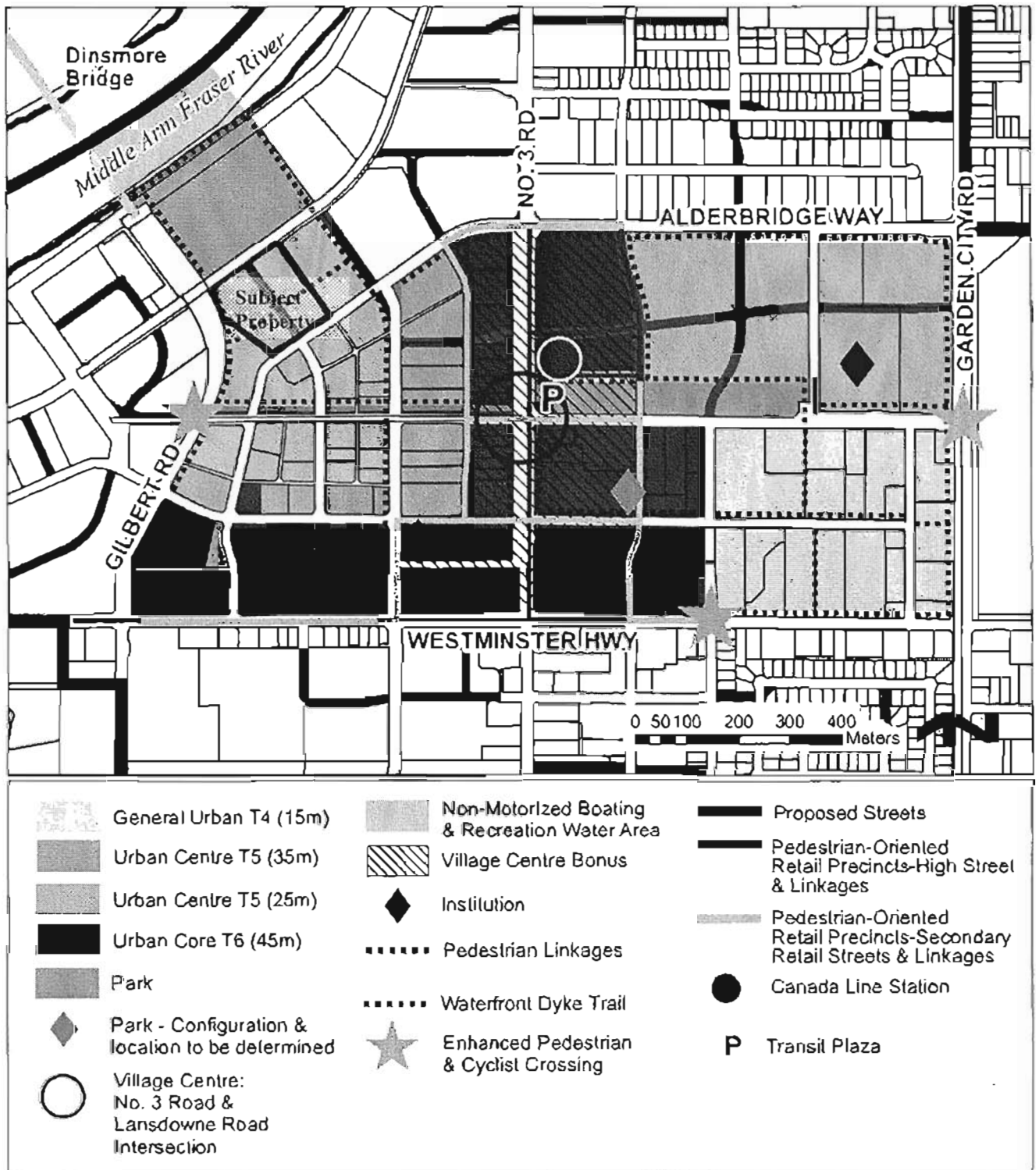
ARCHITECT: Cotter Architects

PROPERTY LOCATION: 14000 Riverport Way

Panel Discussion

Comments from the Panel were as follows:

- like the shape of the building which is suitable for a 5-storey wood frame building;
- concern on the off-site loading; Riverport Way is fairly narrow and loading vehicles are close to Riverport Way and Steveston Highway intersection;
- concern on firefighting access to units facing the Fraser River (i.e., back of the building); should be addressed by BC Building Code consultant and may include Code equivalences;
- is there an easement in the rear for exit stair egress to neighbouring property?
- suggest increasing the floor-to-floor height of the CRUs to allow for beam depth;

Specific Land Use Map: Lansdowne Village (2031) Bylaws 8427 & 8516
2010/09/13



City of Richmond

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

Development Application Data Sheet

Development Applications Division

RZ 11-585209

Address: 7731 & 7771 Alderbridge Way

Applicant/Owner: Onni 7731 Alderbridge Way Holding Corp. & 7771 Alderbridge Way Holding Corp.

Owner: Onni 7731 Alderbridge Way Holding Corp. & 7771 Alderbridge Way Holding Corp.

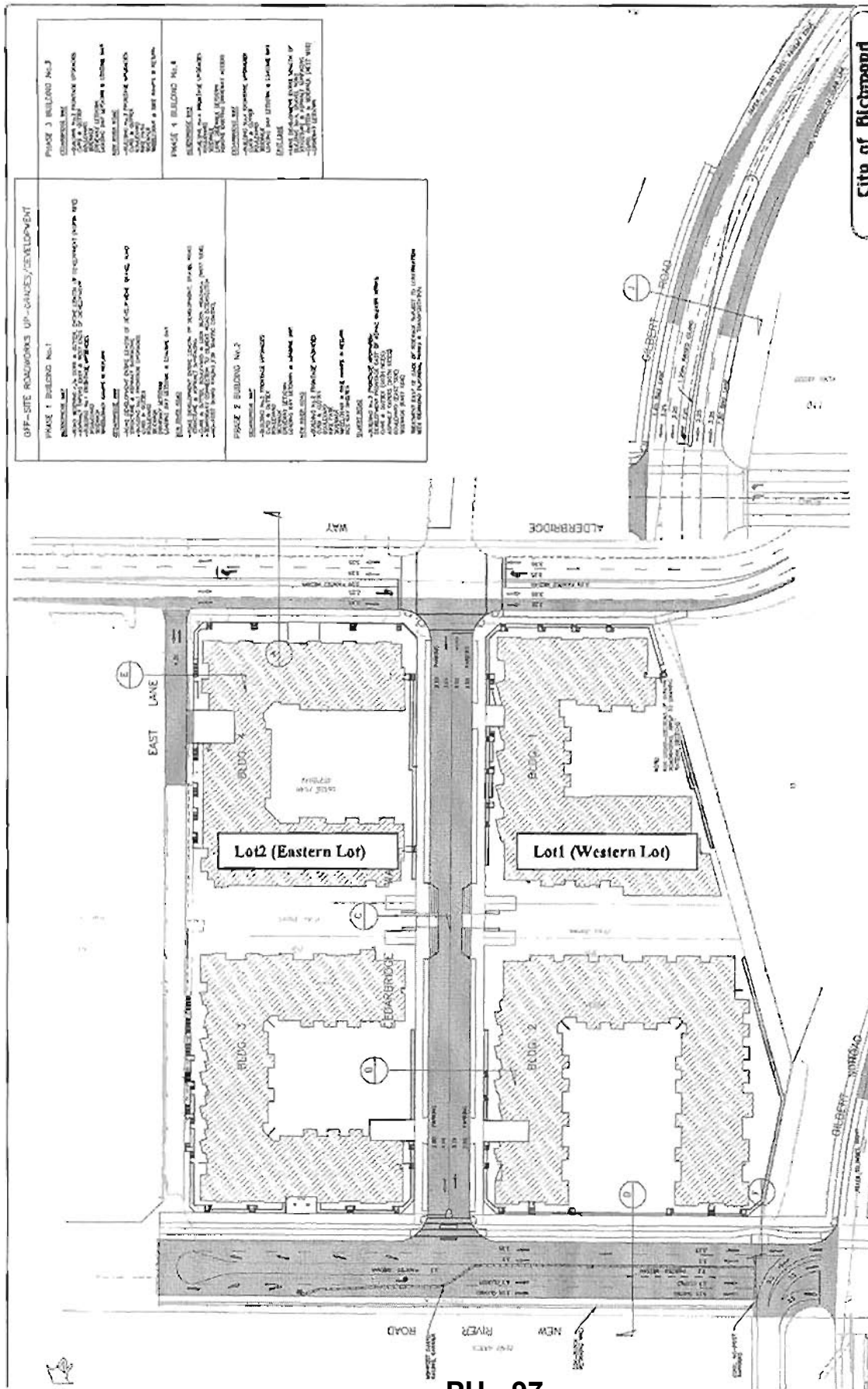
Planning Area(s): City Centre Area (Lansdowne Village)

Floor Area: No change is proposed in maximum permitted floor area or density

	Bylaw Requirement	Proposed Development	Variance
Zoning Lot Size (Min.)	<ul style="list-style-type: none"> 2400sm (25,833sf) 	<ul style="list-style-type: none"> Lot 1: 13,288.37sm (143,036 sf) Lot 2: 11,886.75 sm (127,949 sf) 	<ul style="list-style-type: none"> None
CCAP/Zoning Lot Coverage (Max.)	<ul style="list-style-type: none"> 60% for buildings 80% for building and non porous surfaces 	<ul style="list-style-type: none"> Lot 1: building footprint: 45% non-porus surfaces: 69.5% Lot 2: building footprint: 45% non-porus surface: 70.3% 	<ul style="list-style-type: none"> None
CCAP/Zoning FAR	<ul style="list-style-type: none"> 1.2, up to 2.0 FAR with provision of 5% of total floor area for affordable housing units. 	<ul style="list-style-type: none"> 2.0 FAR with 20m Cedarbridge dedication as per Zoning Amendment Bylaw No. 8884 text not deducted. 	<ul style="list-style-type: none"> None
Zoning Habitable Floor Elevation (Min.)	<ul style="list-style-type: none"> Residential: 2.9 m geodetic 	<ul style="list-style-type: none"> Residential: 4.064 m Local exception permitted for 1 lobby per building. 	<ul style="list-style-type: none"> None
CCAP/Zoning Height (Max.)	<ul style="list-style-type: none"> 25 m, but with specific areas allowing up to 35m as outlined in CCAP. 	<ul style="list-style-type: none"> Varies, but less than 25m above finished grade in all cases. 	<ul style="list-style-type: none"> None
CCAP/Zoning Setbacks @ (Min.)	<ul style="list-style-type: none"> a) 3m@ Alderbridge b) 3m@ East Lane c) 1.5m@ New River Road d) 1.5m@ West Side 	<ul style="list-style-type: none"> a) 4.5m for Building 1 and 5.0m Building 2 @ Alderbridge from PROP b) 3m@ East Lane from PROP c) 3m@ New River Road from PROP d) 3m@ West Side from PROP <p>Based on setback to back face of PROP/SROW; setbacks from the actual property lines are greater.</p>	<ul style="list-style-type: none"> None

	Bylaw Requirement	Proposed Development	Variance
Zoning Off-Street Parking	<p><u>Lot 1: Parkade (Bldgs 1 / 2): 427</u></p> <p>Min Residents: 1.2/unit: 359 Min Affordable: 0.90/unit: 7 (max small car: 50%) Min Visitors: 0.2/unit: 61</p> <p><u>Lot 2 Parkade: (Bldgs 3 / 4): 398</u></p> <p>Min Residents: 1.2/unit: 313 Min Affordable: 0.90/unit: 27 (max small car 50%:) Min Visitors: 0.2/unit: 58</p> <p>(With maximum 10% TDM Reduction possible)</p>	<p><u>Preliminary for Rezoning:</u></p> <p><u>Lot 1: Parkade (Bldgs 1 / 2): 450</u></p> <p>Residents/Affordable: 399 (small car: 41%) (tandem: 15%) Visitors: 51</p> <p><u>Lot 2: Parkade (Bldgs 3/4): 399</u></p> <p>Residents/Affordable: 351 (small car: 50%) (tandem: 11%) Visitors: 48</p> <p>(With 7.5% TDM overall parking reduction provided)</p>	None
Zoning Bicycle Parking	<p><u>Lot 1: Parkade (Bldgs 1 / 2)</u></p> <ul style="list-style-type: none"> Resident (1.25/unit): 425 Visitor (0.2/unit): 68 <p><u>Lot 2: Parkade (Bldgs 1 / 2)</u></p> <ul style="list-style-type: none"> Resident (1.25/unit): 400 Visitor (0.2/unit): 64 	<p><u>Lot 1: Parkade (Bldgs 1 / 2)</u></p> <ul style="list-style-type: none"> Resident (1.25/unit): 434 Visitor (0.2/unit): 68 <p><u>Lot 2: Parkade (Bldgs 1 / 2)</u></p> <ul style="list-style-type: none"> Resident (1.25/unit): 426 Visitor (0.2/unit): 64 	<ul style="list-style-type: none"> None
Zoning Loading	<ul style="list-style-type: none"> 2 medium; 2 large with one being provided for each building with sizes as per Section 7.10.2. To be on-site. 	<ul style="list-style-type: none"> Required one SU9 loading space provided for each of the four buildings in locations acceptable to City. 	<ul style="list-style-type: none"> DVP to relax the requirement for 2 WB 17 spaces required.
Zoning Accessible Housing	<ul style="list-style-type: none"> Basic Universal Housing: City standards for wheelchair accessible dwellings 	<ul style="list-style-type: none"> Notation to be shown that design will meet the Basic Universal Housing standards as per Section 4.16 for 502 units, except for 4.16.11. 	<ul style="list-style-type: none"> DVP for to relax Section 4.16.11 only as stated in staff report.
CCAP Guidelines for <u>Shared</u> Residential Amenity Space: Indoor (Min.)	<p>For projects exceeding 200 units (CCAP):</p> <ul style="list-style-type: none"> 2 sqm/unit: 1320sm, but may be reduced if significant indoor recreation features provided 	<p>993 sm provided and accepted as it includes large indoor swimming pool as significant recreation feature as provided for in CCAP.</p>	<ul style="list-style-type: none"> N/A

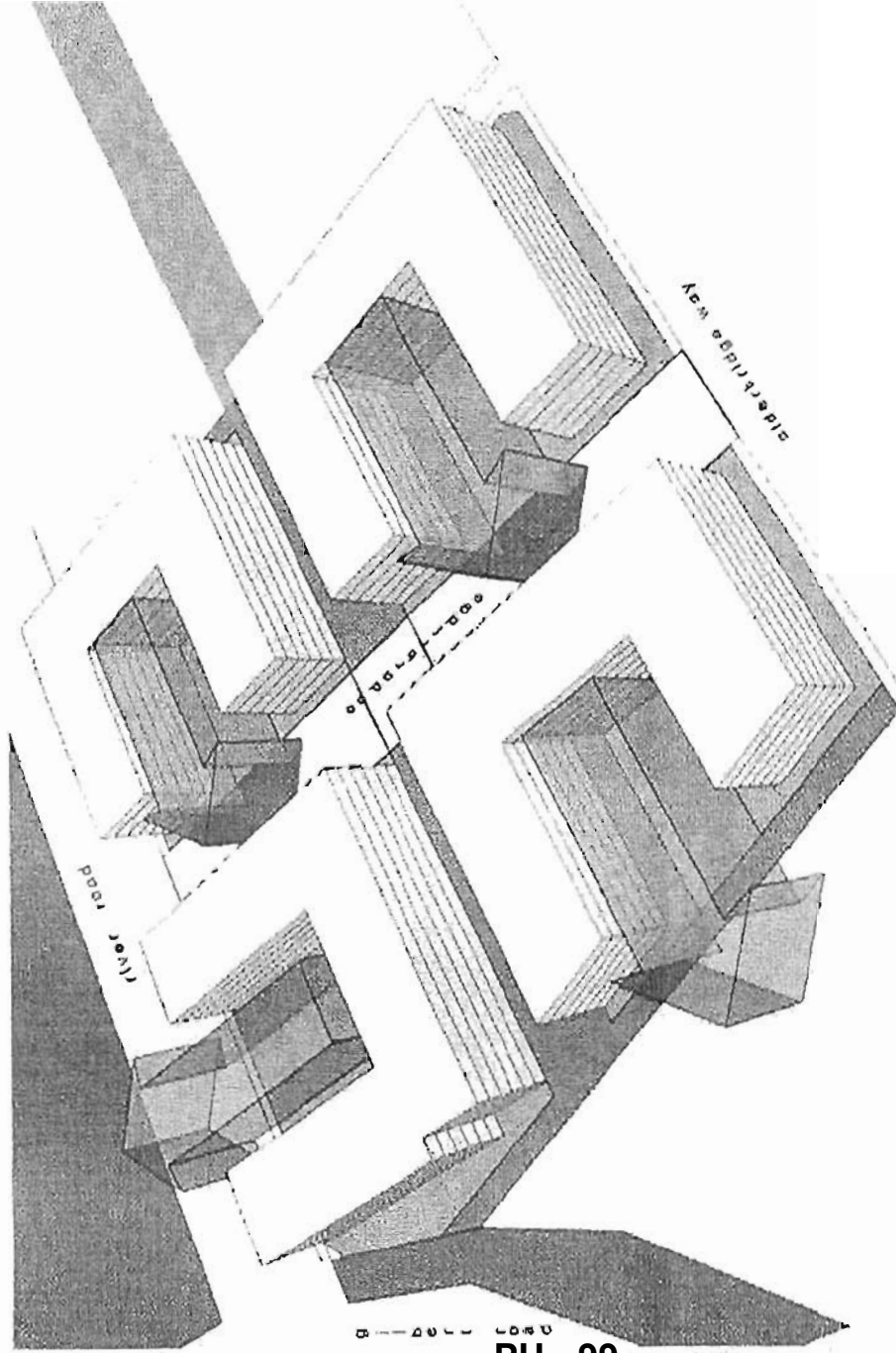
	Bylaw Requirement	Proposed Development	Variance
CCAP/OCP <u>Shared</u> Residential Amenity Space: Outdoor (Min.) guidelines	<p>As per CCAP Sections 2.6.1 (e), 3.1.8A and OCP:</p> <ul style="list-style-type: none"> OCP: 6 sqm/unit for socializing, children's play & related uses: 3960sm CCAP: 10% of net site area for on-site walkways, planting, garden plots, etc.: 2518 sm 	<ul style="list-style-type: none"> 3430 sm of on-site socializing areas provided. 1742 sm of on-site walks and garden plots are provided. The areas provide are less than absolute amount in the CCAP guidelines, but given the large uninterrupted areas and amenities provided, they are accepted subject to refinement at DP stage. 	<ul style="list-style-type: none"> N/A
CCAP Private Outdoor Amenity Space: (Min.) guidelines	<ul style="list-style-type: none"> 20sqm for grade-oriented and 6sqm for upper floor apartments. See Section 3.1.8B of the CCAP for dimensions. 	<ul style="list-style-type: none"> The total area of patios and balconies meet CCAP guidelines, but each balcony/patio needs to be confirmed at DP review. 	<ul style="list-style-type: none"> TBD at DP review



OFF-SITE ROADWORKS UP-GRADES/DEVELOPMENT	
<p>PHASE 1 BUILDING No.1</p> <p>EXISTING: LOT</p> <ul style="list-style-type: none"> ADJACENT TO EXISTING LOT 1 ADJACENT TO EXISTING LOT 2 ADJACENT TO EXISTING LOT 3 ADJACENT TO EXISTING LOT 4 ADJACENT TO EXISTING LOT 5 ADJACENT TO EXISTING LOT 6 ADJACENT TO EXISTING LOT 7 ADJACENT TO EXISTING LOT 8 ADJACENT TO EXISTING LOT 9 ADJACENT TO EXISTING LOT 10 ADJACENT TO EXISTING LOT 11 ADJACENT TO EXISTING LOT 12 ADJACENT TO EXISTING LOT 13 ADJACENT TO EXISTING LOT 14 ADJACENT TO EXISTING LOT 15 ADJACENT TO EXISTING LOT 16 ADJACENT TO EXISTING LOT 17 ADJACENT TO EXISTING LOT 18 ADJACENT TO EXISTING LOT 19 ADJACENT TO EXISTING LOT 20 ADJACENT TO EXISTING LOT 21 ADJACENT TO EXISTING LOT 22 ADJACENT TO EXISTING LOT 23 ADJACENT TO EXISTING LOT 24 ADJACENT TO EXISTING LOT 25 ADJACENT TO EXISTING LOT 26 ADJACENT TO EXISTING LOT 27 ADJACENT TO EXISTING LOT 28 ADJACENT TO EXISTING LOT 29 ADJACENT TO EXISTING LOT 30 ADJACENT TO EXISTING LOT 31 ADJACENT TO EXISTING LOT 32 ADJACENT TO EXISTING LOT 33 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Staff report Alderbridge
8th February Richmond, BC

onni



Orientation

With the Cedarbridge Way dedication and east-west Greenway, the site is effectively split into four quadrants.

The development proposes four buildings with the courtyard spaces of the southwest, northeast, and southeast buildings each oriented facing southwest.

The northwest building, at the corner of Gilbert and the New River Road, has its courtyard space facing north, towards the future park and view.

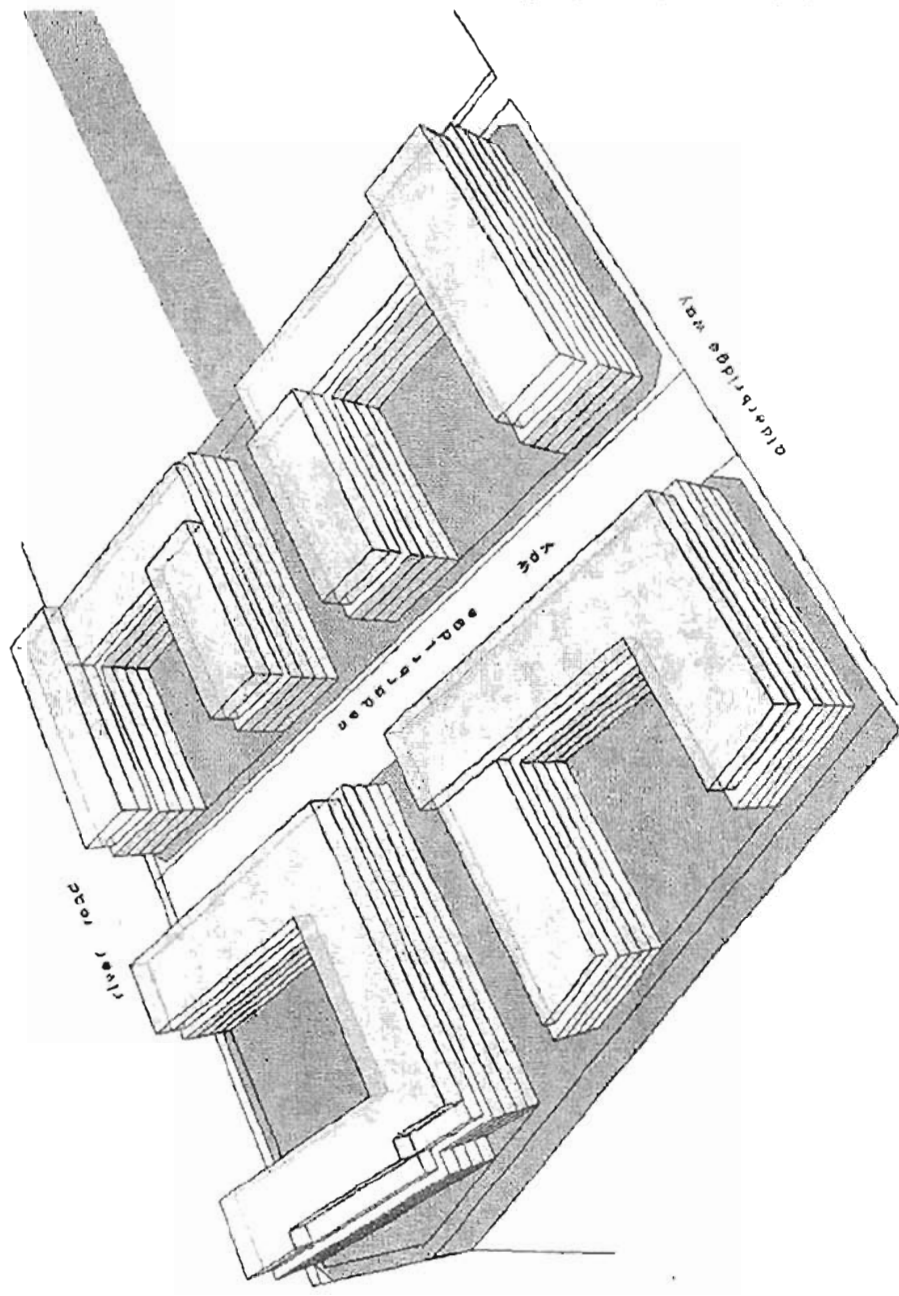
This will maximize the number of units with a view of the river and park, and will create a visual connection between the public park space and the internal courtyard.

↑

s i t e courtyards

onni
GROUP

Alderbridge Staff Report
Richmond, BC 8th February 2012



Articulation

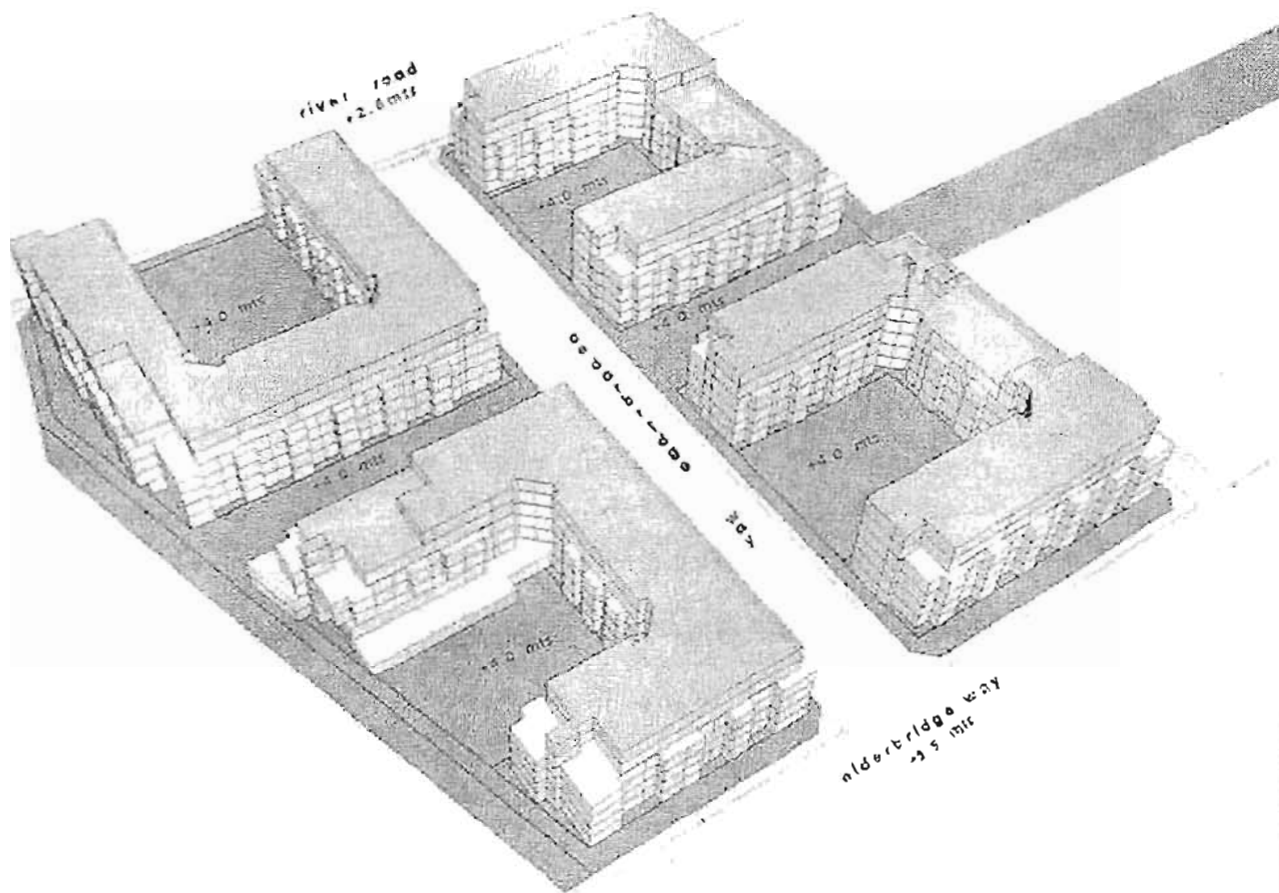
The orientation and articulation of the massing achieve several objectives:

- Maximize views to the river per the General Guidelines of the COAP 3.1.1.A
- Maximize afternoon sun into the courtyard areas and public green links per 3.1.2.A.
- Provide a strong, urban street wall as a backdrop to the new river-front park.
- Provide a strong, urban street wall along Alderbridge Way.
- Provide lower-scale massing adjacent to the more intimately scaled greenways.
- Provide opportunity for tower elements and iconic gateway elements at key locations especially at the Northwest corner of the site at the intersection of River Road and Gilbert Road per 3.1.6, E Mid-rise b).
- Provide strong horizontal articulation through roof forms (3.1.5.A) while articulating the facade with narrow bays and setbacks at upper levels (3.1.5.F)

massing upper floors



Alderbridge Staff Report
Richmond, BC 8th February 2012



GROSS SITE AREA:

309,059 SQ.FT. (28,712 SQ.M.)

NET SITE AREA: AFTER 20M CEDARBRIDGE AND LANE STUB, DEDICATIONS

LOT 1: 145,038 SQ.FT. (13,268 SQ.M.)

LOT 2: 126,844 SQ.FT. (11,793 SQ.M.)

TOTAL BOTH LOTS: 269,982 SQ.FT. (25,061 SQ.M.)

PROPOSED FLOOR AREA:

630,000 SQ.FT. (2.04 F.A.R.)

309,059 SQ.FT. x 2.0 FSR = 618,118 SQ.FT.

602 ADAPTABILITY ENHANCED UNITS
x 2 SQ.M. = 11,882 SQ.FT.

630,000 SQ.FT.

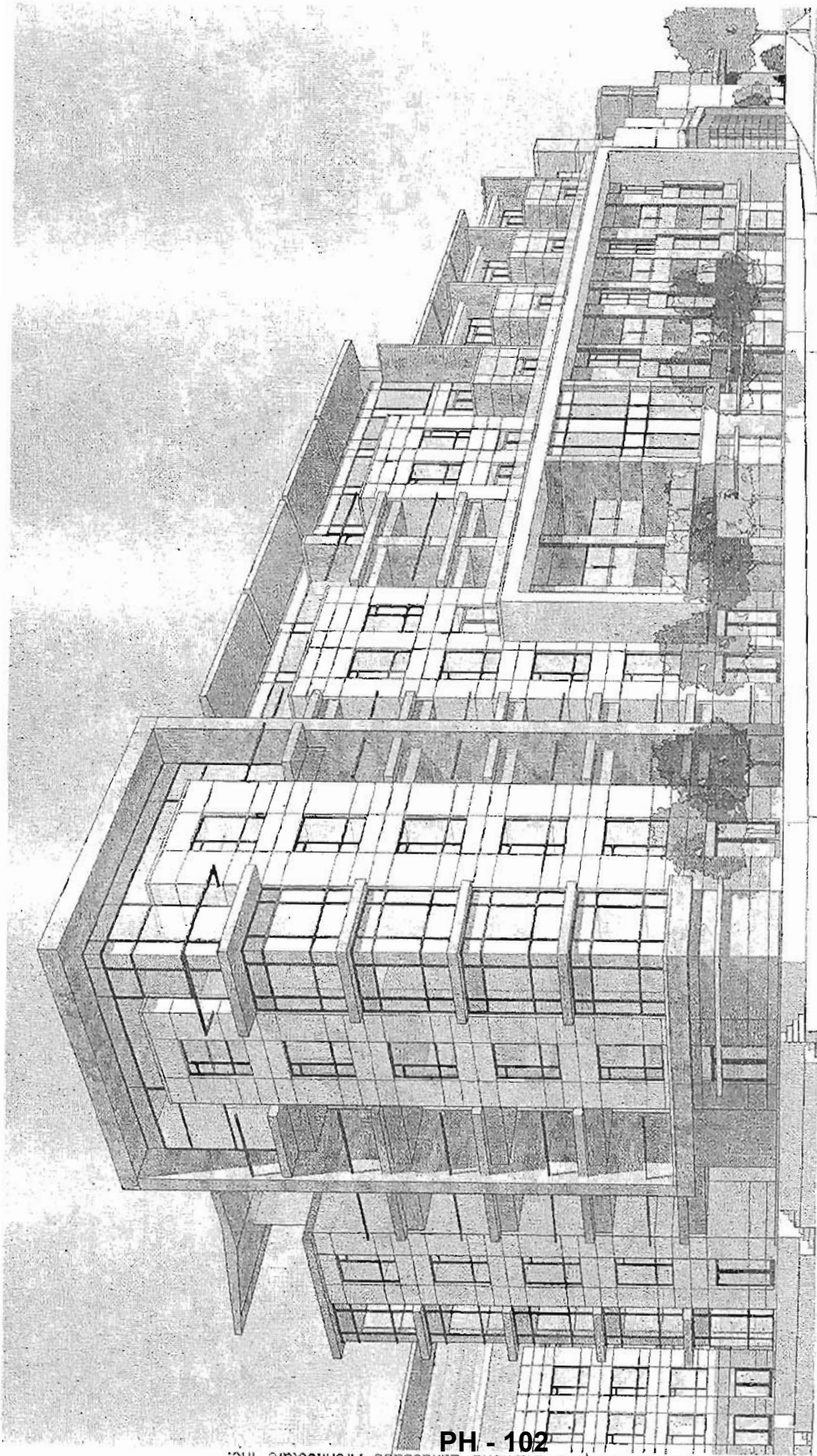
FLOOR AREA AND UNIT BREAKDOWN SUMMARY:

UNIT	BUILDING				TOTAL
TYPE	NO. 1	NO. 2	NO. 3	NO. 4	
1 BR	30	23	27	28	108 (16%)
2 BR	87	159	122	132	500 (77%)
3 BR	10	12	11	10	43 (7%)
TOTAL UNITS	127	294	160	170	651
	340		320		660
TOTAL NET SF	130,500 SF	103,500 SF	154,500 SF	151,500 SF	
PER ENHANC	324,000 SF		306,000 SF		630,000 SF
TOTAL GROSS SF	145,050 SF	127,020 SF	157,700 SF	155,500 SF	
(INCLUDES AMBLYT, EXCLUSIONS)	342,070 SF		313,000 SF		655,070 SF

massing articulated per unit mix

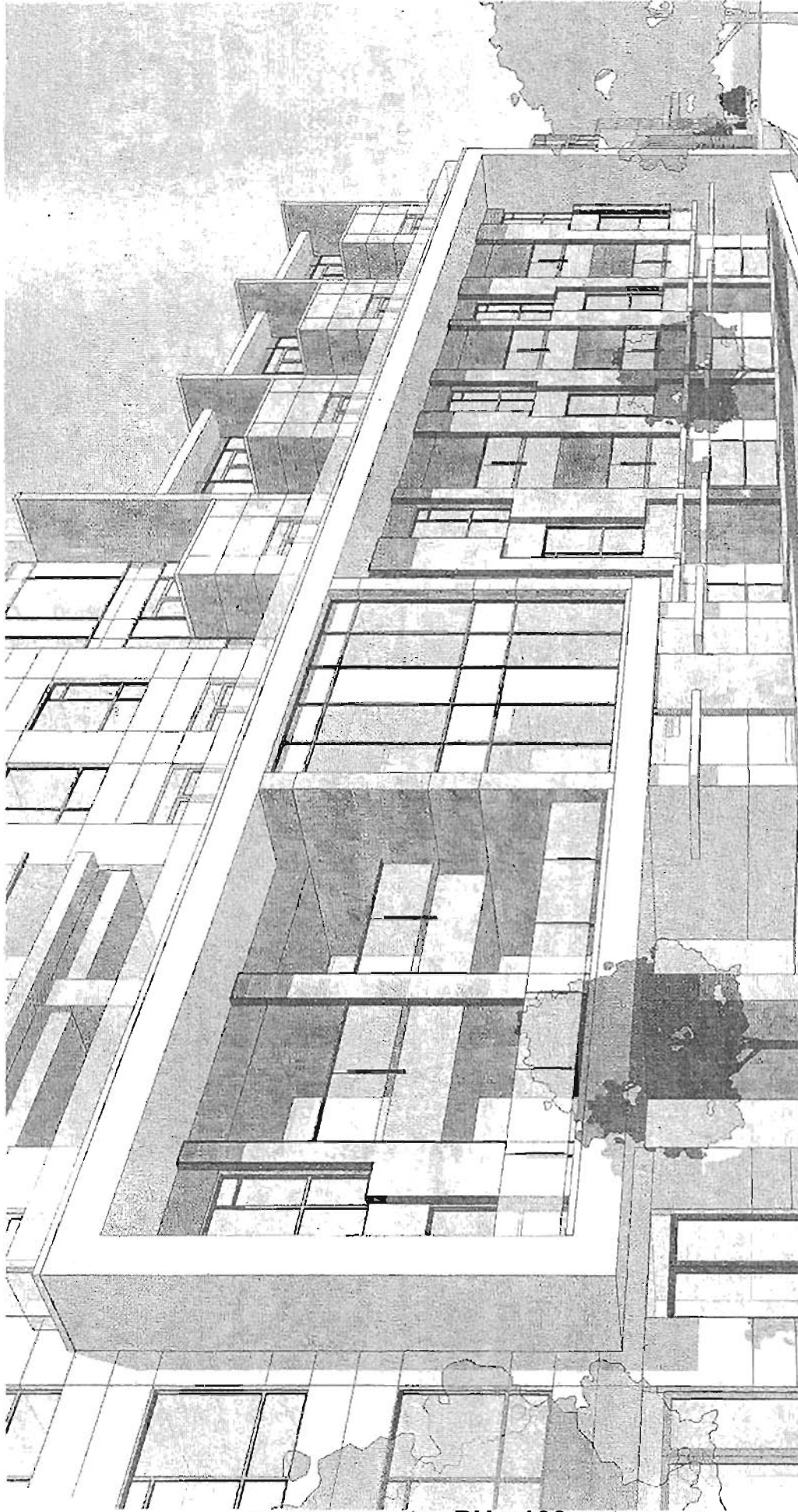


Alderbridge Staff Report
Richmond, BC 8th February 2012



design approach building 2 - tower element
Alderbridge Staff Report
Richmond, BC 8th February 2012

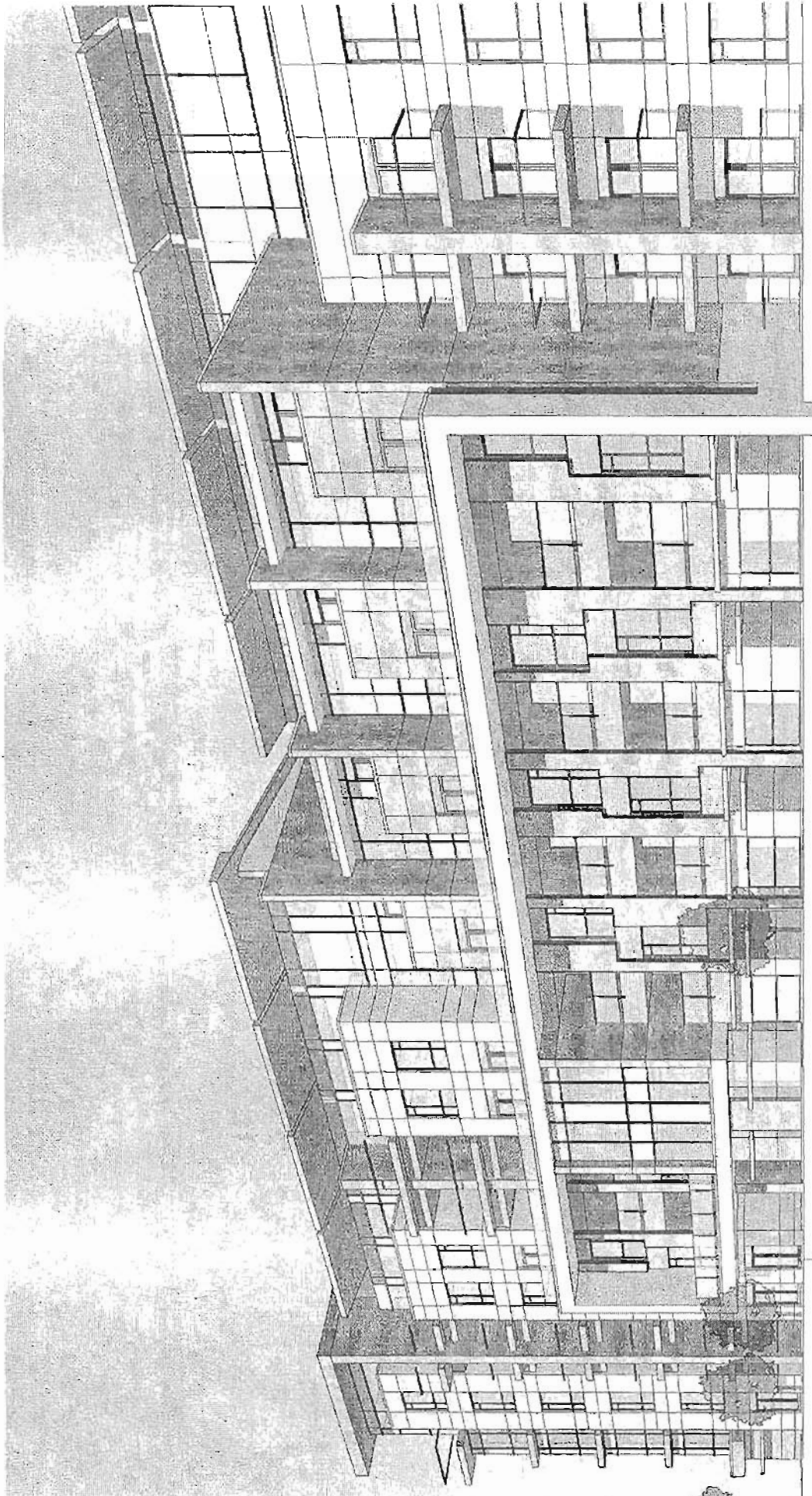




d e s i g n
a p p r o a c h b u i l d i n g 2 - t o w e r e l e m e n t

Alderbridge Staff Report
Richmond, BC 8th February 2012



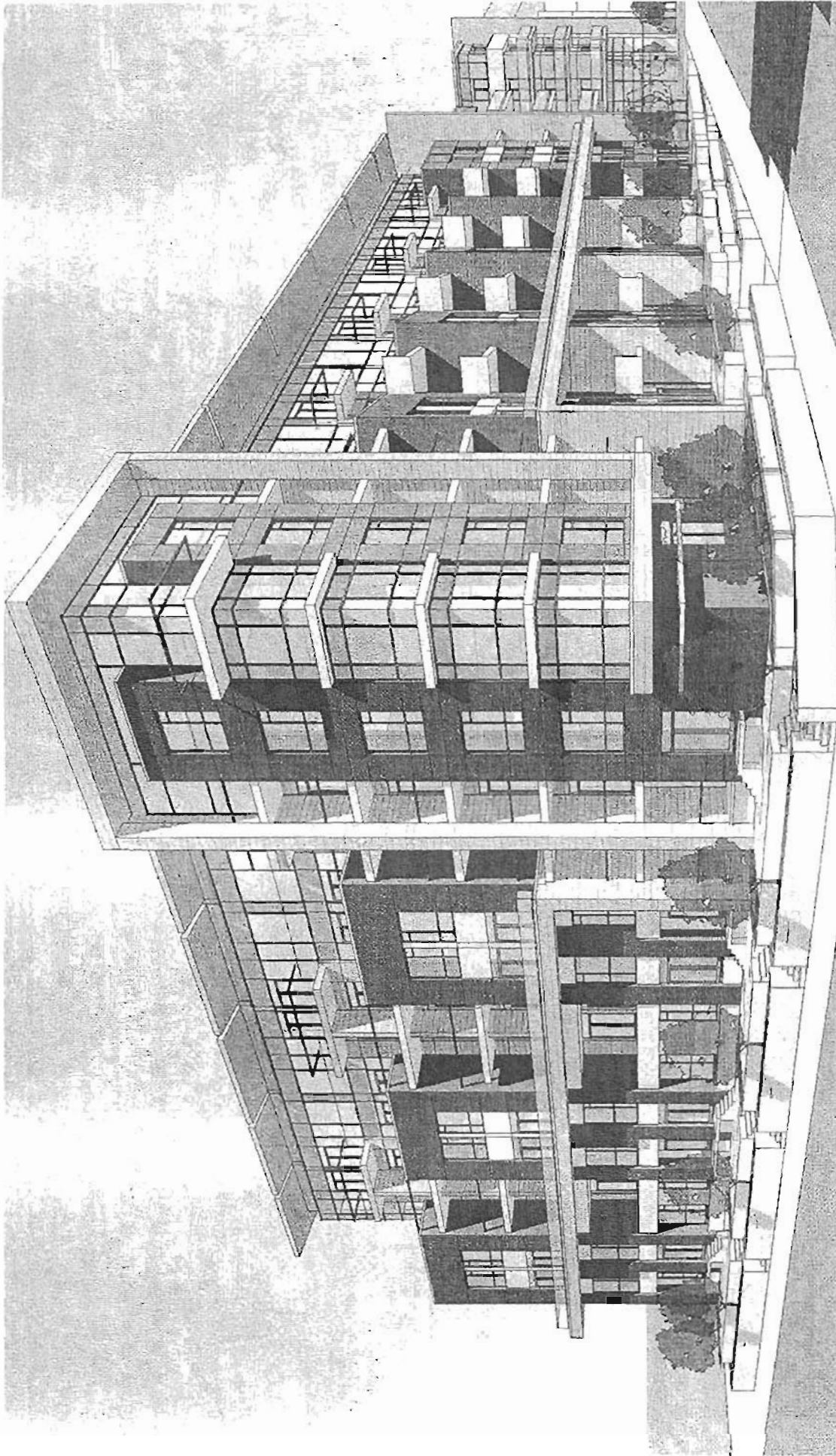


d e s i g n
a p p r o a c h

building 2- south west

onni
group

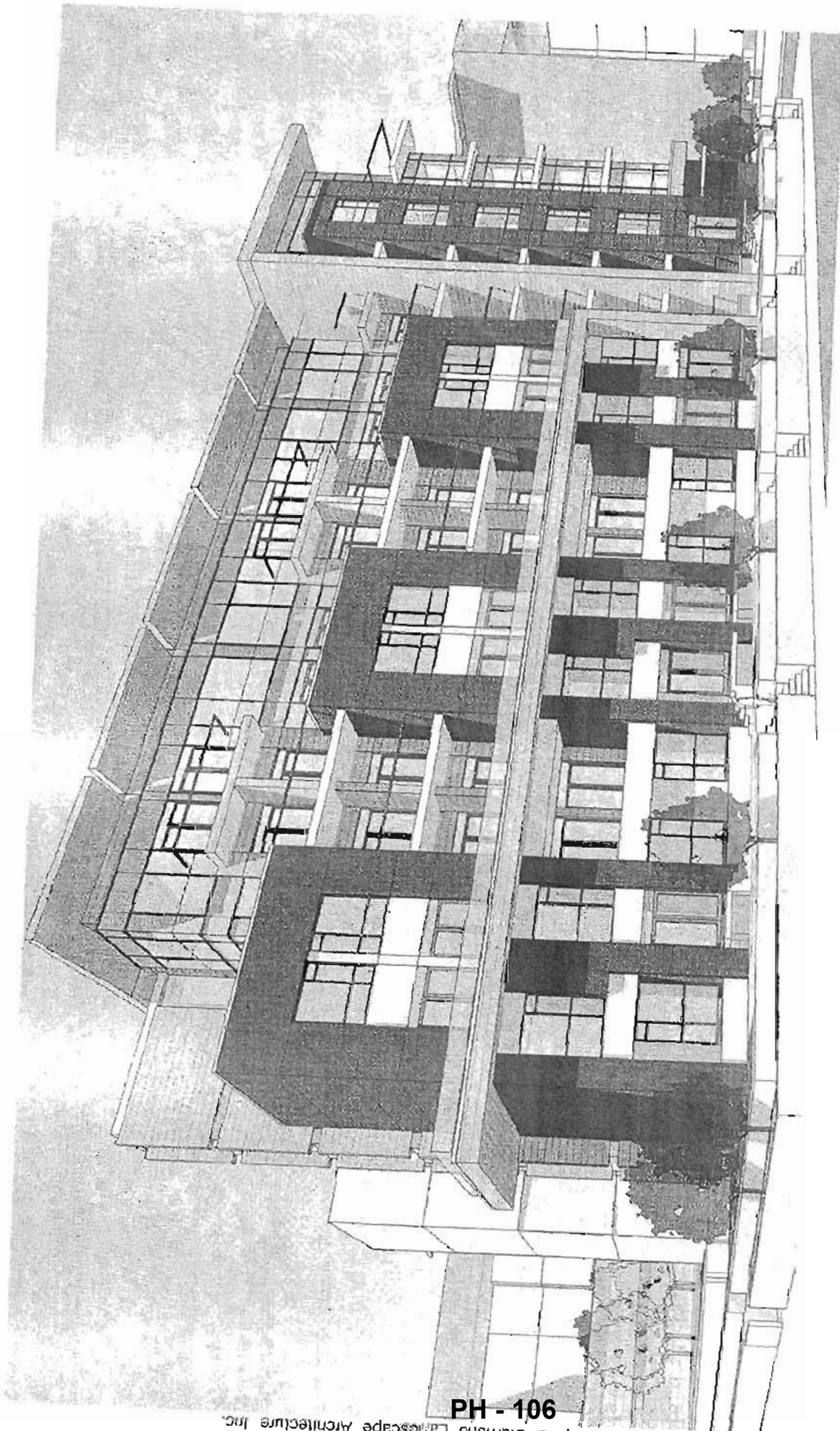
Alderbridge Staff Report
Richmond, BC
8th February 2012



design approach building 1-south east

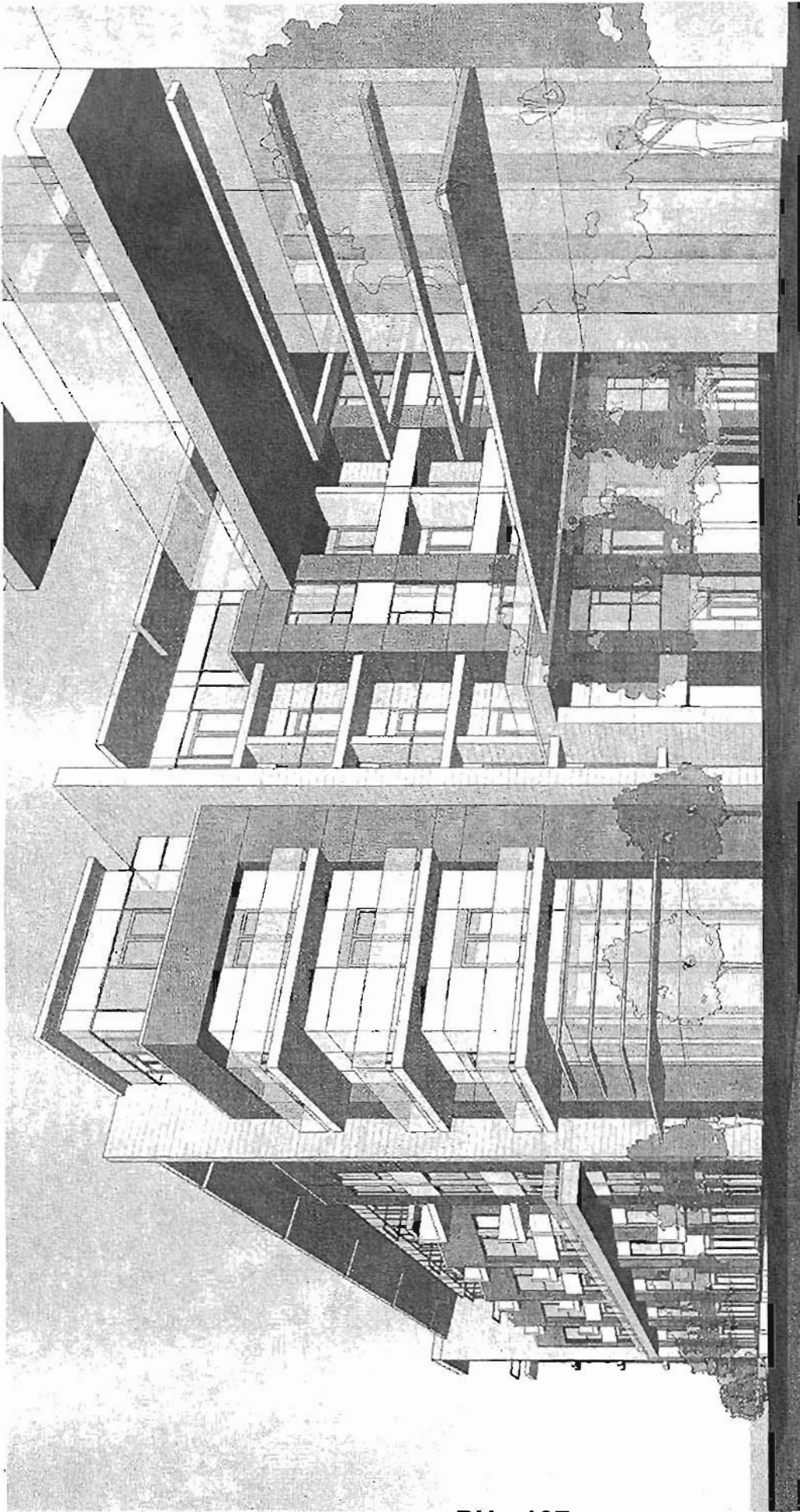
Alderbridge Staff Report
Richmond, BC 8th February 2012

onni
by jordan



design
approach building 1 - south west
Alderbridge Staff Report
Richmond, BC 8th February 2012

onni

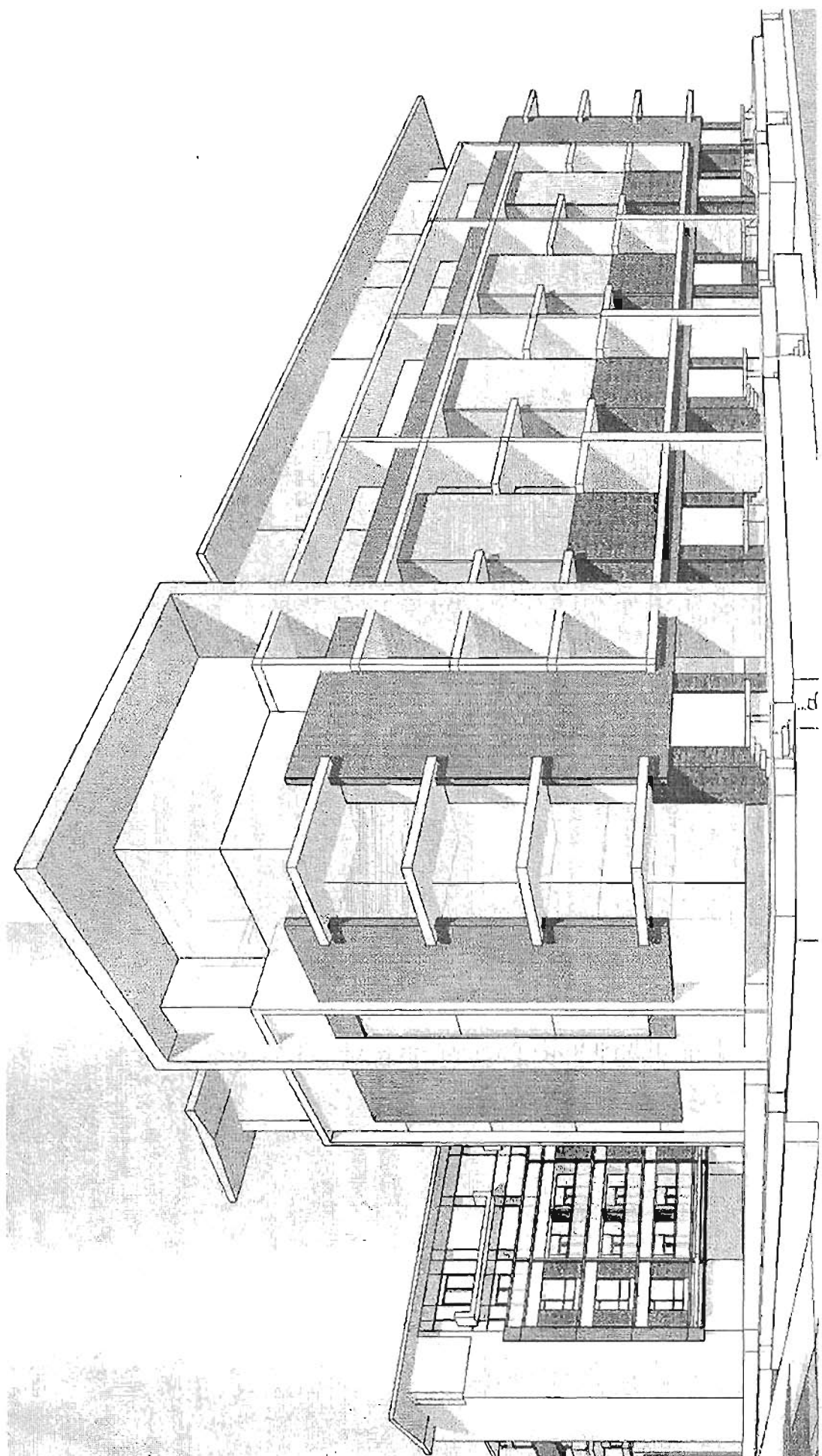


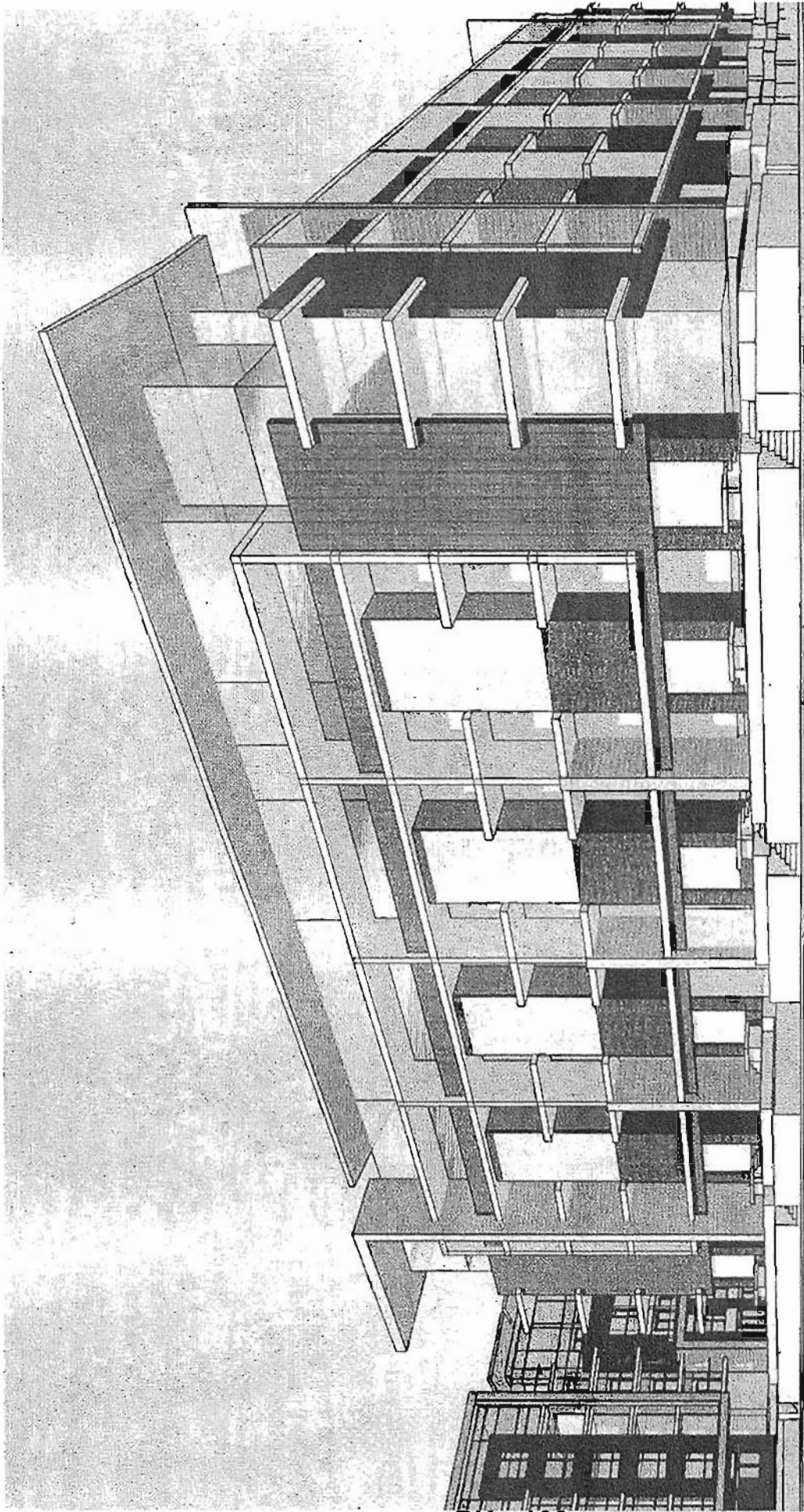
d e s i g n
a p p r o a c h

building 1-north east



Alderbridge Staff Report
Richmond, BC 8th February 2012





	%	SQM	SQFT
West Lot (1)	45%	13,288.80	143,040.00
Building 1 - Ground coverage		2,828.05	30,441.00
Building 2 - Ground coverage		31,696.00	
East lot (2)	43%	11,885.80	127,937.00
Building 3 - Ground coverage		2,690.28	28,958.00
Building 4 - Ground coverage		2,604.34	28,033.00

[illegible]

RIVER ROAD

GILBERT ROAD

ALDERBRIDGE WAY

FLOOR AREA AND UNIT BREAKDOWN SUMMARY:

UNIT TYPE	BUILDINGS			TOTAL
	NO. 1	NO. 2	NO. 3	
1 BR	39	39	25	128 (12%)
2 BR	50	152	123	498 (75%)
3 BR	11	9	10	40 (6%)
TOTAL UNITS	140	200	160	600
TOTAL NET SF (PER B/LAN)	130,600 SF	190,500 SF	154,200 SF	151,800 SF
TOTAL GROSS SF (INCLUDING AMENITY, EXCLUSIONS)	324,000 SF	306,000 SF	306,000 SF	630,000 SF
TOTAL GROSS SF (EXCLUDING AMENITY, EXCLUSIONS)	145,050 SF	187,020 SF	157,700 SF	155,300 SF
TOTAL GROSS SF (EXCLUDING AMENITY, EXCLUSIONS)	342,070 SF	343,000 SF		685,070 SF

GROSS SITE AREA:

309,068 SQ. FT. (28,712 SQ. M.)

NET SITE AREA: AFTER 20M CEDARBRIDGE AND LANE SUB DEDICATIONS

LOT 1: 143,038 SQ. FT. (13,258 SQ. M.)

LOT 2: 128,944 SQ. FT. (11,790 SQ. M.)

TOTAL BOTH LOTS: 269,982 SQ. FT. (24,841 SQ. M.)

PROPOSED FLOOR AREA:

630,000 SQ. FT. (2,041 F.A.R.)

304,059 SQ. FT. x 2.0 FSR = 618,116 SQ. FT.

502 ADAPTABILITY ENHANCED UNITS

1.2 SCLM = 1,186 SQ. FT.

630,000 SQ. FT.

LOADING SPACE REQUIREMENTS:

1 SPACE FOR EVERY 2 BUILDINGS = 2 spaces (medium size)

1 SPACE FOR EACH ADD'L 100 UNITS = 4 spaces (medium size)

1 SPACE FOR EVERY 2 BUILDINGS = 2 spaces (large size)

TOTAL REQUIRED = 8 spaces (2 large, 3 medium)

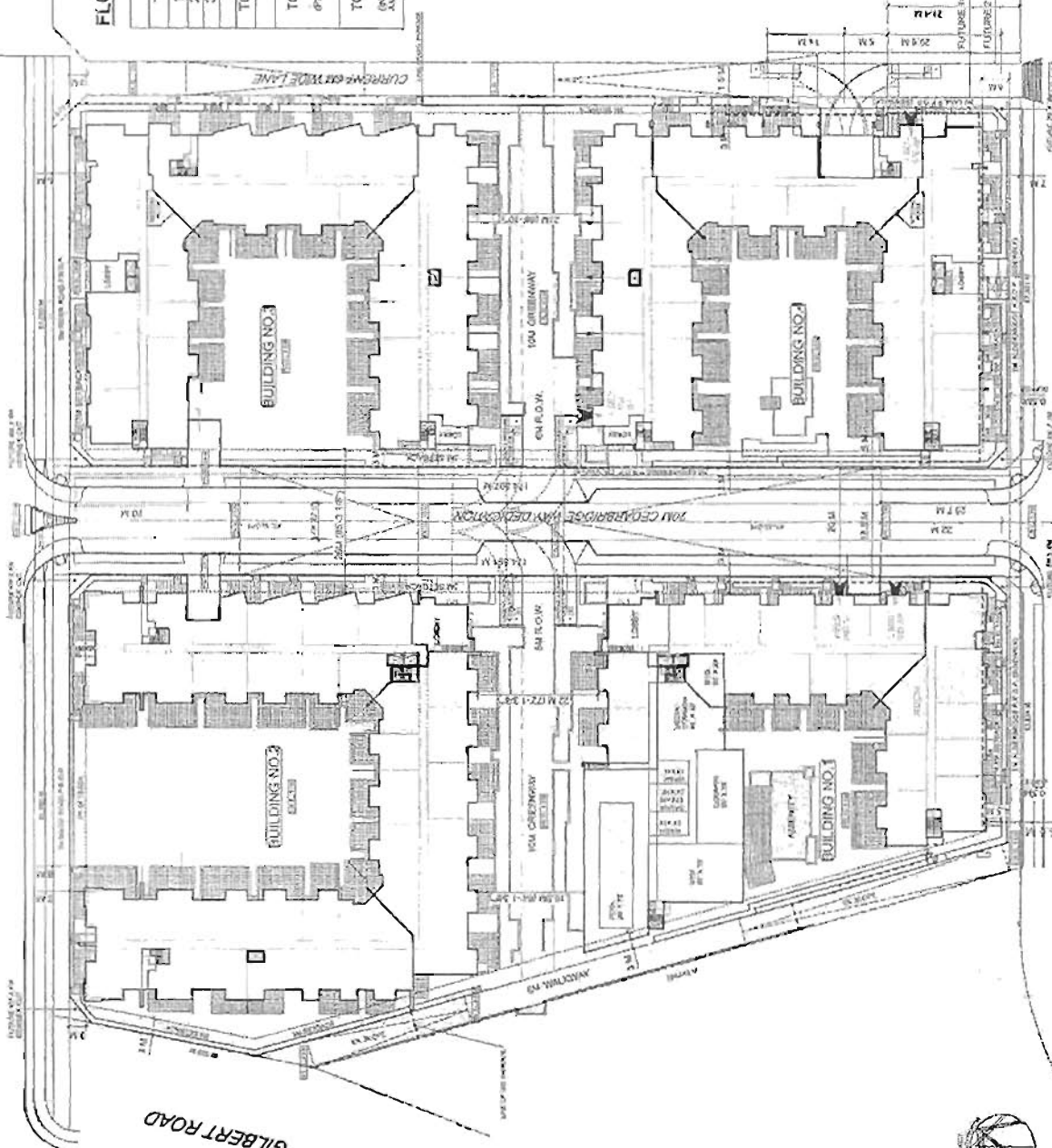
TOTAL PROVIDED = 4 spaces (2 medium)

Yamamoto
Architecture Inc.

PROJECT NO. 2023-07-01
DATE: 07/01/2023
BY: J. YAMAMOTO
MTL PLAN

A0.1

OVERALL SITE PLAN
SHEET 1 OF 2



PL

PL

ROOF
EL. 88.517 (26.945m)

8TH FLOOR (T/O CONC. TOPPO)
EL. 88.333 (26.828m)

5TH FLOOR (T/O CONC. TOPPO)
EL. 87.553 (26.759m)

PUR. FLOOR (T/O CONC. SLAB)
EL. 11.337 (3.064m)
(T/O CONC. SLAB)
EL. 7.183 (2.099m)
PARKING (T/O CONC. SLAB)
EL. 3.532 (0.946m)

PL

ROOF
EL. 45.512 (13.853m)

8TH FLOOR (T/O CONC. TOPPO)
EL. 45.327 (13.809m)

5TH FLOOR (T/O CONC. TOPPO)
EL. 44.547 (12.875m)

PUR. FLOOR (T/O CONC. SLAB)
EL. 13.557 (4.065m)
(T/O CONC. SLAB)
EL. 7.183 (2.099m)
PARKING (T/O CONC. SLAB)
EL. 3.532 (0.946m)

BUILDING 1 - SOUTH ELEVATION - ALDERBRIDGE WAY

BUILDING 1 - EAST ELEVATION - CEDARBRIDGE WAY

DATE	10/10/2017
BY	YAMAMOTO
CHK	YAMAMOTO
APP	YAMAMOTO

PROJECT
ALDERBRIDGE RESIDENT

FOR THE ALDERBRIDGE WAY
APPROVED BY
CITY OF VANCOUVER

Yamamoto
Architecture Inc.

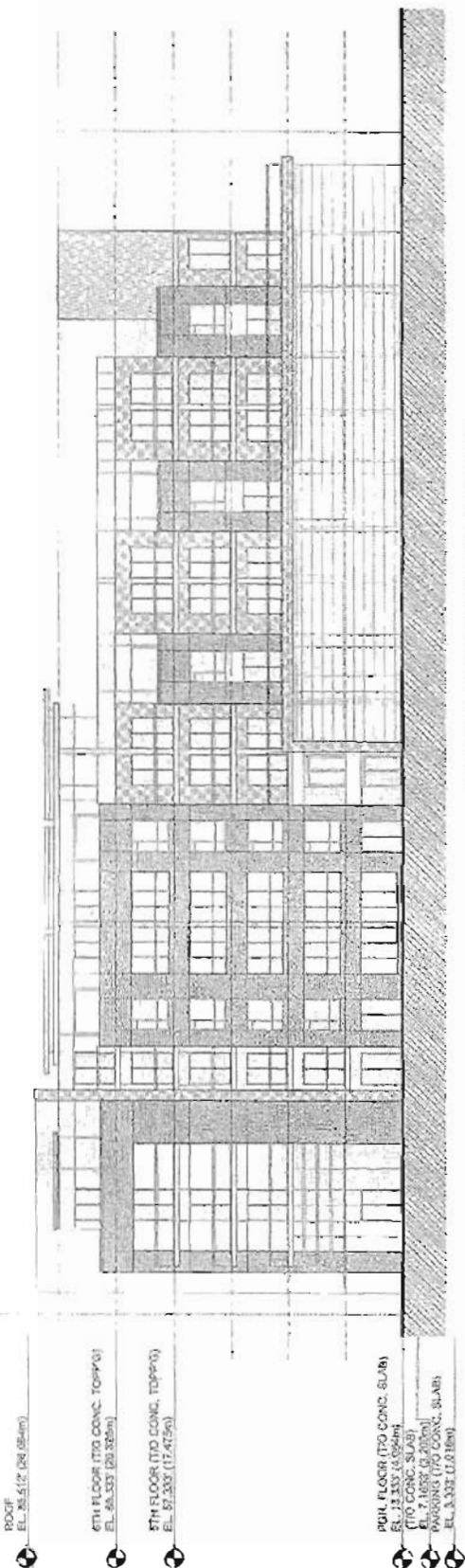
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DATE	10/10/2017
BY	YAMAMOTO
CHK	YAMAMOTO
APP	YAMAMOTO

A2.0

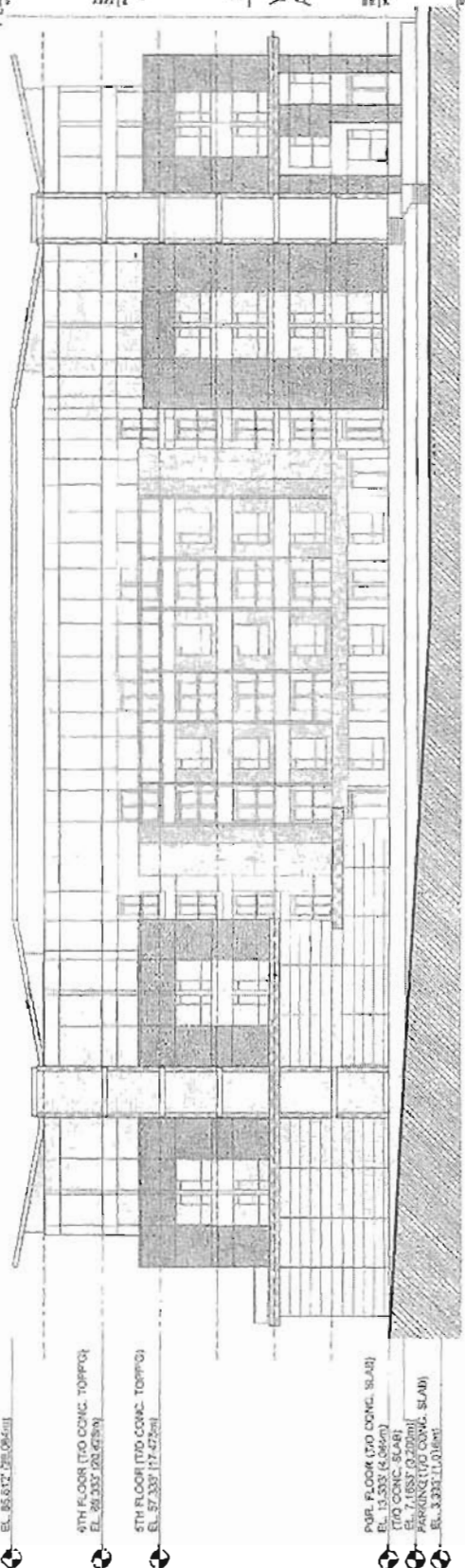
E:

PL



BUILDING 1 - NORTH ELEVATION - GREENWAY

PL



BUILDING 1 - WEST ELEVATION - COURTYARD

DATE	DESCRIPTION
01/11/11	ARCHITECTURAL ELEVATIONS
02/11/11	ARCHITECTURAL ELEVATIONS
03/11/11	ARCHITECTURAL ELEVATIONS
04/11/11	ARCHITECTURAL ELEVATIONS
05/11/11	ARCHITECTURAL ELEVATIONS
06/11/11	ARCHITECTURAL ELEVATIONS
07/11/11	ARCHITECTURAL ELEVATIONS
08/11/11	ARCHITECTURAL ELEVATIONS
09/11/11	ARCHITECTURAL ELEVATIONS
10/11/11	ARCHITECTURAL ELEVATIONS
11/11/11	ARCHITECTURAL ELEVATIONS
12/11/11	ARCHITECTURAL ELEVATIONS
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09/12/11	ARCHITECTURAL ELEVATIONS
10/12/11	ARCHITECTURAL ELEVATIONS
11/12/11	ARCHITECTURAL ELEVATIONS
12/12/11	ARCHITECTURAL ELEVATIONS

ARCHITECTURAL ELEVATIONS

Yamamoto Architecture Inc.

1000 10th Avenue, Suite 100, San Francisco, CA 94103

TEL: 415.398.1000 FAX: 415.398.1001

WWW.YAMAMOTOARCH.COM

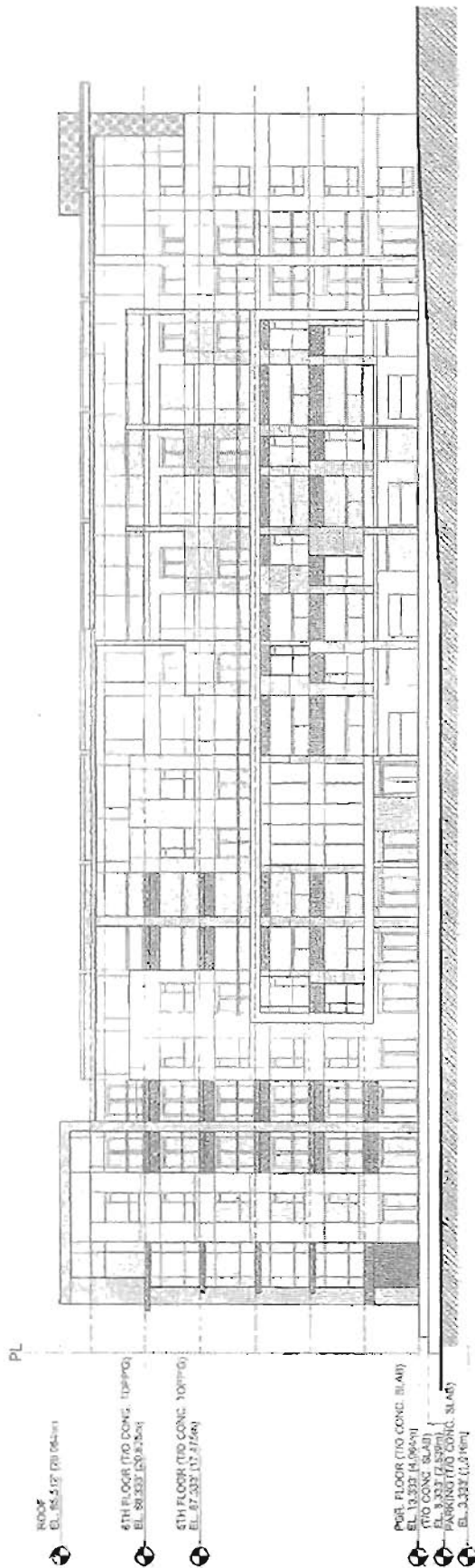
DATE: 01/11/11

BY: J. K. S.

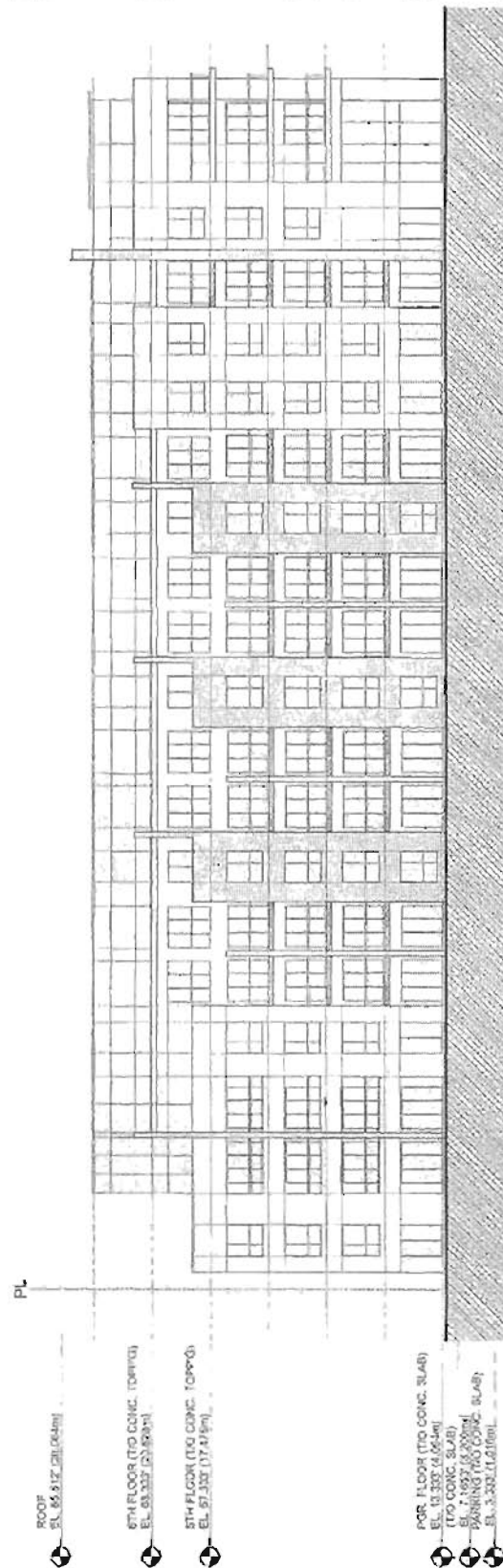
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PROJECT: PH - 113

FILE: PH - 113



BUILDING 2 - WEST ELEVATION - GILBERT ROAD



BUILDING 2 - SOUTH ELEVATION - GREENWAY

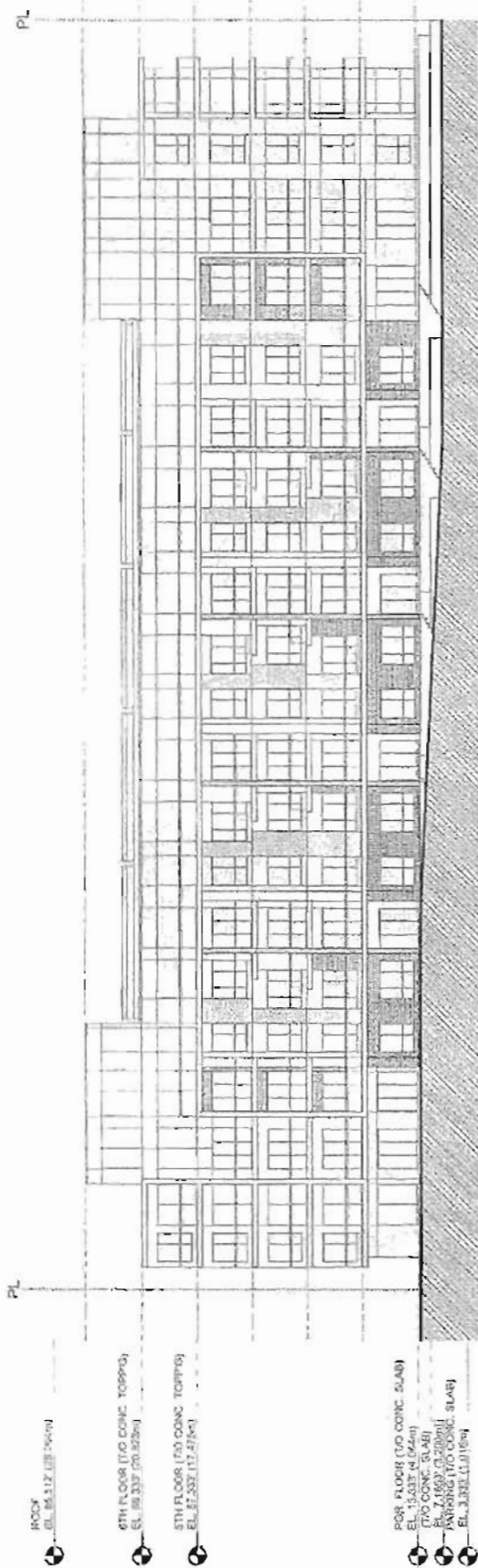
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DATE	10/10/2011
BY	YAMAMOTO ARCHITECTURE INC.
FOR	YAMAMOTO ARCHITECTURE INC.

YAMAMOTO ARCHITECTURE INC.
1000 10TH AVENUE, SUITE 100
DENVER, CO 80202
TEL: 303.733.1111
WWW.YAMAMOTOARCHITECTURE.COM

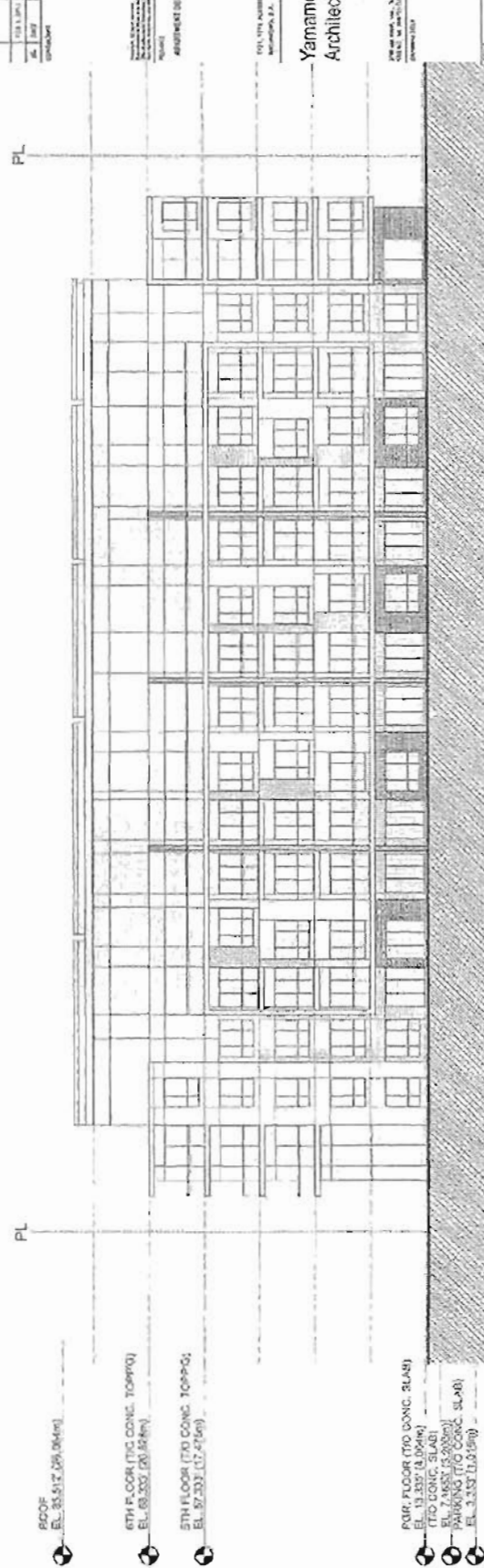
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Architecture Inc.

1000 10TH AVENUE, SUITE 100
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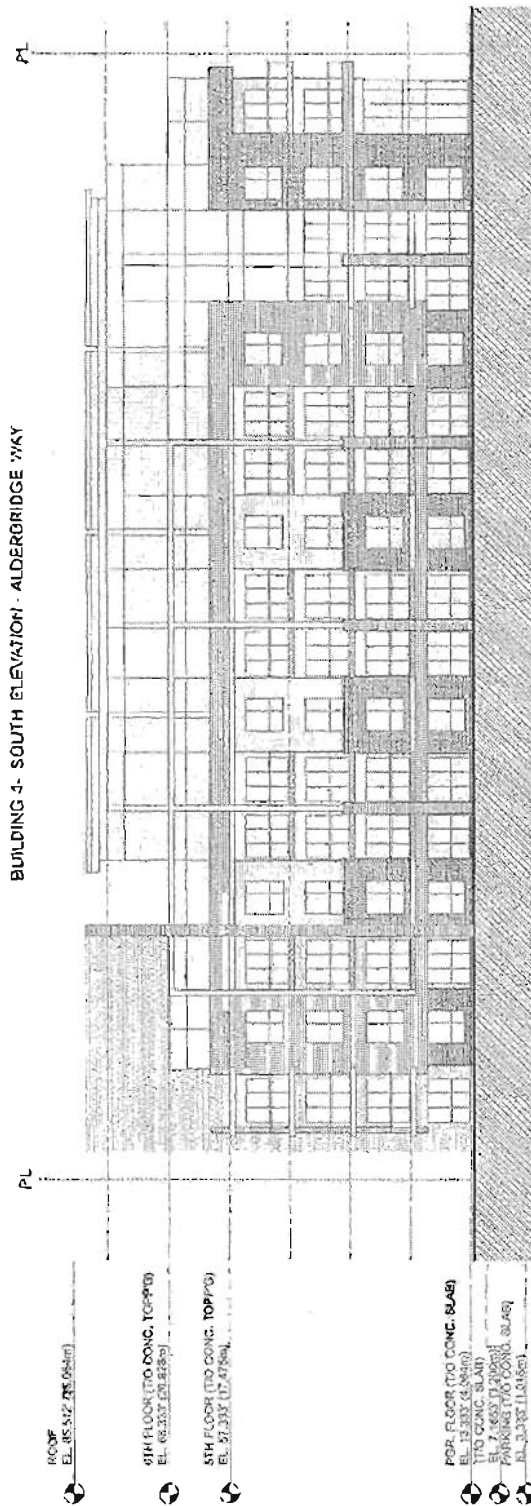
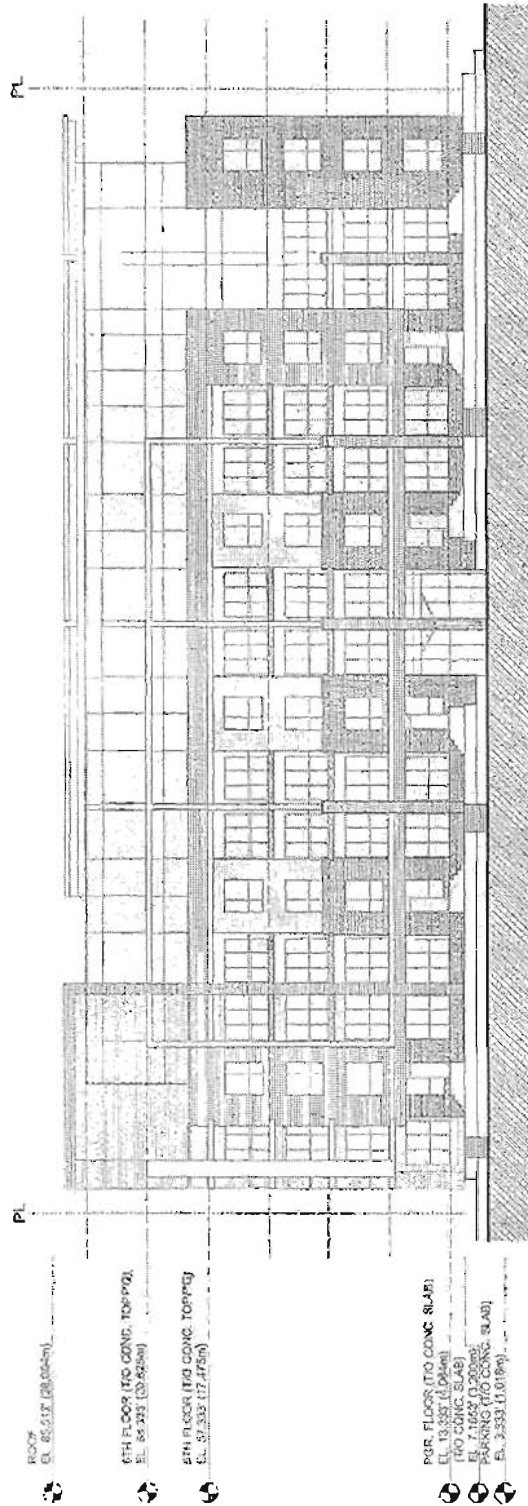
PROJECT	YAMAMOTO ARCHITECTURE INC.
DATE	10/10/2011
BY	YAMAMOTO ARCHITECTURE INC.
FOR	YAMAMOTO ARCHITECTURE INC.



BUILDING 3 - EAST ELEVATION - LANE



BUILDING 3 - SOUTH ELEVATION - GREENWAY



DATE	2014.12.12
BY	ARCHITECT
CHK	ARCHITECT
APP	ARCHITECT

YAMAMOTO ARCHITECTURE INC.
1000 10th Avenue, Suite 100
Vancouver, BC V6J 1A1
Tel: 604.681.1111
Fax: 604.681.1112
www.yamamotoarchitect.com

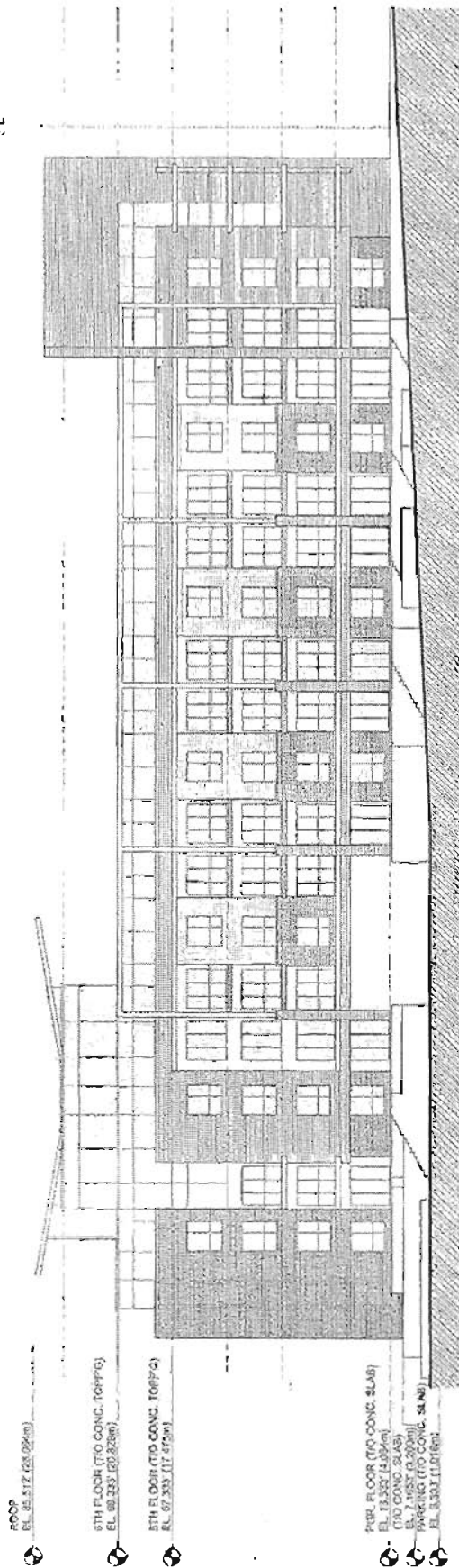
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Yamamoto
Architecture Inc.

2014.12.12
2014.12.12
2014.12.12

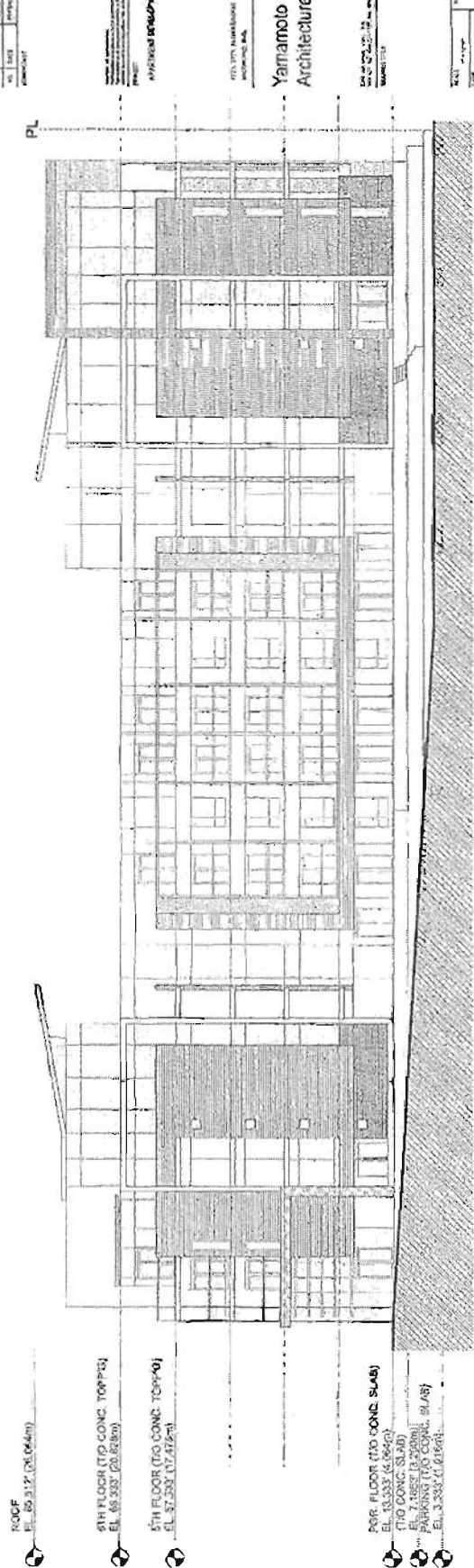
DATE	2014.12.12
BY	ARCHITECT
CHK	ARCHITECT
APP	ARCHITECT

PL



BUILDING 4- EAST ELEVATION - LANE

PL



BUILDING 4- WEST ELEVATION - COURTYARD

NO.	DATE	REVISION
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3	10/1/10	ISSUED FOR PERMIT
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PROJECT
ARCHITECT
Yamamoto
Architecture Inc.

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Architecture Inc.

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APPROXIMATELY 100,000

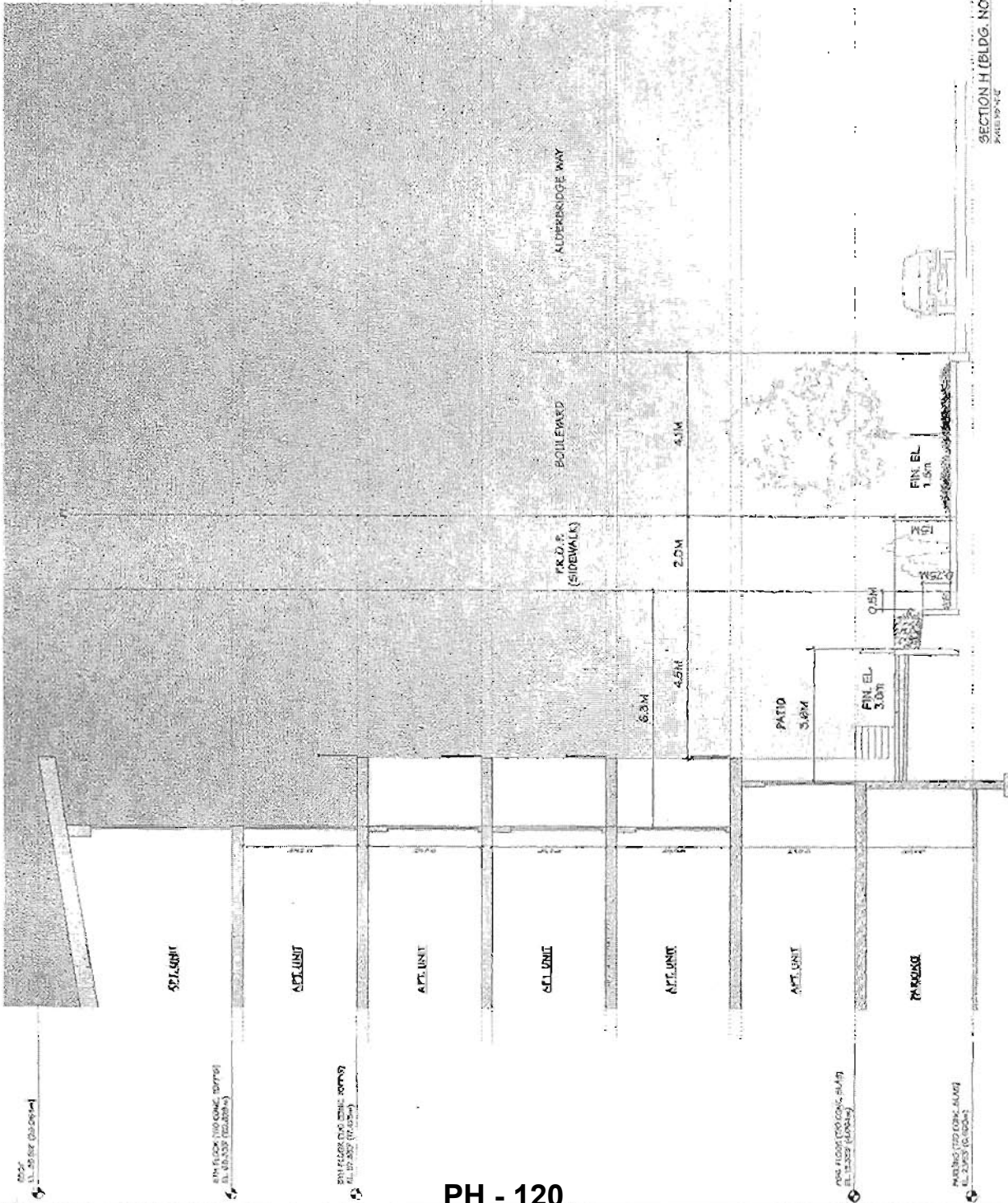
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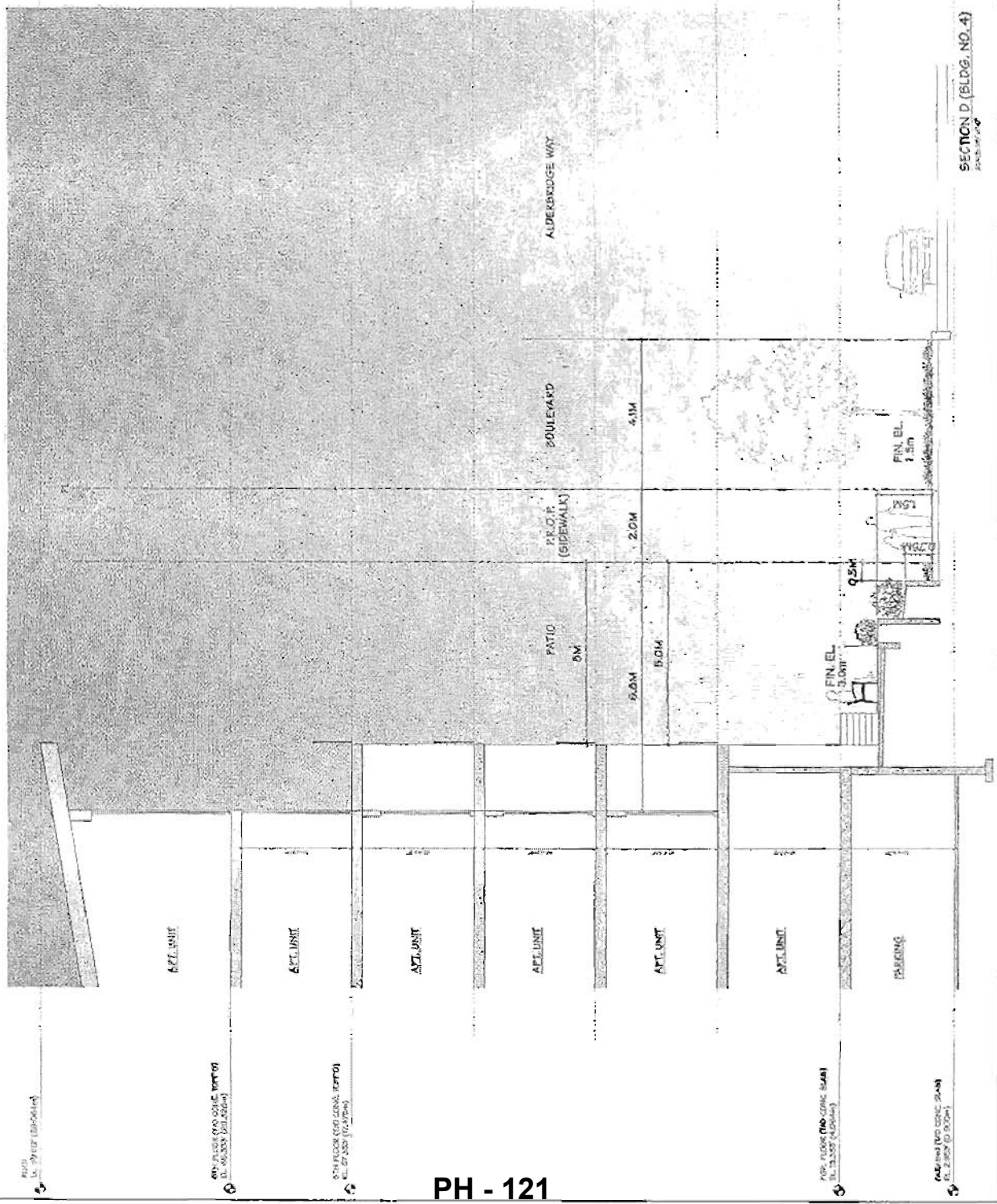
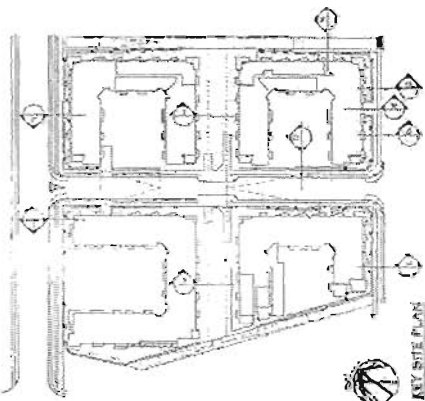
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STATE	STATE	STATE	STATE
ZIP	ZIP	ZIP	ZIP
PHONE	PHONE	PHONE	PHONE
TELETYPE	TELETYPE	TELETYPE	TELETYPE
FAX	FAX	FAX	FAX
E-MAIL	E-MAIL	E-MAIL	E-MAIL
WEBSITE	WEBSITE	WEBSITE	WEBSITE
OTHER	OTHER	OTHER	OTHER

SECTION H (BLDG. NO.1)
3-4111 30-4-12





NO.	DATE	REVISION
1	10/1/01	ISSUED

PROJECT
FARMINGTON HILLS

2001 1000 ALDERBRIDGE WAY
FARMINGTON, MI 48334

Yamamoto
Architecture Inc.

1000 ALDERBRIDGE WAY
FARMINGTON, MI 48334

PLANNING SECTION

SCALE	1" = 10'-0"
DATE	10/1/01
BY	YAMAMOTO
CHECKED BY	YAMAMOTO
APPROVED BY	YAMAMOTO

A3.1



KEY SITE PLAN

[illegible]

STRENGTHENING EXISTING

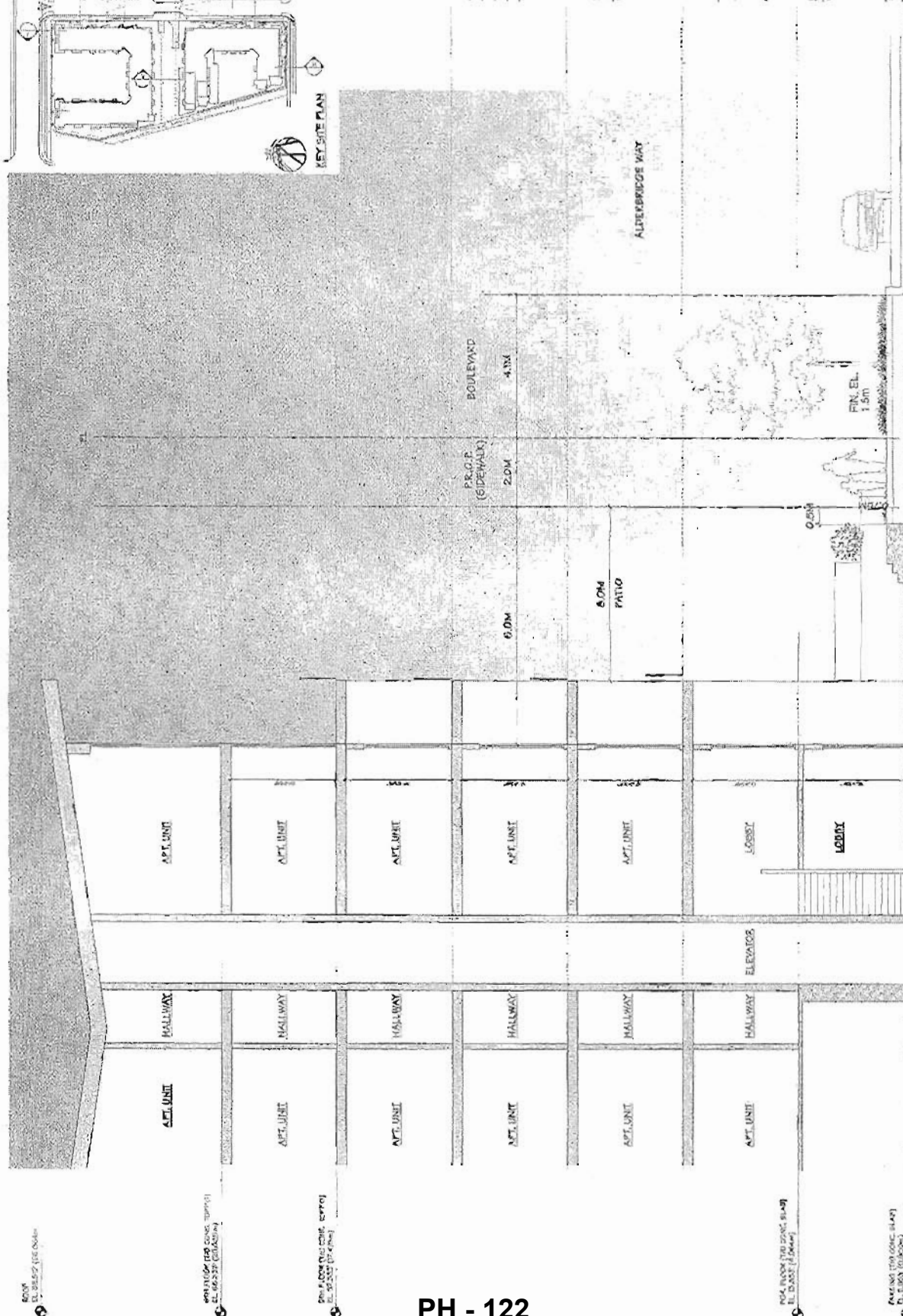
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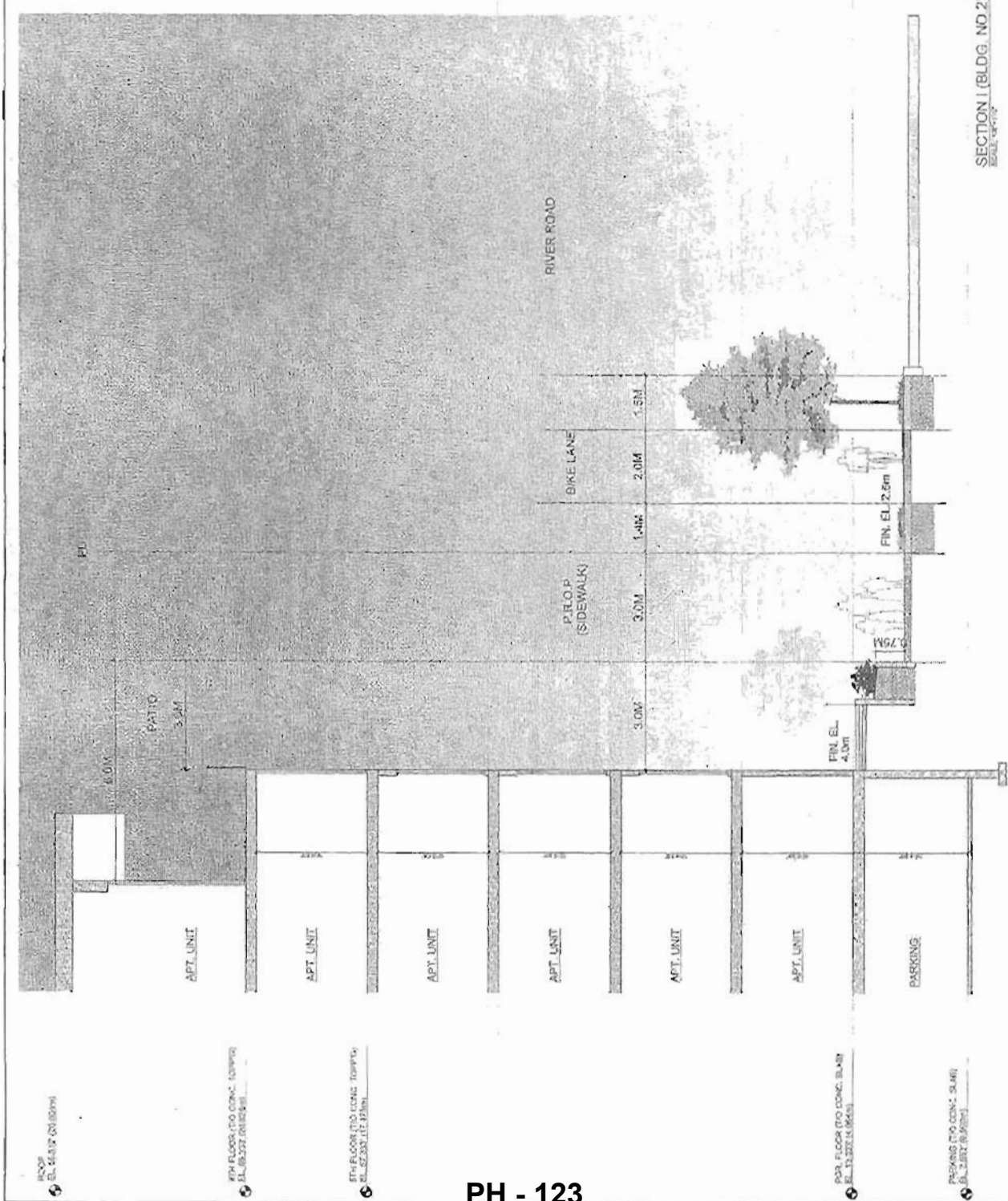
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Architecture Inc.**

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AUTHORITY 50 USC 3024

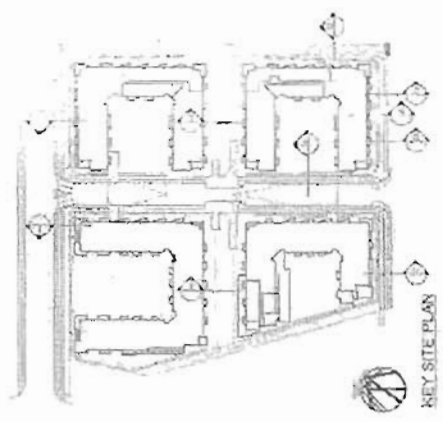
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SECTION N (LOBBY)





SECTION I (BLDG NO 2)
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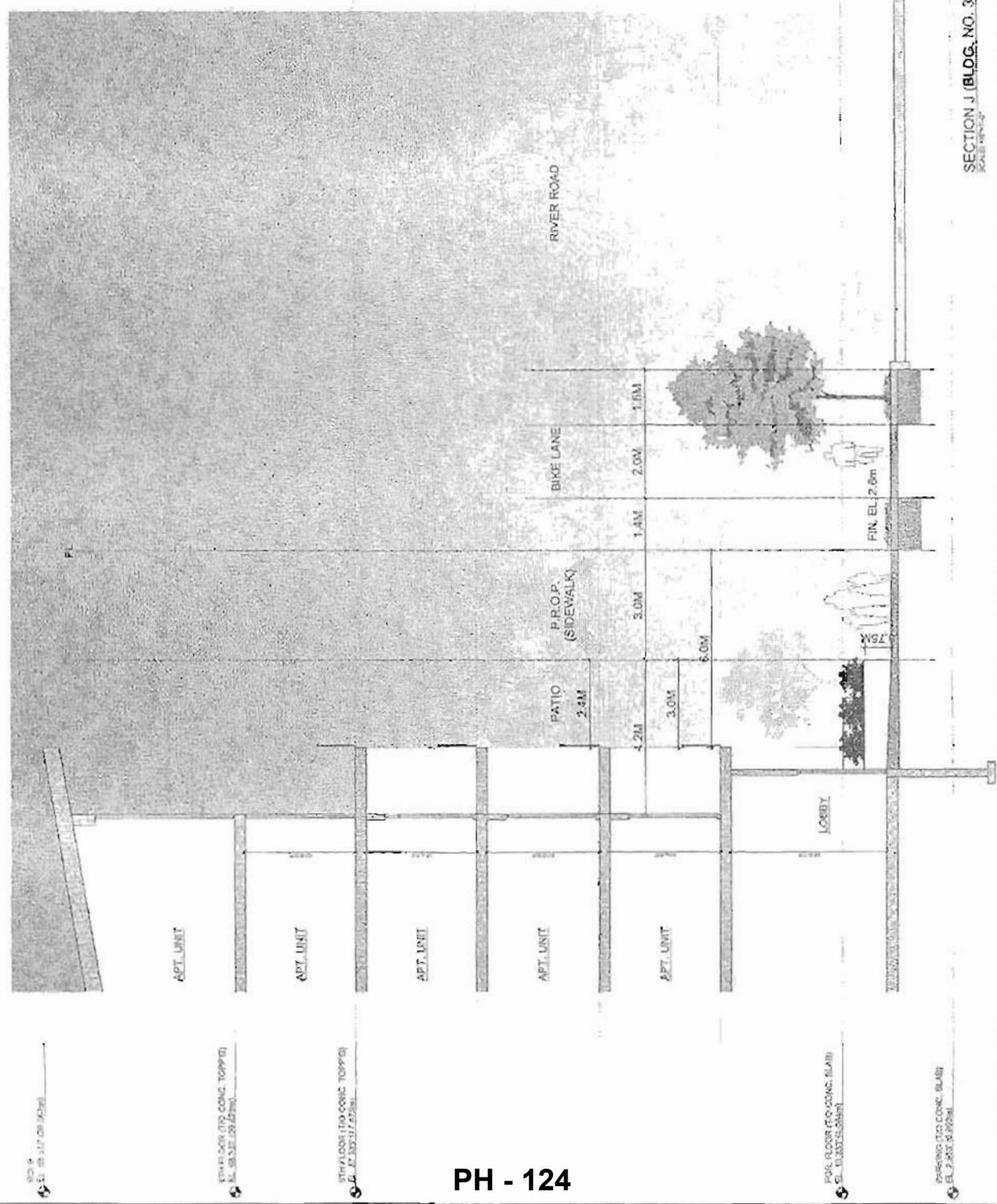
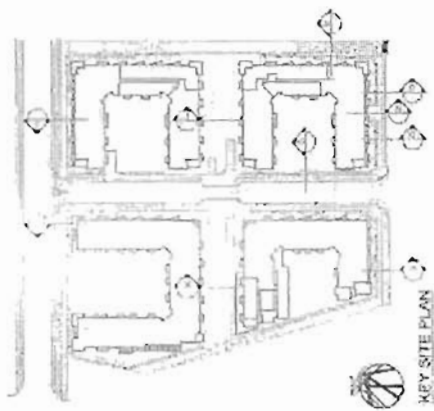
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1000 10TH AVENUE, SUITE 100
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Architecture Inc.

SCALE 1/4" = 1'-0"

NO.	DATE	DESCRIPTION
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10	10/10/10	ISSUED FOR PERMIT

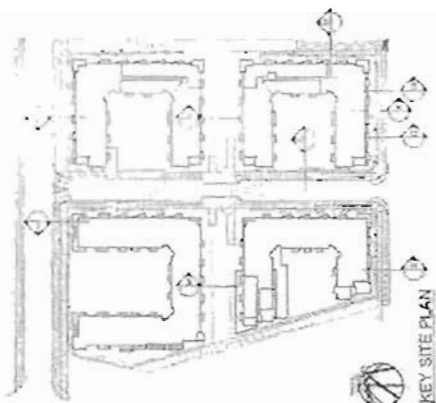
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TEST	1000 L/HR		



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Architecture Inc.

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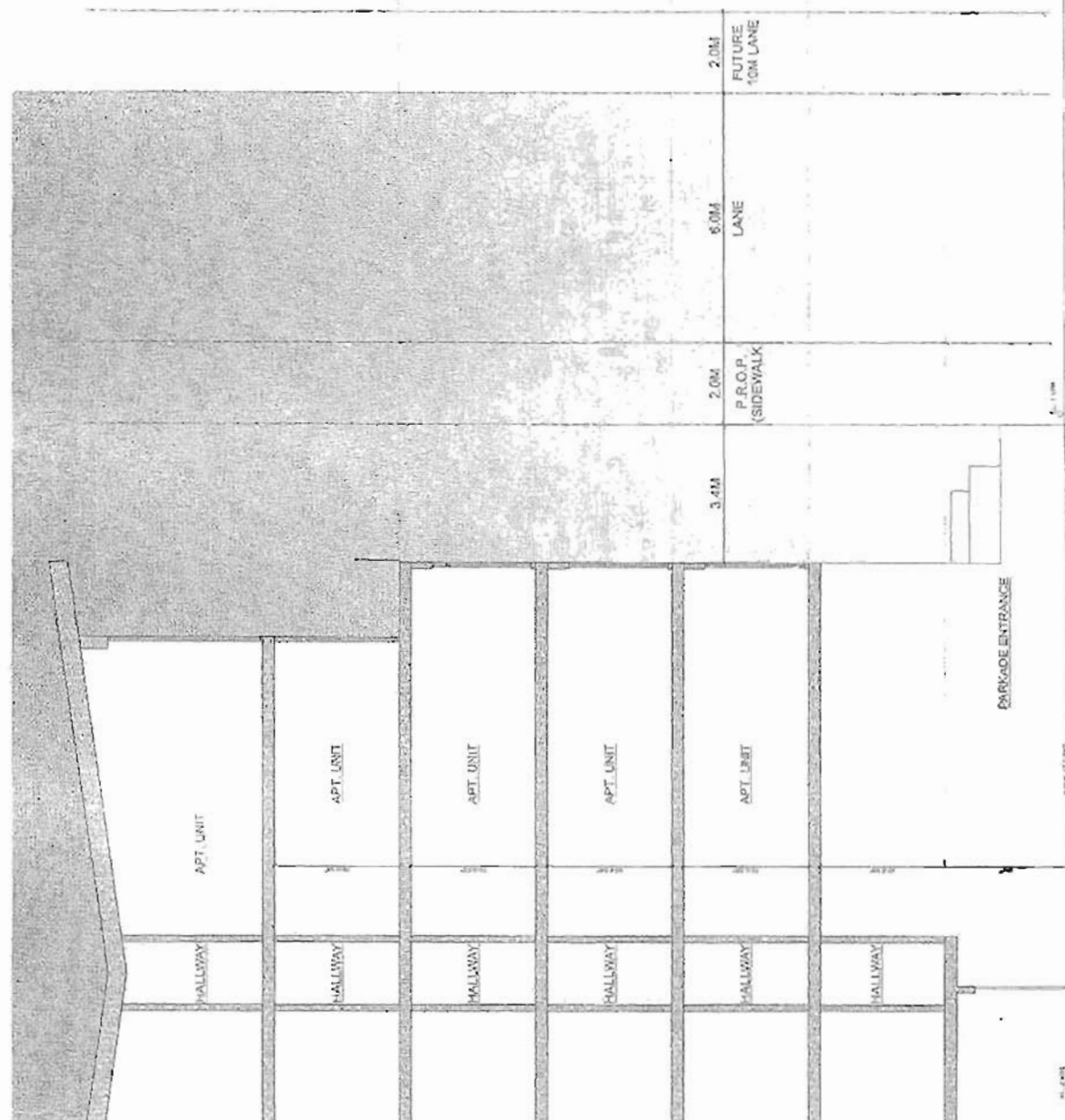
Full name

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Abstract

Unit	sq. ft.	Price
Unit	sq. ft.	Price

SECTION M (LANE)



PAGE
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8TH FLOOR (110 CONC. TOWER 2)
 RT. 6632 (110 CONC. TOWER 2)

5th FLORIDA CONC. CONF.

POPULATION CONC. (1000/ha)

PAID (770) 622-2537
SL 2537 (6) 60001

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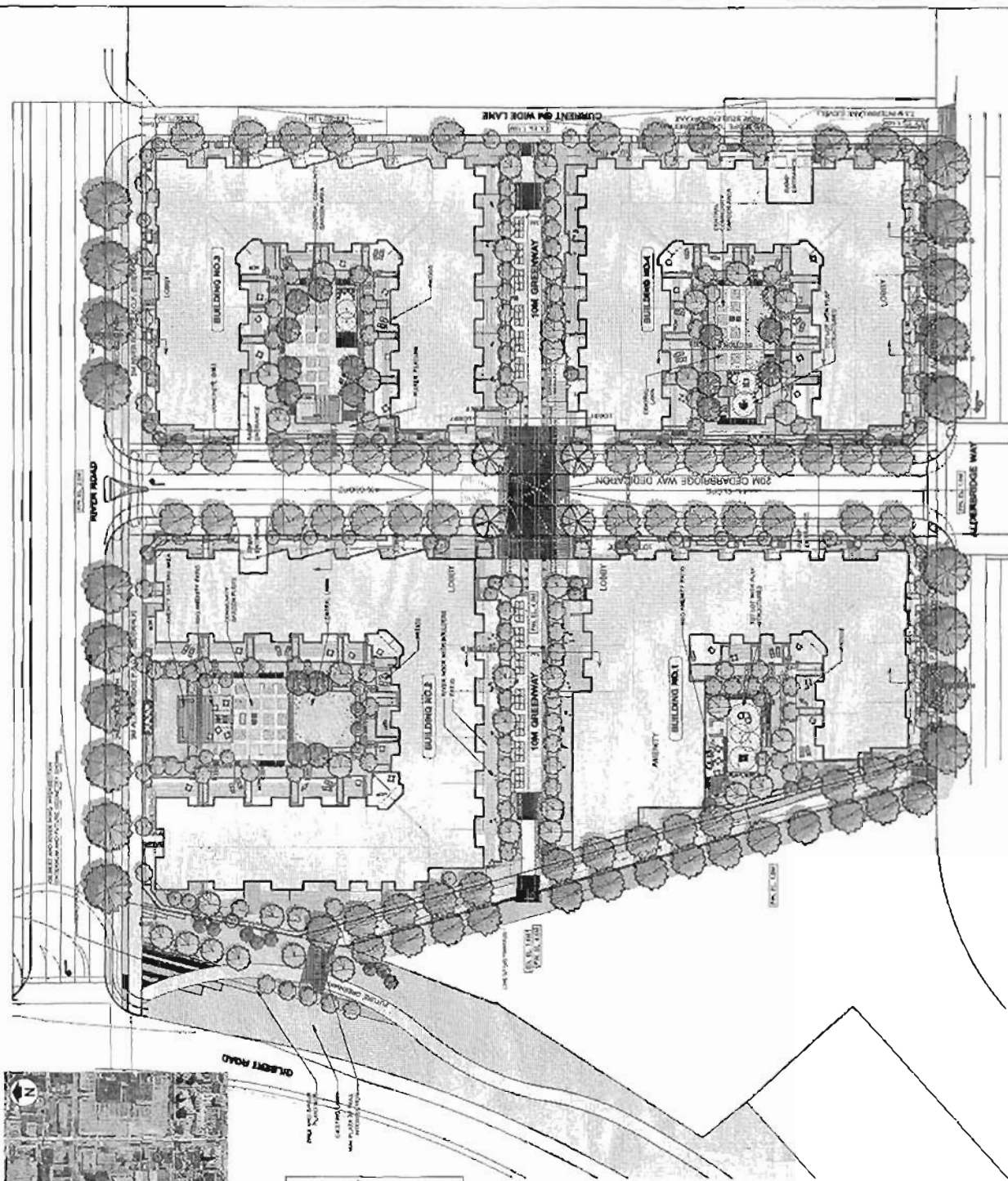
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Architecture Inc.**

7731, 7771 ALDENBROOK WAY
RICHMOND, BC

and

ATTACHMENT 8

L1.1



DRAWING LIST

- 1.1 LANDSCAPE SITE PLAN
- 1.2 GRADING PLAN
- 1.3 COURTYARD DETAIL PLAN - BUILDING 4
- 1.4 COURTYARD DETAIL PLAN - BUILDING 1
- 1.5 COURTYARD DETAIL PLAN - BUILDING 3
- 1.6 PLANTING COMMUNITY GARDEN COURTYARD
- 1.7 ON-SITE PRIVATE AND SHARED OPEN SPACE
- 1.8 PROPOSED PUBLIC ART PLAN
- 2.1 PLANT MATERIALS
- 3.1 LANDSCAPE SECTIONS
- 3.2 LANDSCAPE ELEVATIONS AND DETAILS
- 4 PRECEDENT IMAGES

NOTES:

1. ALL ELEVATIONS ARE IN FEET UNLESS OTHERWISE NOTED.
2. ALL DIMENSIONS ARE IN FEET UNLESS OTHERWISE NOTED.
3. ALL DISTANCES ARE IN FEET UNLESS OTHERWISE NOTED.
4. ALL ANGLES ARE IN DEGREES UNLESS OTHERWISE NOTED.
5. ALL SLOPES ARE IN PERCENT UNLESS OTHERWISE NOTED.
6. ALL GRADES ARE TO BE VERIFIED BY THE FIELD ENGINEER.
7. ALL EROSION CONTROL MEASURES ARE TO BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION.
8. ALL STORMWATER RUNOFF IS TO BE COLLECTED AND DISCHARGED TO THE ADJACENT WATERWAY.
9. ALL UTILITIES ARE TO BE DEPTH MARKED AND PROTECTED.
10. ALL TREE REMOVALS ARE TO BE REPLACED WITH EQUIVALENT SPECIES AND SIZE.
11. ALL PLANTINGS ARE TO BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION.
12. ALL MATERIALS ARE TO BE OF THE BEST QUALITY AVAILABLE.
13. ALL WORK IS TO BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
14. ALL COSTS ARE TO BE VERIFIED BY THE FIELD ENGINEER.
15. ALL CHANGES ARE TO BE APPROVED BY THE ARCHITECT AND ENGINEER.



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Architecture Inc.

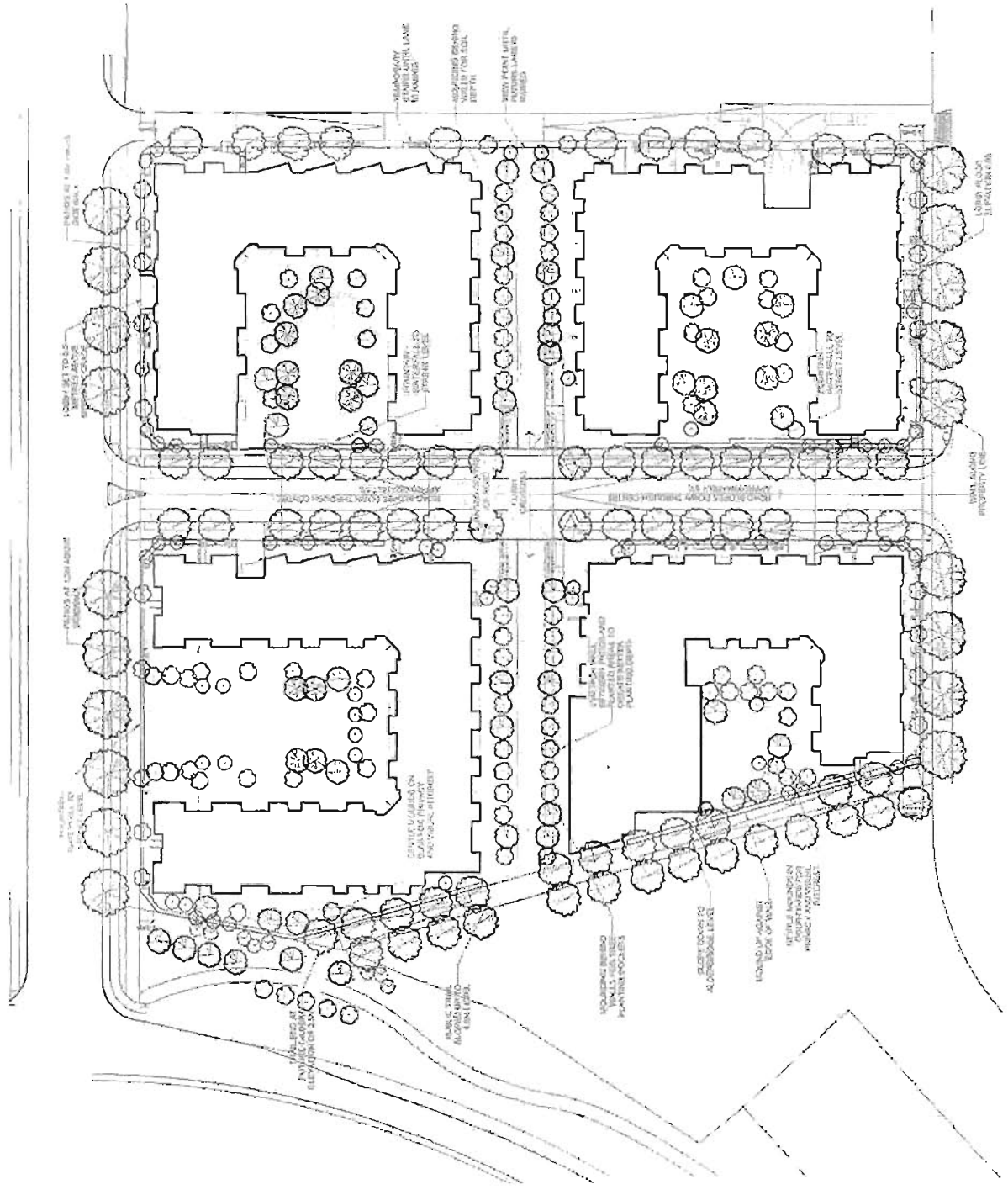
7731, 7771 ALDENBRIDGE WAY
RICHMOND, BC
V6X 4A7
TEL: 604-271-1111
FAX: 604-271-1112
WWW.YAMAMOTOARCHITECTURE.COM



DATE	10/10/2018
BY	YAMAMOTO
CHECKED BY	ONNI
SCALE	AS SHOWN
PROJECT NO.	18-001
CLIENT	ONNI
LOCATION	7731, 7771 ALDENBRIDGE WAY, RICHMOND, BC
DESCRIPTION	LANDSCAPE ARCHITECTURE
STATUS	CONCEPT DESIGN

GRADING PLAN

L1.2



Address:

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ARCHITECTS
1111 11th Street, N.E.
Atlanta, Georgia 30309
404.525.1111

Yamamoto Architecture Inc.
1111 11th Street, N.E.
Atlanta, Georgia 30309
404.525.1111

7701 1775 ALDERSHOPE WAY
RICHMOND, VA

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YAMAMOTO ARCHITECTURE INC.

1111 11th Street, N.E.
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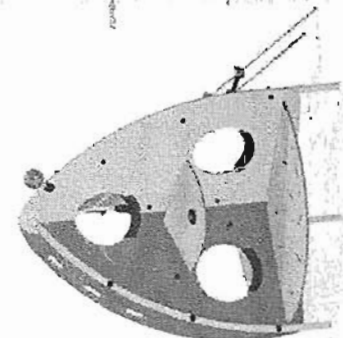
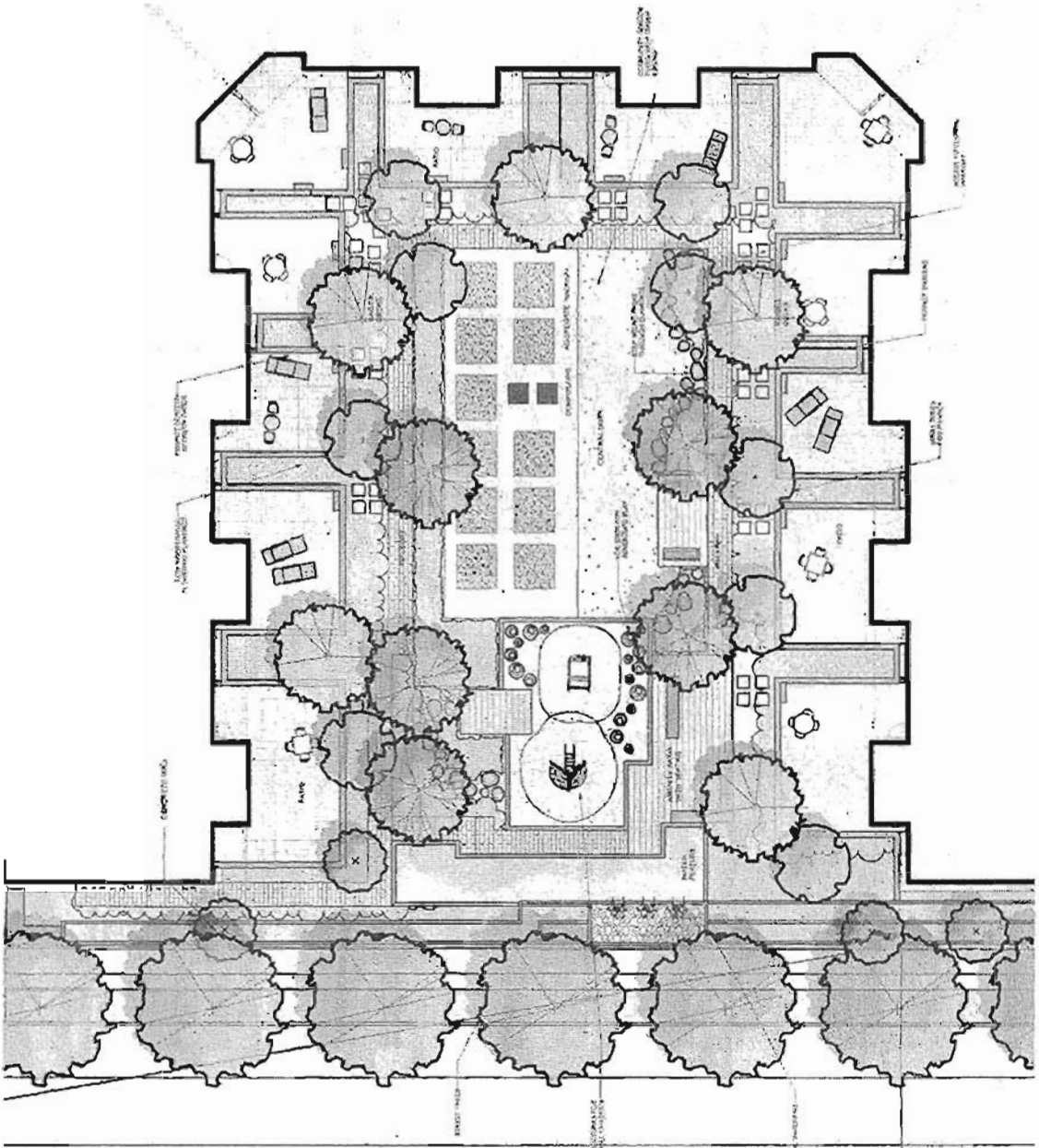
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L13

**BUILDING 4
COURTYARD
DETAIL PLAN**





NOTES

NO.	DATE	DESCRIPTION
1	10/10/10	1. SITE PLAN
2	10/10/10	2. FLOOR PLAN
3	10/10/10	3. SECTION
4	10/10/10	4. ELEVATION
5	10/10/10	5. DETAIL
6	10/10/10	6. LANDSCAPE PLAN
7	10/10/10	7. EXTERIOR ELEVATION
8	10/10/10	8. INTERIOR ELEVATION
9	10/10/10	9. FURNITURE PLAN
10	10/10/10	10. LIGHTING PLAN
11	10/10/10	11. MECHANICAL PLAN
12	10/10/10	12. ELECTRICAL PLAN
13	10/10/10	13. SANITARY PLAN
14	10/10/10	14. PAINT PLAN
15	10/10/10	15. FINISH PLAN
16	10/10/10	16. SCHEDULE
17	10/10/10	17. SPECIFICATIONS
18	10/10/10	18. CONTRACT
19	10/10/10	19. ADDENDUM
20	10/10/10	20. CHANGE ORDER



SHARP & DIAMOND
LANDSCAPE ARCHITECTURE INC.

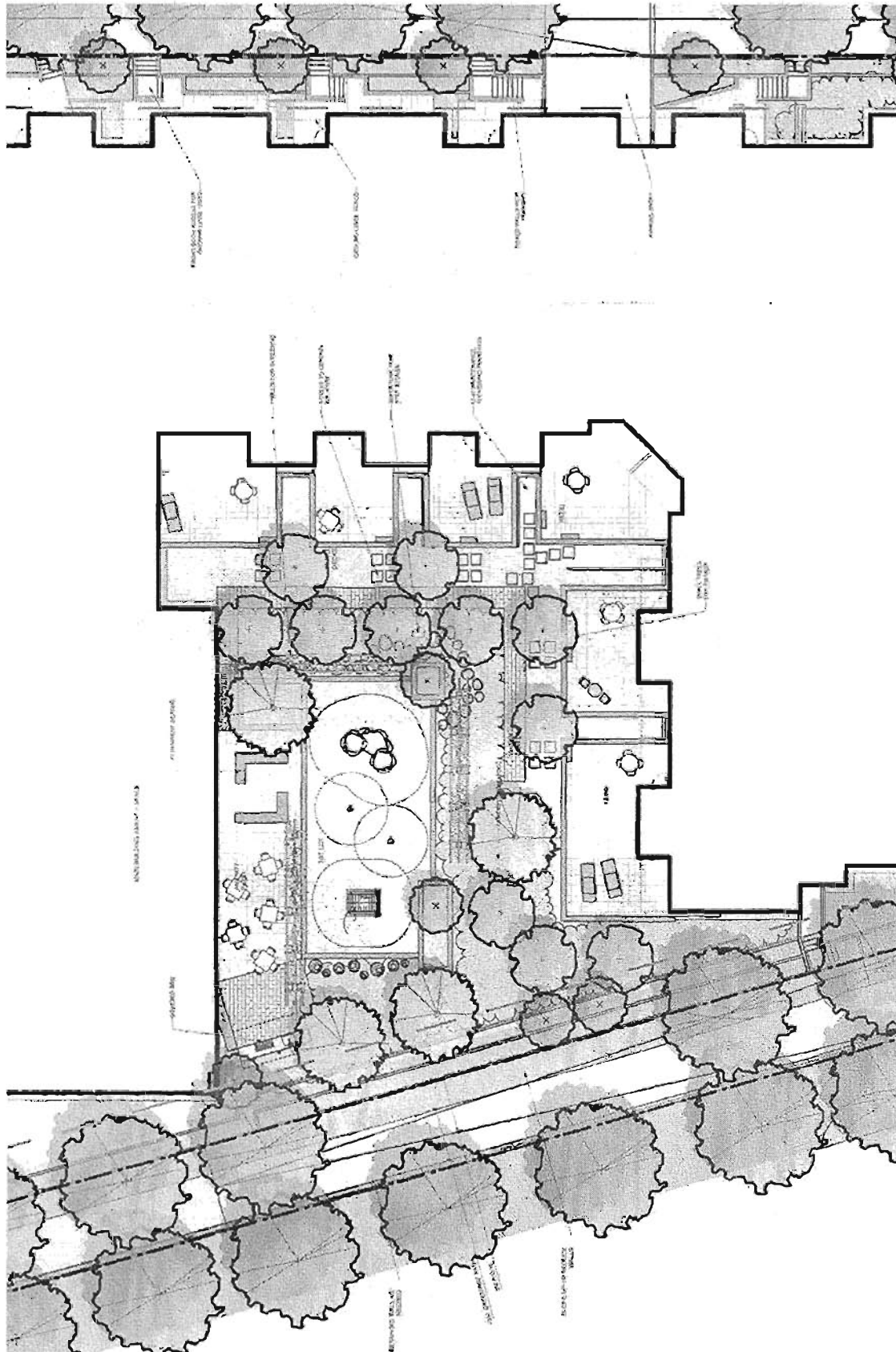
Yamamoto
Architecture Inc.

7731, 1771 ALDERBRIDGE WAY
RICHMOND, BC

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BUILDING 1
COURTYARD
DETAIL PLAN

L14



NOTES:

1	PROJECT: 7771 ALDERBRIDGE WAY
2	CLIENT: YAMAMOTO ARCHITECTURE INC.
3	DATE: 01/15/2014
4	DESIGNER: J. YAMAMOTO
5	ARCHITECT: J. YAMAMOTO
6	ENGINEER: J. YAMAMOTO
7	LANDSCAPE ARCHITECT: J. YAMAMOTO
8	PLANTING: J. YAMAMOTO
9	IRRIGATION: J. YAMAMOTO
10	LIGHTING: J. YAMAMOTO
11	PAVING: J. YAMAMOTO
12	WALLS: J. YAMAMOTO
13	SEATING: J. YAMAMOTO
14	SCREENS: J. YAMAMOTO
15	WATER: J. YAMAMOTO
16	WIND: J. YAMAMOTO
17	SOIL: J. YAMAMOTO
18	CLIMATE: J. YAMAMOTO
19	VEGETATION: J. YAMAMOTO
20	ANIMALS: J. YAMAMOTO
21	PEOPLE: J. YAMAMOTO
22	VEHICLES: J. YAMAMOTO
23	UTILITIES: J. YAMAMOTO
24	ADDITIONAL: J. YAMAMOTO
25	REVISIONS: J. YAMAMOTO

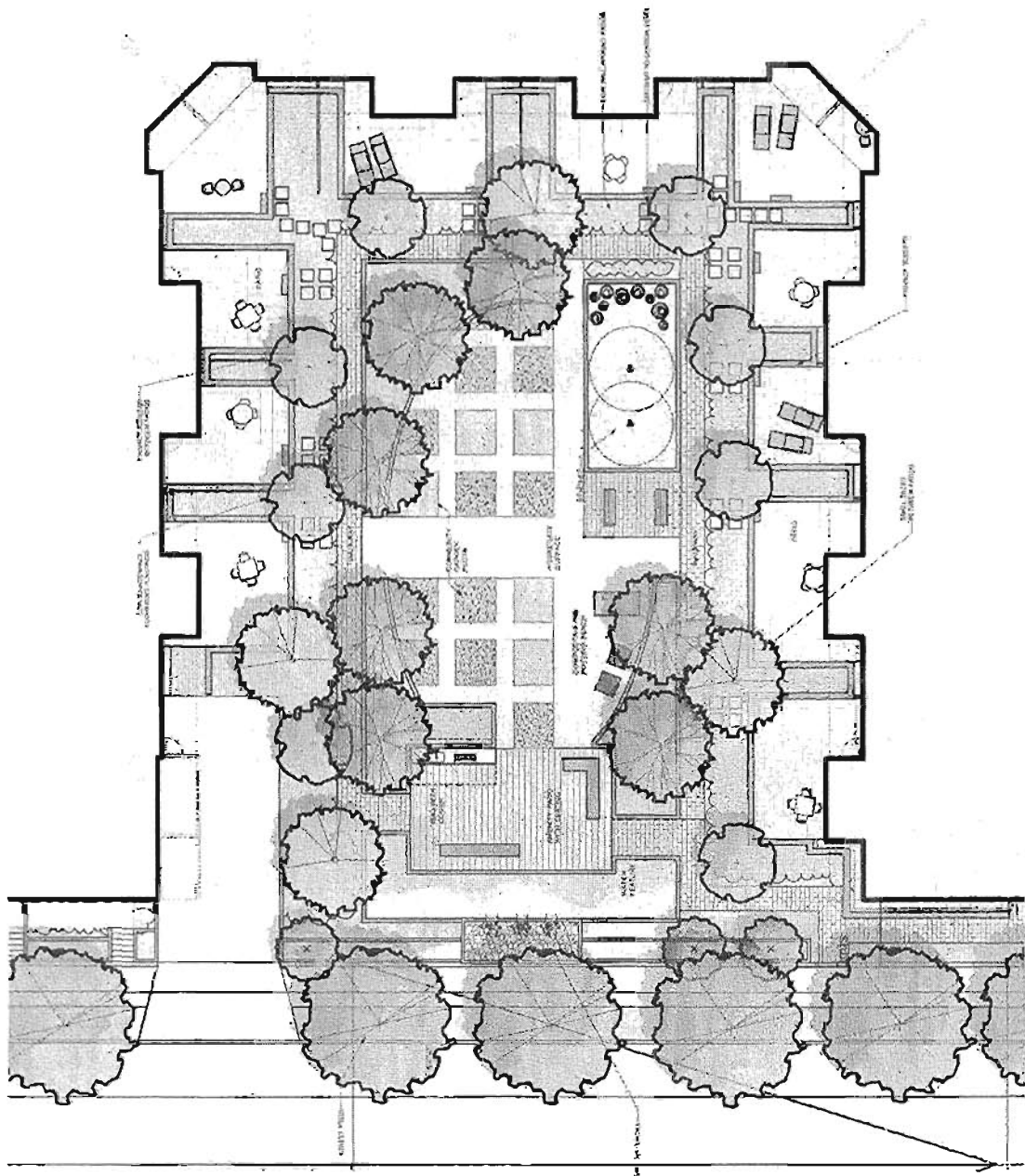


Yamamoto Architecture Inc.
 7771 77th ALDERBRIDGE WAY
 RICHMOND, BC



**BUILDING 3
 COURTYARD
 DETAIL PLAN**

L1.5



COURTYARD GARDENING PRESENTATION

Sl. No.	Particulars	Amount	Total
1	Salaries & Wages	10000	
2	Gratuity	1000	
3	Provision for Income Tax	1000	
4	Provision for Depreciation	1000	
5	Provision for Bad Debts	1000	
6	Provision for Sundry Expenses	1000	
7	Provision for Sundry Income	1000	
8	Provision for Sundry Losses	1000	
9	Provision for Sundry Assets	1000	
10	Provision for Sundry Liabilities	1000	
11	Provision for Sundry Reserves	1000	
12	Provision for Sundry Contingencies	1000	
13	Provision for Sundry Other Items	1000	
14	Provision for Sundry Miscellaneous	1000	
15	Provision for Sundry Unaccounted For	1000	
16	Provision for Sundry Unexplained	1000	
17	Provision for Sundry Unidentified	1000	
18	Provision for Sundry Unlocated	1000	
19	Provision for Sundry Untraced	1000	
20	Provision for Sundry Unrecorded	1000	
21	Provision for Sundry Unregistered	1000	
22	Provision for Sundry Unlicensed	1000	
23	Provision for Sundry Uninsured	1000	
24	Provision for Sundry Unbonded	1000	
25	Provision for Sundry Unqualified	1000	
26	Provision for Sundry Unapproved	1000	
27	Provision for Sundry Unsanctioned	1000	
28	Provision for Sundry Unauthorized	1000	
29	Provision for Sundry Unpermitted	1000	
30	Provision for Sundry Unprohibited	1000	
31	Provision for Sundry Unrestricted	1000	
32	Provision for Sundry Uncontrolled	1000	
33	Provision for Sundry Unmonitored	1000	
34	Provision for Sundry Unregulated	1000	
35	Provision for Sundry Unsupervised	1000	
36	Provision for Sundry Unchecked	1000	
37	Provision for Sundry Unexamined	1000	
38	Provision for Sundry Unaudited	1000	
39	Provision for Sundry Unverified	1000	
40	Provision for Sundry Unconfirmed	1000	
41	Provision for Sundry Unestablished	1000	
42	Provision for Sundry Unproven	1000	
43	Provision for Sundry Unsubstantiated	1000	
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JAMES A DIAMOND

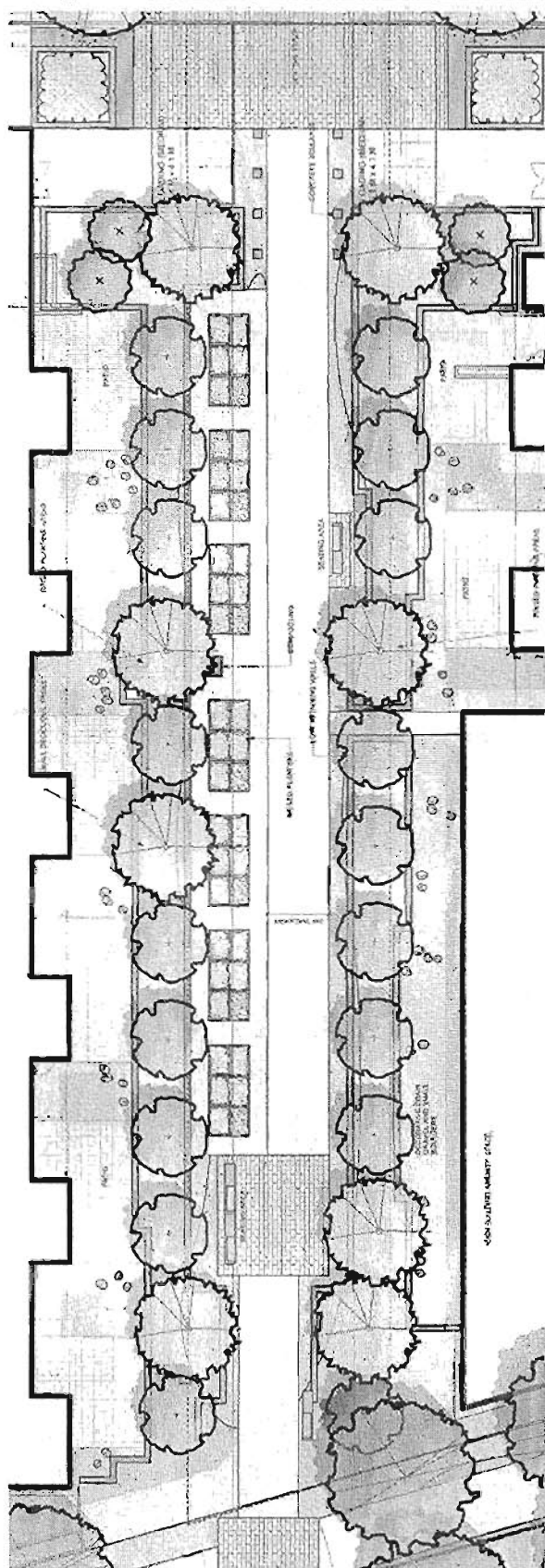
**Yamamoto
Architecture Inc.**

**751, 771 ALDERBRIDGE WAY
NICHOLS, SC**

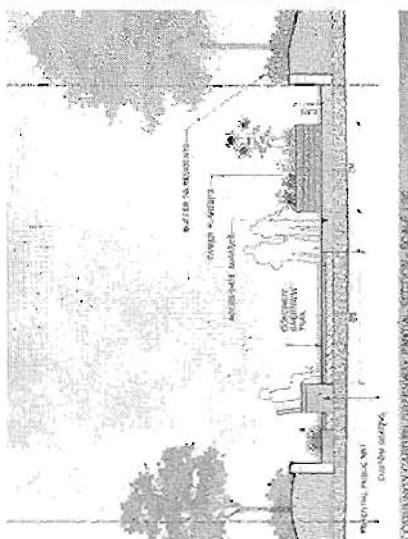
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EAST / WEST
COMMUNITY GARDEN
GREENWAY

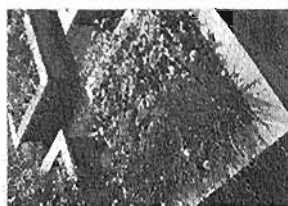
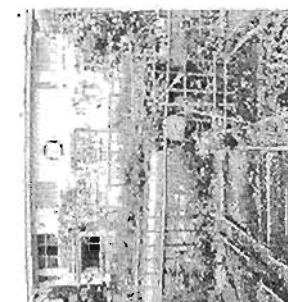
L1.6



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Journal of Management Education 35(1)



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IMPERIAL DIAMOND

**Yamamoto
Architecture Inc.**

2014年12月10日 2014年12月10日 2014年12月10日

7731, 7771 ALDERBRIDGE WAY
ROCKHILL, NC

LANDSCAPE PLAN
FUTURE LANE
GREENWAY

L1.7



ON-SITE PRIVATE AND SHARED OPEN SPACE AND PROPOSED PUBLIC ART PLAN

STATISTICS / LEGEND

SHARED OPEN SPACE

- TOTAL OUTDOOR SHARED AMENITY AREA: 5,208 SQ.M. (59,058 SQ.FT.)

- REQUIREMENTS AT 6 SQ.M. PER UNIT
660 TOTAL UNITS = 3,960 SQ.M. SHARED AMENITY SPACE

- INDOOR SHARED AMENITY AREA:

BLDG 1 (SHARED BY BLDG 2): 1,832 SQ.M.

BLDG 3: 21 SQ.M.

BLDG 4: 21 SQ.M.

TOTAL INDOOR SHARED AMENITY AREA: 1,874 SQ.M. (20,471 SQ.FT.)

PRIVATE OPEN SPACE

- MINIMUM PRIVATE OPEN SPACE AT GROUND LEVEL = 24 SQ.M. AREA
MEDIAN PRIVATE OPEN SPACE AREA AT GROUND LEVEL = 48 SQ.M. AREA

- REQUIREMENTS AT 20 SQ.M. PER UNIT MINIMUM PRIVATE
OPEN SPACE AREA FOR URBAN CENTRE (TS) (GROUND LEVEL)
AND 6 SQ.M. BALCONY SIZE.

- THE NUMBER OF BALCONIES PER BUILDING
BLDG 1: 161, BLDG 2: 221, BLDG 3: 195, AND BLDG 4: 212
TOTAL BALCONIES: 789
TOTAL BALCONY SPACE: 4,734 SQ.M. (50,956 SQ.FT.)

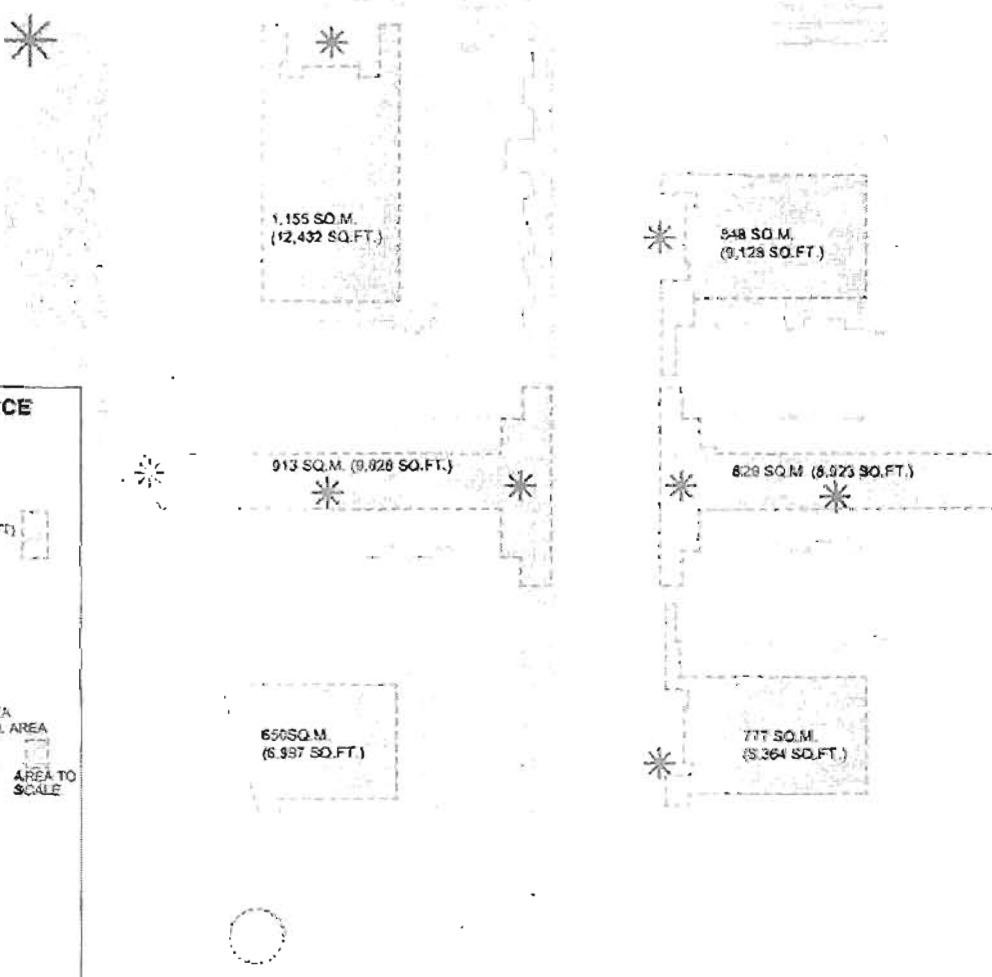
PUBLIC ART

POTENTIAL ART LOCATIONS

POTENTIAL LANDMARK ART LOCATION

NOTE:

ALL PROPOSED PUBLIC ART LOCATIONS SUBJECT TO PUBLIC ART
COMMITTEE AND STAFF REVIEW FOLLOWING PUBLIC ART POLICY



NOTES

1	EXISTING	PROPOSED
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100	EXISTING	PROPOSED

SHARP & DIAMOND
LANDSCAPE ARCHITECTS INC.
2000 100th Ave. S.E.
Richmond, BC V6X 1A1
Tel: 604-271-1111
Fax: 604-271-1112
www.sharpanddiamond.com

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7731, 7771 ALDERBRIDGE WAY
RICHMOND, BC

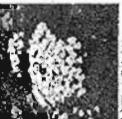



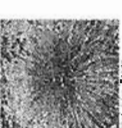



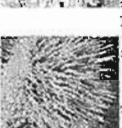

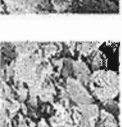

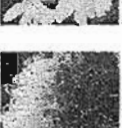

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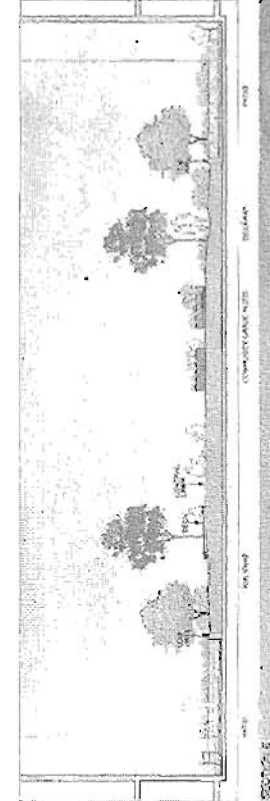
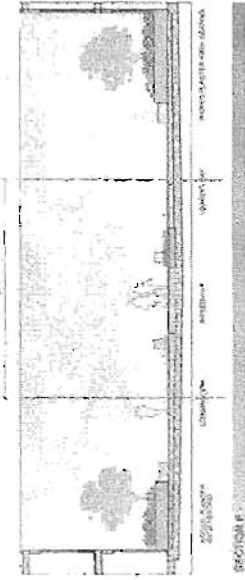
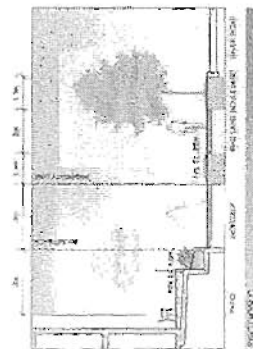
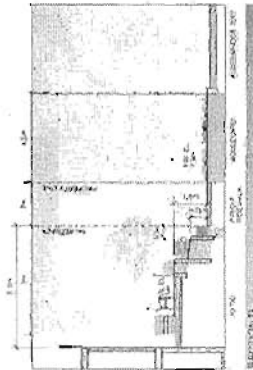
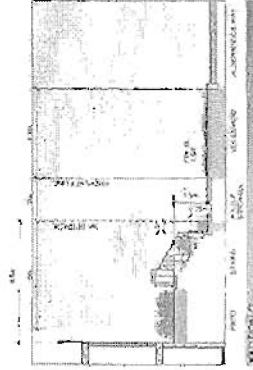
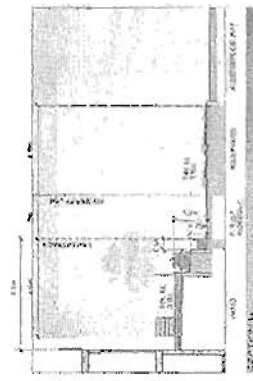
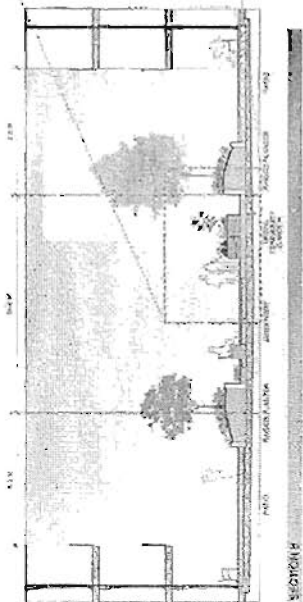
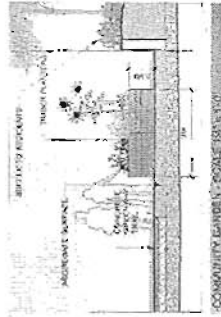
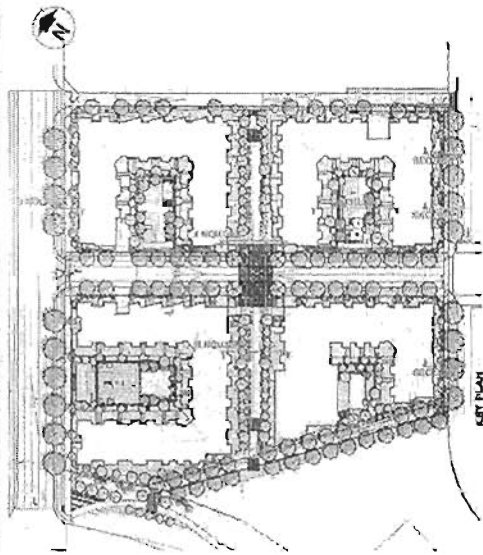
ON-SITE PRIVATE AND
SHARED OPEN SPACE
AND PROPOSED PUBLIC
ART PLAN

ON-SITE PRIVATE AND
SHARED OPEN SPACE
AND PROPOSED PUBLIC
ART PLAN

L1.8

TREES			
	Paper Bark Maple		Red Cedar Dogwood
	Coral Bark Japanese Maple		Chinese Witch Hazel
	Sweet gum		Rainbow Liquidambar
	Scotch Sentinel Pine		Japanese Privet
	Japanese Flowering Cherry		Pinotina
	Pin Oak		Zaboline English Laurel
SHRUBS			
	Alpine Currant		White Rhododendron
	Pink Yolk Rhododendron		Pink Wood Sorrel
	Himalayan Sweet Box		Virginia Creeper
	Japanese Salmalia		Western Sword Fern
	Goldflame Spiraea		Hick's Yew
	Zaboline English Laurel		Black-eyed Susan
	Mexican Feather Grass		Black-eyed Susan

GRASSES, PERENNIALS, BULBS, AND ANNUALS			
	Yarrow		Sand Dune Sedge
	Berkeley Sedge		Bleeding Heart
	Pink Wood Sorrel		Black-eyed Susan
	Western Sword Fern		Mexican Feather Grass
	Hick's Yew		Black-eyed Susan
	Zaboline English Laurel		Black-eyed Susan
	Black-eyed Susan		Black-eyed Susan



NO.	DATE	DESCRIPTION	BY	CHKD.
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SHARP & DIAMOND
Yamamoto
Architecture Inc.

1701 7771 ALDENBOROUGH WAY
ALDENBOROUGH, ONTARIO

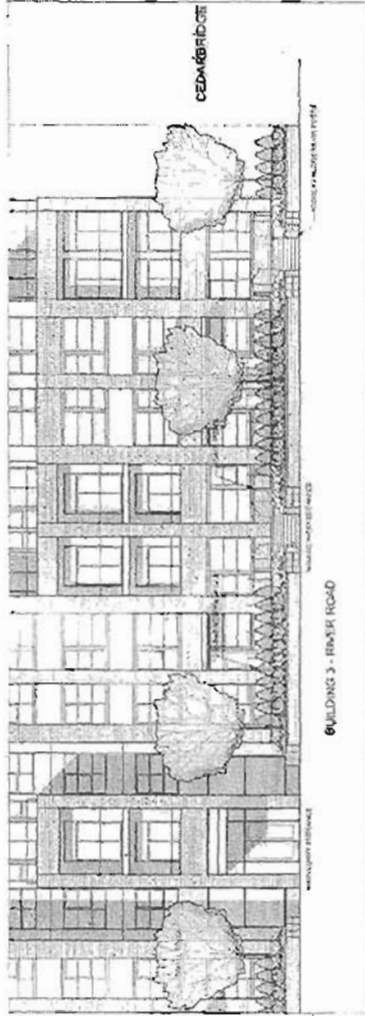
7701 7771 ALDENBOROUGH WAY
ALDENBOROUGH, ONTARIO



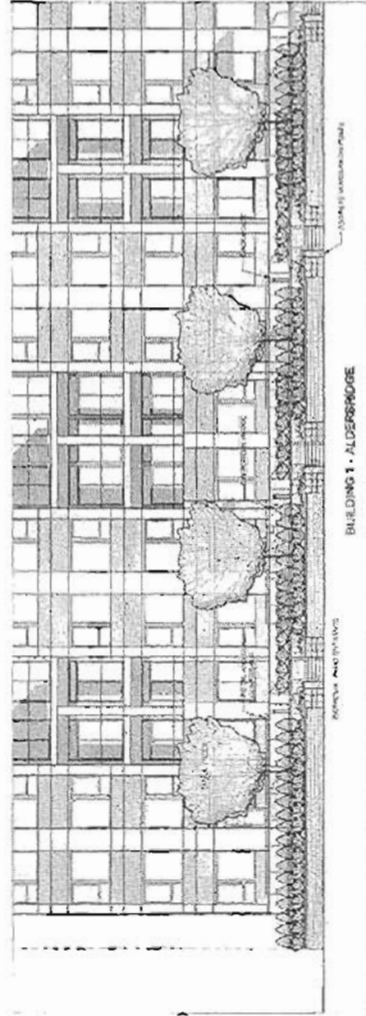
LANDSCAPE ELEVATIONS
AND DETAILS

LANDSCAPE ELEVATIONS
AND DETAILS

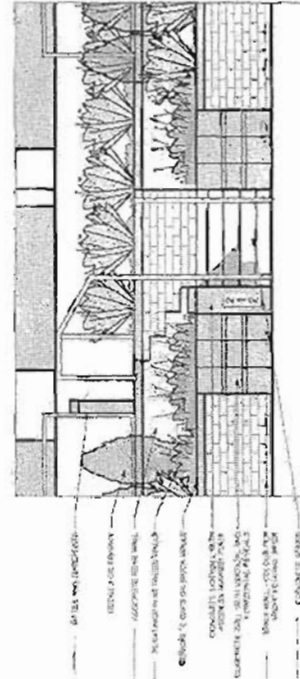
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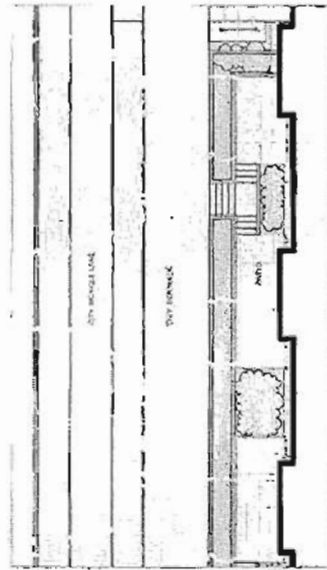
ELEVATION: BUILDING 3 - RIVER ROAD - SCALE 1:100



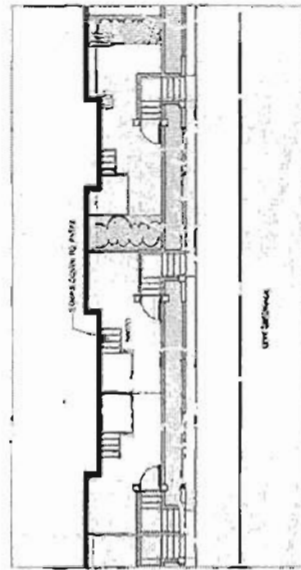
ELEVATION: BUILDING 1 - ALDENBOROUGH - SCALE 1:100



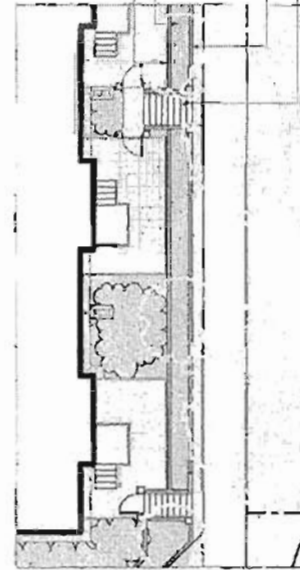
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ELEVATION: BUILDING 1 - ALDENBOROUGH - SCALE 1:100



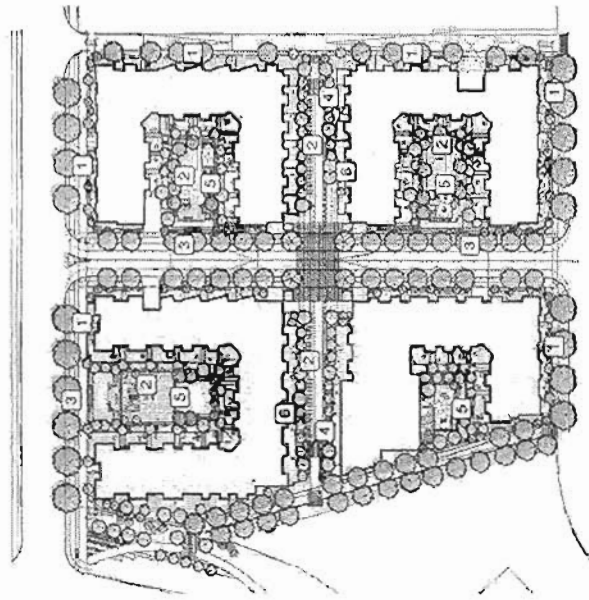
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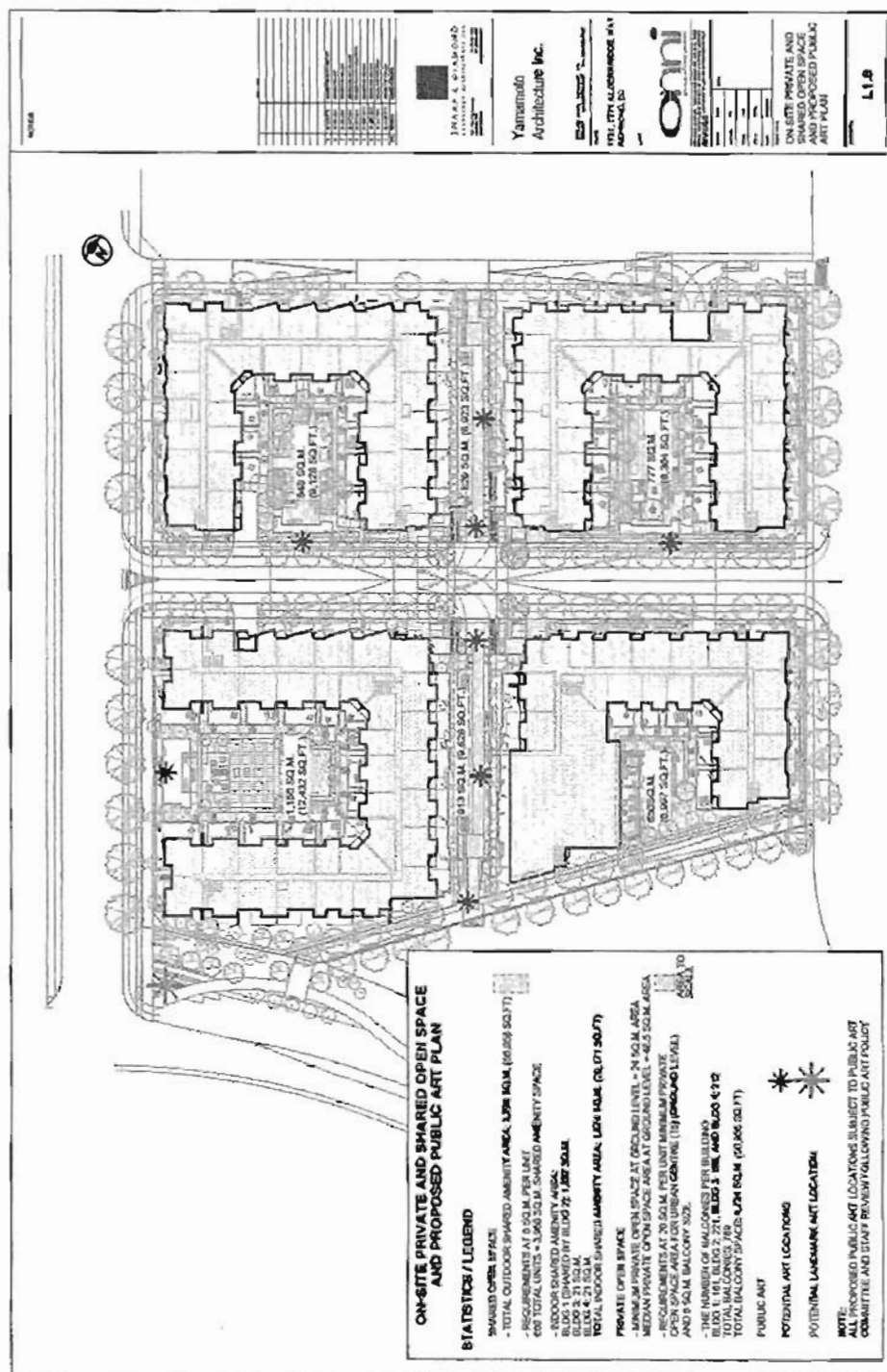


SITE PRECEDENT IMAGES



CUSTOM BUILT JACKS

SITE FURNISHINGS





Rezoning Considerations

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

Address: ERIC HUGHES, Development Manager

ONNI 7731 Alderbridge Holding Corp. ONNI 7771 Alderbridge Holding Corp. RZ2011-585209

#300-550 Robson St.

Vancouver, BC

V6B 2B7

File No.: RZ2011-585209

Prior to final adoption of Zoning Amendment Bylaw 8884 to rezone the two existing parcels of land at 7731 and 7771 Alderbridge Way (the Subject Lands) from IL to RAH2, the Onni Group of Companies (the Developer) is required to complete the following:

1. **Dedicated Public Roads:** The following roads as described below and generally shown on **Figure 1** and otherwise determined based on the City's approval of the functional design are to be dedicated and secured with interim Statutory Rights of Way secured as outlined below.
 - a. **Cedarbridge Way:** Provision of a 20.0 m wide Statutory Right of Way (SROW) on the **Subject Lands** from Alderbridge Way to the current dedicated north lane (New River Road) for road, utility and Public Rights of Passage purposes in a form satisfactory to the City.
 - b. **River Road:** That part of the City-owned former CPR rail line (free hold parcel: Lot 12, Sec 5/6-4-6, Plan 24195) from Gilbert Road to the east side of the current dedicated lane bounding the east side of the **Subject Lands** will be dedicated as Road.
 - c. **Cedarbridge Way Dedication and Subdivision:** Registration of a legal agreement on the **Subject Lands** prohibiting issuance of any building permit until such lands are subdivided into Lot 1 (West Lot) and Lot 2 (East Lot) with a 20m wide road dedication in the same location of the above-noted SROW as generally shown on **Figure 1**. The agreement will also require that prior to approval of such subdivision of the **Subject Lands**, the existing building on the proposed Lot 1 will be demolished as the building will encroach into the proposed road dedication. A further agreement will be registered that prohibits issuance of a building permit for a building on the proposed Lot 1 until such time there is confirmation to the satisfaction of the City that the existing building on the proposed Lot 2 is not being utilized in any manner that requires vehicle access onto Cedarbridge Way without a traffic and parking management plan, that includes analysis and measures to address traffic operations and safety, and encroachment agreement that are to the satisfaction of the Director of Transportation.
2. **Statutory Rights of Way (SROW) for Sidewalks:** The following areas are required for sidewalks as described below and as generally shown on **Figure 1** are to be secured by SROW for 24-hour-a-day public pedestrian, bicycle, and vehicular circulation and related uses and features, with maintenance provided by the City, providing all necessary access by City and other public utility service providers and for bylaw enforcement activities. Unless as otherwise determined under the approved functional design for the transportation works and the Servicing Agreement, the following SROWs are required:
 - a. **River Road:** Registration of a 3.0 m wide SROW for a 3.0 m sidewalk inside of the entire north property line of the proposed Lots 1 and 2, together with two 4.0 m-by-4.0 m corner cuts at the intersection of River Road and Cedarbridge Way. (Not eligible for DCC credits.)
 - b. **Alderbridge Way:** Registration of a 2.0 m wide SROW for a 2.0 m sidewalk inside of the entire south property line of the proposed Lots 1 and 2, together with two 4.0 m-by-4.0 m corner cuts at the

PH-2-143

intersection of Alderbridge Way and Cedarbridge Way. (Sidewalk within SROW not eligible for DCC credits.)

- c. **East Lane:** Registration of a 2.0 m wide SROW for a 2.0m sidewalk inside of the east property line of the proposed Lot 2 adjacent to the southern part of the adjacent current dedicated lane for a minimum of 20 m. past the driveway letdown for Building 4 and as generally shown adjacent to future paved portion of the lane shaded in grey on **Figure 1**, whichever is greater. (Not eligible for DCC credits.)
3. **Statutory Rights of Way (SROW) for Greenway & Pedestrian Link:** The following areas described below and as generally shown on **Figure 2** are to be secured by SROW for 24-hour-a-day public pedestrian, bicycle, and vehicular circulation and related uses and features, providing all necessary access by City and other public utility service providers and bylaw enforcement activities. Unless as otherwise determined under the approved Development Permit plans and the City Servicing Agreement to be approved as a condition of rezoning, the following SROWs are required:
- a. **East-West Greenway:** Registration of a 10.0m wide SROW for 24-hour-a-day public access and use for pedestrian, bicycle and related uses and features, providing all necessary access by emergency services, City and other public utility service providers, including bylaw enforcement activities. The SROW will extend from the east to west boundaries of the **Subject Lands** except for the Cedarbridge Road dedication and North-South Pedestrian Link as shown on **Figure 2**. The below-grade parking structures and community garden plots may be located within the SROW, provided that such elements do not compromise the City's intended public use and enjoyment of the spaces as determined to the satisfaction of the City. Design, security for construction, and owner maintenance, liability and other terms of the area under the SROW are to be to the satisfaction of the City as a condition of bylaw adoption.
 - b. **North-South Pedestrian Link:** Registration of a 5.0m wide SROW for 24-hour-a-day public access and use for pedestrian, bicycle and related uses and features, providing all necessary access by emergency services, City and other public utility service providers, including bylaw enforcement activities. The SROW will extend from the north to south boundaries of the **Subject Lands** as shown on **Figure 2**. A required retaining wall along west boundary of may be located within the SROW, provided that element does not compromise the intended public use and enjoyment of the spaces as determined, to the satisfaction of the City. The SROW will include a process for removal of the retaining wall in the future by either the City or adjacent property owner to the west. Design, security for construction, and owner maintenance, liability and other terms of the area under the SROW are to be to the satisfaction of the City as a condition of bylaw adoption.
4. **Flood Covenant:** Registration of the City's standard flood indemnity covenant on title ensuring that there is no construction of habitable area below the Flood Construction Level of 2.9 m (Area A).
5. **Tandem Parking Covenant:** Registration of the City's standard covenant on title ensuring that tandem parking spaces in each building are occupied by the owners of the same strata lot is required.
6. **Noise Covenant(s):** Registration of covenants below on title is required for:
- a. Aircraft Noise Sensitive Use Development (Residential) covenant based on the City's standard covenant; and
 - b. Industrial Noise covenant to require that the buildings be constructed to address the maximum noise levels set-out in item 15(b) below.
7. **District Energy Utility (DEU):** Registration of a restrictive covenant and/or alternative legal agreement(s), to the satisfaction of the City, securing that "no development" will be permitted on the subject site and restricting Development Permit* issuance until, the Developer enters into legal agreement(s) in respect to the Developer's commitment to connecting to the proposed City Centre DEU, including operation of and use of the DEU and all associated obligations and agreements as determined by the Director of Engineering, including, but not limited to:
- a. Design and construction of the development's buildings to facilitate hook-up to a DEU system (e.g., hydronic water-based heating system); and

- b. Entering into a Service Provision Agreement(s) and statutory right-of-way(s) and/or alternative legal agreements, to the satisfaction of the City, that establish DEU for the subject site.

8. **Affordable Housing Agreement:** Registration of the City's standard Housing Agreements to secure 38 affordable housing (low-end market rental) to the satisfaction of the City that the combined habitable floor area of which units shall comprise at least 5% of the subject development's total residential building area (including common areas, such as hallways and lobbies). The terms of the Housing Agreements shall indicate that they apply in perpetuity. The terms specify the types and sizes of units (or as adjusted to the satisfaction of the City and Developer) in Tables 1 and 2, and rent levels and tenant household incomes as set out in Table 2.

Table 1: Affordable Housing Unit Locations

FLOORS	BUILDING 1				BUILDING 3				BUILDING 4				TOTAL			
	NOs.		AREA	TOTAL	NOs.		AREA	TOTAL	NOs.		AREA	TOTAL	NOs.		AREA	TOTAL
	1 BED	2 BED			1 BED	2 BED			1 BED	2 BED			1 BED	2 BED		
3	-	2	864	1,728	-	4	864	3,456	-	4	864	3,456	-	10	10	8,640
									-	3	888	2,664	-	3	3	2,664
									1	-	635	635	1	-	1	635
2	-	2	864	1,728	-	4	864	3,456	-	4	864	3,456	-	10	10	8,640
	2	-	600	1,200	-				-	3	888	2,664	2	3	5	3,864
									-	2	866	1,732	-	2	2	1,732
									2	-	600	1,200	2	-	2	1,200
									1	-	645	645	1	-	1	645
1		2	888	1,776					1	-	564	564	1	2	3	2,340
									1	-	570	570	1	-	1	570
TOTAL	2	6		6,432	-	8		6,912	6	16		17,586	8	30	38	30,930

Table 2: Affordable Housing Target Groups

Unit Type	Number of Units	Minimum Unit Area	Maximum Monthly Unit Rent*	Total Annual Household Income*
1-Bedroom	8**	50 m2 (535 ft2)	\$925	\$37,000 or less
2-Bedroom	30**	80 m2 (860 ft2)	\$1,137	\$45,500 or less

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

** All affordable housing units must satisfy Richmond Zoning Bylaw requirements for Basic Universal Housing.

9. **Ensuring Affordable Housing:** Registration of a legal agreement requiring each of the four buildings be constructed as set out in the above section and preventing issuance of a final Building Permit inspection granting occupancy for each of the four buildings until confirmation is provided by City Housing staff confirming that the required number of Affordable Housing units as shown in the above tables have been constructed to the satisfaction of the City. The agreement will specify that the issuance of a final Building Permit inspection granting occupancy for Building 2 or 3 is prohibited until the affordable housing units in Building 1 are completed and issued a final Building Permit inspection granting occupancy and a building permit is issued for Building 4 which includes the affordable housing units set-out in Table 1. The agreement will also ensure that occupants of the affordable housing units subject to the Housing Agreements shall enjoy full and unlimited access to and use of all on-site indoor and outdoor amenity spaces.
10. **Indoor Shared Amenity Space:** Registration of reciprocal access easement and other legal agreements as required on the proposed Lots 1 and 2 will be required to ensure that not less than 10,235 ft² shared indoor amenity, with an included indoor swimming pool, is provided within the first building to be constructed on the Subject Lands, being Building 1, as shown on Figure 1 and that appropriate mechanisms to allow for shared access, use and management and use of and sharing costs for operations and maintenance for such

shared amenity space is provided to all units within all of the buildings. The reciprocal access easement / other legal agreement will be between the owners of Lots 1 and 2, but with the City identified as a grantee to ensure that the agreements which not be discharged and or changed without City approval. The reciprocal access easement / other legal agreement will also specify that the issuance of a final Building Permit inspection granting occupancy for Building 2, 3 or 4 is prohibited until Building 1 is completed and has been issued a final Building Permit inspection granting occupancy.

11. **Public Art:** City acceptance of the Developer's offer voluntarily provide \$440,411 to Richmond's public program with a cash contribution of \$139,700 provided to the public art reserve fund for a Landmark Art piece, providing a security in a form acceptable to the City for \$300,711 for other Public Art (as shown on Figure 2) and a detailed Public Art Program prior to adoption of rezoning. The calculations are based on \$0.75/ft² of eligible building floor area of 587,214 ft² (excluding basic universal accessible housing and affordable housing). The Developer will be invited (but not required) to participate in the selection process for the Landmark Art piece. It should be noted in addition to \$139,700, the previous Onni contribution of \$210,300 for the ORA development on Hollybridge Way will be used for the Landmark Art piece at Gilbert and New River Road to reach the City's budgetary goal for larger sculptural works of \$350,000 as outlined in the City's *City Centre Public Art Plan*.
12. **Community Planning Program:** City acceptance of the Developer's offer to voluntarily contribute \$149,543 towards Richmond's community planning program fund (based on \$0.25/ft² of total building area, excluding affordable housing units) with \$37,386 (25% of the total) provided to the City prior to rezoning adoption. A legal agreement will be registered that requires contribution of \$112,157 (75% of the total) to the City prior to issuance of a building permit for the second of four buildings on the Subject Lands.
13. **Transportation Demand Management:** As also set in "Schedule 1" to this letter, The Developer requests an overall parking reduction of 7.5% below the parking requirements set out in Bylaw 8500 with a reduction of the visitor parking from 0.20 to 0.15 spaces/unit which results in required visitor parking of 99 stalls (25% reduction), residential parking of 750 stalls (4% reduction) for a total visitor and residential parking of 849 stalls. Within the overall maximum 7.5% reduction, there may be adjustment as to the breakdown of the reduction by the Developer for visitor and resident parking spaces, but only to the satisfaction of the City. In lieu of this reduction, the City accepts the Developer's offer to voluntarily:
 - a. Contribute \$100,000 to the City for the construction of a 3.0m bike/pedestrian pathway along the east side of Gilbert Road from the southern end of the Developer's required frontage improvements to Lansdowne Road. (Not eligible for DCC credits.)
 - b. Contribute \$25,000 to the City for a City Centre-type bus shelter. (Not eligible for DCC credits.)
 - c. Enter into an agreement with the City to ensure that the electrical vehicle and bicycle plug-ins be provided as a condition of issuance of the City building permits for each building with confirmation that such have been provided as a condition of issuance of an occupancy permit for each building:
 - i. Provision of 20% of the total resident parking spaces in each parkade with 120 or 240 volt (voltage as determined by Onni) electric service for vehicle plug-ins with conduits, circuits breakers, wiring in form acceptable to the Director of Transportation (actual outlets to be provided later by strata owners).
 - ii. Provision of one standard 120 volt electric plug-in for every 40 resident bicycle parking spaces in a form acceptable to the Director of Transportation.
14. **Transportation, Parks and Engineering Works under Servicing Agreement(s) (SA):** Enter into a Servicing Agreement (SA)* for the design and construction, at the Developer's sole cost, of full upgrades across and adjacent to the Subject Lands for road works, transportation infrastructure, street frontages, water, sanitary and storm sewer system upgrades, and related works as generally set out below. Prior to rezoning adoption, all works identified via the SA must be secured via a Letter(s) of Credit, to the satisfaction of the Director of Development, Director of Engineering, Director of Transportation and Manager, Parks – Planning and Design. All works shall be completed with regards to timing as set out in the SA and above-noted covenant and legal agreements in the Rezoning Requirements. Refinements to the Engineering Works requirements may occur through the SA process. Furthermore, other neighbouring developers may be constructing some of the engineering services

listed below. These factors, together with project phasing, will be taken into consideration in the phasing of securities for engineering services.

a. Transportation Works

SA works will include, but may not be limited to, the following as works included within "Schedule 1" attached to and forming part of this letter.

b. Engineering Works:

SA works will include, but may not be limited to, as set out in the following table:

Storm sewer upgrade requirements:

1) General

From CP Railway frontage (i.e., new River Road) to outfall of Hollybridge Canal (at corner of Hollybridge Way and existing River Road).

a. Upgrade the existing ditch to 1200mm diameter storm main from manhole D8 to 185 meters northeast along the proposed site's CPR frontage (i.e., new River Road).

b. Upgrade the existing ditch to 1200mm diameter storm main from manhole D5 to 222 meters northeast along proposed new River Road (manhole D8 at junction of Gilbert Road).

c. Upgrade the existing ditch to 1500mm diameter storm main from junction of Hollybridge Way and CP Rail ROW (manhole D4) to 80 meters northeast along proposed new River Road (manhole D5).

d. Upgrade the existing 375 and 450mm diameter to a 1500mm diameter storm main from junction of existing River Road and Hollybridge Way (manhole D1 in the analysis) to 205 meters southeast along Hollybridge Way (manhole D4).

e. Upgrade the existing 750mm diameter to a 1500mm diameter storm main from manhole D1 (in the analysis) to outfall with an approximate length of 8m.

2) Gilbert Road frontage

a. Upgrade the existing ditch to 600 mm diameter storm sewer from the proposed site's entire Gilbert Road frontage up to the existing box culvert at Lansdowne Road. The proposed storm sewer at Gilbert Road must be interconnected to the proposed storm sewers at the CPR frontage.

3) Future Cedarbridge Way frontage

a. Provide the greater of a) 600 mm and b) OCP size by the Developer, as per City requirements. The proposed storm sewer in future Cedarbridge must be interconnected to the proposed storm sewers at the CPR and Alderbridge Way frontages.

4) Alderbridge Way frontage

a. Upgrade the existing 250mm and 300mm diameter storm sewers from east

to west property line of the proposed site to 600 mm diameter.

b. Upgrade the existing 300mm to 750mm and existing 375mm to 900mm diameter storm sewers from the west property line of the proposed site to the existing box culvert at Lansdowne Road.

c. Manhole locations to be determined in the Servicing Agreement design.

d. As an alternative to 4) a. and b. provide a single storm sewer system, sized to OCP conditions, from the site's east property line (i.e., east property line of 7771 Alderbridge Way) to the existing box culvert at Lansdowne Road.

Sanitary sewer upgrade requirements:

a. Upgrade the existing 200 mm diameter to 450 mm diameter from SMH 4738 (manhole S70) to 90 meters northeast along old CPR right of way to SMH 4737 (manhole S60).

b. Upgrade the existing 200 mm diameter to 375 mm diameter from SMH 4699 (manhole S50) to 80 meters southwest along old CPR right of way to SMH 4737 (manhole S60).

c. Provide a 525mm diameter sanitary main in the future Cedarbridge Way from SMH 4737 (manhole S60) to a new manhole located 220 meters south going to Alderbridge Way.

d. Upgrade the existing 150 mm diameter to 525mm diameter from the new manhole at the corner of future Cedarbridge Way and Alderbridge Way to 80 meters east to SMH 4690 (manhole S20).

d. Upgrade the existing 200 mm diameter to 525mm diameter from SMH 4690 (manhole S20) to 94 meters southeast to existing lane between 7740 Alderbridge Way to 5003 Minoru Boulevard at SMH 4688 (manhole S10).

e. Upgrade the existing 300 mm diameter to 600 mm diameter from SMH 4688 (manhole S10) to 69 meters southwest to existing Minoru Pump station.

f. Through the Servicing Agreement, the sanitary sewer alignments will need to be coordinated to suit the future Minoru Sanitary Pump Station upgrade.

g. Both current sanitary mains located within the Subject Lands will need to be removed by the Developer and the SROs in which they are located are to be discharged from title.

Water Works and Review:

- a. Water System: Using the OCP 2021 maximum day model, there is 346 L/s available at 20 psi residual. Based on the proposed application, the development requires a minimum fire flow of 275 L/s. Water analysis is not required. However, once the applicant has confirmed the building design at the building permit stage, the Developer will need to submit fire flow calculations signed and sealed by a professional engineer based on the Fire Underwriter Survey to confirm that there is adequate available flow.
- b. Provide watermain (minimum 200mm diameter, per City's requirements) at the proposed site's CPR and future Cedarbridge Way frontages.

General:

Undergrounding of Overhead Utilities:

As per City Centre policy, the developer is responsible for facilitating the undergrounding of the existing private utility pole line located within the "new" River Road right-of-way. As such, the developer is required, at the developer's sole cost, to install conduit within "new" River Road to accommodate the undergrounding of private utilities, to the satisfaction of the City. (No DCC credits are applicable.)

DCC Credits:

DCC credits are available for the following:

1. Sanitary Sewer

- a. gravity sanitary sewer along the development frontage on New River Road;
- b. gravity sanitary sewer along the Cedarbridge Way or the lane between New River Road the lane south of Alderbridge Way; and
- c. gravity sanitary sewer from the Minoru sanitary pump station to approx 70m northeast.

2. Storm Sewer

Storm sewer along on New River Road intended to replace storm sewer on old River Road.

Latecomer Agreements:

Latecomer Agreements will be available for sanitary and storm upgrades that are not frontage improvements as only provided by the Local Government Act.

c. Greenway and Boulevard Landscape Works (Parks)

SA works will include, but may not be limited to, the following:

- i. All works within the East-West Green Link and North-South Pedestrian Link described above and boulevard grass and tree plantings on public roads including, but not limited to, the works shown on the preliminary plans dated February 8, 2012 prepared by Sharp & Diamond Landscape Architecture Inc. entitled "7731, 7771 Alderbridge Way" (which are attached to the staff report for this development to the Planning Committee of April 17, 2012) to the satisfaction of City Parks staff; and
- ii. Acknowledging that the City will construct the Gilbert Greenway works (located at the back of the approximate 50 m of the Gilbert Road widening and frontage improvements constructed by the

Developer within the Gilbert Road allowance detailed under Schedule 1) at an appropriate date in the future.

15. **Development Permit:** The submission and processing of a Development Permit* completed to a level deemed acceptable by the Director of Development with the following elements being addressed:

- a. **Basic Universal Accessible Housing:** A notation on the architectural plans requiring and describing how the 502 Basic Universal Housing units meet all of the requirements of Zoning Bylaw 8500, except where Section 4.16.11 (front entry door clearance provision) may be varied by Council.

Basic Universal Housing Unit Locations

West Lot

FLOORS	BUILDING 1						BUILDING 2						TOTAL					
	NOs.			TOTAL	AREA	Universal units	NOs.			TOTAL	AREA	Universal units	NOs.			TOTAL	AREA	Universal units
	1 BED	2 BED	3 BED				1 BED	2 BED	3 BED				1 BED	2 BED	3 BED			
6	7	11	5	18	17,500	12	3	21	4	28	27,101	22	5	17	9	46	44,601	34
5	1	15	6	22	21,469	16	3	22	5	30	30,754	23	4	17	11	52	52,223	39
4	11	28	-	29	25,321	18	8	28	-	36	33,206	28	19	46	-	65	58,527	46
3	11	18	-	29	25,321	18	8	28	-	36	33,398	28	19	46	-	65	58,719	46
2	2	14	-	23	20,937	14	6	17	-	35	33,398	27	17	41	-	58	54,335	41
1	5	14	-	19	19,667	14	9	26	-	35	33,158	26	14	40	-	54	52,825	40
TOTAL	39	90	11	140	130,216	92	39	152	9	200	191,015	154	78	242	20	340	321,230	246
	28%	64%	8%	100%	41%		20%	76%	5%	100%	59%		23%	71%	6%	100%	100%	

East Lot

FLOORS	BUILDING 3						BUILDING 4						TOTAL					
	NOs.			TOTAL	AREA	Universal units	NOs.			TOTAL	AREA	Universal units	NOs.			TOTAL	AREA	Universal units
	1 BED	2 BED	3 BED				1 BED	2 BED	3 BED				1 BED	2 BED	3 BED			
6	-	21	4	15	17,131	12	-	11	4	15	17,136	12	-	22	8	30	34,267	24
5	-	25	6	21	24,639	17	-	16	6	22	24,925	18	-	31	12	43	49,564	35
4	5	26	-	31	27,911	26	5	26	-	31	27,642	26	10	52	-	62	55,753	52
3	5	26	-	31	27,911	26	5	26	-	31	27,842	26	10	52	-	62	55,753	52
2	6	25	-	31	27,911	25	6	25	-	31	27,956	25	12	50	-	62	55,867	50
1	9	22	-	31	28,191	22	8	21	-	30	27,266	21	18	43	-	61	55,457	43
TOTAL	25	119	10	160	153,694	128	25	125	10	160	152,967	128	50	250	20	320	306,661	256
	16%	78%	6%	100%	50%		16%	78%	6%	100%	50%		16%	78%	6%	100%	100%	

- b. **Airport and Industrial Noise Report:** A notation on the architectural plans requiring and describing the required submission of a report that addresses aircraft noise following the provisions of the City's Official Community Plan for aircraft noise and industrial noise generally. The report's recommendations for the proposed development will require that the buildings are designed in a manner that mitigates potential aircraft and industrial noise within the proposed dwelling units with the architect of record providing a letter of assurance conformance adherence to the report and his/her plans prior to issuance of an occupancy permit for each building. Dwelling units must be designed and constructed to achieve:

- CMHC guidelines for interior noise levels as indicated in the chart below:

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

- the ASHRAE 55-2004 "Thermal Environmental Conditions for Human Occupancy" standard for interior living spaces or most recent applicable ASHRAE standard.

16. **LEED Silver:** Submission of letter with from the Architect of Record as a requirement of issuance of building permit confirming that the building phase (building and landscape design) has a sufficient score to meet the Canadian Green Building Council LEED Silver 2009 criteria and submission of follow-up letter confirming that building has been constructed to meet such LEED criteria. The architect of record or

LEED consultant is also to provide a letter of assurance confirming how each building meets LEED Silver criteria prior to issuance of an occupancy permit for each building. The LEED criteria to met must include:

- a. Heat Island Effect: Roof Credit
- b. Storm Water Management Credit

17. **Landscape Plan:** Submission of a Landscape Plan, prepared by a Registered Landscape Architect, to the satisfaction of the Director of Development, and deposit of a Landscaping Security based on 100% of the cost estimate provided by the Landscape Architect, including installation costs. The final Landscape Plan will include the elements shown on the preliminary plan dated February 8, 2012 prepared by Sharp & Diamond Landscape Architecture Inc. entitled "7731, 7771 Alderbridge Way" with final DP-level detail to be completed by the **Developer** the satisfaction of the City which is attached to the staff report to Planning Committee for the development.

Notes:

- * Item requiring 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. The form and content of all agreements shall be to the satisfactory to the Director of Development.

The subject Zoning Amendment Bylaw 8884 will include a provision that effectively enables calculation of density on that part of Cedarbridge Way dedicated as road as consideration for adoption of Bylaw 8884.

Figure 1: Overview of Road and Streetscape

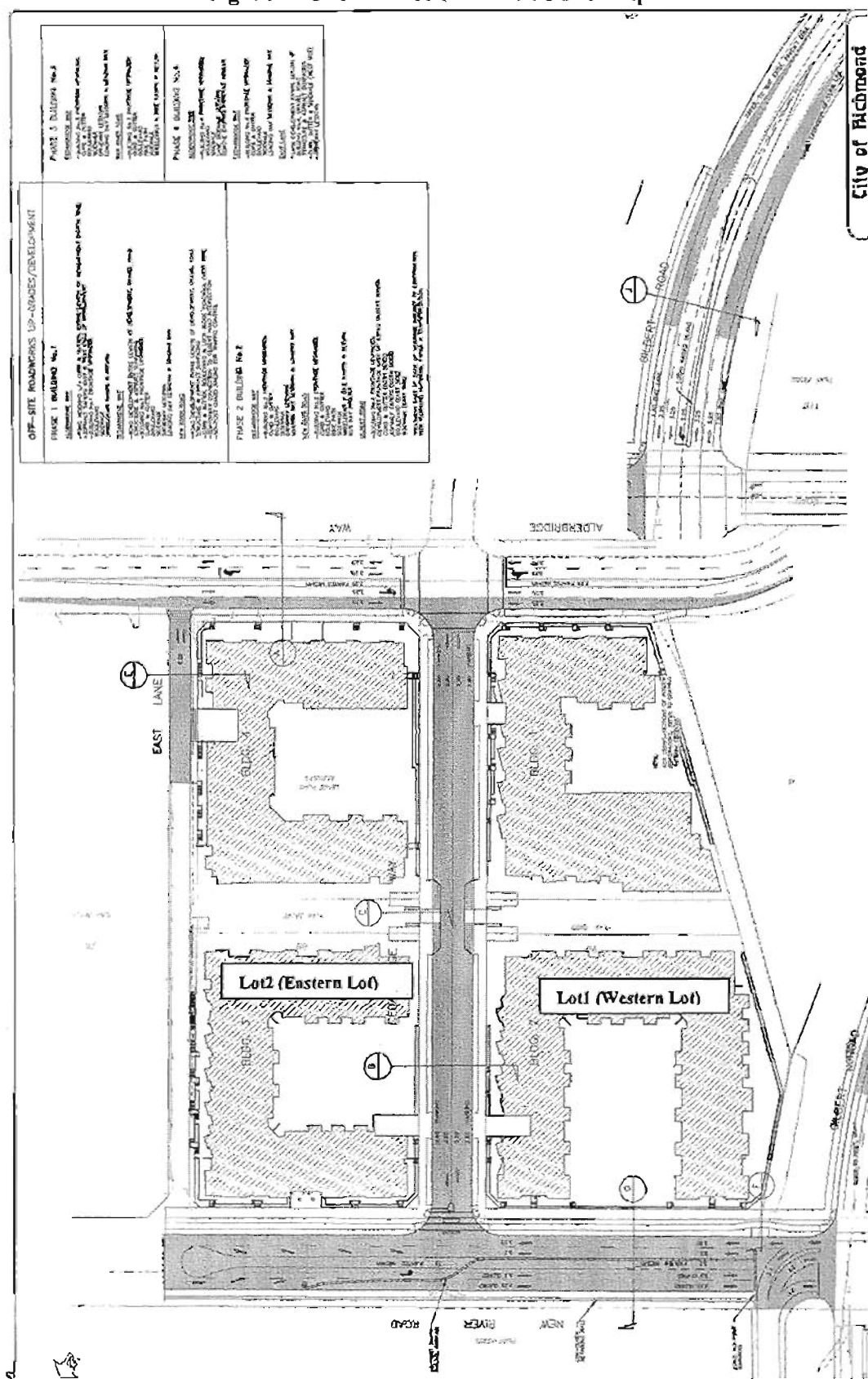
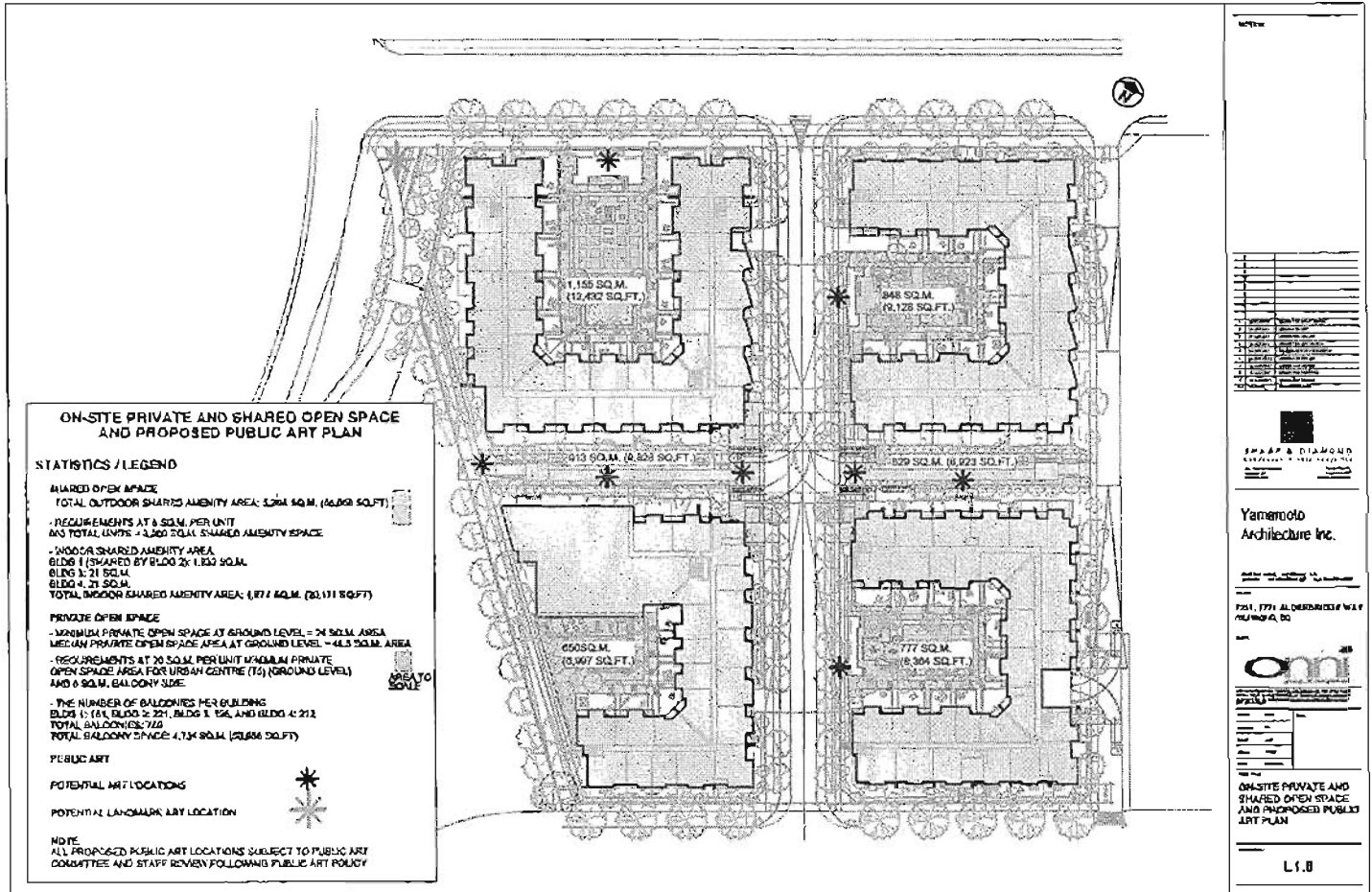


Figure 2: Public Art & On-Site Open Space



Schedule 1: Rezoning Considerations

7731/7771 Alderbridge Way Rezoning Application

Transportation Servicing Agreement Requirements

Transportation SA Requirements: All transportation improvements identified in the City-approved Transportation Impact Assessment (TIA) and over the course of the rezoning application process are to be addressed via the servicing agreement process for this development. A City-approved “Preliminary Functional Roads Plan” is attached (**Figure 1**). Complete and detailed road and traffic management design is subject to final functional design approved by the Director of Transportation. The transportation-related Servicing Agreement works will include, but are not limited to the following:

(i) Construction of New River Road (Only between Gilbert Road and East Lane) – The scope of work includes the construction of a full new roadway (the length of which is equivalent to the length of the north development frontage) between Gilbert Road and East Lane (the north-south lane along the east development frontage). The Developer is responsible for building the full road cross-section from the site frontage to the north curb inclusive (with a minimum 1.0 m wide hard surface clearance area and retaining wall at the back of the north curb). The Developer will conduct a contaminated site study and possible minor remediation of the land to the satisfaction of the City within this road with the costs being paid by the Developer (the costs of which are eligible for Road Works DCC credit at building permit). This roadway is to be completed as part of Phase 2 of the development (Building 2 –northwest quadrant of site) and prior to “Final Building Permit Inspection” granting occupancy for Phase 2. DCC credits are available for road works completed within the dedicated road right-of-way as defined in the City DCC program. This new road project shall be completed to the satisfaction of the Director of Transportation and the Director of Development, and shall include, but not limited to the following elements:

- All road elements and frontage improvements are to be placed within the 26.21 m City dedicated road allowance (includes current City lane allowance and former CPR line parcel dedicated as road) with the exception of the 3.0 m wide sidewalk (to be placed within the building setback and secured via a Public Right of Passage Statutory Right of Way (SROW), with two 4 m x 4 m corner cuts (at both sides of the intersection with Cedarbridge Way), are to be provided at rezoning subject to the Public Rights of Passage being able to be converted to dedication by the Developer as part of. The alignment of this roadway is to be centered within the city road right-of-way, i.e. consistent with the New River Road alignment established west of Gilbert Road. This road is to be built to an elevation of 2.6 m geodetic with a maximum 5% slope transitioning to the centerline of Gilbert Road at the New River Road intersection.
- The ultimate lane configuration, upon completion of construction, shall consist of two westbound traffic lanes, two eastbound traffic lanes and a left turn lane at the Gilbert Road/New River Road intersection. Elsewhere along this roadway, a level grade median is to be provided to separate eastbound and westbound traffic. The median shall have decorative paving treatment with features/finishings to be determined by the city. The lane widths are 3.25 m (curb lanes) and 3.2 m (other lanes and median).
- The frontage improvements of this road project shall consist of curb and gutter on both sides of the road, a 1.71 m wide landscaped boulevard (with a single row of street trees at 6.0 m on center), 1.8 m wide off-road bike lane (inclusive of two 0.15 m level grade concrete bands along the edges of the bike lane), 1.55 m wide buffer (with bollards and street furniture, street trees, and/or other features designed to separate pedestrian and cyclist traffic), 3.0 m sidewalk, banner poles, hard landscape features, street furnishings, and street lights. At the bus stop (location to be determined by the city in consultation with Coast Mountain Bus Co.), the boulevard shall be widened to 2.7 m to accommodate bus shelter/transit accessibility requirements and the 1.55 m buffer width shall be reduced to 0.55 m to respect the width of the existing city right-of-way. The design of the plaza area at the southeast corner of the Gilbert Road/New River Road intersection is to be coordinated in conjunction with City Parks and Planning with the overall layout of the intersection to ensure that safe and efficient pedestrian and cyclist movements are accommodated.

- In the interim time period (before the ultimate New River Road is extended to the northeast), the traffic operations along this section of New River Road shall be as follows: two-way traffic between Gilbert Road and interim River Road junction, one-way eastbound between interim River Road junction and Cedarbridge Way, and two-way traffic between Cedarbridge Way and East Lane. Concrete barriers shall be placed to direct traffic to respect the interim traffic operations. When New River Road is extended to the north, two-way traffic will be permitted between Gilbert Road and East Lane. At the New River Road/Cedarbridge Way intersection, traffic movements will be limited to right-in/right-out (enforced by channelization and signage) and a special crosswalk is required to provide a pedestrian connection to the future waterfront park on the north side of New River Road. The East Lane shall be closed to vehicular traffic at New River Road.
- In the interim conditions, vehicle access to the development along New River Road shall be limited to the Cedarbridge Way intersection. No driveway or other vehicle access will be permitted along this new roadway.

(ii) Widening of Alderbridge Way (along development frontage) - The scope of work includes: 2.0 m road widening over the length of the development south frontage to allow for the construction of future left turn lanes; 20:1 taper sections to tie the road widening section to the existing pavement east and west of the development; frontage improvements; and the signalization of the Alderbridge Way/Cedarbridge Way intersection. This roadway is to be completed as part of Phase 1 of the development (Building 1 - southwest quadrant of site) and prior to "Final Building Permit Inspection" granting occupancy for Phase 1. Road Works DCC credits are applicable, but not for the sidewalks completed within the Public Rights of Passage SROW. This road widening project shall be completed to the satisfaction of the Director of Transportation and the Director of Development, and shall include, but not limited to the following elements:

- The lane configuration, upon completion of the 2.0 m road widening, shall consist of two eastbound traffic lanes and two westbound traffic lanes. (with left turns allowed in the center lanes at the Cedarbridge Way and East Lane intersections). The widened portion of the road shall be tied back to existing pavement east and west of the development with a 20:1 taper. Frontage improvements are to include curb and gutter along the development side of the road, a 2.0 m sidewalk and a minimum 1.65 m treed boulevard.
- At the Alderbridge Way/Cedarbridge Way intersection, a full signalized intersection shall be constructed.
- Vehicle access to the development along Alderbridge Way shall be limited to the Cedarbridge Way and East Lane intersections. No other driveway or vehicle access will be permitted along the development frontage of Alderbridge Way once the development is complete.

(iii) Construction of Cedarbridge Way (between New River Road and Alderbridge Way) - The scope of work includes the construction of a new roadway that extends Cedarbridge Way from Alderbridge Way to New River Road. The Developer is to build the full cross-section including two traffic lanes, two parking lanes, frontage improvements, and traffic calming measures. This roadway is to be completed as part of Phase 1 of the development (Building 1 - southwest quadrant of site) and prior to "Final Building Permit Inspection" granting occupancy for Phase 1. Road Works DCC credits are not available for this road construction projects. This project shall be completed to the satisfaction of the Director of Transportation and the Director of Development, and shall include, but not limited to the following elements:

- The lane configuration of this roadway, upon completion of construction, shall consist of two traffic lanes and two parking lanes (total 12 m wide pavement). At the Alderbridge Way intersection, the parking lanes are to be removed to accommodate two departure lanes and one receiving lane. At the New River Road intersection, the two parking lanes are removed to make provision for right-in/right-out channelization. This section of Cedarbridge Way is to be raised at the north end (maximum 5% grade) to meet the elevation of New River Road). The frontage improvements shall include, on both sides of the road, curb and gutter, a 2.35 m sidewalk and a minimum 1.65 m treed boulevard.

- At the Cedarbridge Way/east-west greenway intersection, curb extensions (maximum 2.5 m measured from curb face) and a marked level grade crosswalk are required.
- At the Alderbridge Way/Cedarbridge Way intersection, a fully signalized intersection shall be constructed. At the Cedarbridge/New River Road Intersection, channelization is required to restrict access to right-in/right-out movements only.
- Vehicle access to the development along Cedarbridge Way shall be limited to one parkade entrance driveway each for Buildings 1/2/3. Access to Building 4 shall be via the East Lane. Access to the loading area for each building is to be accommodated along the roll curb section of the curb extensions at midblock on Cedarbridge Way. No other driveway or vehicle access to the development will be permitted on Cedarbridge Way.

(iv) Widening of Gilbert Road - The scope of work includes the full curb to curb widening of Gilbert Road for a distance that is equivalent to the length of the development Gilbert Road frontage (approximately 50 m). This project is to start from a distance of approximately 30 m south of the New River Road/Gilbert intersection towards the south and is to end with 30:1 tapers to tie to the existing pavement. Full frontage improvements (including curb and gutter, sidewalk, boulevard and greenway requirements) along the development frontage are required. This road widening project is to be completed as part of Phase 2 of the development (Building 2 - northwest quadrant of site) and prior to "Final Building Permit Inspection" granting occupancy for Phase 2. Road Works DCC credits are available for road works completed within the dedicated road right-of-way as defined in the City DCC program. This road widening project shall be completed to the satisfaction of the Director of Transportation and the Director of Development, and shall include, but not limited to the following elements:

- The lane configuration shall consist of two northbound traffic lanes, two southbound traffic lanes, northbound and southbound left turn lane (at the New River Road intersection), northbound and southbound bike lanes and a raised median with landscaping. The construction of the median is to include banner poles and/or other hard landscape features. The lane widths are 3.25 m (all traffic lanes) and 1.8 m (bike lanes).
- The signalization of the New River Road/Gilbert Road intersection will be constructed by a separate development in the vicinity. The subject development is responsible for any modifications to the installed traffic signals that are required as a result of the construction of the section of New River Road (between Gilbert Road and East Lane) and frontage works carried out at the southeast corner of New River Road/Gilbert Road. The details of the required signal modifications are described under a separate section in the Transportation SA requirements.

(v) Widening of East Lane - The scope of work includes the widening of the existing 6.0 m wide lane along the development east frontage by 2.0 m to provide a sidewalk and lighting strip (lighting is to be provided) by the Developer. The lane widening project is to be completed as part of Phase 4 of the development (Building 4 -southeast quadrant of site) and prior to "Final Building Permit Inspection" granting occupancy for Phase 4. DCC credits are not available for this project. The widening of East Lane shall be completed to the satisfaction of the Director of Transportation and the Director of Development, and shall include, but not limited to the following elements:

- The interim cross-section of the lane shall consist of a 2.0 m wide sidewalk/lighting strip and 6.0 m wide pavement. The extent of widening is from Alderbridge Way to at least 20 m past the parkade entrance to Building 4 or as shown on Figure 2 whichever is greater subject to review of the plan for greenway north of this section of lane. The existing pavement of the lane over the length of the widening is to be resurfaced. As part of the redevelopment of the site to the east, the lane will be widened to 7.5 m and a 1.5 m wide sidewalk will be provided.
- The section of the existing lane north of the lane widening to be carried out by this development will be converted to a pedestrian pathway with the current right of way dedication or as part of SROW over the closed lane that may be included as part of the future development to the east). A preliminary ultimate design for the pathway (subject to amendment by the future development to the east with consultation with the Developer), incorporating these design criteria, is to be prepared by this development: connection of the lane at the north end to meet the grade of New River Road; providing a pedestrian crossing at the greenway; and making provisions for any utility requirements (e.g. storm

main). An interim design (i.e. before the site east of the lane is redeveloped) is also to be prepared. The interim design is expected to meet all access, vehicular/pedestrian circulation, loading and utility requirements, but will not compromise the execution of the ultimate design. If any temporary works, including stairs, to be located within the road dedication will need to be secured by a City encroachment agreement that ensures their ultimate removal at the cost of the Developer.

- Vehicle access to the development from East Lane is limited to the parkade entrance to Building 4. Vehicle access to the site from New River Road via East Lane will be closed upon the completion of the pathway and redevelopment of the adjacent site to the east.

(vi) Timing of Road and Traffic Improvements - The timing of the various road and traffic improvements is tied to the development phases as described elsewhere in this document and as follows. These improvements are to be completed prior to "Final Building Permit Inspection" granting occupancy for the respective development phases as described on **Figure 1** and including, but not limited to:

- Phase 1 (Building 1 - southwest quadrant of site) - Alderbridge Way widening for its entire length; construction of entire length of Cedarbridge Way, entire length of New River Road, modification of the future traffic signal at the Gilbert/New River Road intersection and construction of all frontage works facing Building 1.
- Phase 2 (Building 2 - northwest quadrant of site) - Construction of all frontage works facing Building 2 including the Cedarbridge Way frontages and New River Road frontages, and the Gilbert Road widening with its frontage works being constructed only at the direction of the Director of Transportation in consultation with the Manager of Parks.
- Phase 3 (Building 3 - northeast quadrant of site) - Construction of all frontages works facing Building 3 including those on the Cedarbridge Way and New River Road frontages.
- Phase 4 (Building 4 - southeast quadrant of site) - All remaining frontage works are to be finished, including the Cedarbridge Way and Alderbridge Way frontages and all East Lane works to the extent as shown on Figure 1 or 20m past the driveway entrance to Building 4, whichever is greater.

NOTE: All frontage works (including curb & gutter, bike paths, boulevards, boulevard landscaping, sidewalks and pedestrian and vehicle letdowns and bus shelters as specified for each building in Figure 1) are to be constructed fronting each building site prior to "Final Building Permit Inspection" granting issuance for each of the subject building. The Developer may elect to undertake more works than outlined in phases above or change the order of the phasing only with explicit written permission of the City's Director of Transportation and submission of a revised Functional Road Plan and TIA.

(vii) Traffic Signals and Special Crosswalk - The following traffic control devices are to be provided at the full cost of the Developer. Property dedication or Public Rights of Passage right-of-ways (exact dimensions to be confirmed through the SA process) for the placement of traffic controller cabinet and other traffic signal equipment is required. The timing of the construction of these traffic control devices will be determined by the city.

- The Alderbridge Way/Cedarbridge Way intersection is to be signalized. The traffic signal requirements include: concrete bases, poles, conduit, junction boxes, cable, signal displays, vehicle detection devices, accessible pedestrian signals, illuminated street name signs, and installation of new communications conduit and cable.
- Modifications to the future traffic signals at the Gilbert Road/New River Road intersection will need to be made. The traffic signal modifications may include but are not limited to the following: repair, modification and/or installation of vehicle detection; relocation and/or replacement of traffic signal poles, bases, junction boxes, signal heads and conduit; relocation of traffic signal controller cabinet and base; modification and/or installation of accessible pedestrian signals and illuminated street name signs; repair, modification and/or installation of communications cable (both fibre optics and copper); and property acquisition (or utility ROW) to house traffic signal equipment.

- A future special crosswalk signal will be constructed by the City at the Cedarbridge Way/New River Road intersection. The Developer will provide the necessary drawings for the full crosswalk signal for approval of the Director of Transportation. All necessary conduit pre-ducting, signal standard bases, and other necessary junction and equipment boxes will be installed by the Developer within the area of the scope of their works in a manner so that the Developer's transportation works will not need to be dug-up or removed to allow for the City's future installation of the special crosswalk signal. The Developer shall install temporary street light poles/fixtures on the installed bases. These temporary poles/fixtures are to be tied into the street lighting circuit and should be designed/built in such a fashion that allows them to be disconnected in the future.

(viii) Development Vehicle Access - Vehicle access to this development will be provided via Cedarbridge Way and East Lane. Direct vehicle access from New River Road, Gilbert Road or Alderbridge Way will not be permitted.

(ix) Emergency Vehicle Access - As part of the rezoning and Servicing Agreement processes, the Developer is to consult the Fire-Rescue Department to ensure that the site layout and access are adequate to accommodate emergency vehicles. City Transportation will need to be advised of the outcome of this consultation to ensure that emergency vehicle access requirements are incorporated in the design of road and traffic improvements for this development. In particular, the consultants are to seek input from Fire-Rescue on whether the overall road and traffic improvements and the timing of these improvements relative to the development phases (including the interim/ultimate traffic operations in the vicinity of this development) are adequate for emergency response purposes during construction and post-occupancy.

(x) Construction Parking and Traffic Management Plan - Prior to Building Permit approval, the applicant is to submit a detailed Construction Parking and Traffic Management Plan to the satisfaction of the City. The preliminary plan is to identify (for each development phase): construction vehicle access, emergency vehicle access, parking facilities for construction workers, and staging areas for construction vehicles and materials (facilities for staging activities are not available on any of the peripheral public roadways). The plan will require the use of proper construction traffic control procedures and certified personnel as per Traffic Control Manual for works on roadways (Ministry of Transportation and Infrastructure) and MMCD Traffic Regulation Section 01570.



Signed

April 5, 2012

Date

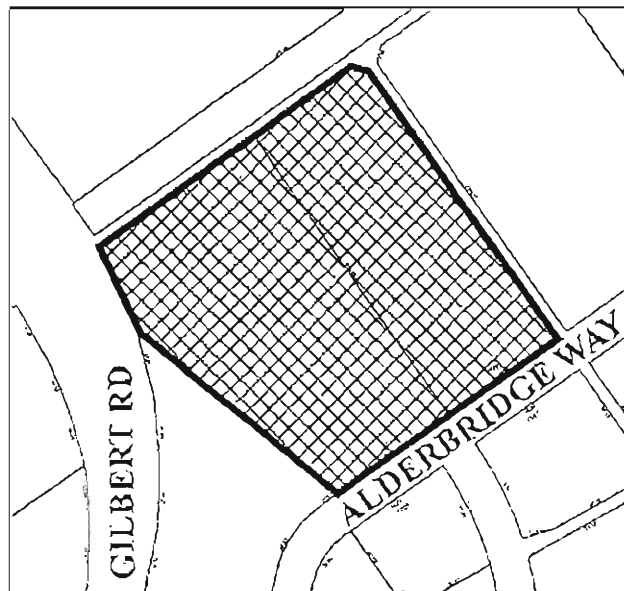


**Richmond Zoning Bylaw 8500
Amendment Bylaw No. 8884 (RZ 11-585209)
7731 and 7771 Alderbridge Way**

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 adding a new sub-section 3 to Section 8.12.4 **Permitted Density** as follows:
 - “3. Notwithstanding Section 8.12.4.2, for the RAH2 zone the maximum **floor area ratio** for the net **site** area of the **site** located within the **City Centre** shown on Figure 1 below shall be 2.28, provided that:
 - (a) the conditions in either paragraph 8.12.4.2(a) or 8.12.4.2(b) are complied with; and
 - (b) not less than 3,538 m² of the **site** is dedicated to the **City as road**.

Figure 1



2. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, as amended, is further amended by repealing the existing zoning designation of the following lots and designating them **High Density Low Rise Apartments (RAH2)**

P.I.D. 000-859-958

Lot 89 Section 5 Block 4 North Range 6 West New Westminster District Plan 38045

P.I.D. 000-806-943

Lot 96 Section 5 Block 4 North Range 6 West New Westminster District Plan 39888

3. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw No. 8884".

FIRST READING

APR 23 2012

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

CITY OF RICHMOND
APPROVED for consent by originating dept. <i>HL</i>
APPROVED for legality by Solicitor <i>ky</i>

MAYOR

CORPORATE OFFICER

May 10, 2012

City of Richmond
6911 No. 3 Road
Richmond, British Columbia V6Y 2C1
Delivered by hand

To Public Hearing
Date: <u>May 22, 2012</u>
Item # <u>3</u>
Re: <u>Bylaw 8884</u>

Attention: Richmond City Council

Re: Objection to Re-Zoning Application RZ11 585209
Onni 7731 Alderbridge Holding Corp. and Onni 7771 Alderbridge Holding Corp.
Affecting: 7731 Alderbridge Way and 7771 Alderbridge Way, Richmond, BC

This submission is in response to the proposed Onni condo development and the negative impact it will have on the community and businesses located at 7731 Alderbridge Way and 7771 Alderbridge Way.

As noted in the "Report to Committee" by Brian Jackson, dated April 10th 2012, a Tim Hortons Restaurant is currently located at 125-7771 Alderbridge Way.

As the Owner and Operator of this Tim Hortons franchised restaurant, I strongly object to the re-zoning and redevelopment of this site as it is currently proposed. My objection is based on the fact that there appears to be numerous issues that were not considered in the Report to Committee. I believe these issues are important to the sustainable growth and prosperity of our community. It is my sincere hope that Council will take sufficient time to adequately consider these issues before approving this development.

1. Within the Official Community Plan (OCP), Section 2.4, Objective 3, Policy (a) identifies the need to reinforce the regional town centre role of the City Centre by continuing to support uses which meet the daily shopping and personal service needs of the significant resident and worker populations. This Policy also refers to the desire for the integration into mixed-use, pedestrian-friendly character of the downtown. Policy (d) also encourages small, pedestrian-friendly streetfront convenience and personal service facilities on major roads to complement neighbourhood service centres and meet the needs of the surrounding residents. The City of Richmond would not be achieving the objectives of the mixed-use policies of the OCP if it were to allow Onni to develop only residential condos at this site. The attached Appendix B outlines the cited sections of the OCP.
2. While the Report to Committee may feel that the proposed development is consistent with the OCP, it appears to not consider items 9.4.4D a) and b), which reinforce the need to incorporate mixed-use areas, specifically commercial uses at grade into new developments. I think it is established policy that promoting pedestrian related activity helps foster a safer environment by creating a public environment.



3. We urge Council to consider the addition of a retail component to this residential development because it appears there are no retail plans by Onni. As Council may know, a retail component would provide readily accessible services to the community by making it more walkable and less dependent on the automobile and therefore better for the environment.
4. Furthermore, adding ground level retail businesses to a residential development would provide additional security by adding “eyes on the street” in conformance with CPTED (Crime Prevention Through Environmental Design) principles. This principle is particularly true at this location because this Tim Hortons operates 24 hours a day.
5. In addition, 7731 & 7771 Alderbridge Way are located within the T5 zone, in the Lansdowne Village section of the City Center (as detailed on Specific Land Use Maps: Lansdowne Village 2031 in the City Center Area Plan). The attached Appendix A outlines the permitted uses for T5 zoned land.
6. T5 zoning is described by the City of Richmond in its Land Use and Developing Framework as “a mixed-use development designed to help reinforce the downtown core”. The Onni development as proposed is not consistent with the City’s desire for mixed-use, as no accommodation has been made for retail or commercial use.
7. Further to the T5 zoning issue, there is an application currently under review to the South of the Onni site which respects the importance of mixed-use within that proposed development. I think there should be a discussion on why Onni’s current proposal does not do the same.

The above are my policy issues against the proposed Onni development as it currently stands. Having been a long time resident, business owner, and employer in the City of Richmond I feel strongly that there other community issues that are equally important factors, which I hope Council will consider.

8. The Tim Hortons Restaurant mentioned has been at this location and serving this community since September 2002, and in this time has become part of the community. We serve as a community meeting place for residents and workers. We are a place where family and friends gather together to share their thoughts and greet their neighbors. If the development were to go forward as proposed, this would be lost to the community as relocating within the immediate area is highly unlikely.
9. Onni has had little or no engagement with myself or the other affected businesses at this site. Despite our long standing in the community, and almost ten-year history at this location, this is my first opportunity for consultation.

10. As a member of the community, this Tim Hortons has supported and been involved with countless community events, and has contributed charitable donations and sponsorships focused in the local area surrounding this location. These involvements and contributions enrich the community, and this enrichment would be lost if Onni's development were to continue as proposed.

11. Over the years, we have employed hundreds of Richmond residents. Our employment often provides an opportunity for new residents to develop better language skills, meet their neighbors, and become comfortable in the community. The absence of commercial/retail space in this development would result in a loss of these jobs, and the associated benefits for the community.

Taking these factors into consideration, the development as proposed would result in a community that offers considerably less of what makes an area a desirable place to live.

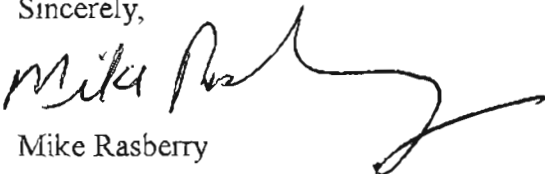
The many benefits provided by maintaining businesses in the community, such as Tim Hortons, relate directly to the mixed-use benefits of improving the downtown core that the T5 zoning and the OCP policies aim to achieve.

The businesses in the area would benefit the growing community and the new development, by providing conveniently located services, employment, as well as charitable contributions, while maintaining the sense of community that has been established through the longstanding presence of these businesses.

I believe that further consultation with local businesses and residents would allow for the interest of the community to be served, while also meeting the needs of the developers.

As a concerned Richmond resident and business owner, and on behalf of the forty employees at our restaurant, I respectfully urge Council to direct Onni to rework their proposal to include opportunities for commercial/retail space in keeping with the T5 zoning and OCP policies, as well as for the betterment of the community as a whole.

Sincerely,

A handwritten signature in black ink, appearing to read "Mike Rasberry", with a long, sweeping horizontal line extending to the right.

Mike Rasberry

Owner/Operator Tim Hortons #2324

Appendix A: T5 Zoning Details

T5 Zoning allows for the following uses:

Mixed Multiple-Family Residential/Commercial Use and Multiple-Family Residential, *provided that ground floor dwelling units are:*

a) for Pedestrian Oriented Retail Precincts – “High Streets & Linkages”: Not permitted;

b) for Pedestrian-Oriented Retail Precincts – “Secondary Retail Streets & Linkages”: Live/Work Dwellings.

- Hotel
- Office
- Retail Trade & Services
- Restaurant
- Neighbourhood Pub
- Institutional Use
- Recreation Studio (Studio spaces that provide for a high degree of transparency and public access along fronting streets and open spaces shall be considered to satisfy requirements for retail continuity in Pedestrian-Oriented Retail Precincts.)
- Community Use
- Accessory Uses

Appendix B: City of Richmond Official City Plan (OCP) cited sections:

Section 2.4, Objective 3:

Maintain a hierarchy of retail and personal service locations to meet community-wide and neighbourhood needs.

POLICIES:

a) Reinforce the Regional Town Centre role of the City Centre by continuing to support:

- The regional shopping centres and their integration into the mixed-use, pedestrian-friendly character of the downtown;
- The specialty retail and personal service districts which cater to Richmond's diverse population and contribute to the City Centre's tourist appeal;
- Uses which meet the daily shopping and personal service needs of the significant resident and worker populations;

d) Encourage the development of small, pedestrian-friendly, streetfront convenience and personal service facilities on major roads to complement neighbourhood service centres and meet the needs of surrounding residents;

Section 9.4.4.D Retail Development on Major Streets

- a) New development on major streets, particularly at intersections, should reinforce the establishment of mixed-use areas that provide special retail focal points and promote pedestrian activity in the City;
- b) Mixed-use developments on major streets should accommodate commercial uses at grade and residential uses above;



City of Richmond

Report to Committee

To: Planning Committee **Date:** March 28, 2012
From: Brian J. Jackson, MCIP **File:** RZ 12-596719
Director of Development
Re: Parkland Developments Ltd. has applied to the City of Richmond for permission to rezone 7091 and 7111 Bridge Street from "Single Detached (RS1/F)" to "Single Detached (ZS14)-South McLennan (City Centre)" in order to create 8 new single family lots.

Staff Recommendation

That Bylaw 8886, for the rezoning of 7091 and 7111 Bridge Street from "Single Detached (RS1/F)" to "Single Detached (ZS14) – South McLennan (City Centre)", be introduced and given first reading.

Brian J. Jackson, MCIP
Director of Development
(604-276-4138)

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

Staff Report

Origin

Parkland Developments Ltd has applied to rezone 7091 and 7111 Bridge Street (**Attachment 1**) from "Single Detached (RS1/F)" to "Single Detached (ZS14) – South McLennan (City Centre)" in order to permit an eight (8) lot single-family subdivision. Each lot will front onto Sills Avenue which will require the dedication of the southern portion of the subject site in order to facilitate the completion of this section of Sills Avenue as envisioned in the McLennan South Sub-Area Plan, connecting Bridge Street to the new street called Armstrong Street (**Attachment 2**).

Findings of Fact

Please refer to the attached Development Application Data Sheet (**Attachment 3**) for a comparison of the proposed development data with the relevant Bylaw requirements.

Surrounding Development

To the North: At 7071 Bridge Street, a 17 unit, two (2) storey townhouse complex zoned "Town Housing (ZT16) – South McLennan and St. Albans Sub-Area (City Centre)".

To the East: Across Bridge Street, a 45 unit, two (2) storey townhouse complex at 9699 Bridge Street, zoned "Low Density Townhouses (RTL3)".

To the South: Across Sills Avenue, six (6) Single Family lots zoned "Single Detached (ZS15) – South McLennan (City Centre)".

To the West: Two (2) Single Family lots zoned "Single Detached (RS1/F)".

Related Policies & Studies

Official Community Plan

Official Community Plan (OCP) designation: McLennan South Sub-Area Plan, Schedule 2.10D.

McLennan South Sub-Area Plan

OCP Sub-Area Land Use Map (**Attachment 4**): Residential, 2 ½ storeys typical (3 storeys maximum), predominately Triplex, Duplex, Single-Family 0.55 base F.A.R.

Floodplain Management Implementation Strategy

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

OCP Aircraft Noise Sensitive Development (ANSD) Policy

The subject site is not located within the ANSD policy area and is not subject to noise mitigation measures and the registration of an Aircraft Noise Sensitive Use Restrictive Covenant.

Public Input

A notice board is posted on the subject property to notify the public of the proposed development and no public comments have been received to date. Should this application receive first reading, a public hearing will be held.

Staff Comments

Transportation and Site Access

The Circulation Map contained within the Neighbourhood Plan identifies an east-west road that will ultimately connect Bridge Street to Ash Street to the west (**Attachment 4**). With half of the road already complete with the development of the six (6) lot single family subdivision to the south, this application will complete this portion of Sills Avenue to its full width.

The proposal includes land dedication of the southern portion of the subject site to facilitate the road network in accordance with the area plan. The land requirement to complete the ultimate urban standard of Sills Avenue is eight (8) meters along the entire southern portion of the subject site (**Attachment 2**).

Vehicular access to the individual lots is proposed to be from Sills Avenue. Confirmation on the exact location of the driveways will be done as part of the Servicing Agreement, but should allow for maximization of street parking by clustering the separate access points to Sills Avenue as close as possible.

A credit toward the Development Cost Charges is applicable to the Sills Avenue portion of this application, as it applies to the east-west ring road in accordance with policy. The credit may not refund the entire actual cost of both land and construction of this portion of Sills Avenue.

Trees

An Arborist report and tree survey map (**Attachment 5**) have been submitted and reviewed by City staff for the purpose of assessing the existing trees on the subject property for their removal or retention. It should be noted that trees located within the future road extension of Sills Avenue were not assessed, as the construction of the road will necessitate their removal. Compensation for trees within this road right-of-way is not being sought as Sills Avenue is identified in the Area Plan.

City staff conducted a site visit and recommend that of the 43 existing trees on site, four (4) are good candidates for retention as they are in good condition and are located away from potential development. The remaining 39 trees are either in poor condition, located within the development footprint of the subdivision, located within the lands dedicated for Sills Avenue, or affected by the flood protection bylaw and will need to be removed. Because three (3) of these trees are located within the eight (8) meter wide land dedication for the development of Sills Avenue, they are not to be considered in the 2:1 replacement count. As summarized in the following table, this brings the total number of trees that will need replacing to 36.

Tree Summary Table

Item	Number of Trees	Tree Compensation Rate	Tree Compensation Required	Comments
Total On Site Trees	43	-	-	-
Trees To be Retained	4	-	-	To be protected during construction.
Within the dedicated lands for Sills Avenue	3	N/A	None, as the road is required by the Area Plan	Located within excavation and construction zones for roadworks. These trees to be further assessed as part of the SA process.
Overall poor condition, within Single-Family building envelope or grade elevation requirements	36	2:1	72	To be removed, due to conflicts with proposed building locations, poor health, or structure of the trees.

In accordance with City policy, a 2:1 tree replacement ratio is required. Of the 36 trees that are to be removed, 72 will need to be planted in replacement. This results in an average of nine (9) replacement trees per lot. The planting of nine (9) trees per lot would take up substantial space and limit the allowable developable area. Because of this, staff is recommending the optimum number of five (5) trees be planted on each proposed lot to help ensure the survival of the trees in the younger years. The trees that are to be retained will not be included in this count.

Number of New Trees to be Planted per Lot

Proposed Lot Numbers	Number of new trees	
1,2,3,5,6 and 7	5 per lot = 30 trees	36 new trees plus 4 retained = 40 total trees
4	1 retained tree plus 4 new trees = 5 trees	
8	3 retained trees plus 2 new trees = 5 trees	
Summary	72 trees required 36 new trees to be planted on the proposed lots 36 tree shortfall	

The 36 remaining trees can be provided through a voluntary payment towards the City's Tree Compensation Fund which the applicant has agreed to provide. Therefore, based on a payment of \$500 per tree, the total contribution to the Tree Compensation Fund is \$18,000.00.

There is one off-site tree that is located on City property that has an impact on this site. This Holly tree is listed in fair condition in the Arborist Report, but is located within the future road right-of-way as part of the Neighbourhood Plan. City staff have reviewed this tree and

recommend its removal. As compensation for this tree, a voluntary cash-in-lieu payment of \$1,300.00 is payable to the City's Tree Compensation Fund.

To ensure the 36 new trees to be planted will survive for a minimum of one year, a security in the form of cash or a letter of credit in the amount of \$18,000.00 (\$500.00 per tree) is to be submitted prior to the adoption of rezoning.

Analysis

Proposed Zoning to Single Detached (ZS14) – South McLennan (City Centre)

The proposal to develop single-family homes is consistent with the McLennan South Sub-Area Plan that establishes minimum lot sizes (**Attachment 4**). The policy permits the 11.3 m wide lots which front an east-west road, and a minimum 13 m wide for corner lots. The proposal also meets the minimum lot area requirements of the ZS14 zone.

Affordable Housing

In accordance with the Affordable Housing Strategy, the applicant has opted to provide a voluntary contribution of \$1 per buildable square foot of density for all new lots in relation to the proposed zone. This voluntary contribution amount to the Affordable Housing Reserve Fund is \$12,510.00.

Utilities and Site Servicing

Engineering has reviewed the submitted servicing plans and have determined that:

- Upgrades to the existing storm system along both Bridge Street and Sills Avenue frontages is required;
- A water analysis is not required. Fire flow calculations are to be submitted at the Building Permit stage; and
- Sanitary analysis and upgrades are not required.

The applicant has agreed to undertake the storm system upgrades. Detailed information on the required work has been provided to the applicant's team and will be outlined as part of the Servicing Agreement.

Servicing Agreement and Subdivision

The applicant is to make a separate application for a Servicing Agreement. Some of the notable improvements include:

- Road construction for Sills Avenue to meet with the works done to the development to the south;
- Frontage improvements to include curb and gutter, boulevard and sidewalk in accordance with City standards along Bridge Street and Sills Avenue fronting the subject properties;
- Offsite upgrades to the existing storm system to accommodate the additional lots; and
- Provide water, storm and sanitary services to all the proposed lots, in addition to hydro, telephone and cable.

The applicant has made their Subdivision application and is currently under review.

Financial Impact

None expected.

Conclusion

The proposed rezoning for the eight (8) lot subdivision meets the requirements of the OCP (McLennan South neighbourhood plan) as well as the zoning requirements set out in the "Single Detached (ZS14) – South McLennan (City Centre)". The proposed road configuration is consistent with the neighbourhood plan and staff is confident the outstanding conditions will be met prior to final adoption. Staff recommend that rezoning application RZ 12-596719 proceed to first reading.



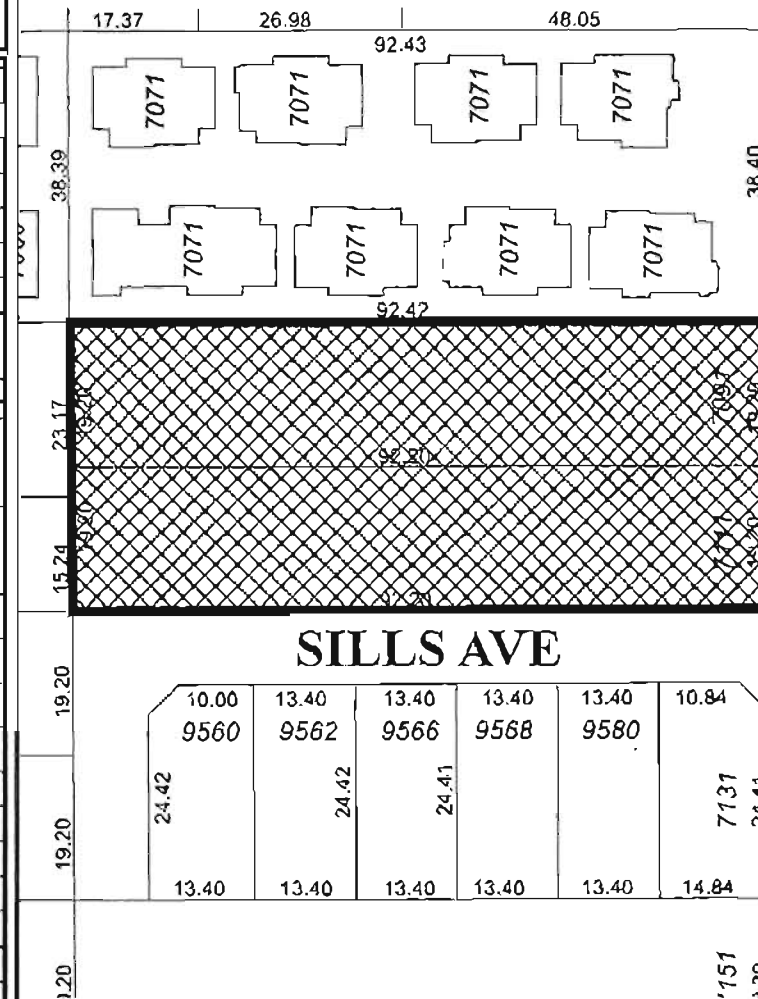
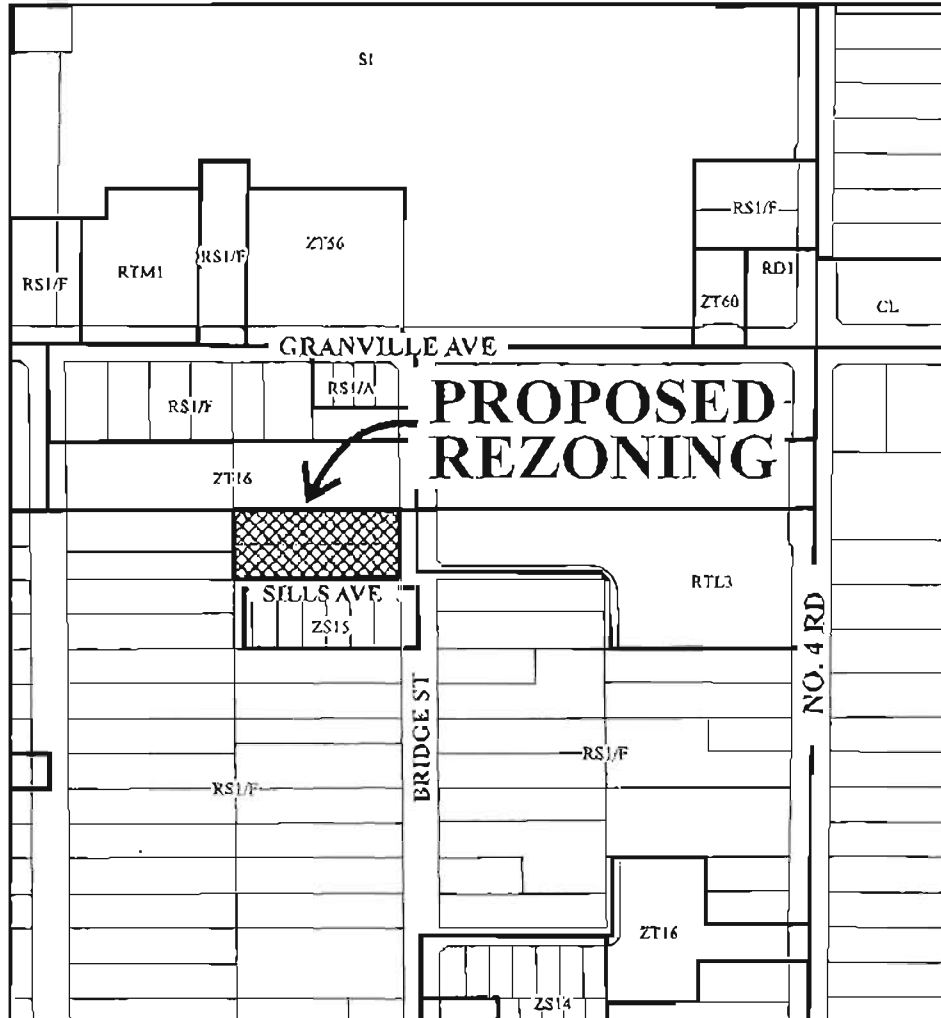
David Johnson
Planner 2
(604-276-4193)

DJ:cas

- Attachment 1: Location Map
- Attachment 2: Survey proposal of the subdivision
- Attachment 3: Development Application Data Sheet
- Attachment 4: McLennan South Sub-Area Land Use Map
- Attachment 5: Tree Survey Map
- Attachment 6: Conditional Rezoning Requirements



City of Richmond



BRIDGE ST

SILLS AVE

ATTACHMENT 1



RZ 12-596719

Original Date: 01/12/12

Revision Date:

Note: Dimensions are in METRES



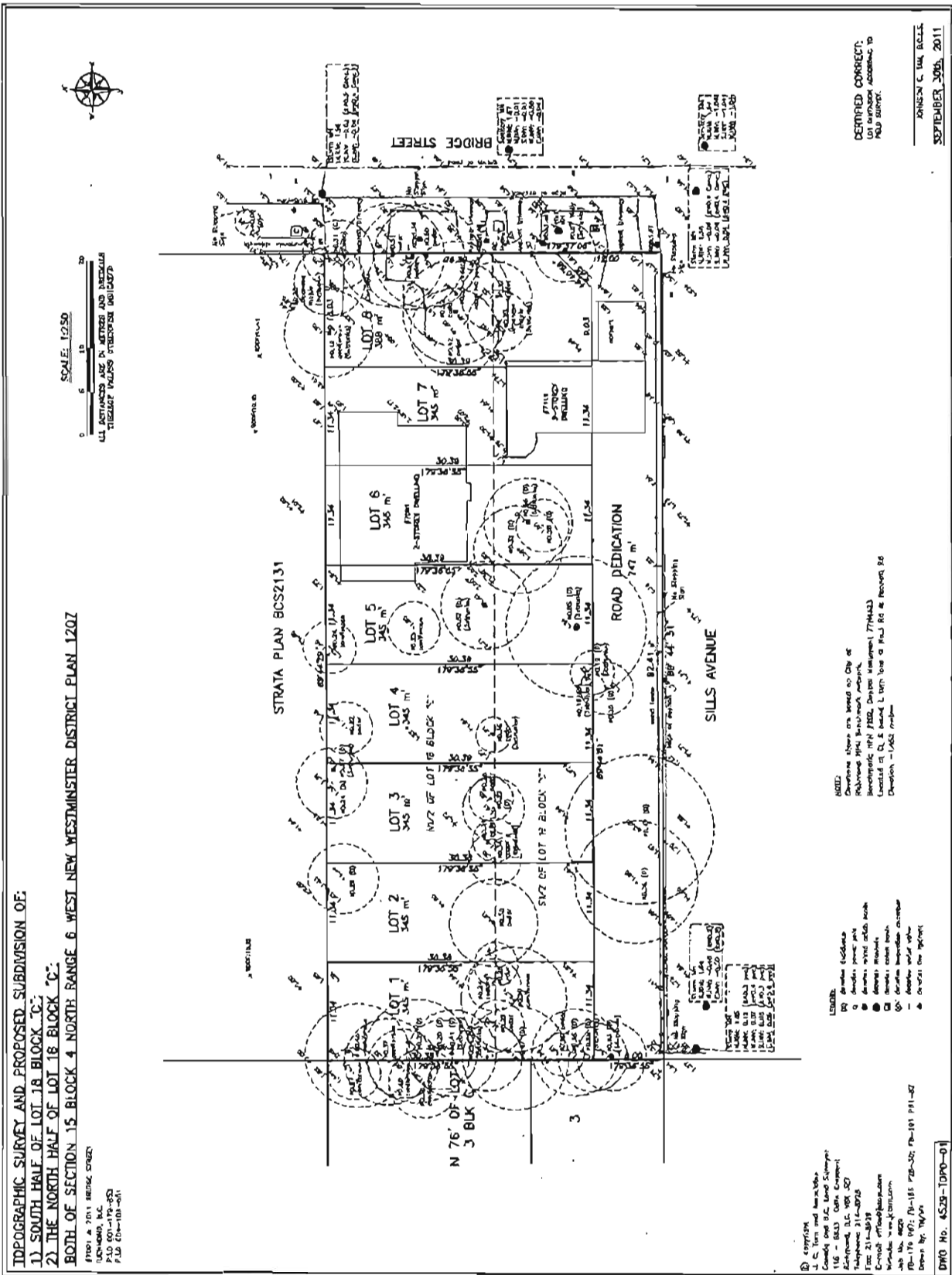
RZ 12-596719

PH - 174

Original Date: 01/12/12

Amended Date:

Note: Dimensions are in METRES





City of Richmond

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

Development Application Data Sheet

RZ 12-596719

Address: 7091 and 7111 Bridge Street

Applicant: Parkland Developments Ltd.

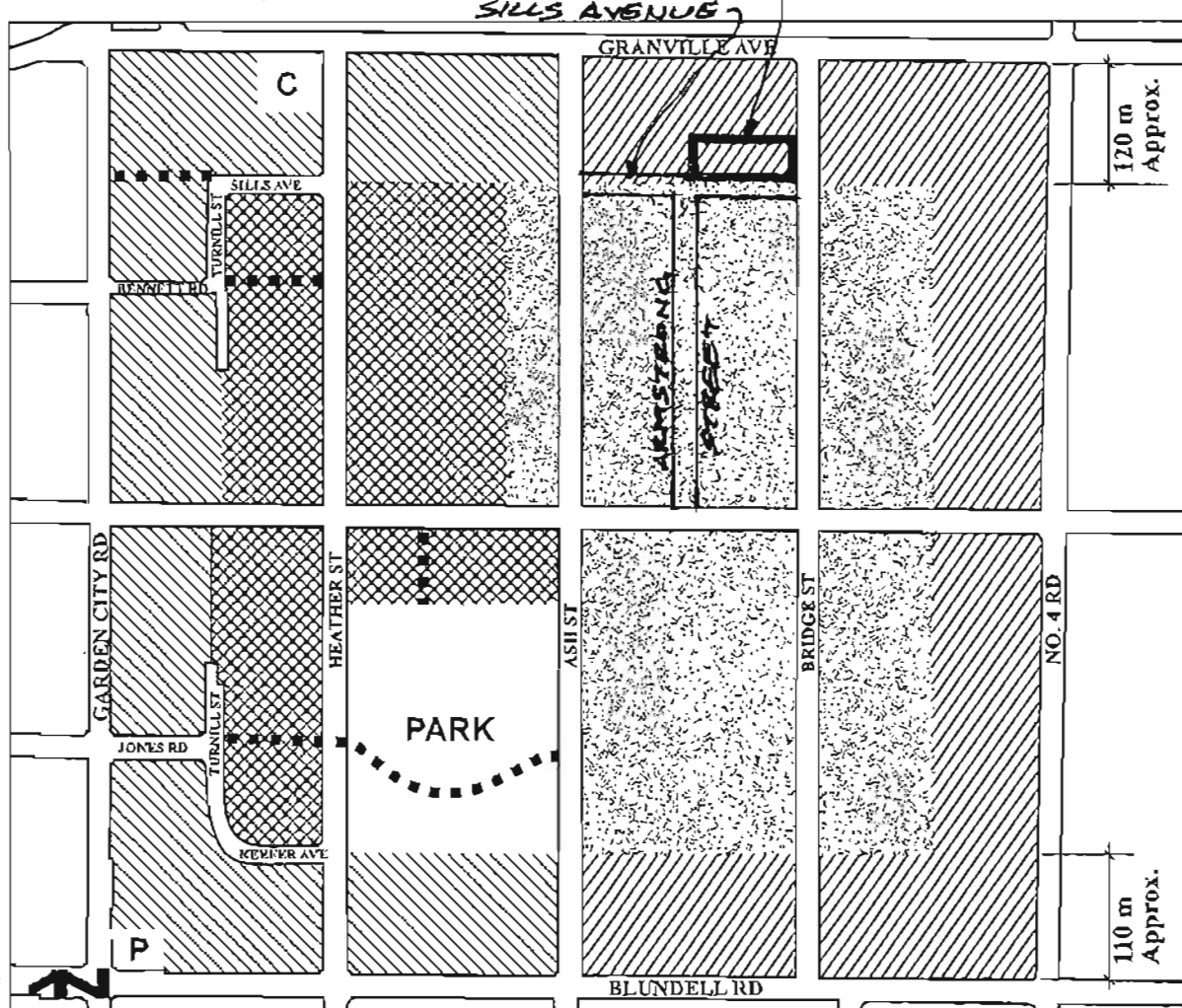
Planning Area(s): City Centre Area, McLennan South Sub-Area Plan (Schedule 2.10D)


	Existing	Proposed
Owner:	Parkland Developments Ltd.	Parkland Developments Ltd.
Site Size (m ²):	3,530.0 m ²	2,803.0 m ² The gross site area is reduced by: <ul style="list-style-type: none"> 8.0 m wide dedicated right-of-way (Sills Avenue) along the site's south edge for road, complete with 4m x 4m corner cut at Bridge Street.
Land Uses:	Single-family residential	No change
OCP Designation:	Residential	No change
Area Plan Designation:	Residential, "Historic Single-Family" 2 1/2 storeys max. - 0.55 floor area ratio (FAR)	No change
Zoning:	Single-Family Housing District, Subdivision Area F (R1/F)	Single Detached (ZS14) – South McLennan (City Centre)
Number of Units:	2 single-family dwellings	8 single-family dwellings


On Future Subdivided Lots	Bylaw Requirement (ZS14)	Proposed	Variance
Floor Area Ratio:	Max. 0.55 FAR for the first 464.5m ² of lot size, then 0.30 FAR for the remainder. Plus additional areas for covered areas, off-street parking, and floor area above garage.	0.55 FAR as no proposed lots exceed 464.5m ²	none permitted
Lot Size (area)	Min. 320.0 m ²	Min. 345.0 m ²	none
Lot Size (width)	11.3 m 13.0 m at corner lot	7 lots at 11.34 m 1 corner lot at 13.03 m	none


City of Richmond


Land Use Map

Bylaw 7892
2005/04/18SUBJECT SITE
7091 & 7111 BRIDGE ST.

 Residential, Townhouse up to 3 storeys over 1 parking level, Triplex, Duplex, Single-Family 0.75 base F.A.R.

 Residential, 2 1/2 storeys typical (3 storeys maximum) Townhouse, Triplex, Duplex, Single-Family 0.60 base F.A.R.

 Residential, 2 1/2 storeys typical (3 storeys maximum), predominantly Triplex, Duplex, Single-Family 0.55 base F.A.R.

 Residential, Historic Single-Family, 2 1/2 storeys maximum 0.55 base F.A.R. Lot size along Bridge and Ash Streets:

- Large-sized lots (e.g. 18 m/59 ft. min. frontage and 550 m²/ 5,920 ft² min. area)

Elsewhere:

- Medium-sized lots (e.g. 11.3 m/ 37 ft. min. frontage and 320 m²/ 3,444 ft² min. area), with access from new roads and General Currie Road;

Provided that the corner lot shall be considered to front the shorter of its two boundaries regardless of the orientation of the dwelling.

■■■■ Trail/Walkway

C Church

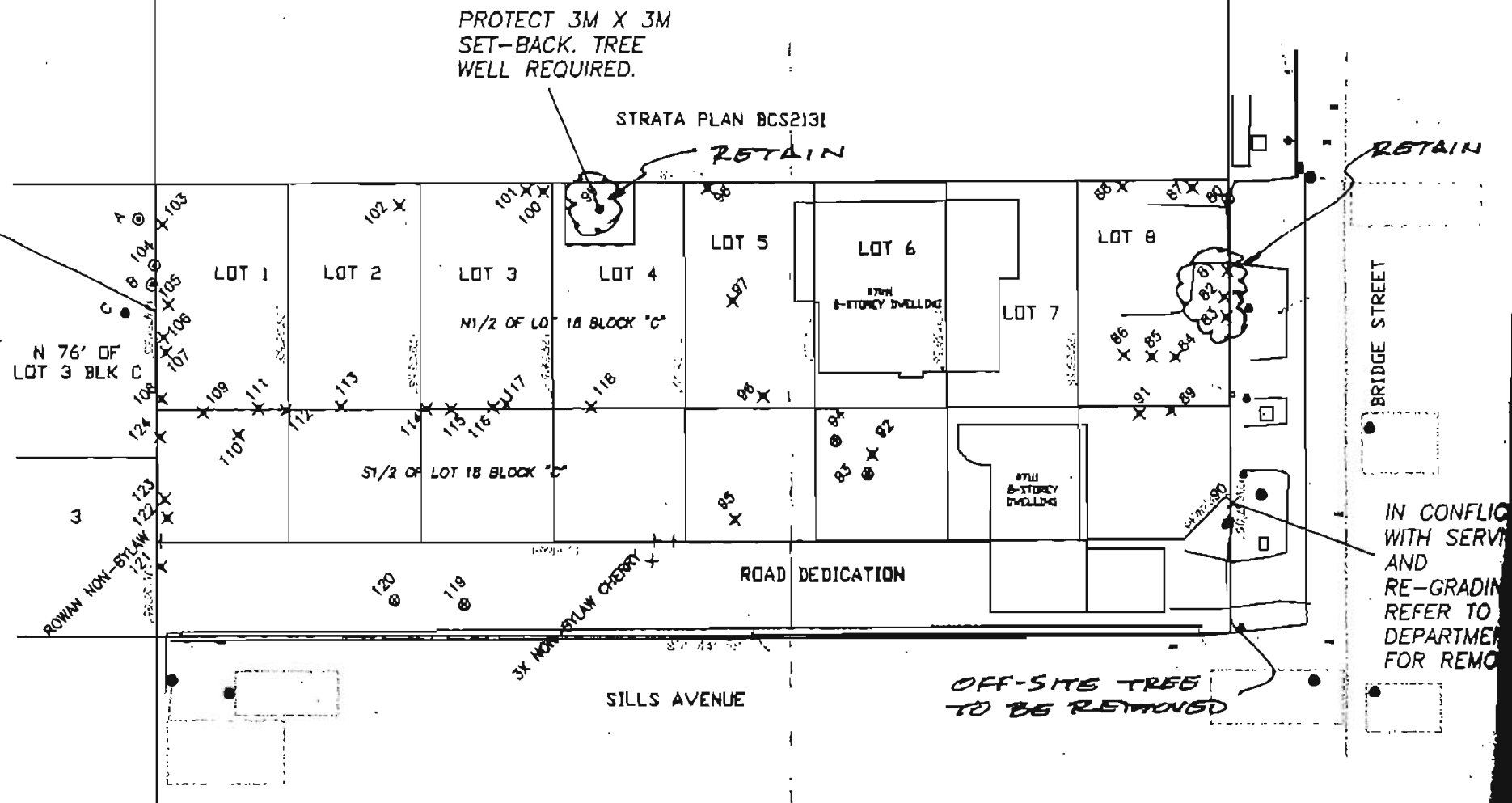
P Neighbourhood Pub

Note: Sills Avenue, Le Chow Street, Keefer Avenue, and Turnill Street are commonly referred to as the "ring road".

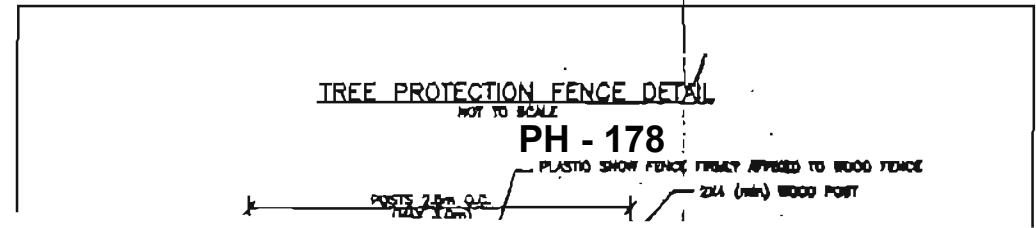
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ALL TREES NOTED TO BE REMOVED EXCEPT WHERE INDICATED



ATTACHMENT 5

Conditional Rezoning Requirements

7091 and 7111 Bridge Street RZ 12-596719

Prior to final adoption of Zoning Amendment Bylaw 8886, the developer is required to complete the following:

1. Consolidation of all the lots into one development parcel (which will require the demolition of the existing dwellings).
2. 8.0 meter road dedication along the entire south property line for the provision of constructing Sills Avenue, including an additional 4.0 meter x 4.0 meter corner cut for Sills Avenue and Bridge Street.
3. City acceptance of the developer's offer to voluntarily contribute \$18,000.00 to the City's Tree Compensation Fund for the planting of replacement trees within the City. This contribution is based on the shortfall of trees to be planted in accordance with the City's 2:1 replacement policy.
4. City acceptance of the developer's offer to voluntarily contribute \$1,300.00 to the City's Tree Compensation Fund for the planting of replacement trees within the City. This contribution is based on the replacement of the tree located on City property that affects the development of the subject lands.
5. Submission of a Tree Survival Security to the City in the amount of \$18,000.00 for the 36 replacement trees to be planted on the proposed lots.
6. Installation of appropriate tree protection fencing around all trees to be retained as part of the development prior to any construction activities, including building demolition, occurring on-site.
7. Registration of a flood indemnity covenant on title.
8. The City's acceptance of the applicant's voluntary contribution of \$1.00 per buildable square foot of the single-family developments (i.e. \$12,510.00) to the City's Affordable Housing Reserve Fund.

Note: Should the applicant change their mind about the Affordable Housing option selected prior to final adoption of the Rezoning Bylaw, the City will accept a proposal to build a secondary suite on three (3) of the eight (8) future lots at the subject site. To ensure that a secondary suite is built to the satisfaction of the City in accordance with the Affordable Housing Strategy, the applicant is required to enter into a legal agreement registered on Title as a condition of rezoning, stating that no final Building Permit inspection will be granted until a secondary suite is constructed to the satisfaction of the City, in accordance with the BC Building Code and the City's Zoning Bylaw.

9. Enter into a Servicing Agreement* for the design and construction of frontage improvements to Bridge Street and Sills Avenue, along with site servicing and upgrades to the City's storm sewer system. Works include, but may not be limited to:
 - a) Design & construction of half road construction along the entire frontage on Sills Avenue, and half road upgrading along the entire frontage on Bridge Street.
 - b) Works on Sills Avenue to include, but not limited to: road widening (based on 8.5m pavement width), curb & gutter, 1.5m conc. sidewalk, grass & treed blvd., and "Zed" street lighting.
 - c) Works on Bridge Street to include, but not limited to: road widening, curb & gutter, a 3.85m grass & treed boulevard complete with hydro/telephone preducting, a 1.5m sidewalk (0.31m off the P.L.), and "Zed" street lighting to match existing improvements immediately north of the subject site.
 - d) Design to include water, storm and sanitary service connections for each lot. Each lot to be serviced with Underground Hydro, Tel. & Cable. Design should also include any upgrading as required via the Capacity Analysis.

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

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

Note:

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

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

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

[Original signature on file]

Signed _____

Date _____



Richmond Zoning Bylaw 8500
Amendment Bylaw 8886 (RZ 12-596719)
7091 AND 7111 BRIDGE STREET

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

1. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it **SINGLE DETACHED (ZS14) – SOUTH MCLENNAN (CITY CENTRE)**.

P.I.D. 001-179-853

The North Half of Lot 18 Block "C" Section 15 Block 4 North Range 6 West New Westminster District Plan 1207

P.I.D. 004-106-881

South Half Lot 18 Block "C" Section 15 Block 4 North Range 6 West New Westminster District Plan 1207

2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 8886".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

APR 23 2012



MAYOR

CORPORATE OFFICER

To Public Hearing	
Date:	May 22, 2012
Item #	4
Re:	Bylaw 8886

MayorandCouncillors

From: City of Richmond Website [webgraphics@richmond.ca]
Sent: May 16, 2012 7:45 PM
To: MayorandCouncillors
Subject: Send a Submission Online (response #646)
Categories: 12-8060-20-8886 - RZ 12-596719 -

Send a Submission Online (response #646)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	5/16/2012 7:48:26 PM

Survey Response

Your Name:	Jeremy Size
Your Address:	Unit 9, 7071 Bridge Street, Richmond, BC
Subject Property Address OR Bylaw Number:	Bylaw 8886 (RZ 12-596719)
Comments:	<p>I strongly oppose the rezoning of the subjected property as such rezoning would brign extreme disturbance to my current townhouse: 1. By cutting down so many trees in this property, the surrounding area is less "green". The area is too crowded, and we need a good balance of residential area and eco-friendly surrounding. 2. I have a newborn baby, such rezoning and development would create too many dust and noise which might affect my baby's health. 3. My backyard currently has an unobstructed view of all the trees. With the rezoning, I not only lose sight of all the trees but also my privacy since the rezoning will bring noisy neighbours overseeing my backyard. Based on my reasons above, such rezoning and development will significant affect my family's quality of life and significant reduce my property value. Therefore, I strongly oppose rezoning and developing the subjected property.</p>





City of Richmond

Report to Committee Community Services Department

To: Planning Committee

Date: March 26, 2012

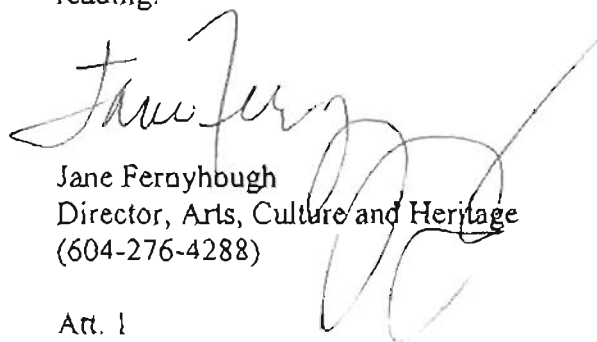
From: Jane Fernyhough
Director, Arts, Culture and Heritage

File: 11-7000-09-20-088

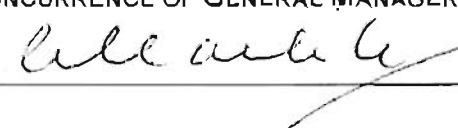
Re: Amendments to Section 2.10 of the Official Community Plan Bylaw 7100 (City Centre Area Plan), to include the City Centre Public Art Plan

Staff Recommendation

That Bylaw No. 8889 proposing amendments to Section 2.10 of the Official Community Plan (Bylaw 7100), to include the endorsed City Centre Public Art Plan, be introduced and given first reading.


Jane Fernyhough
Director, Arts, Culture and Heritage
(604-276-4288)

Att. 1

FOR ORIGINATING DEPARTMENT USE ONLY			
ROUTED TO:		CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Development Applications		Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	
Policy Planning		Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	
REVIEWED BY TAG	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	REVIEWED BY CAO
			YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>

Staff Report

Origin

On October 11, 2011, Council endorsed the City Centre Public Art Plan and made the following referral:

That staff bring forward amendments to the Richmond Official Community Plan Schedule 2 of Bylaw 7100 to update Public Art Section 2.4.1(c) of the City Centre Area Plan to incorporate the proposed Public Art Plan strategy;

This report introduces Amendment Bylaw 8889 (**Attachment 1**) to update the Public Art section of the City Centre Area Plan to include the endorsed City Centre Public Art Plan.

Consultation

School District consultation

This report was not referred to School District No. 38 (Richmond) because it involves no residential units, and therefore does not have the potential to generate 50 or more school aged children, the threshold criteria for an OCP amendment referral. Nevertheless, as a courtesy, this report will be forwarded to the School District for information only.

Analysis

The proposed amendments to the Richmond Official Community Plan Schedule 2 of Bylaw 7100 to update the Public Art Section 2.4.1(c) of the City Centre Area Plan incorporate the City Centre Public Art Plan purpose, map and implementation strategy.

Financial Impact

There is no financial impact associated with this report.

Conclusion

The update to the City Centre Area Plan to include the City Centre Public Art Plan provides a framework to enrich Richmond's urban identity by incorporating inspirational and meaningful art in the public realm. This will enable Richmond's Public Art Program to be more strategic in commissioning and locating a complement of permanent and temporary small and large scale public artworks in the City Centre.



Eric Fiss
Public Art Planner
(604-247-4612)

EF:ef



City of
Richmond

Bylaw 8889

**Richmond Official Community Plan Bylaw 7100
Amendment Bylaw 8889
City Centre Area Public Art Plan**

The Council of the City of Richmond enacts as follows:

1. Richmond Official Community Plan Bylaw 7100, Schedule 2.10 (City Centre Area Plan) is amended by:
 - 1.1. On page 2-47, in the table entitled Policies, replacing "(lead by PRCS)" with (lead by CS) and replacing the text in Policy 2.4.1.c) with the following:

"Public Art
Build on the strengths of the Public Art Program through the City Centre Area Public Art Plan (endorsed by Council October 11, 2011) to maximize the effectiveness of public art and ensure that it is a key element in shaping, animating and enriching the public realm and strengthening civic pride and community identity."
 - 1.2. On page 2-51, deleting the photos and captions associated with photos and inserting the "Public Art Opportunities Map" as shown in Schedule A attached to and forming part of Bylaw No. 8889.
 - 1.3. On Page 2-52, deleting the text, photos and captions and inserting the text, photo and caption as shown in Schedule B attached to and forming part of Bylaw No. 8889.
2. This Bylaw is cited as "**Richmond Official Community Plan Bylaw 7100 Amendment Bylaw No. 8889**".

FIRST READING

SECOND READING

THIRD READING

ADOPTED

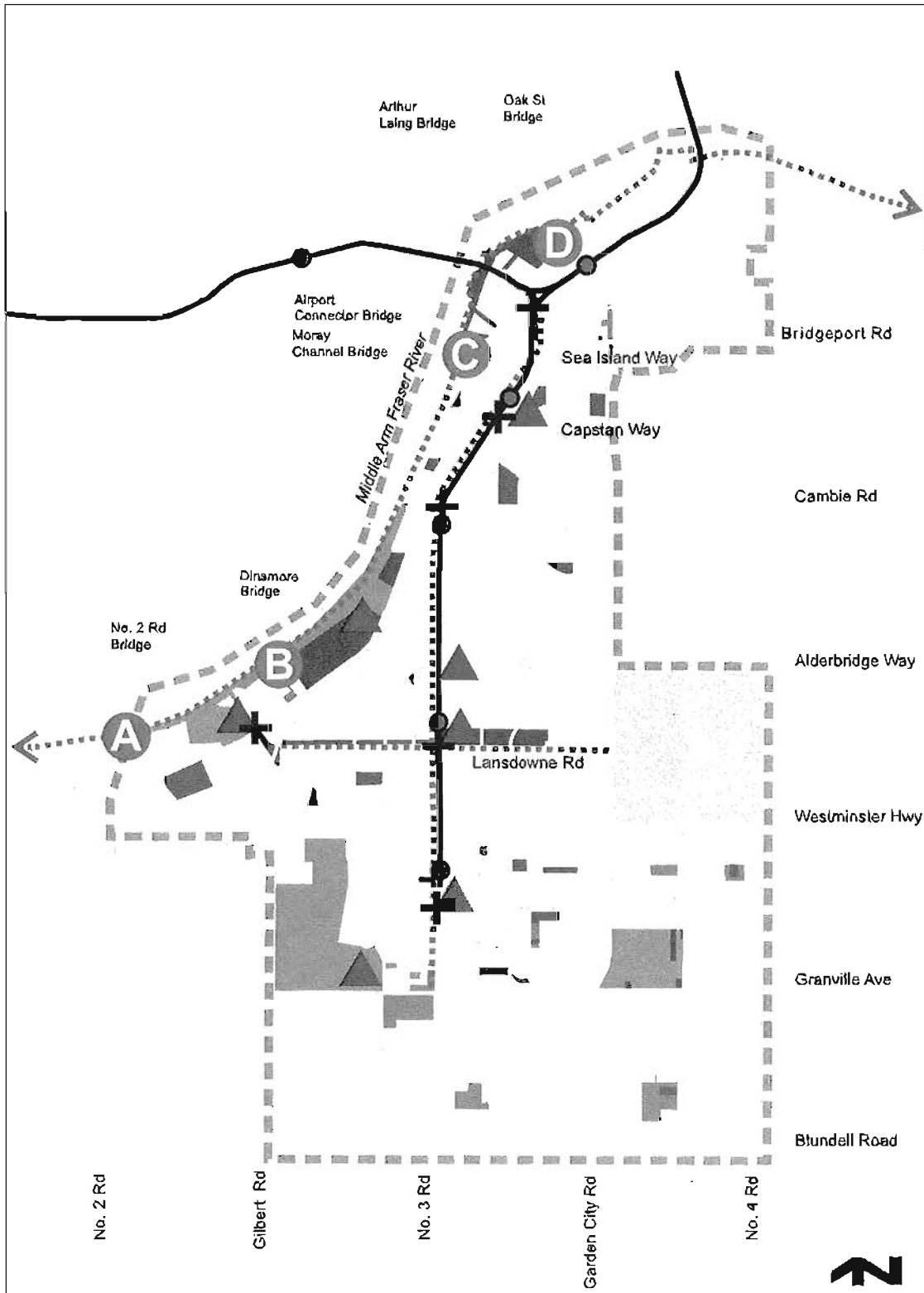
MAYOR

CORPORATE OFFICER



Public Art Opportunities Map

"Schedule A attached to and forming part of Bylaw No. 8889"



- City Centre Boundary
- Canada Line Station
- ⊕ Village Centre
- Garden City Lands
(Further Study Required)

Enhanced Gateways

- (A) No. 2 Road Bridge
- (B) Dinmore Bridge
- (C) Connector Bridges
- (D) Bridgeport Canada Line Station

- Major Park (Future)
- Major Park (Existing)
- Neighbourhood Park (Future to 2031)
- Neighbourhood Park (Existing)

Art Opportunities

- ▲ Plazas and Squares
- Art/Cultural Stroll

PH-186

City Centre Public Art Plan

The City Centre Public Art Plan identifies guiding principles that will create continuity throughout the City Centre and its individual villages. Public art will animate this revitalized urban core.

Guided by the City Centre Public Art Plan, the vision is to enrich Richmond's urban identity through inspirational and purposeful art in the public realm. A thematic framework has been identified for the artists' work, "Honouring Yesterday, Celebrating Today and Building Tomorrow."

Priority will be given to the development of large-scale signature artworks that serve as landmarks and meeting places while also providing opportunities for intimate and "discovered" works. Opportunities and locations identified in the Plan include:

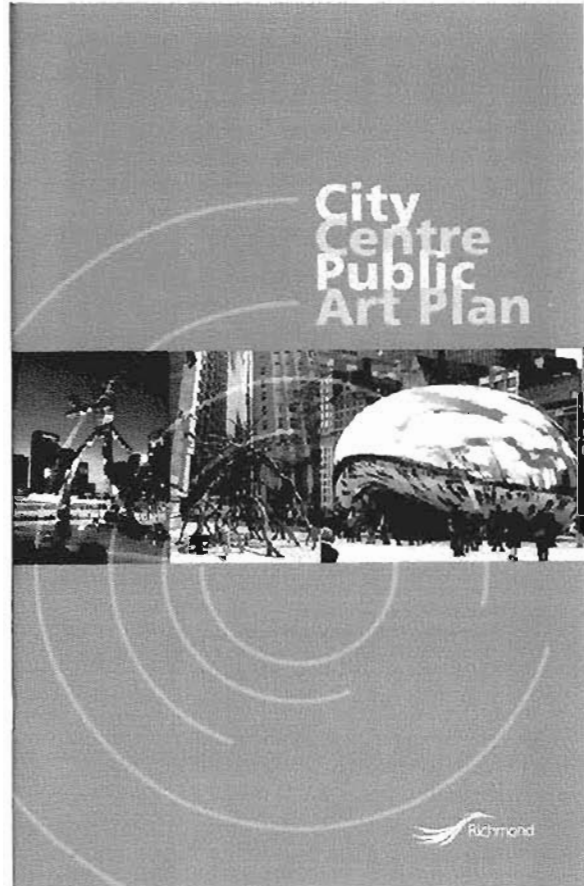
- The Canada Line
- Parks and Plazas
- Art Walks/Trails
- Enhanced Gateways
- Street Furnishings
- Temporary Work

Proposed Strategy

To bring parts of this plan and the more ambitious projects to fruition, resources need to be shared and partnerships need to be forged. To achieve this, the City of Richmond's Public Art Program needs to:

- work with developers to pool public art contributions for major public art installations.
- work with transit authorities (InTransit and TransLink) to fund art programs to enhance Richmond's transit routes.
- encourage local businesses to make contributions to the City Public Art Reserve, which can be used for community and major public installations.

The creation of vibrant and inspirational urban spaces in the City Centre can only be achieved by collaborating in our efforts.



*City Centre Public Art Plan
Endorsed by Council October 11, 2011*



**Richmond Official Community Plan Bylaw 7100
Amendment Bylaw 8889
City Centre Area Public Art Plan**

The Council of the City of Richmond enacts as follows:

1. Richmond Official Community Plan Bylaw 7100, Schedule 2.10 (City Centre Area Plan) is amended by:
 - 1.1. On page 2-47, in the table entitled Policies, replacing “(lead by PRCS) “ with (lead by CS) and replacing the text in Policy 2.4.1.c) with the following:

“Public Art
Build on the strengths of the Public Art Program through the City Centre Area Public Art Plan (endorsed by Council October 11, 2011) to maximize the effectiveness of public art and ensure that it is a key element in shaping, animating and enriching the public realm and strengthening civic pride and community identity.”
 - 1.2. On page 2-51, deleting the photos and captions associated with photos and inserting the “Public Art Opportunities Map” as shown in Schedule A attached to and forming part of Bylaw No. 8889.
 - 1.3. On Page 2-52, deleting the text, photos and captions and inserting the text, photo and caption as shown in Schedule B attached to and forming part of Bylaw No. 8889.
2. This Bylaw is cited as “**Richmond Official Community Plan Bylaw 7100 Amendment Bylaw No. 8889**”.

FIRST READING

SECOND READING

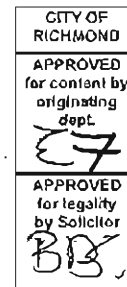
THIRD READING

ADOPTED

MAYOR

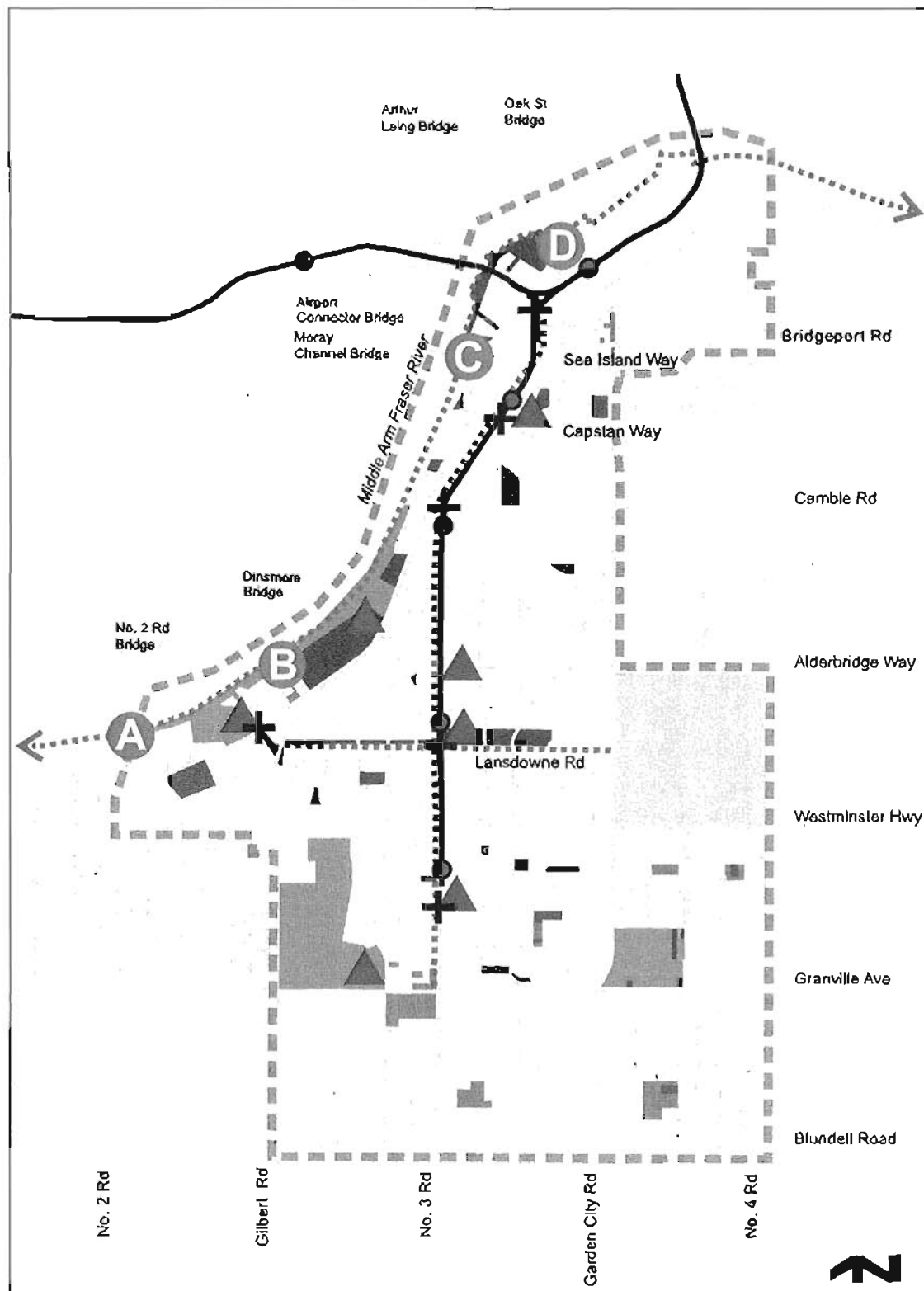
APR 23 2012

CORPORATE OFFICER



Public Art Opportunities Map

"Schedule A attached to and forming part of Bylaw No. 8889"



- | | | |
|---|--|--|
| <ul style="list-style-type: none"> City Centre Boundary Canada Line Station Village Centre Garden City Lands (Further Study Required) | Enhanced Gateways <ul style="list-style-type: none"> A No. 2 Road Bridge B Dinsmore Bridge C Connector Bridges D Bridgeport Canada Line Station | <ul style="list-style-type: none"> Major Park (Future) Major Park (Existing) Neighbourhood Park (Future to 2031) Neighbourhood Park (Existing) |
| Art Opportunities <ul style="list-style-type: none"> Major Plaza Art/Cultural Stroll | | |

PH-189

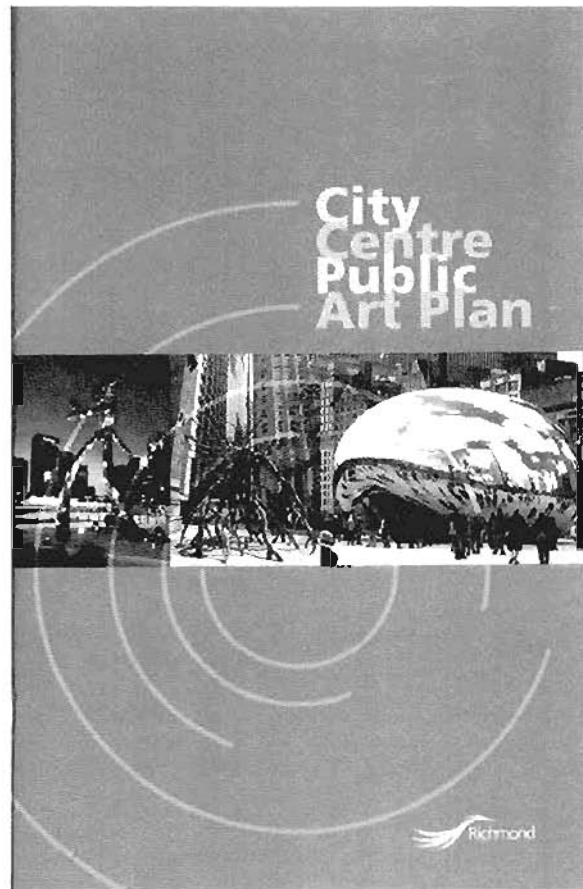
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Priority will be given to the development of large-scale signature artworks that serve as landmarks and meeting places while also providing opportunities for intimate and "discovered" works. Opportunities and locations identified in the Plan include:

- The Canada Line
- Parks and Plazas
- Art Walks/Trails
- Enhanced Gateways
- Street Furnishings
- Temporary Work



*City Centre Public Art Plan
Endorsed by Council October 11, 2011*

Proposed Strategy

To bring parts of this plan and the more ambitious projects to fruition, resources need to be shared and partnerships need to be forged. To achieve this, the City of Richmond's Public Art Program needs to:

- work with developers to pool public art contributions for major public art installations.
- work with transit authorities (InTransit and TransLink) to fund art programs to enhance Richmond's transit routes.
- encourage local businesses to make contributions to the City Public Art Reserve, which can be used for community and major public installations.

The creation of vibrant and inspirational urban spaces in the City Centre can only be achieved by collaborating in our efforts.



City of Richmond

Report to Committee Planning and Development Department

To: Planning Committee **Date:** April 2, 2012

From: Brian J. Jackson
Acting General Manager, Planning and Development **File:** ZT 11-593771

Re: Application by Townline Gardens Inc. for a Zoning Text Amendment to the Commercial Mixed Use (ZMU18) – The Gardens (Shellmont) Zoning District at 10880, 10820 and 10780 No. 5 Road and 12733 Steveston Highway (The Gardens Development Lands)

Staff Recommendation

That Bylaw No. 8891, to amend the "Commercial Mixed Use (ZMU18) – The Gardens (Shellmont)" zoning district, be introduced and given first reading.

Brian J. Jackson
Acting General Manager, Planning and Development

BJ:ke
Att.

FOR ORIGINATING DEPARTMENT USE ONLY		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Parks	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	
Community Social Services	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	
Project Development	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	
Law	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	

Staff Report

Origin

This report:

1. Proposes minor text amendments to the existing Commercial Mixed Use (ZMU18) – The Gardens (Shellmont) zoning district to introduce commercial use floor area maximums and increase the number of storeys from 4 to 5 still within the 20m overall height allowed by the existing zoning bylaw for one building.
2. Formalizes the relocation of the proposed future child care facility from the Gardens development lands to the City-owned site at 10640 No. 5 Road previously agreed to by City Council and brings forward modifications and revisions to the existing legal agreement registered on title of 10880, 10820 and 10780 No. 5 Road and 12733 Steveston Highway (the Gardens development lands) as a result of the relocation.

For reference, a site plan of the Gardens development lands is contained in **Attachment 1**.

Findings of Fact

The Gardens development lands received final rezoning adoption on July 25, 2011 (RZ 08-450659). A Development Permit (DP 10-544504) for Phase 1 of the project at 10880 No. 5 Road (Lot 1) was issued by Council on July 25, 2011. Staff are currently reviewing a Development Permit application (DP 12-599057) at 10820 No. 5 Road.

The area of land contained in the Agricultural Land Reserve (ALR) was subdivided and transferred to the City as part of the fulfillment of rezoning considerations for the development land (RZ 08-450659). On March 14, 2011, a rezoning approval was granted for 10640 No. 5 Road to rezone the front portion of the site to an Assembly (ASY) zoning district (RZ 10-546755). The rezoning application facilitated development of a residential sales centre and relocation of the Coeverden Castle on the City-owned land by the developer.

Currently, neither the Gardens development lands nor the City-owned site at 10640 No. 5 Road has an existing child care facility in operation. This report formalizes the location of the future child care facility on the City-owned site directly to the north of the Gardens development lands, which is being provided by the developer to fulfill obligations associated with the rezoning of the development lands.

1. Proposed Text Amendments to Commercial Mixed Use (ZMU18) – The Gardens (Shellmont) Zoning District

Proposed Amendments to ZMU18

Minor amendments to the existing ZMU18 zoning district, which is the zoning in place for all lots forming part of the Gardens development lands, are summarized in the following table:

	Existing Zoning Regulations	Proposed Amendments
Permitted Density	<ul style="list-style-type: none"> Identifies a maximum floor area allocated for residential use development (53,511 sq.m). Identifies a maximum floor area ratio (1.43 FAR) applicable to the entire development lands. 	<ul style="list-style-type: none"> Maintain existing maximum floor areas for residential use at 53,511 sq.m. Maintain existing Floor Area Ratio of 1.43 FAR over the entire development lands based on net site area. Add a provision to establish maximum floor areas for commercial use at 9,000 sq.m.
Permitted Heights	<ul style="list-style-type: none"> Identifies a maximum height for buildings of 20m and not more than 4 storeys over a parking structure for buildings located within 90m of No. 5 Road. 	<ul style="list-style-type: none"> Maintain the existing 20m maximum height limitation for buildings located within 90m of No. 5 Road. Revise height provisions to allow for an increase of 4 to 5 storey building on 10820 No. 5 Road (Lot C).

Rationale and Analysis

Inclusion of Density Provisions

The existing ZMU18 zoning district has existing provisions that place a maximum floor area that can be allocated to residential use over the entire development lands (bounded by the ALR boundary, Highway 99, Steveston Highway and No. 5 Road). This provision will remain and will not be changed as part of the proposed text amendment.

The current zoning district does not include provisions of establishing maximum floor area for commercial uses throughout the development lands. Based on the issued Development Permit for 10880 No. 5 Road (DP 10-544504) and the Development Permit application at 10820 No. 5 Road (DP 12-599057), approximately 7,000 sq.m of commercial space floor area will be developed as part of the initial phases of project build-out. Townline Gardens Inc. has requested that the maximum floor area that is to be allocated to commercial use over the entire development lands be 9,000 sq.m, which would encompass all commercial floor areas proposed on the development lands. The proposed zoning provision identifying a maximum floor area for commercial use supports the mixed-use residential and commercial development model associated with the Gardens development.

Placing a maximum floor area for commercial use over the entire development lands assists in accurately assessing land for taxation purposes by the BC Assessment Authority (BCAA). Without a commercial floor area maximum contained within the zone, the developer has indicated that the BCAA approach is to tax the remaining development lands as though they are being developed strictly for commercial and business use. This approach does not recognize the mixed residential and commercial development model for the project. Inclusion of specific maximum floor areas for commercial use in the zoning will assist in the accurate taxation of the site to be reflective of a mixed residential and commercial development.

Height (Building Storey) Amendment

Staff are currently reviewing the Development Permit application for 10820 No. 5 Road (DP 12-599057 - Lot C; Building D) involving a mixed-use development with commercial floor area at grade and low-rise residential building over-top of structured parking. The proposed amendment does not impact existing 20 m maximum height limitations contained in the zone that will remain unchanged. The proposed amendment increases the number of storeys from 4 to 5 for the building. The additional fifth storey is able to be accommodated as a result of the developer switching from wood frame (originally envisioned at rezoning) to concrete construction, which reduces clearance distances between floors and enables space to accommodate an additional storey within the existing 20m building height limitation.

Currently, the Development Permit drawings identify a building height of approximately 17.7 m to the roof parapet of the fifth storey of the building and an approximate height of 19.4 m to the top of the elevator roof enclosure. City staff are satisfied that the additional fifth storey massing of the building is designed and set back appropriately. Further review of the form, massing, urban design and architectural detailing of this project will be fully assessed through the Development Permit application process.

Preliminary building elevation drawings of Building “D” associated with the Development Permit at 10820 No. 5 Road (DP 12-599057) with fifth storey building elements highlighted for reference purposes is shown in **Attachment 2**.

2. Relocation of the Child Care Facility from the Gardens Development Lands to City-owned Land at 10640 No. 5 Road and Related Modifications to the Existing Legal Agreement on the Gardens Development Lands

Background

Through the rezoning of the Gardens development lands, provisions for the developer to provide a 37-space child care facility prior to 67% of the maximum build-out was secured as a rezoning consideration. The general developer obligations at the time of rezoning were as follows:

- Developer to provide and build a 37-space child care facility (including all indoor, outdoor and parking areas) at its sole cost.
- Adherence to the “Child Care Facility Terms of Reference – Developer Requirements” (**Attachment 3**) to identify project parameters agreed to by the City and developer.
- Agreements to ensure that once the child care facility and all accessory uses (i.e., parking and outdoor spaces) are completed, ownership of the facility will be transferred to the City.

Existing Legal Agreement Registered on the Gardens Development Lands

To secure a developer-provided child care facility, a legal agreement was registered on the Gardens development lands that limited build out of the site to 67% of the maximum permitted buildable floor area until such time that construction and transfer of ownership to the City of the child care facility is completed. When the developer obligations of providing the child care facility are met, the City would discharge the legal agreement, enabling full build-out of the project.

The above referenced legal agreement was secured and registered on title of the Gardens development lands through the prior rezoning approval process.

Relocation of Future Child Care Facility from the Development Lands to City-owned Land

City staff and the developer have reviewed options for the required child care facility and determined a viable option to provide a child care facility on the neighbouring adjoining City-owned lands at 10640 No. 5 Road that also is able to meet existing developer obligations.

The proposal to change the location of the future child care facility from the Gardens development lands to the neighbouring City-owned lands to the north is summarized as follows:

- Utilize the existing residential sales centre building and Coeverden Castle (relocated onto the City-owned lands by the developer) as the future child care facility.
- Once use of the existing building (constructed by the developer) as a residential sales centre office is complete, undertake conversion of the former sales centre building and castle to a child care facility (including outdoor spaces).
- Develop the child care facility and all required outdoor spaces, interior finishing and parking spaces in accordance with the existing obligations secured for the child care facility at rezoning.
- All costs associated with the conversion and repurposing the existing sales centre and castle building to a child care facility will be at the developer's sole cost.

Previous ALR Land Use and Rezoning Approvals

In 2011, Richmond City Council and the Agricultural Land Commission (ALC) approved a non-farm use application (AG 11-558240) for the parking lot and landscaped area located to the immediate north of the residential sales centre and castle building, which are located in the ALR. ALR non-farm use approval of the portion of the site containing the buildings was not required as this land is exempt from the ALC Act.

Council approved a rezoning application (RZ 10-546755) on March 14, 2011 to rezone the front portion of the ALR portion of land associated with the Gardens site (that was transferred to the City as part of the rezoning) to an Assembly (ASY) zoning district. The rezoning facilitated interim use of the site for a residential sales centre. The ASY zoning district also allows child care as a permitted use. As a result, the relocation of a child care facility to the City-owned property at 10640 No. 5 Road complies with existing zoning provisions.

Proposed Revisions to the Existing Legal Agreement

To facilitate the relocation of the developer-provided child care facility, modifications to the existing legal agreement registered on the Gardens Development lands is required and generally involves the following revisions:

- A revised legal agreement would continue to be registered on title of the Gardens development lands.
- Removal of clauses and relevant subdivision plans (showing the Gardens development lands) that reference the provisions of the child care facility to be provided on the Gardens Development lands.
- Inclusion of appropriate wording in the legal agreement to indicate that the child care facility to be provided at the sole cost of the developer is to be located on the Assembly (ASY) zoned portion of City land at 10640 No. 5 Road.
- Inclusion of the appropriate subdivision plan to identify the City-owned land (10640 No. 5 Road).
- Maintain existing clauses, provisions and subdivision plans securing the legal agreement that restricts build-out of the Gardens development lands to 67% until such time that a

child care facility is provided on City-owned land at 10640 No. 5 Road by the developer (at their sole cost).

- Conversion of the existing buildings located at 10640 No. 5 Road (the City-owned site) to a child care facility to the standards and guidelines established in the “Child Care Facility Terms of Reference – Developer Requirements”.
- The general provisions contained in the attached schedule to the legal agreement identifying the “Child Care Facility Terms of Reference – Developer Requirements” be maintained with revisions to reflect the location of the facility on city lands and other changes as deemed necessary.

Revisions to the existing legal agreement will be secured as a rezoning consideration to the zoning text amendment proposed to ZMU18 in this staff report. Registration of this revised legal agreement on title of the Gardens development lands is required to be completed prior to Council adoption of the proposed zoning text amendments (**Attachment 4 – Rezoning Considerations**).

Future Conversion of the Sales Centre and Existing Castle Building to a Child Care Facility

Conversion of the existing residential sales centre and castle building to a child care facility, based on the parameters established in the “Child Care Facility Terms of Reference – Developer Requirements”, will be undertaken by the developer in coordination with City staff. As noted, the existing zoning district for the City-owned site (Assembly – ASY) allows child care as a permitted use. ALR approval of land uses for applicable components of the project was addressed in the previous ALR non-farm use application (AG 11-558240) approved by the ALC on March 10, 2011.

In addition to compliance with the terms of reference established for the child care facility, specific conversion plans also need to be developed in consultation with a future operator for the facility as well as Vancouver Coastal Health (VCH) child care licensing staff. Currently, the developer is working on compiling survey data so that working drawings of the existing residential sales centre and castle building can be generated to assist in the development of future conversion plans.

Timing for the conversion of the current buildings at 10640 No. 5 Road to a City-owned child care facility is dependent on the following factors:

- Identification of an operator for the future child care facility (lease of the facility by a child care operator is subject to review and approval by Richmond City Council).
- Development of conversion plans to the satisfaction of City staff, with consultation from the future operator and VCH licensing staff.
- Market activity and sales on approved phases for the Gardens development lands, which impacts project build-out and timing of forthcoming Development Permit submissions for latter phases.
- Anticipated duration of use of the existing building as a residential sales centre by the developer. An existing License Agreement is in place between the City and developer that covers use of the building as a residential sales centre and includes provisions for extension of the term.



Consultation with Vancouver Coastal Health Staff

Consultation with VCH child care licensing staff has been undertaken about locating a child care facility on City land upon conversion of the sales centre and castle by the developer. VCH staff are supportive of this proposal and will work with the project team through the conversion and child care licensing process to ensure compliance with appropriate regulations.

Conclusion

Staff recommend support of the minor amendments to Commercial Mixed Use (ZMU18) – The Gardens (Shellmont) zoning district to include provisions for maximum floor area allocations for commercial uses and increase the maximum height regulations to allow for a 5-storey building to be constructed on 10820 No. 5 Road (Lot C) within the permitted 20m height restriction.

Amendments are also proposed to the existing legal agreement registered on title of the Gardens development lands to reflect the relocation of the 37 space child care facility (required to be provided by the developer) from the development lands to City-owned land at 10640 No. 5 Road.



Kevin Eng
Planner 1

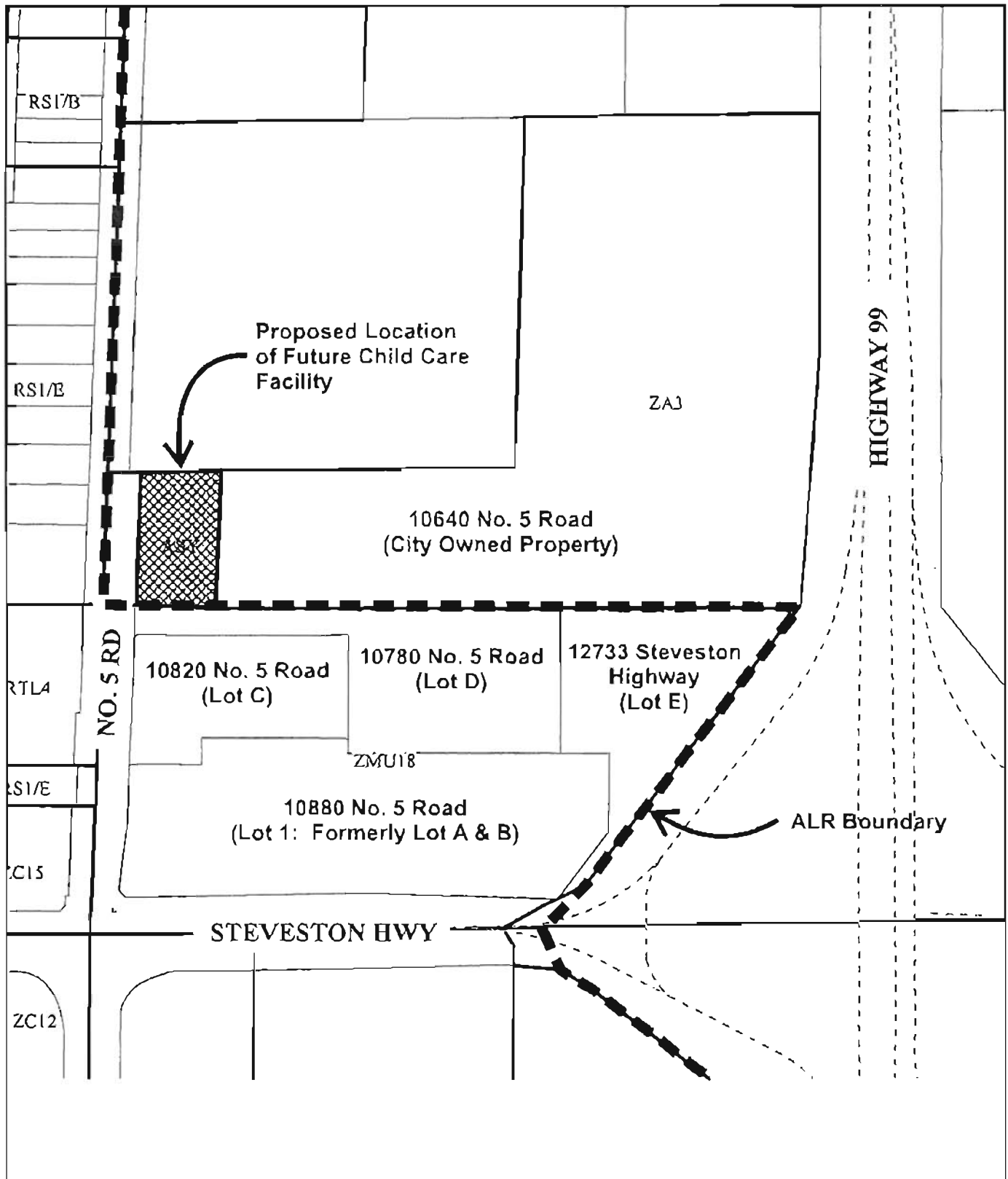
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Attachment 1: Reference Site Plan – The Gardens Development Lands

Attachment 2: Preliminary Building Plans – Building ‘D’ (10820 No. 5 Road – Lot C)

Attachment 3: Child Care Facility Terms of Reference – Developer Requirements

Attachment 4: Rezoning Considerations

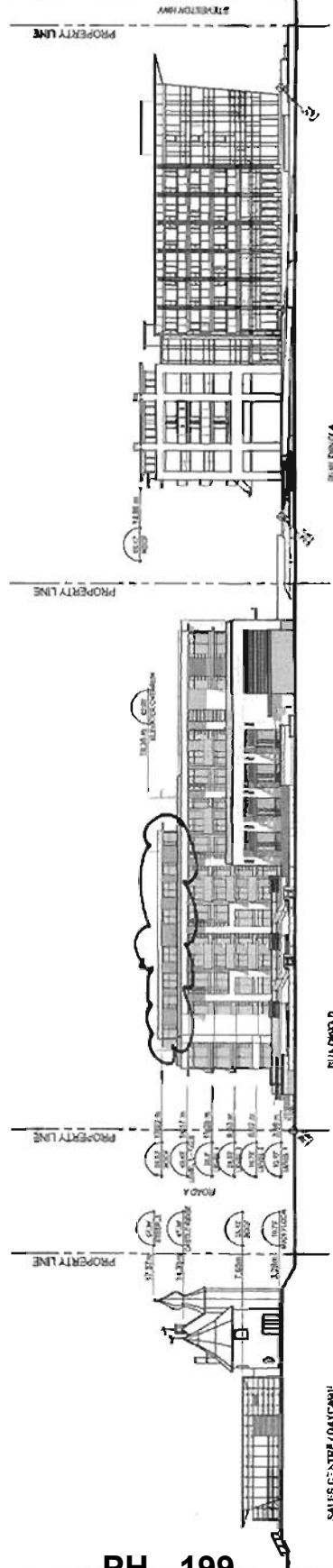


The Gardens Development Lands

Original Date: 03/28/12

Revision Date: 03/29/12

Note: Dimensions are in METRES



ATTACHMENT 2 Preliminary For Discussion Purposes Only

CA

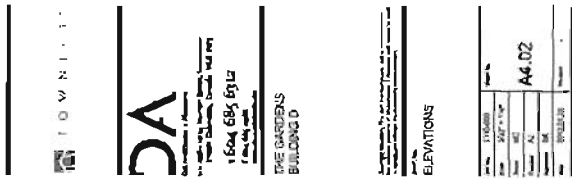
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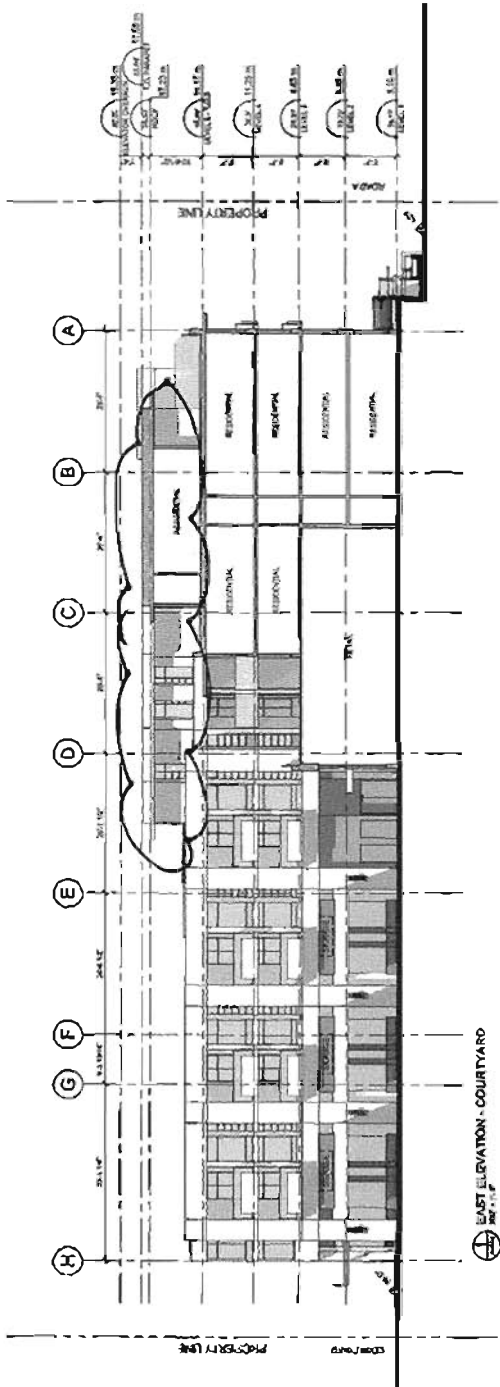
STREET ELEVATION
N.L. 9 ROAD

A4.01

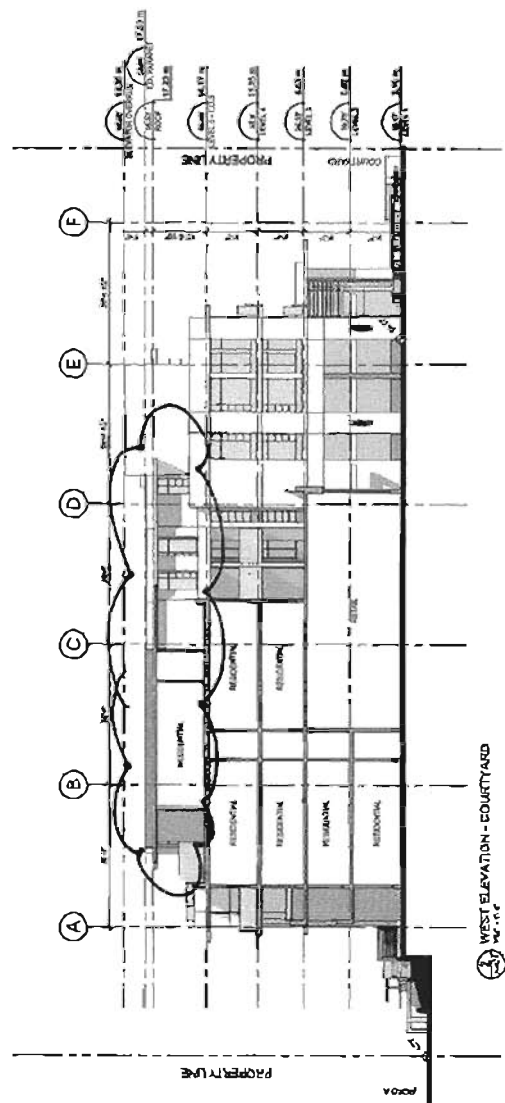
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KEY PLAN



EAST ELEVATION - COURTYARD



WEST ELEVATION - COURTYARD

No.	Description	Date
1	REVISION	10/1/11
2	REVISION	10/1/11
3	REVISION	10/1/11
4	REVISION	10/1/11
5	REVISION	10/1/11
6	REVISION	10/1/11
7	REVISION	10/1/11
8	REVISION	10/1/11
9	REVISION	10/1/11
10	REVISION	10/1/11
11	REVISION	10/1/11
12	REVISION	10/1/11
13	REVISION	10/1/11
14	REVISION	10/1/11
15	REVISION	10/1/11
16	REVISION	10/1/11
17	REVISION	10/1/11
18	REVISION	10/1/11
19	REVISION	10/1/11
20	REVISION	10/1/11

10/1/11

DA

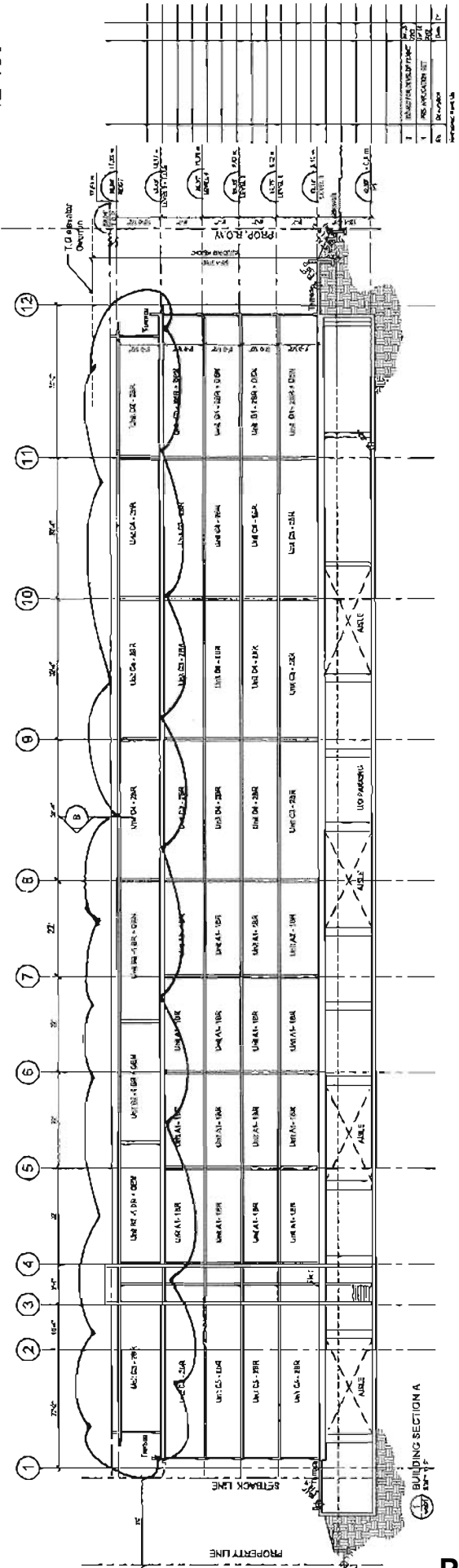
1601 581 6317

DAE CARPENTERS BUILDING 3

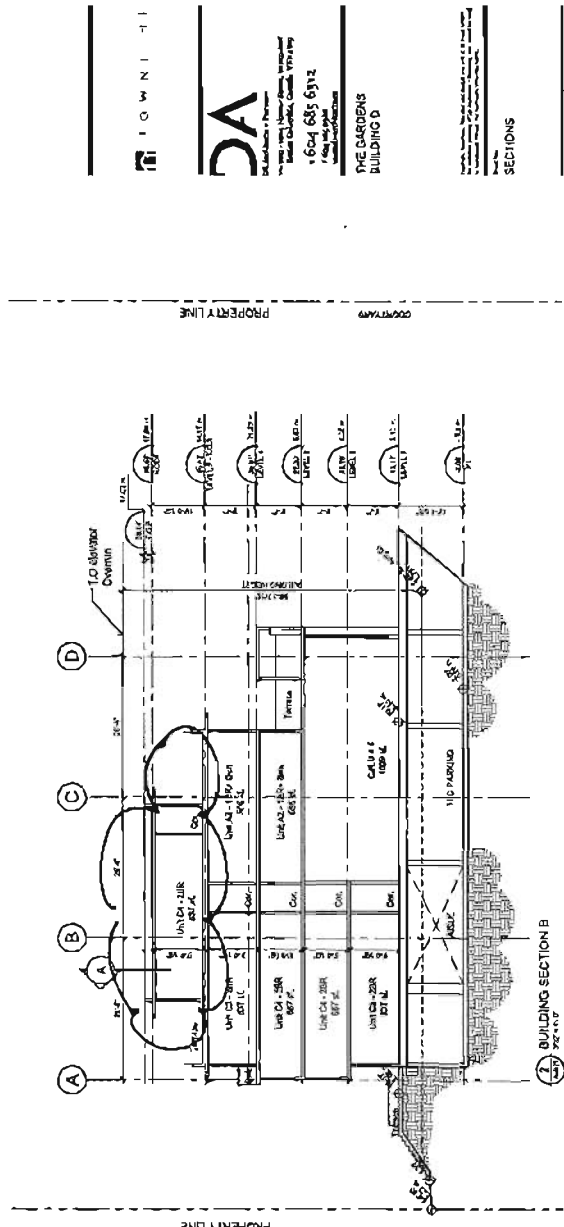
ELEVATIONS

A4.04

KEY PLAN



PH - 203



DATE	11/14/2020
BY	AS.01
REVISION	
NO.	
DATE	
BY	
REVISION	
NO.	
DATE	
BY	
REVISION	
NO.	

INSTRUMENTED DRAWING

CA
 CONSULTANTS
 1604 635 6312
 1000 10th Ave
 Suite 1000
 Seattle, WA 98101

SECTIONS

**THE GARDENS:
Child Care Facility Terms of Reference – Developer Requirements
RZ 08-450659**

Prior to final adoption of Official Community Plan (OCP) Amendment Bylaw No. 8531 and Zoning Amendment Bylaw No. 8532, the developer must complete Rezoning Amendment Considerations, including those regarding the developer's voluntarily contribution of a City-owned, 37-space child care facility to the satisfaction of the City as per this Terms of Reference.

Intent

The child care facility must:

1. Be capable of accommodating a minimum of 37 children between the ages of birth and 6 years (Note that the age range may be narrowed as determined through consultation with the City and operator through the development design and review processes.);
2. Have a total minimum indoor floor area of 372 m² (4,000 ft²) or as required to satisfy licensing requirements and adopted City policy, whichever is greater, together with required outdoor spaces;
3. Satisfy Richmond Childcare Design Guidelines (or the applicable City policy in effect at the time the facility is to be developed);
4. Be capable of being licensed by Vancouver Coastal Health Authority's Community Care Facilities Licensing Staff and/or other relevant licensing policies and/or bodies at the time of the facility's construction and in accordance with applicable Provincial Childcare Regulations;
5. On an ongoing basis, be functioning, affordable, and fully operational, to the satisfaction of the City (see "Performance" under Development Processes/Considerations);
6. Be run by a non-profit operator and be designed, developed, priced, and operated within the spirit of the City's Childcare Development Policy (#4017); and
7. Embody best practices in sustainable design and construction practices. (LEED silver or better standards for construction and interior finishes will be encouraged.)

Development Processes/Considerations

1. Operator Involvement –
 - The indoor floor plan and the outside play area for the childcare facility should be developed in collaboration with the operator or its representative, as determined by the City.
 - An operator should be secured prior to the start of the childcare facility design process.
 - To ensure the facility is satisfactory for childcare programming and related purposes and will be a viable operation, the operator should have input into:
 - space needs and design;
 - operation and functioning of the facility;
 - maintenance;
 - fittings and finishes;
 - equipment; and
 - related considerations.
2. Childcare Licensing Officer Involvement – The application of the Provincial Childcare Regulations can vary based on the local Childcare Licensing Officer's interpretation of programs needs; it is therefore essential that the Licensing Officer be involved with the design and development of the facility from the outset.

3. Performance – As a condition of Development Permit (DP), to ensure the facility will, on an ongoing basis, be both functioning and operational to the satisfaction of the City, the developer will be required, in consultation with the City, operator, and other affected parties, to define a standard of performance and the measures necessary to safeguard that those standards will be achievable (e.g., responsibility for maintenance).

Facility Description

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

In addition, the facility's indoor and outdoor spaces must not be situated:

- Near the project's affordable housing component if that housing is to be "subsidized housing", unless such a location is specifically approved in advance by the City; and
 - Within 15 m of Highway 99, Steveston Highway, or No. 5 Road.
2. Access - Safe, secure, and convenient access for children, staff, and parents is key to the viability of a child care facility. Where determined necessary via the Development Permit (DP) review/approval process, the City may require that the facility is equipped with special features designed to address the challenges of locating a child care facility in a medium-density development. This may include, but is not limited to, the following:
 - private/secured entry from the fronting publicly-accessible street or driveway;
 - drop-off/pick-up parking spaces and bike parking (as per City bylaw) situated immediately adjacent to the primary child care entry and designated for the exclusive use of the child care;
 - over-sized walkways, sidewalks, ramps, gates, and doorways designed to provide convenient and attractive public access to the facility, including accommodation for 3-child strollers, handicapped access, and large groups of people; and
 - pedestrian weather protection at the facility entry, outdoor areas for waiting and congregating, and drop-off/pick-up areas.
 3. Outdoor Space - The outdoor play space must be:
 - immediately adjacent to and directly accessible from (visually and physically) the indoor child care space;
 - generally at the same elevation as the indoor child care space, and any change in grade between the indoor and outdoor spaces or within the outdoor space must be handicapped-accessible;
 - designed to minimize conflict between the child care and adjacent uses (e.g., noise impacts on residents);
 - designed to enhance the relationship between the child care and adjacent open spaces and activities;
 - protected from noise pollution (e.g., highway traffic, vehicle idling) and air pollution (e.g., vehicle exhaust, restaurant ventilation exhausts, garbage and recycling, noxious fumes);
 - safe and secure from interference by strangers and others;
 - sited and designed to provide for adequate sun exposure and weather protection in order to ensure the space is attractive and can accommodate heavy use and a broad range of activities throughout the year (e.g., quick drying surfaces, winter "sun trap", garden plots, covered play areas);
 - tailored to meet the various developmental needs of the ages of children being served;

- landscaped with a combination of hard and soft play surfaces, together with appropriate fencing and access, to provide for a wide variety of passive and active recreation and social activities including, but not limited to, the use of wheeled toys, ball play, and gardening; and
 - fully equipped with play structures and other apparatus that meet the requirements of Licensing authorities and are to the satisfaction of the operator and the City of Richmond.
4. Noise Mitigation – Special measures should be incorporated to minimize traffic noise levels, both indoors and outdoors.
 5. Height Above Grade – The facility's indoor and outdoor spaces (excluding parking) are to be located:
 - at a minimum elevation of 2.9 m geodetic or in conformance with the City of Richmond Flood Construction Level Bylaw or other relevant requirements at the time of the facility's construction, whichever is greater;
 - at or above the finished grade of the outdoor publicly-accessible areas upon which the child care facility fronts (e.g., sidewalk, street, open space); and
 - on the lowest habitable floor of the building.
 6. Parking (including Bicycles) & Loading - As per applicable zoning and related bylaws, unless determined otherwise to the satisfaction of the City.
 7. Natural Light & Ventilation – The facility's indoor spaces (with the exception of washrooms, storage, and service areas) must have operable, exterior windows offering attractive views (near or far) and reasonable privacy/overlook, as determined through Richmond's standard Development Permit (DP) review/approval processes.

Level of Finish

1. Developer Responsibility - The child care facility must be turnkey and ready for immediate occupancy upon completion, with the exception of loose furnishings and related items. This includes, but is not limited to, the following:
 - Indoor Areas -
 - Finished floors installed (e.g., resilient flooring);
 - Walls and ceiling painted;
 - Window coverings installed (e.g., horizontal blinds);
 - Kitchen fully fitted out, including major appliances (e.g., stove/oven, refrigerator, microwave) and cabinets;
 - Washrooms fully fitted out, including sink, toilet, and cabinets;
 - Wired for cablevision, internet, phone, and security;
 - Non-movable indoor cabinets installed, including cubbies; and
 - Operable, exterior windows.
 - Outdoor Areas –
 - All outdoor landscaping (e.g., hard and soft landscaping, fencing, lighting, water and electrical services) installed;
 - All permanently mounted play equipment, furnishings, and weather protection, together with safe play surfaces and related features, installed;
 - Accommodation made for the future installation by others (e.g., operator) of additional equipment and furnishings (i.e. in addition to that provided by the developer); and
 - Features installed outside the bounds of the childcare space that are required to ensure a safe and attractive interface between the childcare and adjacent park or non-park uses (e.g., additional fencing, screening, lighting, signage, grading, planting).

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

Tenure

Preference: Air Space Parcel or Strata Lot

Ownership: Developer transfers ownership to the City.

Legal

As a condition of completing the pending rezoning (RZ 08-450659), legal documents will be required to secure the child care facility contribution, including a "no-development" covenant, an option to purchase, a Letter of Credit, and/or other measures, as determined to the satisfaction of the City.

Signed copy on file (Received September 16, 2009)

Signed (Applicant)

Date



City of
Richmond

Rezoning Considerations

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

Address: 10880, 10820 and 10780 No. 5 Road and 12733 Steveston Highway (The Gardens Development Lands) **File No.:** ZT 11-593771

Prior to final adoption of Zoning Amendment Bylaw 8891, the developer is required to complete the following:

- I. Undertake all necessary modifications and revisions to the existing Legal Agreement registered on title of 10880, 10820 and 10780 No. 5 Road and 12733 Steveston Highway (reference legal documents CA2088652 to CA2088656) to the satisfaction of the Director of Development in order to achieve the following:
 - a) A revised legal agreement would continue to be registered on title of the Gardens development lands.
 - b) Removal of clauses and relevant subdivision plans (showing the Gardens development lands) that reference the provisions of the child care facility to be provided on the Gardens Development lands.
 - c) Inclusion of appropriate wording in the legal agreement to indicate that the child care facility to be provided at the sole cost of the developer is to be located on the Assembly (ASY) zoned portion of City land at 10640 No. 5 Road.
 - d) Inclusion of the appropriate subdivision plan to identify the City-owned land (10640 No. 5 Road).
 - e) Maintain existing clauses, provisions and subdivision plans securing the legal agreement that restricts build-out of the Gardens development lands to 67% until such time that a child care facility is provided on City-owned land at 10640 No. 5 Road by the developer (at their sole cost).
 - f) Conversion of the existing buildings located at 10640 No. 5 Road (the City-owned site) to a child care facility to the standards and guidelines established in the "Child Care Facility Terms of Reference – Developer Requirements".
 - g) The general provisions contained in the attached schedule to the legal agreement identifying the "Child Care Facility Terms of Reference – Developer Requirements" be maintained with revisions to reflect the location of the facility on city lands and other changes as deemed necessary.
 - h) That this revised and amended legal agreement be registered on title of the Gardens development lands (10880, 10820 and 10780 No. 5 Road and 12733 Steveston Highway) in conjunction with any required discharges and/or release of existing legal agreements on title that are to be replaced.



**Richmond Zoning Bylaw 8500
Amendment Bylaw 8891 (ZT 11-593771)
10880, 10820 AND 10780 NO. 5 ROAD AND 12733 STEVESTON
HIGHWAY**

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

I. Richmond Zoning Bylaw 8500 is amended by:

i. Repealing section 20.18.4.4 and 20.18.4.5 (Permitted Density) and replacing it with:

"20.18.4 Permitted Density

4. The total **floor area** used for:

- a) **Commercial use** within the area bounded by Highway 99, Steveston Highway, No. 5 Road and the **Agricultural Land Reserve** shall not exceed 9,000.0 m²;
- b) **Residential use** within the area bounded by Highway 99, Steveston Highway, No. 5 Road and the **Agricultural Land Reserve** shall not exceed 53,511.0 m².

5. For the purpose of Section 20.18.4, **floor area ratio** shall be calculated based on the area bounded by Highway 99, Steveston Highway, No. 5 Road and the **Agricultural Land Reserve**, regardless of **subdivision**."

ii. Repealing section 20.18.7.1 (Permitted Heights) and replacing it with:

"20.18.7 Permitted Heights

1. The maximum **height** is:

- a) For **buildings**: 20.0 m, but containing not more than 5 storeys over a parking **structure**, except that:
 - i) For **buildings** located more than 90.0 m from No. 5 Road: 25.0 m, but not containing more than 6 storeys over a parking **structure**."

2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 8891".

FIRST READING

PUBLIC HEARING

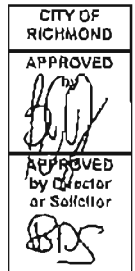
SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

APR 23 2012



MAYOR

CORPORATE OFFICER