



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

Monday, July 16, 2012 - 7 p.m.

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

OPENING STATEMENT

Page

PH-7

1. **Zoning Amendment Bylaw 8917 (RZ 04-265950)**
(File Ref. No. 12-8060-20-8917, RZ 04-265950) (REDMS No. 3428667)

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

Location: 8751 Cook Road

Applicant: Matthew Cheng Architect Inc.

Purpose: To rezone the subject property from “Low Density Townhouses (RTL1)” to “High Density Townhouses (RTH3)”, to permit development of eight (8) three-storey townhouse units.

First Reading: June 25, 2012

Order of Business:

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

PH-27

- (a) Lin Yu Jie, 6-8691 Cook Road

3. Submissions from the floor.

Council Consideration:

1. Action on second and third readings of Bylaw 8917.



Page

- PH-29** 2. **Official Community Plan Amendment Bylaws 8915 and 8916
(Affordable Housing Provisions in Special Development Circumstances)**
(File Ref. No. 12-8060-20-8915/8916) (REDMS No. 3487847)

See Page **PH-29** for full report

Location: City Centre Area and West Cambie Area

Applicant: City of Richmond

Purpose: To amend the definition of affordable housing density bonus requirements for apartments and mixed use developments over 80 residential units to add a provision to provide a cash contribution towards affordable housing only in Council approved special development circumstances, while meeting the City's affordable housing policy requirements.

First Reading: June 25, 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 and third readings of Bylaws 8915 and 8916.

☐

2. Adoption of Bylaws 8915 and 8916.

☐

- PH-57** 3. **Official Community Plan Amendment Bylaw 8910
Repeal of Housing Agreements Bylaw 8911 (Mayfair Place and Cambridge Park)
Zoning Text Amendment Bylaw 8912 and Bylaw 8913
and Zoning Amendment Bylaw 8914 (RZ 11-591685)**
(File Ref. No. 12-8060-20-8677/8687, RZ 11-591685, ZT 12-605555 and 12-605577, HX 12-605913 and 12-60592) (REDMS No. 3476878)

See Page **PH-57** for full report

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Location: 6251 Minoru Boulevard, 6111 through 6651 Minoru Boulevard, 9331 – 9411 Odlin Road, 9566 Tomicki Avenue, 9399 Odlin Road, and 9500 Odlin Road

Applicants: Polygon Carrera Homes Ltd. and City of Richmond

Purpose of OCP Designation Amendment Bylaw 8910:

An amendment to the Development Permit Guidelines in the City Centre Area Plan is proposed to change the form of development for the subject site and six adjacent parcels (6111 through 6651 Minoru Boulevard) from “mid-rise” to “high-rise” residential, commercial & mixed use forms to more properly reflect the form of development massing previously approved or anticipated with redevelopment of this area.

Purpose of Termination of Housing Agreements Bylaw 8911:

To terminate Affordable Housing Agreement Bylaw 8677 for 9331 – 9411 Odlin Road and Bylaw 8687 for 9500 Odlin Road and 9399 Tomicki Avenue in exchange for a cash contribution to the City’s Affordable Housing Reserve Fund. This will mean there will be no affordable housing units in these projects.

Purpose of Zoning Text Amendments Bylaw 8912 and 8913:

Bylaw 8912: To amend the maximum floor area ratio to 1.7 FAR for 9500 Odlin Road (“Cambridge Park”) and 9399 Odlin Road (“Mayfair Place”).

Bylaw 8913: To amend the maximum floor area ratio to 0.75 FAR for 9566 Tomicki Avenue (“Fisher Gate”).

Purpose of Zoning Amendment Bylaw 8914:

To rezone 6251 Minoru Boulevard from “School and Institutional Use (SI)” to “High Rise Apartment (ZHR11) Brighthouse Village (City Centre)”, to permit development of five high-rise residential towers with a combined total of approximately 631 dwelling units including two towers with 296 seniors affordable housing units to be owned by the Richmond Kiwanis Senior Citizens Housing Society and 335 market housing units in three towers on the lot to be owned by Polygon Carrera Homes Ltd.

First Reading: June 25, 2012

Page

Order of Business:

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

- PH-201** (a) Vicky So, 1503-6088 Minoru Blvd.
PH-202 (b) Jacinto So, 10791 Roselea Cres.
PH-203 (c) Robert Wright, 318-6931 Cooney Road
PH-204 (d) John Cheng, 1101-6088 Minoru Blvd.
PH-205 (e) Amy Chung, 1207-6080 Minoru Blvd.
PH-206 (f) Adrian Sandu, 1207-6080 Minoru Blvd.
PH-207 (g) Cindy Howard, 1004-6631 Minoru Blvd.
PH-209 (h) Diane Lanston, 121-6271 Minoru Blvd.
PH-210 (i) Melba Jacobsen, 145-6291 Minoru Blvd.

3. Submissions from the floor.

Council Consideration:

1. Action on second & third readings of Bylaws 8910, 8911, 8912, 8913 and 8914.



- PH-211** 4. **Zoning Amendment Bylaw 8908 (ZT 12-610945)**
(File Ref. No. 12-8060-20-8908) (REDMS No.)

See Page **PH-211** for full report

Location: 16540 River Road

Applicant: Viridi Pacific Holdings Ltd.

Purpose: Amend the Light Industrial (IL) zoning district to:

- (1) Remove the site specific restriction related to the maximum number of commercial vehicles (40) that can be parked or stored on a site.
- (2) Remove the site specific provision that requires all commercial vehicles that are parked or stored on a site to be used exclusively for the transport of agricultural produce from a farm operation within the City.

Page

- (3) Remove the site specific restriction that prohibits commercial vehicle dump trucks to be parked or stored on a site.

First Reading: July 3, 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 8908.

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2. Adoption of Bylaw 8908.

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ADJOURNMENT

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Page



City of Richmond
Planning and Development Department

Report to Committee

To: Planning Committee

Date: May 31, 2012

From: Brian J. Jackson, MCIP
Director of Development

File: RZ 04-265950

Re: Application by Matthew Cheng Architect Inc. for Rezoning at 8751 Cook Road
from Low Density Townhouses (RTL1) to High Density Townhouses (RTH3)

Staff Recommendation

That Bylaw No. 8917, for the rezoning of 8751 Cook Road from "Low Density Townhouses (RTL1)" to "High Density Townhouses (RTH3)", be introduced and given first reading.

Brian J. Jackson, MCIP
Director of Development

EL:blg
Att.

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

Staff Report

Origin

Matthew Cheng Architect Inc. has applied to the City of Richmond for permission to rezone 8751 Cook Road (**Attachment 1**) from Low Density Townhouses (RTL1) to High Density Townhouses (RTH3) in order to permit the development of eight (8) townhouse units on the site (**Attachment 2**).

Findings of Fact

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

Surrounding Development

To the North: Existing single-family dwellings on lots zoned “Single Detached (RS1/E)” and designated General Urban T4 in the City Centre Area Plan (CCAP) - Brighthouse Village;

To the East: Existing eight (8) unit townhouse development zoned “Low Density Townhouses (RTL1)” and designated General Urban T4 in the CCAP - Brighthouse Village.

To the South: Cook Road, William Cook Elementary School and an existing two-storey and four-storey multi-family development both zoned Land Use Contract 25 and designated General Urban T4 in the CCAP – Brighthouse Village. The CCAP also indicates a future Park, the configuration of which is to be determined in the future.

To the West: Existing 14 unit townhouse development zoned “Low Density Townhouses (RTL1)” and designated General Urban T4 in the CCAP – Brighthouse Village.

Related Policies & Studies

Official Community Plan (OCP)

The subject site is designated “Neighbourhood Residential” in the Official Community Plan (OCP). The proposed land use is consistent with the use permitted by the designation.

City Centre Area Plan (CCAP)

The Brighthouse Village Specific Land Use Map in the City Centre Area Plan (CCAP) designates the site as Urban Centre T4, which permits mixed multiple-family residential/commercial and multiple-family residential use (high-density townhouse). The site is located within “Sub-Area B.1: Mixed- Use – Low-Rise Residential & Limited Commercial” which is intended for primarily grade-oriented housing or equivalent in the form of higher-density townhouses (with common parking structures) or lower-density conventional and stacked townhouses (with individual garages). Other than the density proposed, the preliminary design of the proposal complies with the Sub-Area B.1 Guidelines in terms of land use and overall neighbourhood character. A discussion on the proposed density is provided under the “Analysis” section. Further consideration of the Development Guidelines will take place at the Development Permit stage of the process.

Floodplain Management Implementation Strategy

The applicant is required to comply with the Flood Plain Designation and Protection Bylaw (No. 8204). The site is located within an area where the minimum habitable elevation is 2.9 m geodetic; however, there are provisions to permit habitable space, provided it is located a minimum of 0.3 m above the highest level of the crown of any road that is adjacent to the parcel. A Flood Indemnity Restrictive Covenant specifying the minimum flood construction level is required prior to rezoning bylaw adoption.

Affordable Housing Strategy

The applicant proposes to make a cash contribution to the affordable housing reserve fund in accordance to the City's Affordable Housing Strategy. As the proposal is for townhouses, the applicant is making a cash contribution of \$2.00 per buildable square foot as per the Strategy; making the payable contribution amount of \$24,661.

OCP Aircraft Noise Sensitive Development (ANSO) Policy

The subject site is located south of Westminster Highway in an area that permits consideration of all aircraft noise sensitive land use types. However, as the site is affected by Airport Noise Contours, the development is required to register an aircraft noise sensitive development covenant prior to final adoption of the rezoning bylaw.

Public Art

The City's Public Art Policy does not apply to residential development consisting of less than 10 units. The proposed eight (8) unit development will not participate in the City's Public Art Program.

Consultation

School District

This application was not referred to School District No. 38 (Richmond) because it does not have the potential to generate 50 or more school aged children. According to OCP Bylaw Preparation Consultation Policy 5043, which was adopted by Council and agreed to by the School District, residential developments which generate less than 50 school aged children do not need to be referred to the School District (e.g., typically around 295 multiple-family housing units). This application only involves eight (8) multiple-family housing units.

Public Input

The application confirmed that a development sign was posted on-site in 2004 when the application was initiated with the City. The signage was removed at some time during the review process and the applicant has confirmed that updated signage has been erected on-site.

Staff met with a resident from the adjacent eastern townhouse development and received one letter from a resident of the four-storey apartment located on the south side of Cook Road in 2004, at which time 22 townhouse units were proposed on-site.

Concerns associated with height and overlook have been addressed through the substantial redesign of the project. To address concerns associated with traffic volume and the safety of children attending the nearby William Cook Elementary School during construction, the applicant is required to submit a construction parking and traffic management plan to the Transportation Division and is required to undertake proper construction traffic controls in accordance with Ministry of Transportation and Infrastructure regulations.

No additional telephone calls or written correspondence has been received in association with the revised development proposal. This rezoning application generally complies with the Official Community Plan (OCP) and the City Centre Area Plan (CCAP). The statutory Public Hearing will provide area residents, businesses and property owners with opportunity to comment on the application.

Staff Comments

Changes to the Original Proposal

The original development proposal proposed 22 units in a four storey structure. The building form, density and height were incompatible with both the existing adjacent developments and the geometry and total area of the subject site.

The process of redesigning the building form included changes that have reduced the density proposed from 1.15 Floor Area Ratio (FAR) to 0.83 FAR, reduced the height of the building from a four-storey to three-storey structure, and increased building setbacks.

Site Servicing

An independent review of servicing requirements (storm) concludes that storm upgrades to the existing system are required to support the proposed development. As a condition of rezoning, the developer is required to enter into a standard Servicing Agreement for the design and construction of the storm upgrades as identified in the capacity analysis (please see **Attachment 5** for details).

Frontage Improvements

No frontage beautification is appropriate at this time since relocation of sidewalk to the property line would cause the sidewalk to meander dramatically over a very short distance with no adjacent redevelopment imminent. However, as a condition of rezoning, the developer is required to register a 1.5 m wide Public Rights-of-Passage (PROP) Right-of Way (ROW) along entire street frontage (south property line) for future frontage beautification.

As part of the Servicing Agreement, the developer is also required to install a 3 m x 3 m concrete bus pad along Cook Road, as far west as possible along the site's frontage, to ensure the protected trees within the front yard of the site would not be impacted.

Vehicle access

A single vehicle access via Cook Road is proposed. There are no opportunities to share access with either of the adjacent existing townhouse developments.

Tree Retention and Replacement

A Tree Survey, submitted by the applicant, indicates the location of four (4) bylaw-sized trees. A Certified Arborist's report was submitted by the applicant in support of the application. The report confirms that there are:

- One (1) bylaw-sized tree located on the subject property; and
- Three (3) bylaw-sized trees located on the adjacent properties to the west at 8691 Cook Road.

The City's Tree Preservation Coordinator has reviewed the Arborist Report and concurs with the arborist's recommendation to preserve the Western Red Cedar tree located at the southwest corner of the site. Tree protection fencing should be located a minimum 4 m out from the base of the tree (to the north and east). There is an existing asphalt surface parking area that encroaches to within 1 m of the tree. The asphalt within 4 m-tree protection zone will have to be removed under the supervision of the project Arborist or by hand. Existing grades should be maintained within the protection zone. The proposed bus pad should be located a minimum of 4 m from the tree (outside the tree protection area). A contract with a Certified Arborist to monitor all works to be done near or within the tree protection zone must be submitted prior to Development Permit issuance. The applicant is also required to submit a \$10,000.00 Tree Survival Security for the Western Red Cedar tree located on-site prior to Development Permit issuance.

It is noted that the hedge currently located along the Cook Road frontage is in poor condition and should be removed; compensation is not required.

The applicant has committed to the retention of three (3) trees located on the adjacent property to the west at 8691 Cook Road. These trees should be protected with tree protection zone at least 1.5 m into the site. A Tree Protection Plan is attached (**Attachment 4**).

Indoor Amenity Space

The applicant is proposing a contribution in-lieu of on-site indoor amenity space in the amount of \$8,000 as per the Official Community Plan (OCP) and Council policy.

Outdoor Amenity Space

Outdoor amenity space will be provided on-site and is adequately sized based on the Official Community Plan (OCP) guidelines. The design of the children's play area and landscape details will be refined as part of the Development Permit application.

Analysis

High Density Townhouses (RTH3)

The proposed zoning High Density Townhouses (RTH3) with a maximum density of 0.85 FAR and the proposed density (0.83 FAR) complies with the General Urban (T4) designation under the CCAP. The prescribed density based on the Minimum Net Development Site Size under the Sub-Area Guidelines is 0.75 FAR; however, a higher density is being considered based on the following:

- The only bylaw-sized tree on site (along the road frontage) is being preserved, which will contribute a maturity to the streetscape elevation;
- 17 new trees are proposed on site, which will contribute to the development identity;
- One (1) convertible unit is proposed;
- A 1.5 m wide Public Rights-of-Passage (PROP) along entire south property line is being provided with the installation of concrete bus pad along the site's frontage;
- The site is an orphan lot with townhouse developments on either sides;
- The site is much larger than minimum lot size (600 m²) required to accommodate a density of 0.75 FAR; and
- The proposal demonstrates that a density higher than 0.75 could be accommodated on site with nominal impact to the neighbouring developments.

OCP and CCAP Compliance

The proposal to develop townhouses is consistent with the objectives of the City Centre Area Plan – Sub-Area B.1 in terms of land use and character. The site plan identifies the unit location and configuration of the internal drive aisle, as well as the location of the outdoor amenity space for the complex. The unit design includes a layout to accommodate conversion for universal access. The Development Permit application will provide more information and detail regarding the form and character of the proposal in addition to the landscaping and design of the outdoor amenity area.

Requested Variance

Based on the review of current site plan for the project, a variance to allow for a total of 14 tandem parking spaces in seven (7) townhouse units is being requested.

Based on the City Centre location, the bylaw requirement is for 10 residential parking spaces. By permitting tandem arrangement in seven (7) of the garages, the applicant is able to provide five (5) extra parking spaces on site (by turning five (5) single car garages and two (2) double car garages into seven (7) tandem garages). Tandem parking arrangement is generally supported on its reduction on pavement area on site and facilitation of a more flexible site layout. On-street parking is not an issue on this block as it is available on both sides of Cook Road. A restrictive covenant to prohibit the conversion of the tandem garage area into habitable space is required prior to final adoption.

Design Review and Future Development Permit Considerations

Design options are limited by the geometry of the site, specifically, the site's relatively narrow (25.4 m) frontage. Both the western and eastern adjacent sites were designed to present building ends to the street. The relatively narrow frontage of the subject site combined with design limitations resulting from the east/west unit orientation of adjacent developments limit design flexibility.

A Development Permit is required to ensure that the proposed development is sensitively integrated with adjacent developments and reflects the guidelines outlined in the CCAP for the Brighthouse Village. A Development Permit application is required to be processed to a satisfactory level to satisfy considerations associated with the proposed rezoning of the site.

The following issues are to be further examined in association with the Development Permit:

- Clear demarcation of the outdoor amenity area and details to support and justify this area as a functional common outdoor amenity area rather than an extension of the private outdoor amenity space associated with the southern-most unit;
- Location and design of the garbage/recycling collection facilities on-site;
- Viable landscaping along the eastern edge of the drive aisle;
- Location and design of the convertible unit and other accessibility features; and
- Sustainability features proposed.

Financial Impact or Economic Impact

None.

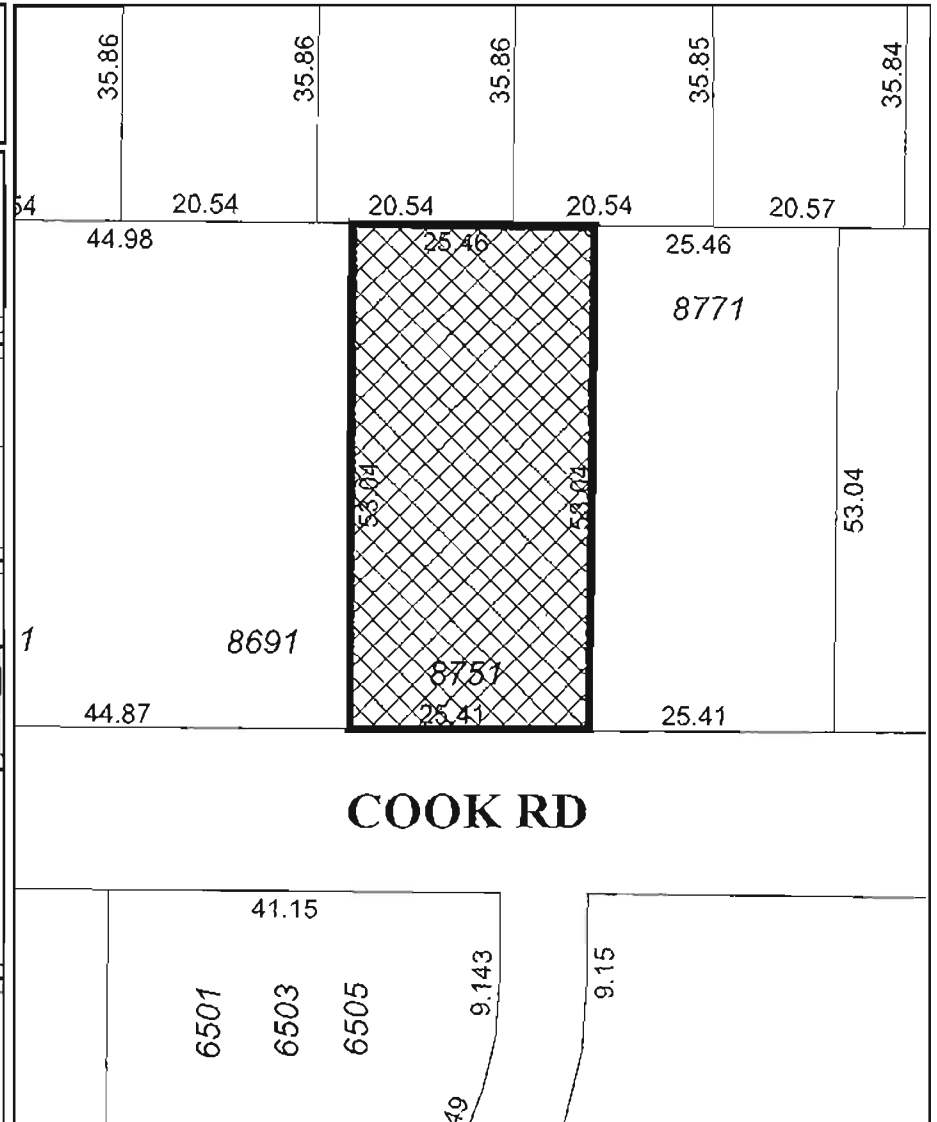
Conclusion

The proposed townhouse development is consistent with the objectives of the City Centre Area Plan – Brighthouse Village Specific Land Use Map and Sub-Area B.1 in terms of land use, character, and density. Overall, the project is attractive and a good fit with the neighbourhood. Further review of the project design will be required to ensure a high quality project, and will be completed as part of the future Development Permit process. On this basis, staff recommend that the proposed rezoning be approved.



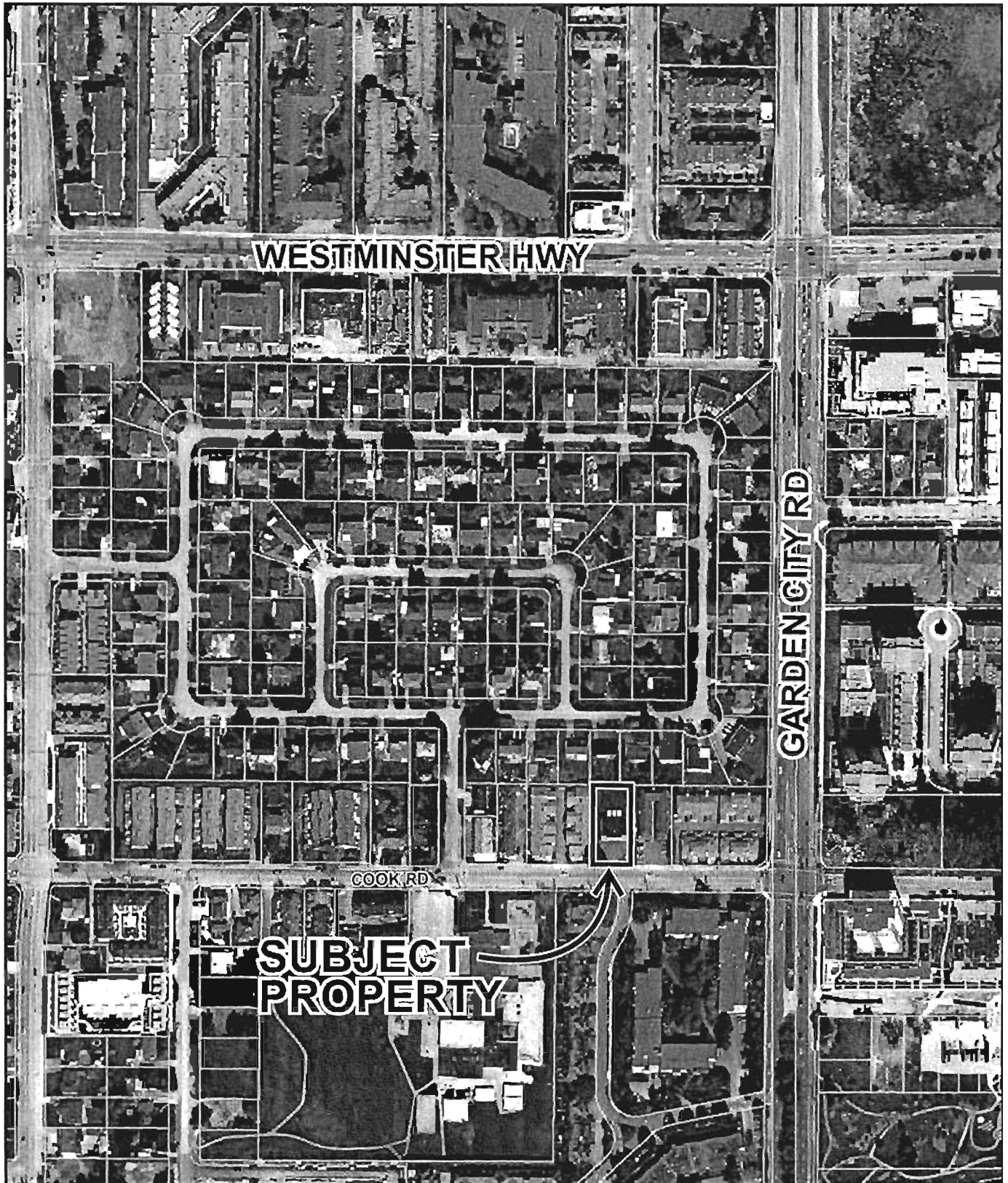
Edwin Lee
Planner I
(604-276-4121)

EL:blg
Attachment 1: Location Map
Attachment 2: Conceptual Development Plans
Attachment 3: Development Application Data Sheet
Attachment 4: Tree Protection Plan
Attachment 5: Rezoning Considerations Concurrence



RZ 04-265950

Note: Dimensions are in METRES



RZ 04-265950

Original Date: 05/31/12

Amended Date:

Note: Dimensions are in METRES



**MATTHEW CHENG
ARCHITECT INC.**

4040-137 PLAINS AVENUE
VANCOUVER, B.C. V6A 3A4
TEL: (604) 271-5422 FAX: (604) 271-5426
WWW.MCHENGARCHITECT.COM

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See Notes Revision

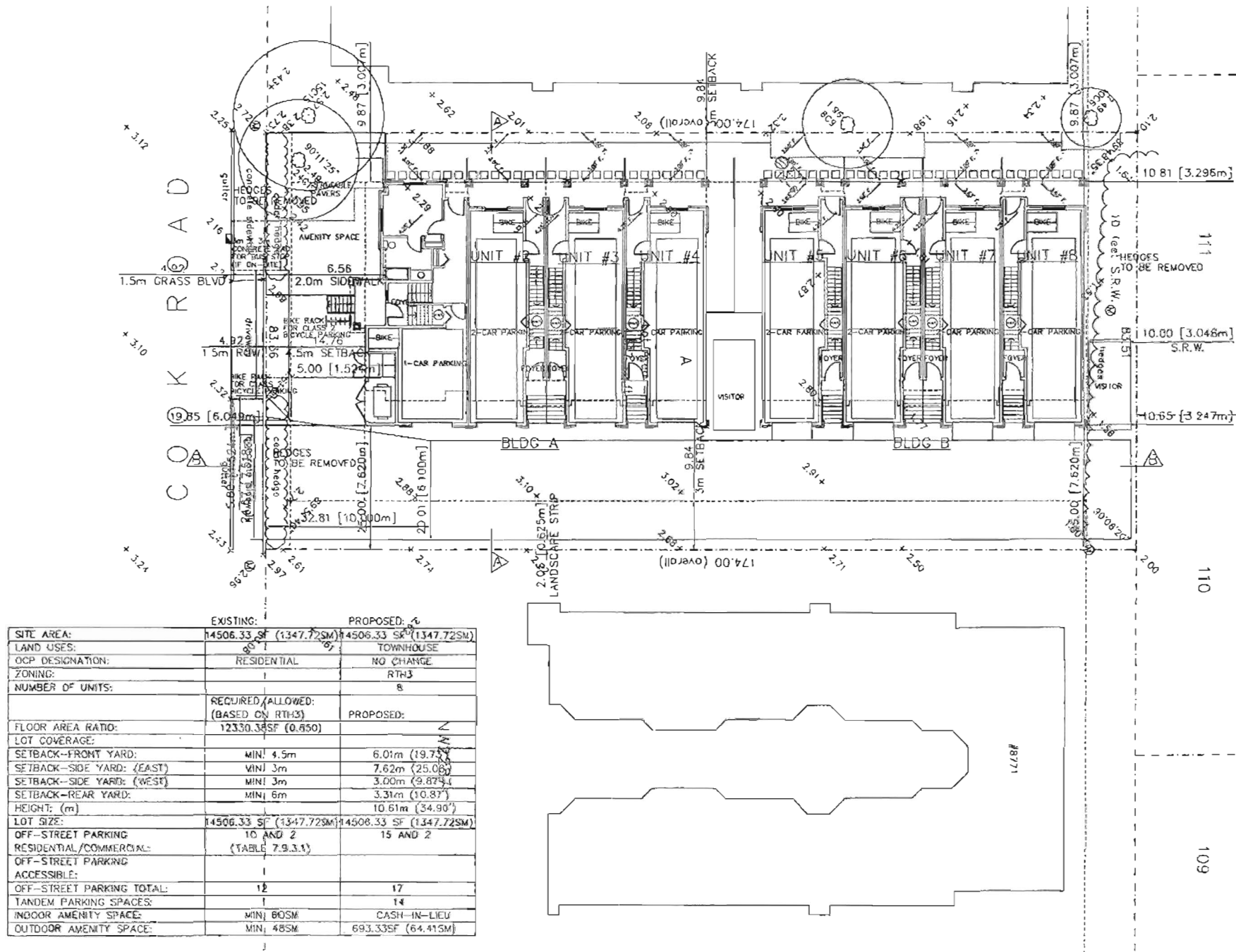
Comments

Project Title

8751 COOK ROAD
RICHMOND, B.C.

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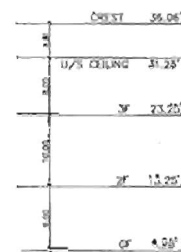
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Project Number	
Working Date	APR 24, 2013
Print Date	MAY 28, 2013
Sheet No.	#1



	EXISTING:	PROPOSED:
SITE AREA:	14506.33 SF (1347.72SM)	14506.33 SF (1347.72SM)
LAND USES:	RESIDENTIAL	TOWNHOUSE
OCF DESIGNATION:	RESIDENTIAL	NO CHANGE
ZONING:		RTH3
NUMBER OF UNITS:		8
	REQUIRED: 10 AND 2 (BASED ON RTH3)	PROPOSED: 15 AND 2
FLOOR AREA RATIO:	12330.38SF (0.850)	
LOT COVERAGE:		
SETBACK-FRONT YARD:	MIN: 4.5m	6.01m (19.72')
SETBACK-SIDE YARD (EAST):	MIN: 3m	7.62m (25.00')
SETBACK-SIDE YARD (WEST):	MIN: 3m	3.00m (9.84')
SETBACK-REAR YARD:	MIN: 6m	3.31m (10.87')
HEIGHT: (m)		10.61m (34.90')
LOT SIZE:	14506.33 SF (1347.72SM)	14506.33 SF (1347.72SM)
OFF-STREET PARKING	10 AND 2	15 AND 2
RESIDENTIAL/COMMERCIAL:	(TABLE 7.9.3.1)	
OFF-STREET PARKING ACCESSIBLE:	1	
OFF-STREET PARKING TOTAL:	12	17
TANDEM PARKING SPACES:	1	14
INDOOR AMENITY SPACE:	MIN: 60SM	CASH-IN-LIEU
OUTDOOR AMENITY SPACE:	MIN: 48SM	693.33SF (64.41SM)

BLDG A: SOUTH ELEVATION (COOK ROAD)

BLDG A: NORTH ELEVATION

[illegible]

MATTHEW CHENG
ARCHITECT INC.

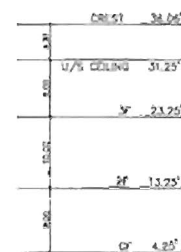
DAVID M. STEIN, STEVEN A. VERONEI
VANDERBILT UNIVERSITY
JANUARY 1991

Introducing a new wine to the world, the domestic market, the wine must first be approved and tested from the government's point of view. All wines are approved in the U.S. by the Federal Alcohol Administration, which is responsible for the regulation of the wine industry. The Federal Alcohol Administration is part of the U.S. Department of Health, Education and Welfare. The Federal Alcohol Administration is responsible for the regulation of the wine industry. The Federal Alcohol Administration is responsible for the regulation of the wine industry. The Federal Alcohol Administration is responsible for the regulation of the wine industry.

File Name	Modified
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BLDG B: SOUTH ELEVATION

BLDG B: NORTH ELEVATION



BLDG 8: SECTION THROUGH FOYER



ELEVATIONS

Given: _____
 Check: _____
 Sol: _____
 $\frac{1}{f} = \frac{1}{v} + \frac{1}{u}$
 (Print Name) _____

Revision Order DEC. 04, 2007	Doc. No. #4
Print Date APR 12, 2011	



**MATTHEW CHENG
ARCHITECT INC.**

ONE OF A KIND ARCHITECTURE
VANCOUVER, BC V6V 2A9
TEL: (604) 275-1111 / FAX: (604) 275-1112
WWW.MATTHEWCHENGARCHITECT.COM

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Rev: 001 / Revision

Comments:

Project Data

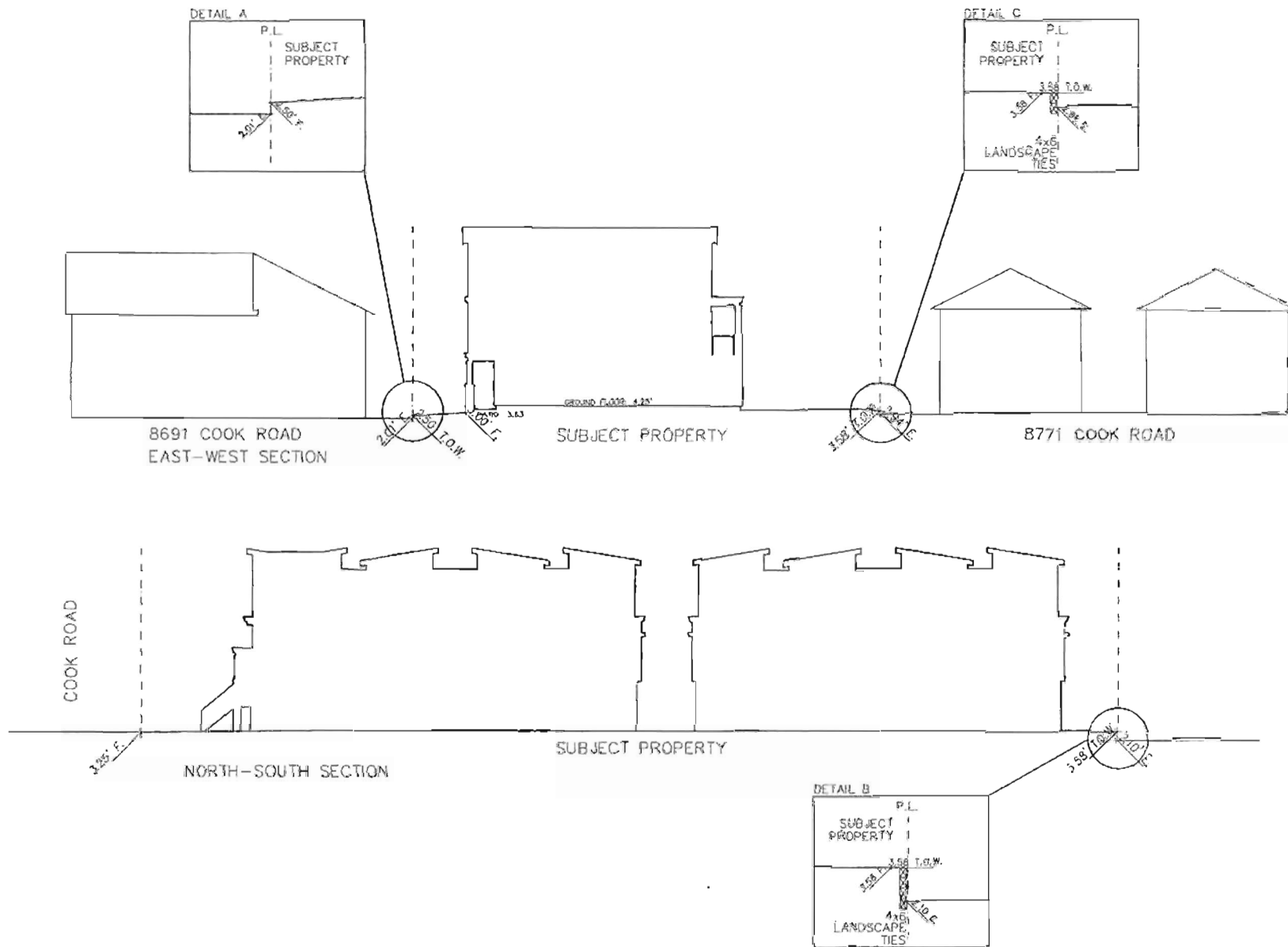
8751 COOK ROAD
RICHMOND, B.C.

Site Section

SITE SECTIONS

Design:
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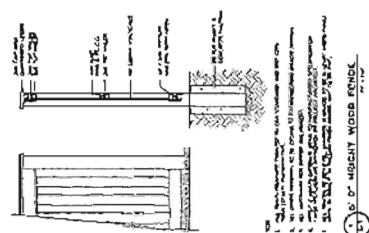
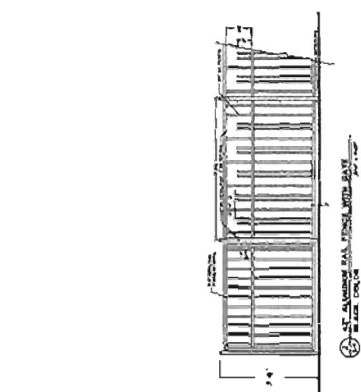
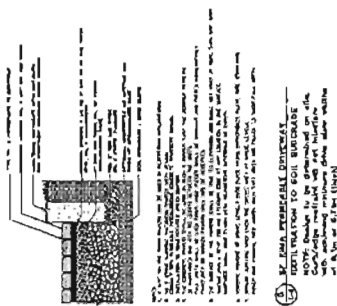
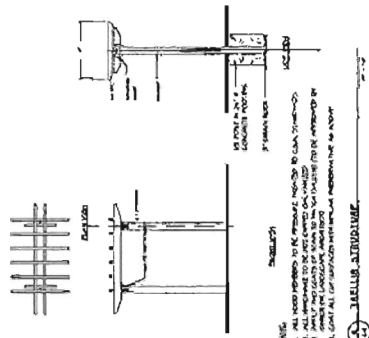
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DATE



NO.	DATE	DESCRIPTION
1	10/10/10	10/10/10
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DATE

PROJECT
 8 UNIT TOWNHOUSE
 DEVELOPMENT
 1351 COOK ROAD
 RICHMOND, BC

DATE

LANDSCAPE
 DETAILS

DATE

L2

DATE

DATE

DATE



City of Richmond

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

Development Application Data Sheet

RZ 04-265950

Attachment 3

Address: 8751 Cook Road

Applicant: Matthew Cheng Architect Inc.

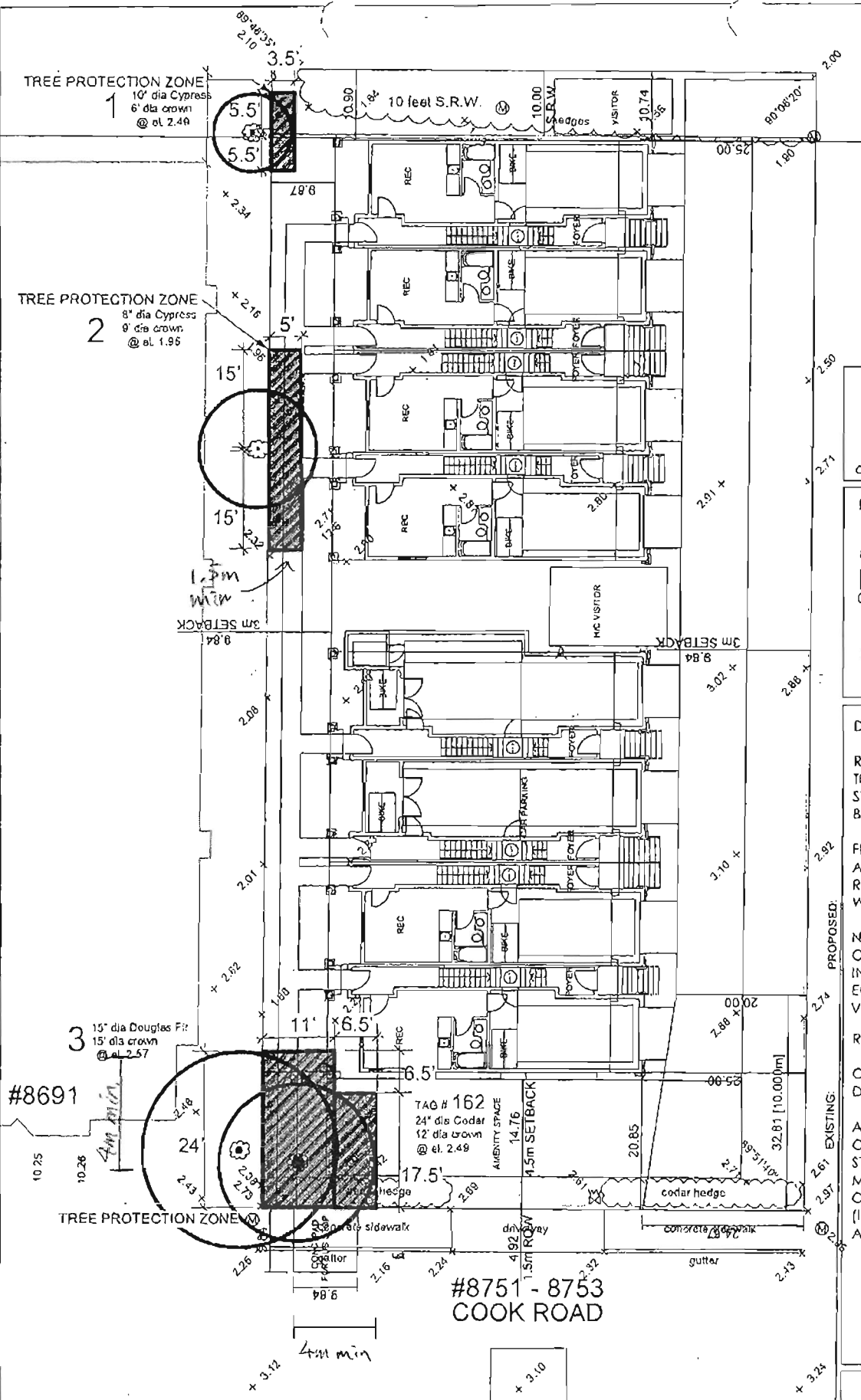
Planning Area(s): City Centre Area Plan (Schedule 2.10) – Sub-Area B.1

	Existing	Proposed
Owner:	Eluk Holdings Ltd.	No Change
Site Size (m ²):	1,345 m ²	No Change
Land Uses:	Single-Family Residential	Multiple-Family Residential
OCP Designation:	Neighbourhood Residential	No Change
Area Plan Designation:	General Urban (T4)	No Change
702 Policy Designation:	N/A	No Change
Zoning:	Low Density Townhouses (RTL1)	High Density Townhouse (RTH3)
Number of Units:	1	8
Other Designations:	N/A	No Change

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.85	0.83	none permitted
Lot Coverage – Building:	Max. 45%	44.3%	none
Lot Coverage – Building, Structures, & Non-Porous Surfaces	Max. 70%	70% Max.	none
Lot Coverage – Landscaping:	Min. 20%	20% Min.	none
Setback – Front Yard (m):	Min. 4.5 m	4.5 m min.	none
Setback – East Side Yard (m):	Min. 2.0 m	7.62 m	none
Setback – West Side Yard (m):	Min. 2.0 m	3.0 m	none
Setback – Rear Yard (m):	Min. 2.0 m	3.31 m	none
Height (m):	12.0 m (3 storeys)	12.0 m (3 storeys) Max.	none
Lot Size (min. dimensions):	20m wide x 30m deep	25.4m wide x 53.0m deep	none

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Lot Size (area):	600 m ²	1,345 m ²	none
Off-street Parking Spaces – Residential (R) / Visitor (V):	1.2 (R) and 0.2 (V) per unit	1.875 (R) and 0.25 (V) per unit	none
Off-street Parking Spaces – Total:	12	17	none
Tandem Parking Spaces:	not permitted	14	variance required
Amenity Space – Indoor:	Min. 70 m ² or Cash-in-lieu	\$8,000 cash-in-lieu	none
Amenity Space – Outdoor:	Min. 6 m ² x 8 units = 48 m ²	48 m ² Min.	none

Other: Tree replacement compensation required for loss of bylaw-sized trees.



CATHERINE MACDONALD INC.
648 East 5th Street
North Vancouver, BC
V7L 1M7
604.904.0302
catherine@catheinemacdonald.ca

ISSUED: 22 September 2010

8.5" x 11" SHEET @ 100%

0 5 10 20 30 FEET



DO NOT SCALE PLAN.

REFER TO DIMENSIONS. DIMENSION TREE PROTECTION BARRIERS AS SHOWN AND BUILD AS PER CITY TREE BYLAW.

FENCING AND SIGNAGE EXAMPLES ARE ATTACHED TO PDF ARBORIST REPORT AND ARE AVAILABLE ON CITY WEBSITE.

NO ENTRY OF ANY KIND SHALL OCCUR WITHIN THE TP2. THIS INCLUDES PEOPLE, MATERIALS OR EQUIPMENT STORAGE OF ANY KIND, VEHICLE TRAFFIC OR PARKING.

REFER TO ARBORIST REPORT.

CONSULT PROJECT ARBORIST IF IN DOUBT ABOUT ANY TREE ISSUE.

ALL LANDSCAPE/TREE WORK TO CONFORM TO THE BC LANDSCAPE STANDARD (7TH EDITION) AS A MINIMUM. ALL TREE WORK TO CONFORM TO THE STANDARDS OF THE (ISA) INTERNATIONAL SOCIETY OF ARBORICULTURE.

TREE PROTECTION PLAN
8751 COOK RD
Richmond, BC



Rezoning Considerations

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

Address: 8751 Cook Road

File No.: RZ 04-265950

Prior to final adoption of Zoning Amendment Bylaw 8917, the developer is required to complete the following:

1. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within the tree protection zone of the trees to be retained. The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections, and a provision for the Arborist to submit a post-construction assessment report to the City for review.
2. Submission of a Tree Survival Security to the City in the amount of \$10,000 for the Western Red Cedar trees to be retained. 50% of the security will be released at final inspection of the Building Permits and 50% of the security will be release two (2) years after final inspection of the Building Permits in order to ensure that the tree has survived.
3. Installation of appropriate tree protection fencing around all trees to be retained as part of the development prior to any construction activities, including building demolition, occurring on-site.
4. The granting of a 1.5m wide Public Rights of Passage (PROP) statutory rights-of-way (ROW) along the entire south property line for future frontage beautification.
5. Registration of an aircraft noise sensitive use covenant on title.
6. Registration of a flood indemnity covenant on title.
7. Contribution of \$1,000 per dwelling unit (e.g. \$8,000) in-lieu of on-site indoor amenity space.
8. City acceptance of the developer's offer to voluntarily contribute \$2.00 per buildable square foot (e.g. \$24,661) to the City's affordable housing fund.
9. Registration of a legal agreement on title prohibiting the conversion of the tandem parking area into habitable space.
10. The submission and processing of a Development Permit* completed to a level deemed acceptable by the Director of Development.
11. Enter into a Servicing Agreement* for the design and construction of storm upgrades and a bus pad along the site's frontage. Works include, but may not be limited to,
 - a) Upgrade the existing 450mm diameter storm sewer to 600mm diameter (with a length of 110 meters) from the proposed site's west property line to existing manhole STMH 6432 (located approximately 110 meters east of proposed site's west property line); and
 - b) Installation of a 3m x 3m bus pad as far west as possible without damaging the Western Red Cedar trees being protected along the site's frontage.

Note: Existing/proposed City utilities, infrastructure and trees are located within rights-of-way on this site or located adjacent to this site, that may be impacted by the on-site development works (i.e. buildings, foundations, structures, services, construction, etc.) or the proposed off-site works. The Servicing Agreement design must include an impact assessment complete with recommendations to ensure the following conditions are met:

- that the City be able to construct, maintain, operate, repair or remove City utilities/infrastructure without impact to the on-site and offsite works, and
- that the on-site works, or their construction/maintenance of, not cause damage to the City utilities/infrastructure.
- the Engineering design, via the Servicing Agreement and/or the Development Permit and/or the Building Permit design must incorporate the recommendations of the impact assessment..

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

1. Submit a report and recommendations prepared by an appropriate registered professional, which demonstrates that the interior noise levels and thermal conditions comply with the City's Official Community Plan requirements for Aircraft Noise Sensitive Development. The standard required for air conditioning systems and their alternatives (e.g. ground source heat pumps, heat exchangers and acoustic ducting) is the ASHRAE 55-2004 "Thermal Environmental Conditions for Human Occupancy" standard and subsequent updates as they may occur. Maximum interior noise levels (decibels) within the dwelling units must achieve CMHC standards follows:

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

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.

[Signed original on file]

Signed

Date



Richmond Zoning Bylaw 8500
Amendment Bylaw 8917 (RZ 04-265950)
8751 COOK ROAD

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

1. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it **HIGH DENSITY TOWNHOUSES (RTH3)**.

P.I.D. 013-852-485

Lot A Section 9 Block 4 North Range 6 West New Westminster District Plan 81460

2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 8917".

FIRST READING

A PUBLIC HEARING WAS HELD ON



SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

JUN 25 2012

CITY OF RICHMOND
APPROVED by 
APPROVED by Director or Solicitor 

MAYOR

CORPORATE OFFICER

MayorandCouncillors

From: City of Richmond Website [webgraphics@richmond.ca]
Sent: Friday, 6 July 2012 5:16 PM
To: MayorandCouncillors
Subject: Send a Submission Online (response #709)
Categories: 12-8060-20-8917 - 8751 Cook Road

To Public Hearing	
Date:	July 16, 2012
Item #	1
Re:	Bylaw 8917

Send a Submission Online (response #709)**Survey Information**

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	7/6/2012 5:19:50 PM

Survey Response

Your Name:	Lin Yu Jie
Your Address:	6 8691 Cook Rd
Subject Property Address OR Bylaw Number:	8751 Cook Road (Bylaw 8917)
Comments:	<p>The members of my residence are opposed to rezoning the property adjacent to our own. We feel that the raucous process of the operation would disturb many if not all of the residents living within the vicinity. Furthermore, the general consensus of residents is that this area is congested enough without construction adding to that.</p>





City of Richmond

Report to Committee

To:	Planning Committee	Date:	May 30, 2012
From:	Cathryn Volkering Carlile General Manager – Community Services	File:	08-4057-05/2012
Re:	Project Specific Financial and Policy Considerations for the Proposed Kiwanis Towers Affordable Housing Development at 6251 Minoru Boulevard		

1. That the recommendations in the staff report dated May 30, 2012 from the General Manager, Community Services, to provide financial support by the City to Richmond Kiwanis Senior Citizens Housing Society for the proposed Kiwanis Towers affordable housing project at 6251 Minoru Boulevard, be endorsed, subject to the following conditions being satisfied:
 - a. Richmond Rezoning Bylaw 8500, Amendment Bylaw No. 8914 (RZ 11-591685) being adopted; and
 - b. Confirmation from the Kiwanis Seniors Housing Society that the required funding and/or financing has been secured.
2. That the Kiwanis Towers development be approved as a special development circumstance, meeting the Affordable Housing Strategy and other City policy requirements, as outlined in the staff report dated May 30, 2012 from the General Manager, Community Services, titled "Project Specific Financial and Policy Considerations for the Proposed Kiwanis Towers Affordable Housing Development at 6251 Minoru Boulevard.
3. That Official Community Plan Amendment Bylaw No. 8915 to amend the City Centre Area Plan (dated September 14, 2009), as set out in the staff report dated May 30, 2012 from the General Manager of Community Services, entitled "Project Specific Financial and Policy Considerations for the Proposed Kiwanis Towers Affordable Housing Development at 6251 Minoru Boulevard", be introduced and given first reading.
4. The Official Community Plan Amendment Bylaw No. 8916 to amend the West Cambie Area Plan (dated July 24, 2006), as set out in the staff report dated May 30, 2012 from the General Manager of Community Services, entitled "Project Specific Financial and Policy Considerations for the Proposed Kiwanis Towers Affordable Housing Development at 6251 Minoru Boulevard", be introduced and given first reading.

5. That Bylaws No. 8915 and No. 8916, having been considered in conjunction with:

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

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

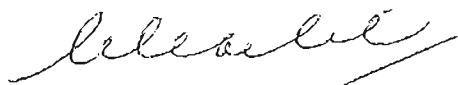
6. That Bylaw No. 8915 and No. 8916, having been considered in accordance with OCP Bylaw Preparation Consultation Policy 5043, is hereby deemed not to require further consultation.

7. That amendments to the Richmond Affordable Housing Strategy (dated May 9, 2007), as set out in **Attachment 3** of the staff report dated May 30, 2012 from the General Manager of Community Services, entitled "Project Specific Financial and Policy Considerations for the Proposed Kiwanis Towers Affordable Housing Development at 6251 Minoru Boulevard", be approved as Addendum No. 4 to the Richmond Affordable Housing Strategy.

8. That staff work with the Richmond Kiwanis Senior Citizens Housing Society applicant team to assist in the development of a tenant management plan to address: operation and tenant management, resident amenity planning, and community networking and partnership opportunities for the delivery of housing and resident programming.

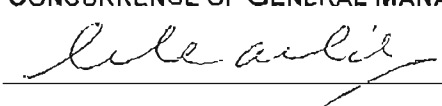


9. That \$5,452,672 be allocated to Kiwanis Towers Affordable Housing Development from the existing City Wide Affordable Housing projects.

10. That staff bring forward reports to Council to request funds for the Kiwanis project as part of the Capital Budget process or through a special report, if required



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

Att. 4

REPORT CONCURRENCE			
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER	
Budgets	<input checked="" type="checkbox"/>		
Law	<input checked="" type="checkbox"/>		
Development Applications	<input checked="" type="checkbox"/>		
Policy Planning	<input checked="" type="checkbox"/>		
Real Estate	<input checked="" type="checkbox"/>		
REVIEWED BY TAG SUBCOMMITTEE	INITIALS: 	REVIEWED BY CAO	INITIALS: 

Staff Report

Origin

On July 22, 2009, Council passed the following motion:

That staff 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.

This report responds to the above referral, specifically pertaining to a proposed redevelopment of the Kiwanis Senior's Housing Complex. The report provides information on the Kiwanis redevelopment proposal. It includes a rationale to utilize the City's Capital Affordable Housing Reserve Funds to support the development of subsidized, low-income housing for seniors through the provision of City contributions to cover development cost charges, servicing costs and municipal permit fees for the project and a portion of the construction costs of the project.

In addition to the 2009 referral, staff also brought forward the Kiwanis/Polygon concept last year, prior to the submission of the application, to City Council for discussion. The proposed concept was supported by Council.

Analysis

The City has received a Rezoning application from Polygon Carrera Homes Ltd. ("Polygon") in collaboration with the Kiwanis Senior Citizens Housing Society ("Kiwanis") for the development of the Kiwanis Towers low income seniors rental housing at 6251 Minoru Boulevard. The proposed affordable housing portion of the development consists of 2 concrete towers containing a total of 296 1-bedroom units and 710 square metres of resident indoor amenity spaces ("Kiwanis Towers Project").

The Affordable Housing Strategy prioritizes the use of affordable housing reserve funds for subsidized housing to support low income households (i.e. rents below what is stipulated in the Strategy for low end market rental units). In addition, Affordable Housing Reserve Fund allocations are determined through a competitive proposal call process (i.e. the City-owned site at 8111 Granville Avenue/8080 Anderson Road), with exception given to Council approved affordable housing projects in special development circumstances to:

- Meet senior government funding deadlines, and
- Confirm that funding has or will be obtained from other levels of government and other partners.

The Kiwanis request for the 6251 Minoru Boulevard affordable housing development has been reviewed as a "project-specific" special development circumstance that is proposing to:

- Secure rents below the Affordable Housing Strategy rates;
- Seek financial support from other levels of government;
- Meet the Affordable Housing Reserve Fund Policy funding priority for the provision of subsidized rental housing (i.e. low income seniors); and

- Align with the Affordable Housing Strategy proposal review and approval criteria.

Subject to Council approval, the proposed Kiwanis and City-owned sites will be the only affordable housing developments at this time to be considered for municipal capital funding support that varies from the City's standard affordable housing and OCP policies. Further details of the Kiwanis review and determination for funding are outlined below and described in this report.

As part of the proposal, Kiwanis has requested City financial support for the proposed Kiwanis Tower project, to include:

Kiwanis Towers Financial Project Summary:

Financial Contribution Category	Total Amount	Current Funding Source
Kiwanis Proposed Equity Contribution	\$21,070,000	Kiwanis
City Contribution: Affordable Housing Value Transfers from Polygon projects (Subject to Council approval and provided that City receives such funds)	\$18,690,406	City of Richmond through affordable housing value transfers from Polygon projects.
City Contribution:	\$ 2,147,204	City of Richmond
City Contribution: Municipal Contribution towards Development Cost Charge, Servicing Cost Charge, and Building Permit Fees	\$ 3,305,468	City of Richmond
Remaining Estimated Financing Required (*Total reflects proposed contributions being applied, as noted above)	\$13,275,922	Kiwanis to secure mortgage (BC Housing providing construction financing and arranging mortgage)
Total Gross Capital Construction Project Costs (A fixed construction contract has been negotiated between Kiwanis and Polygon)	\$58,489,000	

*Total financing costs are subject to BC Housing financing approval terms and requirements. Kiwanis reports \$16,581,390 for BC Housing financing costs, which doesn't reflect the proposed City contribution towards DCC, SC, and Municipal Permit costs.

Average Tenant Rents: \$680-\$830 (Rents may be lower based on final requirements for financing)

Total Shelter Costs: \$755-\$905 (Includes rent, average electrical charges, and tenant insurance)

A Housing Agreement to secure 296 units of low-income rental housing for seniors will be registered on title. A subsequent report will be brought forward to Council outlining the terms and conditions for the housing agreement.

This report provides an overview and analysis of the Kiwanis request with respect to:

Section A: City Policy considerations to support the Kiwanis Towers financial support request, and

Section B: Affordable Housing Strategy requirements and considerations.

Section A: City Policy Considerations and Proposed City Contributions to Support the Kiwanis Towers Financial Support Request

To support the viability of the project and to further Kiwanis' ability to provide tenant rents below what is stipulated in the Affordable Housing Strategy, the proposal involves the following financial offsets:

- Existing funds in the City's Capital Affordable Housing Capital Reserve Fund, and
- Affordable Housing Value Transfers from current and proposed Polygon projects, (note: further details of the proposed transfer method and outcomes are outlined below).

Staff had previously conducted a review to determine what funding sources could be utilized to provide financial support for the affordable housing projects. Through the review, it was 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 required amendments to align with the Affordable Housing Strategy and other City requirements for the allocation and distribution of Affordable Housing Reserve Funds.

Council endorsed the proposed amendments to the above Bylaws and policy at its meeting of April 10, 2012. The Bylaw and amendments were subsequently adopted. The amendments provide Council with the authority to direct:

1. Different proportions of contributions to the Affordable Housing Reserve Funds, from time to time, to support affordable housing special development circumstances, and
2. Capital financial support for specific affordable housing developments for affordable housing project eligible costs that include:
 - a) Municipal 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).
 - 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 (e.g. design costs, soft costs).

A. Proposed City Contribution: Affordable Housing Value Transfers

Kiwanis is requesting the City's consideration of financial support for the proposed Kiwanis Towers development to support the financial viability of the project, and to provide tenant rents below what is stipulated in the City's Strategy. Kiwanis is requesting Council consideration of approval for affordable housing value transfers from Polygon sites that have or will require the provision of affordable housing.

The proposal identifies values for converting the requirement to provide affordable housing units into a cash-in-lieu equivalent (referred to in this report as Affordable Housing Value Transfers or AHVT) for several current and proposed Polygon developments. These AHVTs are proposed to be deposited into the City's Affordable Housing Capital Reserve Fund and then, at the City's discretion, allocated to the Capital construction costs of the proposed Kiwanis Towers development.

The City hired G.P. Rollo & Associates (GPRA), land economists, experienced in affordable housing matters, to:

1. Work with the City and Polygon to analyze the proposed AHVT rates;
2. Review the proposed AHVT's to support the Kiwanis site; and
3. Generate a calculation method that is sound and reasonable, without creating an on-going incentive for developers to deviate from standard City policy.

The AHVT rate has been determined as the difference between the cost to produce a unit and the average market value of the affordable housing units, utilizing Richmond specific market analysis. From the GPRA analysis, it was determined that the affordable housing value transfer for developments *where developers do not intend to keep the affordable housing portion of their density bonus* granted for developing affordable housing on the transfer site will be:

- A. \$160 sf. for wood-frame construction, and
- B. \$225 sf. for concrete projects.

These rates would apply where the developer pays the AHVT rate and doesn't choose to build the affordable housing square footage either on the development site or another site in the City. This reduces the gross buildable area by the affordable housing square footage and common areas that are no longer required.

It is important to note that should developers opt to keep the affordable housing portion of their density bonus, granted for developing affordable housing on another transfer site, the amounts are higher and will be:

- A. \$230 sf. for wood-frame construction, and
- B. \$278 sf. for concrete projects.

Kiwanis is requesting that the City accept AHVT contributions for the following current and proposed Polygon developments. If Council approves the proposed developments, Kiwanis is requesting that 100 percent of the contributions be allocated to the City's Capital Affordable Housing Reserve Fund and at the City's discretion (provided that the amounts have been collected), be used to support the Kiwanis Towers project. It is important to note that rates are derived for the purpose of the Kiwanis Development Tower project only and should not be used for future projects. The request includes:

Project	Affordable Housing Value Transfer Rate	Affordable Housing Square Feet	Total Contribution
Mayfair Place 9399 Odlin Road (16 Built, Secured Units) RZ 10-537689 (West Cambie Area)	\$160/ sf.	13,896 sf. actual built area	\$2,223,360
Cambridge Park 9500 Odlin Road (22 Built, Secured Units) RZ 08-408104 (West Cambie Area)	\$160/sf.	17,010 combined built area (Cambridge, Wishing Tree and Fisher Gate)	\$2,721,600
Carrera (Market side/Kiwanis) 6251 Minoru Boulevard RZ 11-591685 (Pending Council Approval) (City Centre)	\$225/sf.	18,071 sf.	\$4,066,031
Mueller 8331, 8351, 8371 Cambie Rd. & 3651 Sexsmith Rd. RZ 11-591985 (Under Review By Staff) (City Centre)	\$225/sf.	23,277 sf.	\$5,237,409
Alexandra Road East 9331, 9393, 9431, 9451 & 9471 Alexandra Road RZ 12-598503 (Under Review By Staff) (West Cambie)	\$160/sf.	9,817 sf.	\$1,570,741
Alexandra Road West 9491, 9511, 9531 & 9591 Alexandra Road RZ 12-598506 (Under Review By Staff) (West Cambie)	\$160/sf.	17,945 sf.	\$2,871,264
Total			\$18,690,406

*Above amounts are subject to the City's final determination, subject to annual review and construction price index adjustments, as required.

Kiwanis is applying for construction and mortgage financing from BC Housing. The proposed affordable housing value transfers will support the non-profit affordable housing provider to qualify for Provincial Project Approval for financing.

B. Proposed City Contribution: Cash-In-Lieu Contributions

Cash-in-lieu contributions are deposited to the City's Affordable Housing Reserve Fund to support the City's ability to purchase or acquire land for affordable housing development and to leverage funding opportunities to work with senior levels of government and community-based groups to support the City's affordable housing objectives.

On July 24, 2006, Council adopted the West Cambie-Alexandra Amenity Guidelines- Policy 5044. The guidelines developed developer contribution guidelines for developers seeking a density bonus through rezoning applications in the West Cambie area.

In 2007, a total of \$2,147,204 was received from the Polygon Hennessey Green (9800 Odlin Road; RZ 06-354959) and Meridian Gate (9288 Odlin Road; RZ 06-344033) projects in the West Cambie area. The projects contributions were deposited to the City's Affordable Housing Reserve Fund to be used for Affordable Housing Capital Projects in the West Cambie area.

Kiwanis has requested that an amount equal to the voluntary housing contributions of \$2,147,204 made by Polygon for the Hennessey Green and Meridian Gate projects be disbursed towards the Kiwanis Tower Projects.

C. Proposed City Contribution: Development Cost Charge, Service Cost Charge and Building Permit Fees

Due to limited senior government capital funding for subsidized rental housing development, an integrated funding approach is required to leverage financial support from various sources.

In addition, Kiwanis is requesting consideration of City contributions toward the development cost charge, service cost charge, development application and/or building permit fees to support their efforts to provide tenant rents that are below the rates stipulated in the Strategy. Their request has been reviewed utilizing a criteria generated from comparative research of current municipal grant initiatives. A summary of the assessment is as follows:

Criteria Requirements	Kiwanis Tower Project	Eligibility
<i>The eligible applicant must be a non-profit society or non-profit developer</i>	Richmond Kiwanis Seniors Housing Society has operated Seniors housing at the Minoru location since 1959.	Constitution registered on September 21, 1959 B.C. Registered Society Business Number on file.
<i>A written request from the applicant indicating the number of units to secure rents below what is stipulated in the Affordable Housing Strategy</i>	The affordable housing development consists of: 296 subsidized, seniors rental units The 2012 affordable housing strategy stipulates a \$925 maximum rent for a 1-bedroom unit, in accordance with Housing Income Limits published by CMHC.	A rezoning application has been received for the proposed development. Kiwanis will secure rents ranging between \$680-\$830 per month. The total shelter costs will range between \$755-\$905 per month (i.e. rent, electrical and tenant liability insurance costs).

<i>The rents must be secured below the Affordable Housing Strategy in perpetuity.</i>	Terms to be Secured through a City's Housing Agreement and Housing Covenant registered on title in perpetuity.	Rents and income threshold limits and annual verification of tenant eligibility are subject to the City's requirements as outlined in the Housing Agreement.
<i>Confirmation that funding from at least one source has been committed and/or secured (e.g. a partner from another level of government, private sector, or non-profit sector).</i>	Kiwanis equity contribution (\$21 M) BC Housing Financing Provisional Provincial Approval has been provided to Kiwanis. Proposed City contributions.	Final Provincial Project Approval will be processed upon receiving confirmation that the project has received the required municipal approvals and has met the BC Housing financing requirements. BC Housing to have 1 st priority on construction financing agreements. City to assume 2 nd priority on mortgage and other security.
<i>The applicant has submitted a sound financial, business, and a resident amenity plan.</i>	A financial pro forma has been received to include capital construction costs and on-going operating/maintenance budget requirements. On behalf of Kiwanis, Polygon to facilitate a tenant relocation program during construction to include: move out, move in, and temporary rental placement and assistance. In addition, Kiwanis and Polygon representatives are working with the City through a collaborative multi-stakeholder initiative (i.e. City, BC Housing, Vancouver Coastal Health, BC Non-Profit Housing Association, and BC Hydro) to support the rezoning process, development of an affordable housing provision rationale and a communications process.	Polygon has been hired by Kiwanis to oversee the development and construction management of the proposed Kiwanis Towers development. City staff facilitated a multi-stakeholder project communications process to support: 1) BC Hydro Thermal Comfort and Energy Modeling to maximize: energy efficient building design, life cycle operation cost analysis, and non-profit provider and tenant utility savings. 2) Resident amenity and service program planning (e.g. community health spaces). 3) Operations and Management plans (i.e. tenant management, operation and maintenance requirements and best practices).
<i>Housing is to be owned and operated in the long-term by a non-profit society, non-profit housing provider or government body.</i>	A City Housing Agreement and Housing Covenant will be registered on title to ensure use is secured in perpetuity. BC Housing to register a Section 219 Covenant on Title, which will expire 5 years after the mortgage being paid in full.	Kiwanis Senior Housing Society will retain ownership and oversee the management of the proposed Kiwanis Towers Development as senior low-income rental housing.

The development cost charge, service cost charge, development application and/or building permit fees are calculated by the total square feet of buildable, residential area that is designated for subsidized, affordable rental housing. The contribution by the City for the payment of these costs is proposed to come from the City's Affordable Housing Capital Reserve Fund. The estimated costs are:

CITY CONTRIBUTION: CATEGORY	AMOUNT
Development Cost Charges	\$2,160,118
Building Permit Fees	\$691,000
Servicing Cost Charges - Road Works	\$196,950
Servicing Cost Charges - Water	\$72,150
Servicing Cost Charges - Storm	\$74,100
Servicing Cost Charges - Sanitary	\$40,950
Servicing Cost Charges - Hydro / Telephone	\$42,900
Servicing Cost Charges - Service Connection Fees	\$27,300
Total City Contribution	\$3,305,468

*Offsite services were based on a pro-rated land area calculation between Polygon's adjacent Carerra development and Kiwanis. Kiwanis was allocated 39% of the total costs. Actual costs of Servicing Agreements will not be finalized until engineering design is approved and the contract for construction that will include servicing related costs is secured. Should the actual values exceed \$454,350; any additional level requests are to be provided in writing from the Kiwanis Society to include confirmed values and are subject to the City determination and approval requirements.

Summary: The Kiwanis Towers project meets the non-profit eligibility requirements to apply for a City contribution for the payment of Development Cost Charge, Service Cost Charge, and Building Permit fees. The City's contribution would support Kiwanis to achieve financial viability and to maintain rents below the Strategy rates.

Section B: City policy and Affordable Housing Strategy proposal review considerations

The Richmond OCP Bylaw Preparation Consultation Policy 5043 provides direction regarding the consultation requirements for an OCP amendment. The Policy requires a local government to consider opportunities for consultation with persons, organizations and authorities that may be affected by the enactment, repeal, or amendment of an OCP bylaw. The consultation process for the Kiwanis proposed development included two components to address the physical nature and affordable housing arrangements, as noted below:

A. Physical nature of the proposed Kiwanis development

Community consultation details about the physical nature of the proposed Kiwanis development are outlined in the report entitled, "Application by Polygon Development 275 Ltd. for Rezoning at 6251 Minoru Boulevard from School and Institutional Use (SI) to High Rise Apartment (ZHR11) Brighthouse Village (City Centre)", dated May 30, 2012 from the Director of Development.

B. The affordable housing arrangements of the proposed Kiwanis development

The Strategy's affordable housing proposal review criteria focuses on supporting non-profit affordable housing providers to build capacity to respond to existing and emerging affordable housing needs. Staff worked with Kiwanis Seniors Housing Society and Polygon to build relationships, provide resources, generate stakeholder consultation, and facilitate technical analysis for the support for affordable housing development that includes the provision of cash contributions to support affordable housing in special development circumstances.

The collaborative, multi-stakeholder consultation process included participation from:

<i>BC Non-Profit Housing Association</i>	<ul style="list-style-type: none"> - Provided assistance in the facilitation of the BC Hydro Thermal Comfort and Energy Modeling - Provided non-profit resources and technical support to Kiwanis, Polygon and the City.
<i>BC Hydro</i>	<ul style="list-style-type: none"> - BC Hydro New Construction Program to conduct the Thermal Comfort and Energy Modeling
<i>BC Housing</i>	<ul style="list-style-type: none"> - Collaborative Project Communications support - Project Financing, Operations and Management expertise and best practice information.
<i>Vancouver Coastal Health</i>	<ul style="list-style-type: none"> - Collaborative project communications support - Facilities, Minoru Residence, communications, community partnership, and senior tenant health and well-being considerations.
<i>CHIMO Crisis Services (Outreach and Advocacy)</i>	<ul style="list-style-type: none"> - Provided tenant assistance, support and input into the Kiwanis Tenant Relocation Program implementation.
<i>Seniors Advisory Committee</i>	<ul style="list-style-type: none"> - Provided Kiwanis and Polygon feedback about the proposed development with respect to senior and community issues.
<i>Seniors Minoru Place Society Executive Board</i>	<ul style="list-style-type: none"> - Provided feedback about the proposed development and key resident and community amenity planning considerations for seniors.
<i>City staff</i>	<ul style="list-style-type: none"> - Facilitated inter-department collaboration to provide technical, communications, planning, and community services support to Kiwanis and Polygon. - Community Services staff provided applicants with the Affordable Housing Strategy proposal review criteria and utilized the information to guide the collaborative process.

Further collaboration is recommended, due to the significant proposed investment of municipal resources that is being requested for the project, as well as, to support Kiwanis in the development of resident amenity programming, community networking and partnership opportunities to effectively meet the projected increase and diverse needs of the seniors to be housed in the proposed development.

It is believed that the Policy 5043 requirements have been met through the consultation process. Further opportunities for input by residents, business, organizations, and property owners will be provided at the Planning Committee meeting, Council meeting, and statutory Public Hearing.

1. Proposed Amendments to City Centre Area Plan (CCAP)- Section 4.1.(n)- Density Bonusing- Affordable Housing

On September 14, 2009, the City Centre Area Plan was adopted by Council. In accordance with the Richmond Affordable Housing Strategy, an affordable housing density bonusing approach is included in the City Centre Area Plan to be used for rezoning applications in the City Centre.

Existing Policy Requirements

Apartment and mixed use developments over 80 residential units are required to construct affordable housing units on site.	Make available at least 5% of their total residential building area (or a minimum of 4 residential units) for affordable low end market rental housing. Note: Calculation on net area as per the Zoning Bylaw.
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An amendment to the CCAP Section 4.1 is required to allow developers to provide cash contributions for affordable housing in special development circumstances that include apartments or mixed use developments over 80 units, which meet the City's Affordable Housing Strategy and Policy requirements. The proposed amendment to Bylaw No. 8915 reflects the recommended amendment that is required to facilitate the contributions from the current and proposed Polygon developments within the City Centre Area (**Attachment 1**).

Proposed Amendment to be added (in bold)

Apartment and mixed use developments over 80 residential units	Construct and make available at least 5% of their total residential building area (or a minimum of 4 residential units) for affordable low end market rental housing, <u>or</u> <u>Provide a cash contribution towards affordable housing only in Council approved special development circumstances, while continuing to meet the City's affordable housing policy requirements.</u>
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2. Proposed amendments to the West Cambie Area Plan- Section 9.3, Objective 3

On July 24, 2006, the West Cambie Area Plan was adopted and includes the following policy for affordable housing density bonuses for properties within the Alexandra quarter:

Existing Policy Requirements

Density Bonusing- Affordable Housing	<p>a) Density Bonusing will be offered to developers where they build affordable housing with their development;</p> <p>b) The intent of density bonusing for affordable housing is to secure a number of affordable housing units within a development (e.g. 5% of the total units) and to permit additional density for market housing as a financial incentive to the developer for building the affordable housing;</p> <p>c) Conceptually, the increased density bonus (DB) will be allocated, as follows:</p> <ul style="list-style-type: none"> • One-third of the DB, for affordable housing; and • Two-thirds of the DB to pay for the affordable housing and to provide a developer incentive. • Note that this formula may vary slightly, based on an economic analysis during the development application review process. <p>d) City staff and developers will work together to achieve this goal.</p>
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An amendment to the West Cambie Area Plan density bonusing amenity provisions for affordable housing is required to permit cash contributions towards affordable housing in special development circumstances. The proposed amendment to Bylaw No. 8916 reflects the recommended amendment that is required to facilitate the contributions from the current and proposed Polygon developments within the West Cambie Area (**Attachment 2**).

Proposed Amendment to be added (in bold)

Density Bonusing- Affordable Housing	<p>e) <u>Provide a cash contribution towards affordable housing only in Council approved special development circumstances, while continuing to meet the City's affordable housing policy requirements.</u></p>
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3. Affordable Housing Policy proposed amendments- Policy Area #2

Policy area 2, recommendations 9 and 10 of the Affordable Housing Strategy outlines the requirements for the use of regulatory tools and approaches to facilitate the creation of new affordable housing.

Existing requirements – Policy Area #2, Recommendation No. 9 and 10

Affordable Low End Market Rental Housing	
#9)	In order to meet the City's targets for affordable low end market rental housing, a density bonusing approach involving the provision of affordable housing units as an amenity be utilized for apartment and mixed use developments involving more than 80 residential units for rezoning applications received after July 1, 2007.
#10)	<p>Where an affordable housing unit density bonusing approach is provided for apartment and mixed use developments involving more than 80 residential units:</p> <ul style="list-style-type: none"> a) at least 5% of the total residential building area (or a minimum of 4 residential units) should be made available for affordable low end market rental purposes; b) the unit sizes and number of bedrooms will be determined by the City; and c) the affordable low end market rental units will be subject to a housing agreement registered on title.

The City has historically recognized the value of securing built affordable housing in areas throughout Richmond. Therefore, any decision on accepting AHVT contribution in place of requiring the constructed affordable housing units for the purpose supporting the proposed Kiwanis Towers project should not be viewed as a precedent or shift from the City's standard requirement to implement the affordable housing built requirements as part of the density bonus provisions in each planning area (e.g. City Centre Area Plan and West Cambie Area Plan).

However, as a special development circumstance, to facilitate the AHVTs to support the creation and funding of seniors rental housing at the Kiwanis Towers project, an amendment to the Affordable Housing Strategy Policy Area 2 is required (**Attachment 3**). The proposed amendment, presented below and in Attachment 3, will uphold the City's preferred method of securing units through the density bonusing approach and will allow for AHVT contributions to City approved affordable housing projects in special development circumstances.

Proposed Amendment to be added (in bold)

<p>Affordable Low End Market Rental Housing</p>	<p>In order to meet the City's targets for affordable low end market rental housing, a density bonusing approach involving the provision of affordable housing units as an amenity be utilized for apartment and mixed use developments involving more than 80 residential units for rezoning applications received after July 1, 2007, and</p>
<p>#9a)</p>	<p><u>In lieu of constructed units, cash contributions to be allowed toward affordable housing only in Council approved special development circumstances that meet the City's affordable housing policy and other</u></p>

#10d)	<p><u>City requirements.</u></p> <p><u>In lieu of constructed units, cash contributions to be allowed towards affordable housing only in Council approved special development circumstances that meet the City's affordable housing policy and other City requirements. The affordable housing transfer value rates are subject to the City's final determination and periodic assessment of housing, market and financial requirements.</u></p>
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4. Policy and Impact Assessment to the City's Affordable Housing Needs

The proposed development and request for affordable housing value transfers will support the provision of much needed low-income, senior rental housing and the financial viability of the Kiwanis project. However, the proposed transfers also raises socio-economic and policy questions, such as:

1. Is it the best use of significant municipal investment of resources (i.e. Affordable Housing Reserve Funds and the conversion of secured, built affordable housing units to market housing) to support affordable housing for one targeted population group (i.e. low-income seniors) versus a broader range of groups?
2. What is the impact of accepting AHVT contributions to the Low End Market Rental Inventory?
3. How will the proposed Kiwanis Towers affordable housing development meet the Affordable Housing Strategy's long-term estimated housing needs and objectives?

A diverse affordable housing supply is required to support Richmond's low income households. According to 2001 Core Need Household data and 2006 Census reflects that:

- Approximately 4,120 or 25 percent of Richmond renter households are core need households (i.e. spending more than 30 percent of income on shelter),
- Of these households, 1,995 spend at least 50 percent of their income on rent (INALH). INALH households face extreme affordability challenges and risk of homelessness, and
- 25 percent of Richmond's seniors are low-income (i.e. below Statistic Canada's Low Income Cut Off values), representing the third highest proportion of low income seniors in the region.

Richmond's Official Community Plan (OCP), Section 3.2, anticipates a significant increase in the City's senior population over the next two decades. The Richmond population is projected to increase by 163 percent or 38,000 more individuals, comparing to a region-wide forecast rate of 118 percent. This will contribute to an increasing demand for diverse housing forms, specialized housing and assisted rental housing for low income senior households.

The 2006 Census reports the Richmond seniors' population at:

Richmond Seniors by Age Category

Age Group	Total
Total Seniors- 55 Years and above	42,625
55-64 Years	21,260
65-74 Years	11,885
75 Years and above	9,480

The 2006 Census reports 42,625 seniors (55 years and above) reside in Richmond. The areas with the highest number of seniors are: City Centre, Steveston, Broadmoor, and Blundell. Given the growing demand and varying housing and support needs required for seniors, close proximity to services and community amenities, as well as, affordable, accessible and aging-in-place housing options are required.

Richmond's Seniors Income Distribution

Annual Income Range	Number of Persons	Affordable Shelter Cost
Under \$15,000	16,675	\$375 and below
\$15,000-\$29,999	10,305	\$375-\$750
\$30,000-\$44,999	6,300	\$750-\$875
\$45,000-\$59,999	3,735	\$1,125-\$1,500
\$60,000 and over	4,670	\$1,500 and above
Total With After-Tax Income	41,690	

The average reported senior income was reported at \$41,690. Of the 85,250 Richmond residents who are 55 and over, 25 percent are low-income, representing the third highest proportion of low income seniors in the region. There were 830 senior households over the age of 65 that reported spending at least 50 percent of their annual income on total shelter costs, which is reflected in the table below:

INALH Senior Households

Richmond	1996	2001	2006
45-54	775	1245	1340
<i>Renters</i>	260	500	395
<i>Owners</i>	510	745	950
55-64	320	500	675
<i>Renters</i>	110	170	215
<i>Owners</i>	205	330	460
65 +	645	705	830
<i>Renters</i>	380	335	345
<i>Owners</i>	260	370	485

*INALH (In need and spending at least 50 percent on housing/shelter)

Affordable Housing Strategy Priorities and Use of Reserve Funds

The Affordable Housing Strategy prioritizes the use of Affordable Housing Reserve Funds to support the development of subsidized rental housing to meet the needs of low-income households with rents below what is stipulated in the Affordable Housing Strategy. The Strategy's current maximum income threshold is \$37,000 and maximum rent is \$925 for a 1-Bedroom unit. Since the inception of the proposed development, it was clearly identified that the Affordable Housing Strategy, Affordable Housing Reserve Fund policy, and proposed Affordable Housing Value Transfer initiative prioritize the use of reserve funds and value transfer of affordable housing units to be utilized for project's that will secure rents below what is stipulated in the Strategy for low end market rental units.

Providing adequate, affordable, and suitable housing stock becomes challenging with decreased, committed Senior Government funding for affordable housing. Due to the absence of such funding, Kiwanis is requesting a significant amount of municipal fiscal support to achieve their project's financial viability goals. The challenge persists for Kiwanis to achieve a financially

viable non-profit operation, while meeting the Affordable Housing Strategy and tenant income requirements.

Kiwanis' current housing program provides 122 units of low-income senior rental housing with monthly rents of \$360; whereas, the proposed Kiwanis Towers development will provide rents ranging between \$680 to \$830. Kiwanis estimates that shelter costs will range between \$755-\$905 per month (i.e. base rent, utility costs estimated at \$45 per month, and tenant liability insurance costs at \$30 per month). It has been determined that tenant liability costs should not exceed \$25 per month to be affordable for low income seniors.

Further determination is required by Kiwanis to ensure appropriate measures are in place regarding tenant liability insurance rates to be charged at an affordable rate to tenants, as well as the development of tenant management policies to incorporate insurance claim management, deductible coverage requirements and tenant management/communication procedures. A well developed set of policies and practices will support Kiwanis to achieve a well maintained, sustainable operation, while serving the socio-economic needs of their tenants.

Senior households may be eligible for SAFER subsidy to offset the total monthly shelter costs; however, this should not be viewed as a permanent, operating subsidy (i.e. future governments could change SAFER guidelines or eliminate the program entirely).

Studies reveal that seniors that have access to stable housing and supportive social networks experience improved health and well-being. The Kiwanis Towers development will provide rental housing for low-income seniors in a City Centre location close to transit, shopping, and community services (e.g. Minoru Place Activity Centre). The development will also include 1-bedroom units to accommodate a senior couple or single, which will support the Kiwanis tenants to age in place.

While the Kiwanis project does represent a significant departure from the Affordable Housing Strategy's density bonusing approach, it may represent Richmond's only opportunity to provide subsidized senior rental housing on this scale in the absence of provincial and federal programs.

Kiwanis' request includes the proposed release of the City's housing agreements that have secured low end market rental units in Polygon's Mayfair and Cambridge Park developments. In addition, AHVT contributions are proposed for future Polygon projects in the City Centre and West Cambie Area (Alexandra West, Alexandra East, Mueller, and Carrera projects).

Five out of the six proposed donating projects are located in the West Cambie area (**Attachment 4**). Even if Council approves the acceptance of the AHVT contributions for all 5 projects, there remains at least 41,943sf. of affordable housing area to potentially be built through the current West Cambie Area Plan requirements, so the community remains a mixed income area. In addition, the Remy Development, located in the West Cambie area, has negotiated and secured 48 low end market units and 33 units for low-income market units and 33 units for low-income seniors and persons with disabilities at rates lower than what is stipulated in the Strategy.

In addition, Staff has completed an affordable housing policy review of the Kiwanis Towers project. The following is a summary of the pros and cons of financially supporting the development:

Pros:

- The Kiwanis site is strategically located in the City Centre and has close proximity to the Canada Line, community amenities, Minoru Seniors Place Activity Centre, and nearby services.
- Due to limited Senior Government funding, the proposal offers an innovative partnership approach to support subsidized affordable housing development for low income seniors.
- The results from the BC Hydro New Construction program that involved collaborative design efforts and energy modeling will result in a high efficiency envelope to reduce energy costs for Kiwanis and rental tenants, life-cycle costing, and maximized energy conservation.
- The proposed AHVT contributions, if approved by Council, will support the non-profit housing providers to cover development related costs.

Cons:

- The proposed AHVT contributions, if approved by Council, would release the requirements to provide affordable housing on sites scattered throughout the City to support affordable housing development on one site.
- Due to limited operating funding, Kiwanis has to ensure that efficiencies, liabilities and costs are accounted for through the capital development analysis. This presents a challenge to keep tenant shelter costs at a level affordable to low-income seniors, while ensuring that adequate capital, operating and contingency funds (i.e. maintenance, upkeep, and repair) are available to support the project's viability.

- The Kiwanis development is targeted exclusively to seniors, whereas, the previously secured low end market rent units from other developments typically accommodate a broader demographic (e.g. families with children, as well as, senior households).

Although the proposed AHVT contributions would decrease the number of secured low end market rental units scattered throughout Richmond by 29 units, they will support a significant project delivering 296 units of low income senior rental housing. This will create an overall gain of 40 new units to Richmond's affordable housing inventory, on a strategically located City Centre site that is near transit, shopping, amenities, community centres, and Minoru Place Senior's Centre.

Affordable Housing Strategy Proposal Review Criteria Summary

In an effort to support the capacity of non-profit affordable housing providers in effective delivery of housing and supports that contribute to the long-term health and well-being of affordable housing residents, the Affordable Housing Strategy requires that all affordable housing developments be reviewed with the following criteria:

Criteria	Project Review	Consideration
<i>Development/property management</i>	<p>Polygon is providing the development and construction management.</p> <p>Kiwanis is to provide the direct property management with 2 staff and potentially a 3rd staff to provide 24 hour/7 day a week service.</p>	<p>During the construction of the Kiwanis Towers development, it is being proposed that the Kiwanis Resident Manager will: 1) Work at a similar Seniors housing development; and 2) Will enroll in a property management education program.</p> <p>Additional or alternative professional property management and non-profit mentoring opportunities have been identified.</p>
<i>Partnerships and support from other levels of government</i>	<p>BC Housing financing- Final Provincial Project Approval will be subject to the finalization of the required municipal approvals and the applicants meeting BC Housing finance eligibility requirements.</p>	<p>Proposed City contributions to include development cost charge, service cost charge, and permit relief; permitted affordable housing value transfers and cash-in-lieu contributions.</p>
<i>Key development risks and mitigation strategies</i>	<p><u>Development Risks:</u> Phased contributions, Project costs rising, or one of the transfer sites or donor site not proceeding as indicated.</p>	<p><u>Mitigation:</u></p> <p>Polygon and Kiwanis have agreed to enter into a fixed price construction contract.</p> <p>Partial contributions are required as a condition of the Kiwanis Towers rezoning application. A letter of credit for the remaining balance of the phased contributions with CPI, is required.</p>

		<p>BC Housing to have first position on the construction financing mortgage with BC Housing having first charge hold. City may pursue primary charge on mortgage.</p> <p>BC Housing to provide the construction financing, with modifications at time of the take-out mortgage and assignment to a financial institution for the long-term mortgage. BC Housing to register a Section 219 Covenant on title for the duration of the mortgage, subject to termination 5 years after the mortgage is paid in full.</p> <p>BC Housing will require an operating agreement, but it will not be registered on title. The Kiwanis project is a BC Housing "finance only" project.</p> <p>In addition, the City will register independently from BC Housing a Housing Agreement and Section 219 Covenant on title, in perpetuity.</p>
Management capacity and experience	<p>Kiwanis is working with Polygon to create an operating budget to include total tenant shelter, operating and maintenance costs</p> <p>A contingency fund has been included to cover on-going maintenance and operation expense.</p>	Interim employment and field training for Kiwanis maintenance personnel will be provided.
Community partnerships	Kiwanis met with the Seniors Advisory Committee, Minoru Seniors Society Executive Board and Vancouver Coastal Health about the proposed development.	Further development of a tenant management, resident amenity planning and potential community partnership opportunities is recommended.

Financial Impact

There are four financial aspects resulting from the support of the Kiwanis development:

1. \$18,690,406 will be received from Polygon as Affordable Housing Value Transfer (AHVT) contributions and disbursed for the Kiwanis Towers project only if:
 - a. The rezoning applications of the Kiwanis project and other proposed developments are approved.
 - b. Polygon does not keep the affordable housing density bonus granted.
 - c. City receives the funds from Polygon

- d. Council approves the requests for disbursement to the Kiwanis project after the cash is received by the City.
2. If all the proposed Polygon projects and AHVTs referred to in this staff report are approved and the contributions are received and deposited into the capital Affordable Housing Reserve Fund, the City will be making a financial decision to redirect approximately \$5,607,122 in funds that would have otherwise been contributed to the City's Affordable Housing Operating Reserve Fund to the capital Affordable Housing Reserve Fund (i.e. \$18,690,406 x 30% that is typically directed to the Affordable Housing Operating Reserve Fund, per Policy 5008 and Bylaw 8206).
3. If approved, the total amount of \$5,452,672 will be allocated to the Kiwanis project which will be funded from the existing Affordable Housing City Wide capital projects for municipal fees and service costs (Development Cost Charges, Service Cost Charges and Building Permit) as well as a portion of the construction cost.

City Wide Affordable Housing Capital Reserve Fund Balance	Totals
Current City Wide Affordable Housing Capital Reserve Fund Balance (including committed and uncommitted funds)	\$8,843,719
Proposed City Contributions to Kiwanis project	(\$5,452,672)
Remaining City Wide Affordable Housing Capital Reserve Fund Balance (including committed and uncommitted funds)	\$3,391,047

The City has adopted a density bonusing approach for all multi-family and single family rezoning applications. A cash contribution towards the City's Affordable Housing Reserve is required in exchange for the increased density proposed as part of a rezoning application for a development with less than 80 dwelling units. Affordable housing contributions are allocated to the City Wide and West Cambie Reserves to replenish the fund balances and to support affordable housing development in these areas.

4. To offset the density bonus benefit already provided to Polygon for the Mayfair Place and Cambridge Park projects (as a result of terminating the Housing Agreements for these sites), it is proposed that the square footage corresponding to the total area of the affordable housing units on these sites be factored into the final proposed floor area permitted on future Polygon developments (i.e. Polygon's Alexandra West or Alexandra East projects).

The Kiwanis Towers project's proposed financial source and contributions include:

Kiwanis Affordable Housing Development Funding Source	
Funding Source	Amount
Kiwanis Society	\$34,345,922
City Contribution: Through proposed AHVT, subject to Council approval	\$18,690,406
City Contribution: Through Existing City Wide Affordable Housing Capital Projects	\$5,452,672
Total Estimated Gross Capital Construction Project Costs	\$58,489,000

Conclusion

The proposed Kiwanis Towers affordable housing development meets the review criteria for proposals in the Affordable Housing Strategy to:

1. Produce an increase in senior rental housing at rates lower than what is required in the Affordable Housing Strategy; and
2. Meet the Affordable Housing Reserve Fund policy requirements for financial support for affordable housing developments.

Further, the Kiwanis Towers development exemplifies an innovative multi-stakeholder approach to combine non-profit, private, and public sector funding and expertise with Senior Government financing and technical support to achieve subsidized rental housing to meet the needs of Richmond's low income seniors.



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

DKB:dkb



City of
Richmond

Bylaw 8915

**Richmond Official Community Plan Bylaw No. 7100,
Amendment Bylaw No. 8915
CITY CENTRE AREA PLAN**

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

1. The Richmond Official Community Plan Bylaw No. 7100, Schedule 2.10, Section 4.1n) (City Centre Area Plan) is amended by:

On page 4 - 4, repealing Policy 4.1n and replacing with the following text:

“In accordance with the Richmond Affordable Housing Strategy, the following density bonusing approach will be used for rezoning applications in the City Centre:

- Apartment and mixed use developments involving more than 80 residential units are to make available at least 5% of their total residential building area (or a minimum of 4 residential units) for affordable low end market rental housing. Note: Calculation on net area as per the Zoning Bylaw.
- All townhouse developments and apartment or mixed use developments involving 80 or less residential units are to provide a cash contribution for affordable housing (currently \$2 per square foot for townhouse developments and \$4 per square foot for apartment or mixed use developments).
- Single-family residential developments are to include an affordable low end market rental secondary suite or coach house on at least 50% of any lots being rezoned and subdivided or to provide a cash contribution for affordable housing (proposed to be \$1 per square foot for all new single-family residences).
- Provide a cash contribution towards affordable housing only in Council approved special development circumstances, while continuing to meet the City’s affordable housing policy requirements”

2. This Bylaw is cited as "Richmond Official Community Plan Bylaw No. 7100, Amendment Bylaw No. 8915".



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 Official Community Plan Bylaw 7100,
Amendment Bylaw 8916
WEST CAMBIE AREA PLAN**

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

1. The Richmond Official Community Plan Bylaw No. 7100, Schedule 2.11A, Section 9.3.2 Objective 3 (West Cambie Area Plan) is amended by:

On pages 47-48, repealing the Policies below Objective 3 and replacing with the following:

“POLICIES:

Density Bonusing – Affordable Housing

- a) Density Bonusing will be offered to developers where they build affordable housing with their development;
- b) The intent of density bonusing for affordable housing is to secure a number of affordable housing units within a development (e.g., 5% of the total units) and to permit additional density for market housing as a financial incentive to the developer for building the affordable housing;
- c) Conceptually, the increased density bonus (DB) will be allocated, as follows:
 - One-third of the DB, for affordable housing; and
 - Two-thirds of the DB to pay for the affordable housing and to provide a developer incentive.
 - Note that this formula may vary slightly, based on an economic analysis during the development application review process.
- d) City staff and developers will work together to achieve this goal.
- e) Provide a cash contribution towards affordable housing only in Council approved special development circumstances, while continuing to meet the City’s affordable housing policy requirements.

Developer Contributions – Public Amenities

- f) Accept contributions from developers based on the West Cambie – Alexandra Interim Amenity Guidelines for provision of:

- Affordable housing: Where a development does not build affordable housing, contributions to the Affordable Housing Statutory Reserve Fund will be accepted (and no bonus density will be granted);
 - City public realm beautification (e.g. walkways, gateways, plazas, and streetscape beautification);
 - High Street streetscape improvements (e.g., street furniture, landscaping);
 - Child care facilities;
 - Community planning and engineering planning costs
- g) The City may establish specific bylaws, policies and guidelines (e.g. West Cambie – Alexandra Interim Amenity Guidelines), separate from the Area Plan, to clarify City and Developer responsibilities, roles and financing arrangements.”
2. This Bylaw is cited as “**Richmond Official Community Plan Bylaw 7100, Amendment Bylaw 8916**”.



FIRST READING

SECOND READING

THIRD READING

ADOPTED

MAYOR_____
CORPORATE OFFICER

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

Richmond Affordable Housing Strategy
Addendum No. 4
(Date Council Approved)

That the Richmond Affordable Housing Strategy dated May 9, 2007, approved by Council on May 28, 2007, as amended, be further amended as follows:

Policy Area #2- The Use of Regulatory Tools and Approaches to Facilitate the Creation of New Affordable Housing

Affordable Low End Market Rental Housing

9-a)

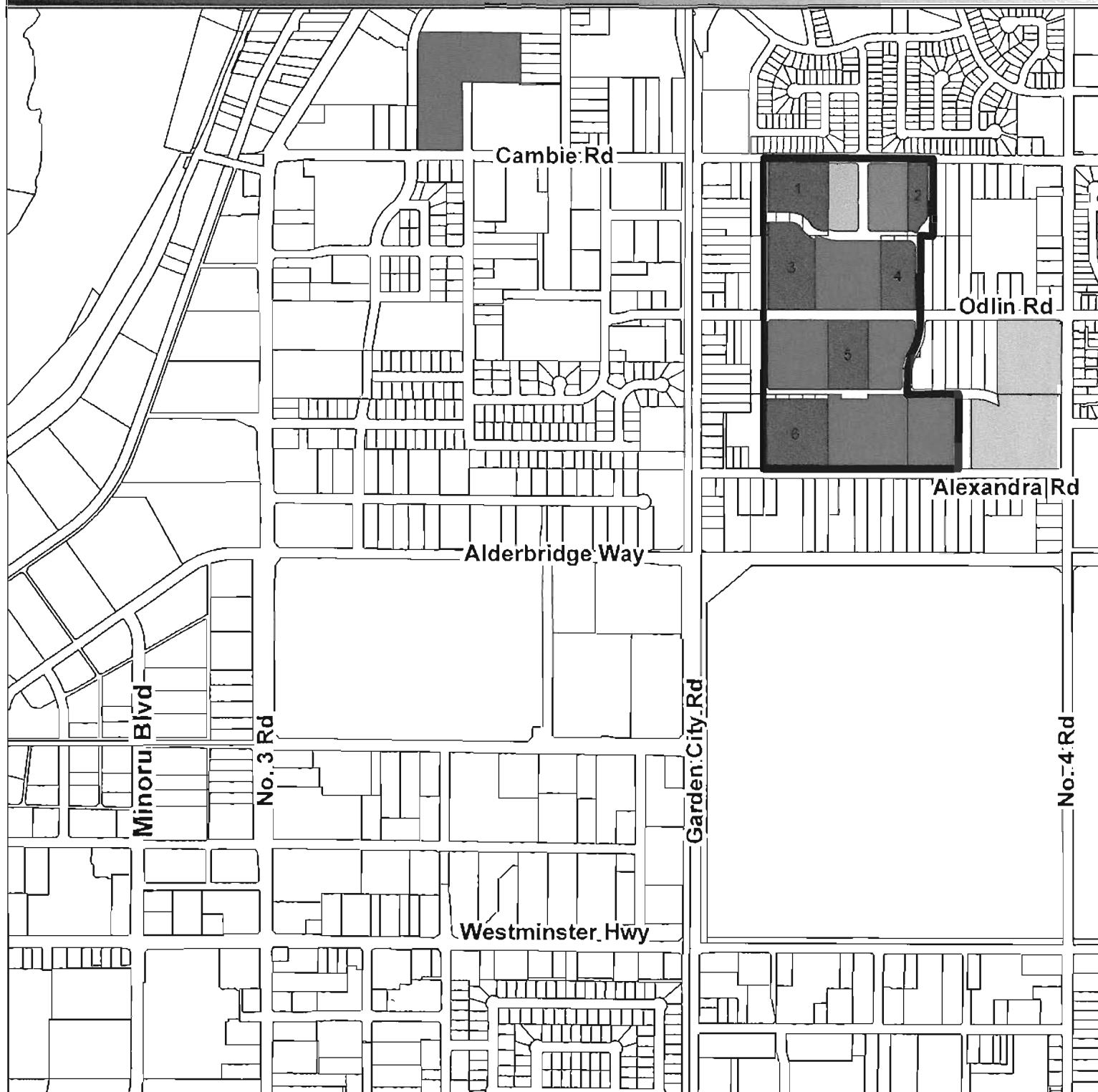
In lieu of constructed units, cash contributions to be allowed toward affordable housing only in Council approved special development circumstances that meet the City's affordable housing policy and other City requirements.

10-d)

In lieu of constructed units, cash contributions to be allowed towards affordable housing only in Council approved special development circumstances that meet the City's affordable housing policy and other City requirements. The affordable housing transfer value rates are subject to the City's final determination and periodic assessment of housing, market and financial requirements.



Affordable Housing Value Transfers: Kiwanis Towers Project



Legend

- Built AH Being Retained
- AH Being Transferred
- Built Market Housing
- AH Cash Contributions
- Potential AH To Be Retained
- Apartment Allowance Area
- Kiwanis Site

Map Created By: Onkar Buttar
Print Date: May 04, 2012

Note
The information shown on this map is compiled from various sources and the City makes no warranties, expressed or implied, as to the accuracy or completeness of the information.
Users are reminded that lot sizes and legal description must be confirmed at the Land Title office in New Westminster.
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City of Richmond





City of Richmond

Report to Committee Planning and Development Department

To: Planning Committee **Date:** May 30, 2012

From: Brian J. Jackson
Director of Development **File:** RZ 11-591685, ZT 12-605555,
ZT 12-605556, ZT 12-605577,
HX 12-605913, HX 12-605922

Re: **Application by Polygon Carrera Homes Ltd. for Rezoning at 6251 Minoru Boulevard from School and Institutional Use (SI) to High Rise Apartment (ZHR11) Brighthouse Village (City Centre).**

Termination of Housing Agreement Bylaw No. 8677 (Mayfair Place) and Bylaw No. 8687 (Cambridge Park) and Termination of Associated Housing Agreements.

Zoning Text Amendments Initiated by the City of Richmond To Remove Requirements to Provide Affordable Housing at 9399 (Odlin Road (Mayfair Place), 9500 Odlin Road (Cambridge Park) and 9566 Tomicki Avenue (Fisher Gate / Wishing Tree).

Staff Recommendation

1. That Official Community Plan Amendment Bylaw No. 8910, to repeal the existing map designations in Sub-Area B.2 in Section 3.0 of Schedule 2.10 (City Centre Area Plan, Development Permit Guidelines), of the Official Community Plan Bylaw 7100 for 6111 – 6651 Minoru Boulevard and by designating those areas "Mixed Use – High-Rise Residential , Commercial & Mixed Use", be introduced and given first reading.
2. That Bylaw No. 8910, having been considered in conjunction with:
 - the City's Financial Plan and Capital Program;
 - the Greater Vancouver Regional District Solid Waste and Liquid Waste Management Plans;

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

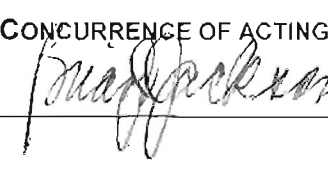
3. That Bylaw No. 8910, having been considered in accordance with OCP Bylaw Preparation Consultation Policy 5043, is hereby deemed not to require further consultation.
4. That Termination of Housing Agreements (Mayfair Place and Cambridge Park) Bylaw No. 8911 be introduced and given first reading to permit the City to authorize the termination of Housing Agreements entered into pursuant to Bylaw No. 8677 (Mayfair Place) and Bylaw No. 8687 (Cambridge Park).

5. That Richmond Zoning 8500 Amendment Bylaw No. 8912, for a Zoning Text Amendment to the Low Rise Apartment (ZLR24) - Alexandra Neighbourhood (West Cambie) Zone to increase the allowable F.A.R. for 9500 Odlin Road (Cambridge Park) and 9399 Odlin Road (Mayfair Place) to a maximum of 1.7 be introduced and given first reading.
6. That Richmond Zoning 8500 Amendment Bylaw No. 8913, for a Zoning Text Amendment to the Town Housing (ZT67) – Alexandra Neighbourhood (West Cambie) Zone to increase the allowable F.A.R. for 9566 Tomicki Avenue (Fisher Gate) to a maximum of 0.75 be introduced and given first reading.
7. That the payment to the City for the termination and discharge of the Housing Agreements entered into pursuant to Bylaw No. 8677 (Mayfair Place) and Bylaw No. 8687 (Cambridge Park) be allocated entirely (100%) to the capital Affordable Housing Reserve Fund established by Reserve Fund Establishment Bylaw No. 7812.
8. That Richmond Zoning 8500 Amendment Bylaw No. 8914, to amend the Richmond Zoning Bylaw No. 8500 to create "High Rise Apartment (ZHR11) – Brighthouse Village (City Centre)" and for the rezoning of 6251 Minoru Boulevard from "School and Institutional Use (SI)" to "High Rise Apartment (ZHR11) Brighthouse Village (City Centre)", be introduced and given first reading.
9. That the affordable housing contribution for the rezoning of 6251 Minoru Boulevard (RZ 11-591685) be allocated entirely (100%) to the capital Affordable Housing Reserve Fund established by Reserve Fund Establishment Bylaw No. 7812.



Brian J. Jackson
Director of Development

BJ:dcbb
Att. 10

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

Staff Report

Origin

POLYGON CARRERA HOMES LTD. ("Polygon"), as authorized by the Richmond Kiwanis Senior Citizens Housing Society ("Kiwanis"), has applied to the City of Richmond for permission to rezone 6251 Minoru Blvd. (**Attachment 1**) from School and Institutional Use (SI) to a site-specific zone (ZHR11) in order to permit the development of 5 high-rise residential towers with a combined total of approximately 631 dwelling units including two towers with 296 seniors affordable housing units to be owned by Kiwanis and 335 market housing units in three towers to be owned by Polygon and then sold as market residential units.

The project will result in a new east-west half road along the existing property's northern property line that will connect with Minoru Blvd. and an internal private road with public access running north-south between the Kiwanis development and Polygon's market development. A future subdivision will separate the two developments into two individual properties – one owned by Polygon and one owned by Kiwanis.

An amendment to the Development Permit Guidelines in the City Centre Area Plan is proposed to change the form of development for the subject site and six adjacent parcels (6111 through 6651 Minoru Boulevard) from "mid-rise" to "high-rise" residential, commercial and mixed use forms to more properly reflect the form of development massing previously approved or anticipated with redevelopment of this area.

Zoning text amendments are included for three sites (Mayfair Place, Cambridge Park and Fisher Gate) plus Housing Agreement termination Bylaws are provided for Mayfair Place and Cambridge Park in exchange for monetary contributions to the Capital Affordable Housing Reserve Fund at the City's discretion to assist with the construction of Kiwanis seniors affordable housing units.

Background

Kiwanis is a not-for-profit senior citizens service organization established in 1959 that provides affordable seniors independent living rental accommodation at its property at 6251 Minoru Blvd. The existing facility has reached its end of life and needs to be replaced but, on its own, Kiwanis does not have the resources to replace the aging facility.

In February, 2011, Polygon and Kiwanis approached the City with a redevelopment proposal to allow Kiwanis to replace its 14 existing low rise one and two storey buildings containing 122 suites with two new high-rise residential towers accommodating 296 affordable seniors housing units.

Kiwanis' partnership with Polygon came after several attempts to find a development company that would be able to put a plan together that would address Kiwanis' immediate and future needs in the community. Over the past fourteen months, Polygon, Kiwanis, BC Housing and City Staff have been working to prepare an approach that would meet the parties' various interests for the site and ultimately result in a redeveloped Kiwanis Seniors Affordable Housing facility.

Proposal Overview

The Polygon – Kiwanis proposal is being brought forward for consideration as an Affordable Housing Special Development Circumstance project per the City's Affordable Housing Strategy. As is outlined below, the project involves the re-allocation of affordable housing obligations from a number of current and proposed development sites to a portion of the existing Kiwanis site at 6251 Minoru Blvd. In brief, the proposal is as follows:

- Polygon will purchase approximately 60% of the existing five acre Kiwanis site for market housing. Kiwanis will own the balance of the site (approx. 1.8 acres).
- Using proceeds from the sale and construction financing loans provided by BC Housing, Kiwanis will contract with Polygon to build two 16 storey high rise towers with 148 - one bedroom suites in each tower on the 1.8 acre portion of the site. Units will range in size from 54 m² to 63m² (583 ft² to 676 ft²).
- Polygon will use its portion of the site to develop 335 market suites in two 15 storey towers, one 11 storey tower and 19 townhouse units. Polygon refers to its project as "Carrera".
- To assist Kiwanis in meeting its objective of constructing 296 seniors affordable housing units on its portion of the site, Polygon proposes to work cooperatively with the City to:
 - Provide a series of cash-in-lieu of construction contributions to the Affordable Housing Reserve from a number of proposed Polygon development projects within West Cambie and City Centre, including the Carrera development;
 - Provide cash contributions to the City's Capital Affordable Housing Reserve for the termination of Affordable Housing Agreements from two existing Polygon developments in West Cambie (i.e. Mayfair Place and Cambridge Park - note that although the units were constructed on two sites, these were actually provided from three projects in West Cambie);
- Further, Polygon and Kiwanis have requested an amount equivalent to Polygon's previous affordable housing contributions from Hennessey Green and Meridian Gate to be allocated to the Kiwanis project from the City's Affordable Housing Reserve. Funds will need to be drawn entirely from the Capital Reserve Fund to cover the equivalent amount requested; and,
- An Affordable Housing Value Transfer (AHVT) formula was developed with the assistance of Paul Rollo & Associates in consultation with Polygon and City Staff as a means of converting Polygon's affordable housing obligations at several development "donor" sites to cash equivalents (see the report from the General Manager, Community Services dated May 30, 2012 for further details of the AHVT rate establishment). The formula involves determining how much affordable housing is required at each "donor" site per the Official Community Plan and multiplies this by an amount that recognizes the type of construction being proposed at each proposed "donor" site (e.g. wood \$160/sf or concrete \$225/sf). The subsequent calculation determines the amount of the cash contribution required.
- To improve the viability of the Kiwanis portion of the project, Kiwanis is requesting contributions from the City's Capital Affordable Housing Reserve Fund for City fees on the affordable housing portion of the development – specifically building permit fees, development cost charges and service cost charges. The combined fee for this project is estimated at \$3,305,468. This issue is addressed in a separate report from the General Manager, Community Services dated May 30, 2012.

- Polygon's AHVT contributions for the proposed "donor" sites are suggested to be deposited 100% to the Capital Reserve Fund to support the capital construction of the Kiwanis seniors affordable housing development. Normally, affordable housing contributions are split with 70% going toward the Affordable Housing Capital Reserve Fund and 30% going toward the Affordable Housing Operating Reserve Fund.
- Financial support by the City to Kiwanis' project will be linked to construction milestones and legal agreements to safeguard all parties involved. The monies will be paid directly to Kiwanis which in turn will use these funds to pay back the construction loans from BC Housing. The City's contributions will be secured via a mortgage on title, second in priority only to a BC Housing Mortgage to ensure the project is constructed.
- Post construction, any outstanding debt on the affordable housing project will be converted to a "take out" mortgage carried by Kiwanis. BC Housing will assist Kiwanis in finding the most appropriate financing package available.

Total Capital project cost of the Kiwanis affordable housing side of the development is expected to be approximately \$58.5 million including City fees and Development Cost Charges (DCC's). Kiwanis will be contributing approximately \$21 million to these costs and will seek a construction financing loan of approximately \$37.5 million from BC Housing.

If Council approves the recommendations of this staff report and future applications to rezone the "donor" sites and accept cash contributions in-lieu of the construction of affordable housing units on these sites, approximately \$24,143,078 (including City contributions of \$3,305,468 to Development Cost Charges, Servicing Cost Charges and Building Permit fees) could potentially be available in the City's capital Affordable Housing Reserve Fund to assist Kiwanis with projects costs.

Assuming that the above financial support by the City, Kiwanis will require financing of approximately \$13.3 million after construction. A more detailed breakdown of Kiwanis' financing is provided in the report from the General Manager, Community Services dated May 30, 2012.

The balance of this report provides, first, an overview of the proposed "donor" sites and the review process involved, then second, details of the rezoning proposal specific to the Kiwanis and Polygon's Carrera site.

Donor Sites and Process Details

Including Polygon's Carrera project at the existing Kiwanis development site, nine development sites are proposed to be involved in the program to assist the Kiwanis project. **Attachment 3** provides a detailed listing of all the properties proposed for the overall program either as a "donor" site or as part of the immediate development proposal (i.e. Kiwanis and Carrera). The attachment also shows the development status for each site and the key actions or rezoning considerations related to that specific property. A context map showing the location of the Polygon Carrera-Kiwanis site and the proposed "donor" sites is provided in **Attachment 2**.

Due to the complexity of this overall program, separate Rezoning reports will be provided for the other “donor” sites that are not yet rezoned (i.e. Mueller, Alexandra West and Alexandra East). **It is important to note that Council may freely decide on whether to approve or reject each of these donor site rezoning applications independently from its decision regarding the Polygon Carrera - Kiwanis application.**

Below is an overview of the proposed actions for each of the proposed “donor” sites.

Meridian Gate (9288 Odlin Rd) and Hennessey Green (9800 Odlin Rd)

Items 1 and 2 in Attachment 3

Council approved the rezoning applications for both Meridian Gate and Hennessey Green on June 25, 2007. As part of its original rezoning considerations Polygon provided voluntary cash in lieu contributions to the City’s Affordable Housing Reserve in the amount of \$1,439,834 and \$707,370 respectively.

Mayfair Place (9399 Odlin Rd) and Cambridge Park (9500 Odlin Rd)

Items 3 and 4 in Attachment 3

Council approved these two developments on Jan. 24, 2011 and Nov 23, 2009 respectively. Sixteen affordable housing units were built at Mayfair Place and 22 affordable housing units were built at Cambridge Park. Housing Agreements were registered on title for both sites. All of the affordable units at both sites have been held vacant by Polygon in anticipation of the Kiwanis project.

Based on the Affordable Housing Value Transfer (AHVT) formula, Polygon proposes to contribute \$2,223,360 for the 16 units in Mayfair Place and \$2,721,600 for the 22 units in Cambridge Park to the Affordable Housing Reserve in exchange for discharge of the Affordable Housing Agreements from their respective titles thereby allowing these units to be sold by Polygon at market rates.

A zoning text amendment has been prepared (Bylaw 8912) to remove the requirement to build affordable housing units so that current density of 1.7 F.A.R. can be built outright in the event of destruction of the units in the development.

An additional administrative text amendment has been prepared (Bylaw 8913) to allow an outright 0.75 F.A.R. for Fisher Gate (9566 Tomicki Ave.) as 11 affordable housing units were provided on the Cambridge Park development site as part of the rezoning requirements (as noted under DP 08-432203 and RZ 08-408104).

Proposed New Polygon Developments (Items 7 through 10 in Attachment 3)

Polygon proposes to make contributions to the City’s Affordable Housing Reserve in lieu of building the affordable housing units on site at four market developments currently under review by staff, including Carrera on the Kiwanis site. The estimated contribution amounts are based on the affordable housing floor space totals required at each proposed “donor” site for the proposed size of the overall development and converted to a dollar equivalent using the appropriate AHVT rates (i.e. wood construction value = \$160/ft², concrete construction value = \$225/ft²).

The estimated contribution amounts for each of the four new development projects are provided below. A Council resolution has been included in the Staff recommendations to have the full amount (i.e. 100%) of the contribution for Carrera deposited into the capital Affordable Housing Reserve Fund. Similar resolutions will be proposed for Mueller, Alexandra West and Alexandra East as part of their rezoning application.

- Carrera (market side of 6251 Minoru Blvd. [RZ 11-591685]), est. contribution \$4,257,312.
- Mueller (8331/51/71 Cambie Rd. & 3651 Sexsmith Rd. [RZ 11-591985]) est. contribution \$5,237,409.
- Alexandra Road West (9331, 9393, 9431, 9451 & 9471 Alexandra Rd. [RZ 12-598503]) est. contribution \$2,871,264.
- Alexandra Road East (9491, 9511, 9531 & 9591 Alexandra Rd. [RZ 12-598506]) est. contribution \$1,570,741.

Rezoning applications for Mueller, Alexandra Road West and Alexandra Road East are currently being reviewed by Staff.

Securing Affordable Housing Contributions

Because of the amounts involved, contributions from the “donor” developments are proposed to consist of an initial cash contribution covering the first phase of each of the respective developments plus a security (i.e. Letter of Credit) covering the affordable housing contributions for all the subsequent phases associated with that development. The amount of the security will include consumer price index (CPI) adjustments and deadline clauses. Legal agreements will be included in the rezoning considerations for all the subsequent development phases associated with each of the four donor sites. As building permits are sought at each development phase the affordable housing contribution owed for that phase will be required to be paid. These securities will then be reduced by the amount of the contribution made plus the CPI adjustment.

Cash Flows and City's Contributions

A spreadsheet showing the proposed Affordable Housing Contributions from each of the development projects is provided in **Attachment 4**. The attachment also includes a proposed preliminary schedule of milestones and cash flow schedule. As indicated in the cash flow schedule, grant payments made by the City would be made to Kiwanis directly and are proposed to be paid out upon specific milestones being reached in the Kiwanis construction effort and provided the City has received sufficient contributions from “donor” sites. The proposed grant payments would take place at the following milestones:

1. Upon issuance of the building permit for the Kiwanis affordable housing project (approx. \$10,911,127);
2. Upon successful completion of a quantitative survey by BC Housing of the first tower (approx. \$3,818,963);
3. Upon successful completion of a quantitative survey by BC Housing of the second tower (approx. \$4,536,779); and,
4. Coincidental with the Take Out Mortgage (approx. \$1,570,741).

If the Affordable Housing contributions to the City associated with the final grant payments are made early and the final inspections have been completed for the second Kiwanis tower then the

final grant payments can also be made earlier than indicated. This will help reduce Kiwanis' financing costs.

Prior to Rezoning adoption, an agreement will be entered into between Kiwanis and the City relating to the construction of the affordable housing units and City contributions toward project costs. Key elements of the agreement will include:

- a. Construction of 296 one-bedroom affordable housing units on the Kiwanis site;
- b. Proposed construction schedule and reporting requirements;
- c. Kiwanis to be solely responsible for constructing the units, all construction costs, and all future maintenance and operation costs;
- d. Maximum contribution from City is \$20,837,610 towards construction costs (generally in accordance with the contribution schedule included in **Attachment 5** and a further maximum contribution of \$3,305,468 towards payment of development cost charges, service cost charges and building permit fees, provided that:
 - i) Council approves the proposed developments that will provide the affordable housing contributions;
 - ii) the City receives such affordable housing contributions from the owners of the proposed developments; and
 - iii) Council approves the disbursement(s) of funds to Kiwanis;
- e. City is released by Kiwanis and excluded from any liability relating to the construction project and maintenance and operation of the affordable housing units;
- f. Kiwanis will register a mortgage (2nd in priority only to any BC Housing mortgage) against Kiwanis' site in favour of the City and grant other security required by the City, in its sole discretion, to secure Kiwanis' obligation to construct the 296 affordable housing units and in the event of default by Kiwanis. The mortgage will be discharged after final inspection permitting occupancy of all 296 affordable housing units required under (a) above and provided Kiwanis is not in breach of any of its obligations under the mortgage in favour of the City and any BC Housing mortgage; and
- g. Nothing in this agreement can or may fetter the discretion of Council or prejudice or affect the City's rights, powers, duties and obligations under any statute, bylaw, regulation, order or other legislative enactment.

Details Related to the Kiwanis Site Redevelopment

Findings of Fact

Conceptual site and building plans are provided in **Attachment 6**. A Development Application Data Sheet providing details about the development proposal is provided in **Attachment 7**.

The existing development site is approximately 20,238 m² (217,836 ft² - approx. 5 acres) in area. Pursuant to the City Centre Area Plan, dedications will be required for the construction of a half road running east-west adjacent to the site's northern property line. The remaining half road will be acquired through future redevelopment of the property to the north (i.e. Minoru Residence). Additional land dedication will be required for frontage improvements (e.g. sidewalk and boulevard) along Minoru Blvd. Land dedications will total approximately 1909 m².

Surrounding Development

- To the North: A 16,839m² (4 acre) site zoned Health Care (HC) containing the Minoru Residence Extended Care Facility at 6111 Minoru Blvd. This facility is owned and operated by Vancouver Coastal Health.
- To the East: The northern portion of Richmond Centre Mall, Horizon Towers residential development zoned Downtown Commercial (CDT1).
- To the South: A 15,529m² (3.8 acre) residential lot currently zoned High Rise Apartment (ZHR4) – Brighthouse Village (City Centre) (6351, 6391 and 6491 Minoru Blvd.). This site is undergoing redevelopment (RZ 04-286496 approved Sept., 08 2008; DP 07-362006 pending). The approved Rezoning permits up to four high rise residential towers with approximately 448 dwelling units including 113 rental units and 24 affordable seniors housing units. The first phase of the development will consist of two sixteen storey high-rise buildings with approximately 224 dwelling units over a common parking structure.
- To the West: The northern portion of Minoru Park and the Bowling Green park facility.

Related Policies & Studies

Official Community Plan Schedule 10 - City Centre Area Plan (CCAP)

CCAP Land Use

No changes are proposed to the land use or density from that already provided for through the City Centre Area Plan (CCAP) for the subject site or the six adjacent properties (6111 through 6651 Minoru Boulevard) that front Minoru Blvd.

The City Centre Area Plan (CCAP) Specific Land Use Map: Brighthouse Village (2031) designation for the area is “Urban Centre (T5)” which provides for a base F.A.R. density of 1.2 and an affordable housing bonus of 0.8 F.A.R. for residential (i.e. non-institutional uses).

The Specific Land Use Map designates the Kiwanis property for “Institution” use. The definition for “institution” includes affordable housing and provides for additional density on a site-specific basis via City development application processes. The institution designation also “provides for adjunct uses and/or additional density on the lot and, in the case of a multiple-lot development site, the development site over and above that permitted by the underlying Transect or Sub-Area Plan, provided that:

- a) the adjunct uses are consistent with those permitted by the underlying Transect or applicable Sub-Area Plan;
- b) the provision of adjunct uses and/or additional density on the development site results in a community benefit to the satisfaction of the City;
- c) the development site retains its institution designation;
- d) the scale, form, and character of development are complementary to that intended for neighbouring properties under the Area Plan or applicable Sub-Area Plan.”

The CCAP Land Use Map provides for a new east-west road along the north property boundary of the subject property. This new road has been incorporated into the Polygon/Kiwanis proposal.

Staff's assessment of the Polygon/Kiwanis proposal is that it conforms with the CCAP. A more detailed discussion regarding the site density proposed is provided in the Analysis section of this report.

CCAP Development Permit Guidelines - Proposed Amendments

The Staff recommendations include amendment to the Development Permit Guidelines in the City Centre Area Plan to repeal the existing map designations in Sub-Area B.2 in Section 3.0 of Schedule 2.10 (City Centre Area Plan, Development Permit Guidelines), of the Official Community Plan Bylaw 7100 for 6111 – 6651 Minoru Boulevard and by designating those areas "Mixed Use – High-Rise Residential, Commercial & Mixed Use".

This amendment is proposed to more properly reflect the form of development massing previously approved or anticipated with redevelopment of this area and the two institution designated sites within this area. Two of the properties (6631 – 6651 Minoru Blvd.) currently contain the 3 high-rise towers of the "Park Towers" complex. Four new high-rise towers have been approved by Council on Sept. 8, 2008 for the property at 6391 Minoru Blvd. The pending Development Permit for Phase 1 of that development includes two 16 storey high rise towers. There are no current proposals for the Minoru Garden Apts. (6451, 6551 Minoru Blvd.) or for the Minoru Residence Seniors Care facility at 6111 Minoru Blvd. However, preliminary discussions with Vancouver Coastal Health suggests that at some point in the future consideration would be given to taking advantage of additional density and height on its Minoru Residence property upon redevelopment. The proposed amendment is primarily intended to provide more appropriate guidance on the form of development that either is or will occur along this strip but is, in effect, consequential upon other bylaw amendments that Council has already made.

Affordable Housing Strategy

The proponents are seeking consideration under the "special development circumstance" provisions of the Affordable Housing Strategy (per the report from the General Manager, Community Services dated May 30, 2012) to allow the various monetary and cash-in-lieu contributions to occur as well as to obtain fiscal relief from development cost charges, service cost charges and building permit fees for the affordable housing portion of the project.

Under the proposal, rents on all 296 one-bedroom units will be regulated under a housing agreement to be registered on title and run in perpetuity. The current Affordable Housing Strategy establishes a total household annual income of \$37,000 or less for one bedroom units. The current (i.e. 2012) maximum monthly rent for these units would be \$830. These rates are reviewed and adjusted by the Consumer Price Index annually. Although still being refined, Kiwanis is estimating a rental rate of approximately \$728/month. Including electrical and tenant insurance the total shelter costs will range between \$755 and \$905/month.

The merits and justification for consideration of the Kiwanis project as a special development circumstance are addressed under a separate report from the General Manager, Community Services dated May 30, 2012. The General Manager, Community Services has recommended

support for this request. This Staff report begins from this premise and does not further assess these merits.

Consultation

School District

The Official Community Plan amendment proposed with this application is primarily an amendment to address the proposed hi-rises as a form of development on the subject site and six adjacent parcels within the City Centre Area Plan. No changes are proposed to the overall population/unit density within the City Centre through this amendment. The application was, nevertheless, referred to School District No. 38 (Richmond) under OCP Bylaw Preparation Consultation Policy 5043 for the Board's consideration. Having reviewed the proposal, the School Board has replied that the Board has no comment at this time.

Richmond Seniors Advisory Committee

Polygon provided an informational presentation about the project to the Richmond Seniors Advisory Committee on January 11, 2012. Information on the development plans, the tenant relocation program, the parties involved and the anticipated review process were provided. The presentation was well received and overall support for the project was given by the members in attendance.

Minoru Seniors Society Executive Board

Polygon and Kiwanis met with representatives of the Minoru Seniors Society Executive Board on February 21, 2012. The intent of the meeting was primarily information sharing and networking. The discussions involved management strategies, the types of services needed by seniors and practical design issues. A concern was raised regarding the limited number of parking stalls proposed for the development. This issue was reviewed by Polygon and Kiwanis and adjustments were subsequently made with a commitment by Polygon to allocate an additional ten stalls for Kiwanis within the Carrera development's parkade. An easement to secure these stalls is included in the Rezoning considerations.

Vancouver Coastal Health Authority (VCH)

Several meetings were held with VCH as the owners of Minoru Residence Extended Care Facility at 6111 Minoru Blvd., located immediately north of the development site. VCH representatives have expressed their general support of the project and are working with Polygon to resolve potential changes to the primary vehicle access for Minoru Residence and address concerns that might arise with the construction activity.

Consideration is being given to relocating the vehicle access to the Minoru Residence off Minoru Blvd. so that it will connect to the proposed new east-west roadway instead. While not a City requirement for the overall project, this relocation will allow a better design for the new intersection at Minoru Blvd. Minoru Residence will also benefit from the new configuration, along with a full traffic signal to be constructed as part of the subject development, by gaining vehicle access to their site by northbound drivers since an existing median on Minoru Blvd. currently prevents northbound vehicles from turning into the Minoru Residence site. The final design will be incorporated in the Service Agreement.

Existing Kiwanis Residents

Considerable effort has been made by both Kiwanis and Polygon to keep the existing Kiwanis tenants informed of the redevelopment proposal. Polygon established a site office with a community liaison to meet with each of the residents and assist them as needed. Newsletters were provided to all the residents to keep everyone up to date. A tenant relocation program has also been established with funding in place to assist qualifying tenants with finding interim accommodations, providing moving costs (leaving and returning) as well as top-up for rents while the tenants are accommodated elsewhere during the Kiwanis site's redevelopment.

The Tenant Relocation Program was accelerated recently when one of the existing tenants accidentally broke through one of the facility's floor boards. Upon examination it was determined that water had been gradually weakening the structure.

At the beginning of May, 2012, there were 53 units still occupied out of a total of 122 units. All of the tenants in the facility have been offered the first option to return once the new buildings have been completed.

Public Input

As part of the normal Official Community Plan (OCP) and Rezoning review process, this application will undergo a Public Hearing. To time of writing, Staff have received 58 written submissions on the application including:

- 38 form letter petitions against the project believed to be primarily from residents at Horizon Towers (6088 Minoru Blvd.);
- 18 on-line submissions in opposition to the project;
- one letter against the project; and,
- one letter in support of the site's redevelopment from a current resident in the Kiwanis facility.

All of these correspondence submissions are provided in **Attachment 10**.

The main issues raised in the form letter petition submissions are summarized as follows:

- The block bounded by Minoru Blvd, Westminster Hwy, Gilbert Rd. and Granville Ave. is where Minoru Park and other community resources are and should be an exclusion zone for high-rise high density development;
- Minoru Park is small and should be enhanced;
- The passive use portion of the park is small with the larger portion taken up by community amenities and facilities;
- The garden portion is wedged between structures and does not extend to the neighbouring streets;
- The buildings will encircle and isolate Minoru Park and will also obstruct our view of the park; and,
- There are no proper passageways to the park from Westminster Hwy. and Minoru Blvd.

The main issues in the on-line submissions, in order of frequency mentioned, are summarized as follows:

- Impact of increased population, densification and overcrowding;
- Impact of increased traffic to the area;
- Impact to the limited recreational facilities;
- Impact on the local environment;
- Blocking views to Minoru Park;
- Increased air pollution;
- Increased noise;
- Takes away the natural use of Minoru Park;
- The hospital and senior care home are too busy now;
- Maintain Minoru Park as it is now.

The letter in opposition from a resident of Horizon Towers notes that this development will significantly affect the quality of life for the residents in his complex. He specifically identifies the following concerns:

- Population density increases with an additional 634 more families to the area;
- The increased in traffic in and out of the area;
- The impact of five towers on their views of Minoru Park; and,
- The additional strain on over-crowded recreation facilities (Public Library, Aquatic Centre, Sportsfield, etc.

The letter from the current Kiwanis resident is in support of the replacement of the facility with the proposed development and notes that the existing buildings are crumbling and in need of replacement “sooner than later”. He notes that he is a low income senior who has lived at Kiwanis for many years. He was very appreciative of the treatment by both Kiwanis in taking a personal interest in the care and welfare of its tenants.

Staff have reviewed these comments and provide the following context:

As part of the development submission the proponent was required to undertake a Traffic and Parking Study. The study indicates that the existing transportation infrastructure has sufficient capacity to handle the proposed development at the subject site and the anticipated development on the property to the immediate south of the Kiwanis property (i.e. 6391, 6491 Minoru Blvd. RZ 04-286496). Several improvements are being incorporated as part of the Polygon-Kiwanis project that will further enhance the movement of people and vehicles around the area including:

- A new full traffic signal and cross walk at the new intersection with the proposed east-west road and Minoru Blvd.,
- Widening of the cycling lanes along Minoru Blvd.,
- Installation of a new (northbound) left turn bay from Minoru Blvd. connecting to the new east-west road;
- Widening of the sidewalk and boulevard along the Kiwanis frontage with Minoru Blvd.; and
- Access to the Kiwanis site will be relocated away from Minoru Blvd. to the interior of the site.

These changes will improve vehicle access to Richmond Centre mall, Minoru Residence and the Kiwanis site itself. In addition, pedestrians will benefit from a new sidewalk linkage between Minoru Blvd. and Minoru Park creating a more direct access to the park.

Noting the concerns raised by Horizon Towers' residents, Polygon representatives contacted Baywest Property Management, the management company for Horizon Towers, with an offer to hold an information meeting on the project for the Strata. Baywest Property representatives advised that they had taken the request to the Horizon Towers Strata Council but the Strata Council indicated that they had no interest in meeting with Polygon on the project.

Staff Comments

No significant technical concerns have been identified through Staff's review. Staff are supportive of the subject rezoning provided the applicant fully satisfies the Rezoning Considerations as outlined in **Attachment 8**.

Detailed technical comments are provided in the Analysis section below.

Analysis

OCP Consultation

Section 879 of the Local Government Act outlines the consultation requirements for amendment of the Official Community Plan. Local Government is required to determine which persons, organizations and authorities it considers are appropriate for consultation. The City has responded to this requirement through the OCP Bylaw Preparation Consultation Policy (Policy 5043).

With regard to the specific OCP amendment proposed in this report to repeal the existing map designations in Sub-Area B.2 in Section 3.0 of Schedule 2.10 (City Centre Area Plan, Development Permit Guidelines), of the Official Community Plan Bylaw 7100 for 6111 – 6651 Minoru Boulevard and by designating those areas "Mixed Use – High-Rise Residential , Commercial & Mixed Use" Staff have made the following considerations pursuant to Policy 5043 and section 879 of the Local Government Act:

1. No consultation is warranted for the following listed groups as there are no apparent impacts to them as a result of the proposed amendment:
 - Metro Vancouver (formerly the GVRD)
 - The Councils of adjacent Municipalities
 - First Nations
 - Translink
 - Port Authorities (PMV)
 - BC Land Reserve Commission
 - Other Federal and Provincial Government Agencies
 - Vancouver International Airport Authority (VIAA)
(Staff note that the maximum height of the proposed development does not exceed the maximum height permitted by the Vancouver International Airport Zoning Regulations)
2. Following standard protocol for the Public Hearing process, and in consultation with the City Clerk's Offices, community groups and neighbours will be advised of the proposed

amendments through Public Hearing notifications in the local newspapers and direct mail outs used by the City for this purpose.

3. As noted earlier in this report, direct communication was undertaken with both the Richmond School Board and Vancouver Coastal Health Authority representatives on the proposed amendment.

Based upon the above review, Staff consider that the Policy 5043 and section 879 requirements have been met with the above consultation process. Further, residents, business, organizations, and property owners will be provided with opportunity for input at the Planning Committee meeting, Council meeting, and statutory Public Hearing.

Density Considerations

Polygon's proposal will ultimately result in two separately owned properties – one entirely consisting of seniors affordable housing and the second entirely market-based residential housing. Both properties will continue to be designated "Institution" in the City Centre Area Plan (CCAP) since the Carrera (market) development and the Kiwanis Seniors Affordable Housing project are being developed cooperatively. As indicated in the CCAP it is up to the City's discretion to determine whether the proposed density is appropriate given the community benefit derived from the development.

According to the United Way, the Metro Vancouver region is experiencing a massive demographic shift. In ten years, seniors will outnumber children in many communities throughout the region and projections suggest a near doubling of the seniors community by 2021. In 2009, Richmond had an inventory of 206 senior subsidized housing units. BC Housing reports that in 2011 it had 243 Richmond seniors on their applicant registry waiting list. Given the anticipated regional growth in the seniors population, BC Housing's wait list for Richmond is likely to grow.

Kiwanis has determined that its current facility has reached the end of its useful life and is in immediate need of replacement. In looking at the anticipated future needs of Richmond seniors with limited income Kiwanis has identified a target of providing 296 assisted housing units for seniors on their site - more than doubling their existing capacity. The form of development they have chosen is concrete hi-rise which should have a longer life than a replacement wood structure and should therefore serve the Richmond community of seniors in need of assisted housing well into the future. Without the market component, and the proceeds from the sale of a portion of the Kiwanis site, it is highly unlikely that the affordable housing component could be undertaken by Kiwanis' on its own given its limited resources and non-profit orientation.

Enhancement and expansion of the Kiwanis facility at its present location has considerable merit being located close to shopping, health care resources, transit, provision of services for seniors, park amenities at Minoru Park, and the seniors resources at the nearby Minoru Place Activity Centre. In many ways this is a superior site for a seniors assisted housing facility to any other similar facility in Richmond.

From the considerations identified above and given the net impact on Richmond's affordable housing stock that is discussed in the next section, Staff's technical assessment that the adjunct use as proposed is appropriate for the site.

Staff note that the transition to two 16 storey hi-rise towers will require quite different management strategies from what Kiwanis has been use to in the past. The City's Community Social Development Staff, BC Housing, Vancouver Coastal Health, the BC Non-Profit Housing Association and Polygon have been working with Kiwanis to ensure the appropriate support connections are in place to assist with this transition and strengthen Kiwanis' capacity to efficiently manage its development by the time construction has been completed.

Net Impact on Richmond's Affordable Housing Stock

The development proposal will result in 296 seniors affordable housing units. The existing Kiwanis facility contains 122 units. Assuming approval of all the associated donor site rezonings and the voluntary contributions identified earlier in this report the table below indicates that, overall, there will be a net gain of an estimated 40 affordable housing units in Richmond upon completion of the project. In addition, completion of the first tower will more than replace the 122 units that currently exist at Kiwanis.

Table 1

Calculation of Net Benefit of Affordable Housing Units ¹	Units
AH units deducted from other parts of Richmond (proposed + built)	124 units ²
Units funded by City/Polygon Transfers (excluding CIL)	95 units
Net Loss of AH Units:	- 29 units
Existing Units in Kiwanis Facility	122 units
Portion Funded by Kiwanis (contribution + mortgage)	191 units
Net Increase Funded by Kiwanis	+ 69 units
Net Gain in AH Units in Richmond	+ 40 new units

¹ Calculations exclude fee relief and cash in lieu contributions

² Includes proposed projects, release of secured affordable housing units at Mayfair Place and Cambridge Park.

It should be noted that the net loss of 29 affordable units noted in the table is primarily a result of transferring from wood construction in West Cambie to concrete construction at Kiwanis since each square foot of concrete is more expensive than each square foot of wood.

Utility Capacity Review

The utility capacity review indicates that upgrades will be required to the major storm sewer along the Minoru Boulevard frontage including the upgrading of the existing 300mm diameter main to a 600 mm system along a portion of the frontage. No sanitary upgrades were identified and adequate available water flow is to be confirmed upon completion of the building design at Building Permit stage. Sections of the existing storm and sanitary system at 6351/91 and 6491 Minoru Boulevard will be abandoned/removed and replaced with the ultimate storm and sanitary sewer system. See **Attachment 8** for a detailed description of the site servicing requirements.

Transportation Issues

Roads and Intersection Improvements

A ten metre wide road dedication combined with an adjacent 3.5m public right of passage are required along the northern property line of the subject site to accommodate the new east-west road, sidewalk and boulevard. A full traffic signal and crosswalk configuration will be installed

at the intersection of the new east-west road and Minoru Blvd. Adjustments to the centre median on Minoru Blvd. will be made to accommodate northbound to westbound left-turns onto the new east-west road. For the foreseeable future the new east-west road will dead end to vehicle traffic at the western property line of the site and not connect to Bowling Green. The new road will, however, provide a new pedestrian/cyclist and emergency access to Minoru Park from Minoru Blvd.

The proposed north-south road between the two developments will remain a private road with public rights of passage. The development plans call for paving stones to be used in a raised open square between the Kiwanis development and the Carrera development. Polygon has committed to maintaining the entire paving stone area through agreement with Kiwanis whereby Carrera will be responsible for its maintenance and Kiwanis will pay their portion of the maintenance to the Carrera Strata. The north-south road will consist of an 16 to 16.5m wide public right of passage with two-way vehicle travel lanes, parking lanes, curbs, boulevards and sidewalks along both sides.

The frontage along Minoru Blvd. will be widened by approximately 2.15m via land dedications to accommodate the widening of the existing southbound bike lane to 1.8m, provide a minimum 1.6 m wide curb/gutter and boulevard plus a 2m wide sidewalk for the full length of the property.

It should be noted that an existing pedestrian trail between Minoru Blvd. and Minoru Park along the southern property boundary over the Kiwanis site will be closed for site construction. This trail will be replaced with a sidewalk along the new east-west road along the site's northern boundary. Kiwanis will be providing the City with 90 day notice of the trail closure within the next few weeks.

Vehicle Parking

Polygon has submitted a Traffic and Parking Impact Study (TPIS) that compares the proposed parking requirements of the Kiwanis seniors affordable housing project to other projects of a similar nature. The development proposal includes 91 vehicle stalls for the Kiwanis project (including 10 stalls that will be located within the Carrera parkade) and 466 vehicle stalls for Carrera residents and visitors.

Polygon has also prepared a transportation demand management (TDM) package in support of a minor relaxation for the Carrera parking requirements. The proposed parking relaxation reduces the number of resident stalls from 1.2 stalls per unit to 1.19 (less than 1%) stalls per unit. The compensation for this reduction under the proposed TDM includes a \$25,000 contribution to one bus shelter, electrical outlets for 20 spaces in the Carrera parkade and one electrical outlet in each bicycle room in the Carrera towers.

The TPIS and TDM package have both been reviewed and supported by Transportation staff. The Rezoning considerations include a requirement for an easement on the Carrera side for the provision of ten parking stalls for use by Kiwanis in perpetuity and a legal agreement to require the electrical outlets and specified voltages plus the cash contribution for the bus shelter. A requirement for two visitor stalls to be dedicated for health care worker use will be incorporated into the Development Permit Plans.

Bike parking

Transportation staff support the substitution of 32 electric scooter stalls for the Class 1 bicycle stalls in the Kiwanis development. All other bike stall requirements are to conform to the Zoning Bylaw standards.

Tree Replacement

An Arborist's report was submitted and reviewed by Tree Preservation Staff and Parks Staff. On the overall site 53 trees are proposed for removal. An additional 4 large trees located along the western property line are shared between Kiwanis and the City. Parks staff have inspected these four trees and found them to be in too poor a condition to be retained safely. To facilitate site preloading it is anticipated that Polygon will apply for the appropriate tree removal permits for the on-site tree removal and work with Park's staff to remove and replace the four boundary trees. Securities will be taken to ensure replacements at a minimum of two for one. With consideration to the size of the trees compensation for the four parks trees has been set at \$5,200.

Public Art

A preliminary public art plan was presented to and supported by the Richmond Public Art Advisory Committee on March 20, 2012. The Plan proposes artwork along Minoru Blvd. integrated with street facing glazing, brick first storey walls and or landscape features. These works are to be completed with the first phase of development. A detailed public art plan is to be submitted for review by the RPAAC and accepted by the City prior to final adoption of the rezoning. The proposed contribution is approximately \$283,800. The requirement for the submission of the detailed public art plan has been included in the Rezoning considerations.

Thermal Comfort Analysis*Kiwanis*

With the assistance of BC Hydro and Polygon a Thermal Comfort Analysis and Simulation was undertaken by Enersolv Design and Build Ltd. for the Kiwanis affordable housing development. The assessment was based on the proposed building design and included a glazing to wall ratio of 47%, electric baseboard heaters and conditioned outdoor air supplied into the corridors of the buildings. The proposed design does not include central air conditioning to each residential unit.

The assessment used the International Standards Organization (ISO) 7730-1993 Standard for Occupancy Thermal Comfort and the BC Building Code (2006) to determine how well the proposed design will perform given typical weather for Richmond, air flow and solar loads for the building type and orientation.

Enersolv's report states that based on their simulation analysis "the building meets the above thermal comfort standard without the requirement for mechanical cooling in any of the residential units". Enersolv's Engineers have confirmed that their analysis conforms to the OCP "ASHRAE 55-2004" requirements for residential development within aircraft noise sensitive areas.

Carrera

Polygon's Carrera project is being designed to meet Silver LEED equivalency. This approach will assess the development against eight major credit categories including water efficiency, energy and atmosphere, materials and resources, and indoor environmental quality. To achieve silver equivalency a specified number of points must be achieved. Carrera is being designed to

be fully air conditioned thereby addressing thermal comfort concerns. The project is also being designed to connect to the District Energy Utility (DEU) once it becomes available.

BC Hydro Energy Modelling

With the assistance of BC Hydro and their affiliates, energy use modelling was also undertaken for the development under BC Hydro's New Construction Program. The final results of this analysis were not available in time to incorporate into this report but early indications are that the analysis has resulted in modifications to the design which will result in significant energy cost savings to the Kiwanis project over the lifetime of the buildings. More details will be available through the Development Permit review for this development. It should be noted that only the Carrera development is proposed to connect to the District Energy utility when it becomes available.

Aircraft Noise Assessment

The development site is located within Aircraft Noise Sensitive Area 3 which are classed as Moderate Aircraft Noise Areas within the Official Community Plan. This area permits all aircraft noise sensitive land uses provided that a restrictive covenant is registered on title, acoustic reports are prepared identifying appropriate noise attenuation measures to be incorporated into the building design.

An Acoustic Report was prepared by Brown Strachan Associates (dated March 20, 2012) covering both the Carrera development and the Kiwanis development. The purpose of the report was to assess the internal noise levels within the residential units based on criteria specified by the Canada Mortgage and Housing Corporation (CMHC) and the interior design noise level criteria specified in the Official Community Plan. The assessment looked at the anticipated impacts from both aircraft and traffic noise. The report makes a number of recommendations for incorporation into the building design including use of glazing with specific acoustical ratings and incorporation of alternative means of ventilation such as continuously rated kitchen and/or bathroom exhaust fans, but concludes that the proposed development meets the City of Richmond OCP interior design noise level criteria.

A requirement for registration of the appropriate covenant(s) is included in the Rezoning Considerations (**Attachment 8**).

Minoru Park Interface

The western property boundary of the Carrera site abuts Minoru Park in the vicinity of Bowling Green. A lit pedestrian walkway with public rights of passage is proposed to run the length of the western property line providing access to the adjacent townhouses and a walking path for all park users. Residents of the Carrera development will also have a secured access from the facility leading into the park. These residents will have non-exclusive access to Minoru Park – there is no attempt to privatize any portion of the Park for the sole use by these residents.

Pedestrian accesses to the townhouses will be raised above grade clearly denoting them as private space. A requirement for registration on title of the Public Rights of Passage has been included in the Rezoning Considerations (**Attachment 8**).

Amenity space

Outdoor amenity space is being provided in both Carrera and Kiwanis through landscaped and open area on top of the parking podiums. With the Kiwanis development the landscaped podium

connects both towers with outdoor amenities including a walking path, community garden plots, community patio areas and a large central lawn. The Carrera podium landscaping will be designed with outdoor passive garden areas and an amenity building.

Indoor amenity areas in the Kiwanis project are included in both towers plus several amenity rooms just off Minoru Blvd. One of the key requirements for Kiwanis was to keep these amenity areas centrally located rather than focused toward either of the two towers. The intent is to keep them accessible to all the residents. These spaces may be used as program spaces for various activities including bringing in external programs of interest to their senior residents.

The conceptual plans for the two developments indicate that approximately 710 m² (7643 ft²) of indoor amenity space will be provided in the Kiwanis and 697 m² (7503 ft²) will be provided in Carrera. These concept plans will be refined through the Development Permit review.

Development Permit Considerations

Although the Carrera and Kiwanis developments are well advanced in their planning and design, a number of issues remain to be refined at the Development Permit review stage. At Polygon's request, preliminary design plans were presented by Gomeroff Bell Lyon Architects Group Inc. and Robert Ciccozzi Architecture Inc. to the Advisory Design Panel on April 18, 2012. Overall, the Panel was supportive of the two development proposals but did make a number of recommendations for the proponent to consider for their formal submission to the ADP. Some of the key issues identified include the following:

- More detail is needed on the treatment of the parkade wall proposed for the lot immediately to the south (the adjacent wall will be about 2 storeys above the Kiwanis podium). A green screen is currently proposed but details have not yet been refined;
- Need to look at safety concerns of seniors in internal layouts (e.g. consider using washroom doors that open outward, etc.);
- Need to undertake more design work with the open square between the two projects;
- The podium design for the Kiwanis development needs further resolution on the Minoru Road side, the interface with the Carrera development and at the northwest corner of the Kiwanis building;
- Need to address design issues associated with the servicing bay areas; and
- Look for ways to strengthen the ties between the two projects.

The full set of comments provided by ADP is provided in **Attachment 9**. The issues identified will be addressed through the Development Permit Review.

Financial Impact or Economic Impact

Approving the Staff recommendation (recommendations No. 7 and No. 9) to direct voluntary cash-in-lieu contributions from three development projects (i.e. Carrera, Mayfair Place and Cambridge Park) to the Affordable Housing Reserve Fund means that the City will be making a financial decision to redirect approximately \$2,703,297 in funds that would have otherwise been contributed to the City's Affordable Housing Operating Reserve Fund to the Affordable Housing Capital Reserve Fund in support of the Kiwanis redevelopment project.

To offset the density bonus benefit already provided to Polygon for the Mayfair Place and Cambridge Park projects (as a result of terminating the Housing Agreements for these sites), it is

proposed that the square footage corresponding to the total area of the affordable housing units on these sites be factored into the final proposed floor area permitted on a future Polygon development (i.e. Polygon's Alexandra Road West or Alexandra Road East projects).

Conclusion

Extensive consultation and analysis has been undertaken with regard to the proposed development. Although there will be an overall reduction in the number of affordable housing units provided in the West Cambie area as a result of the proposal for the City to accept cash contributions to the Capital Affordable Housing Reserve Fund in place of constructing affordable housing units, the overall result will be a net gain in the number of affordable housing units in the City. Staff are recommending support for this unique development proposal.

In consideration of the many positive aspects of this location and proximity to services that will enhance the liveability for its residents, Staff are supportive of the proposed density proposed for this site as this is a unique proposal with positive tangible benefits for creating seniors affordable housing in proximity to supportive services.



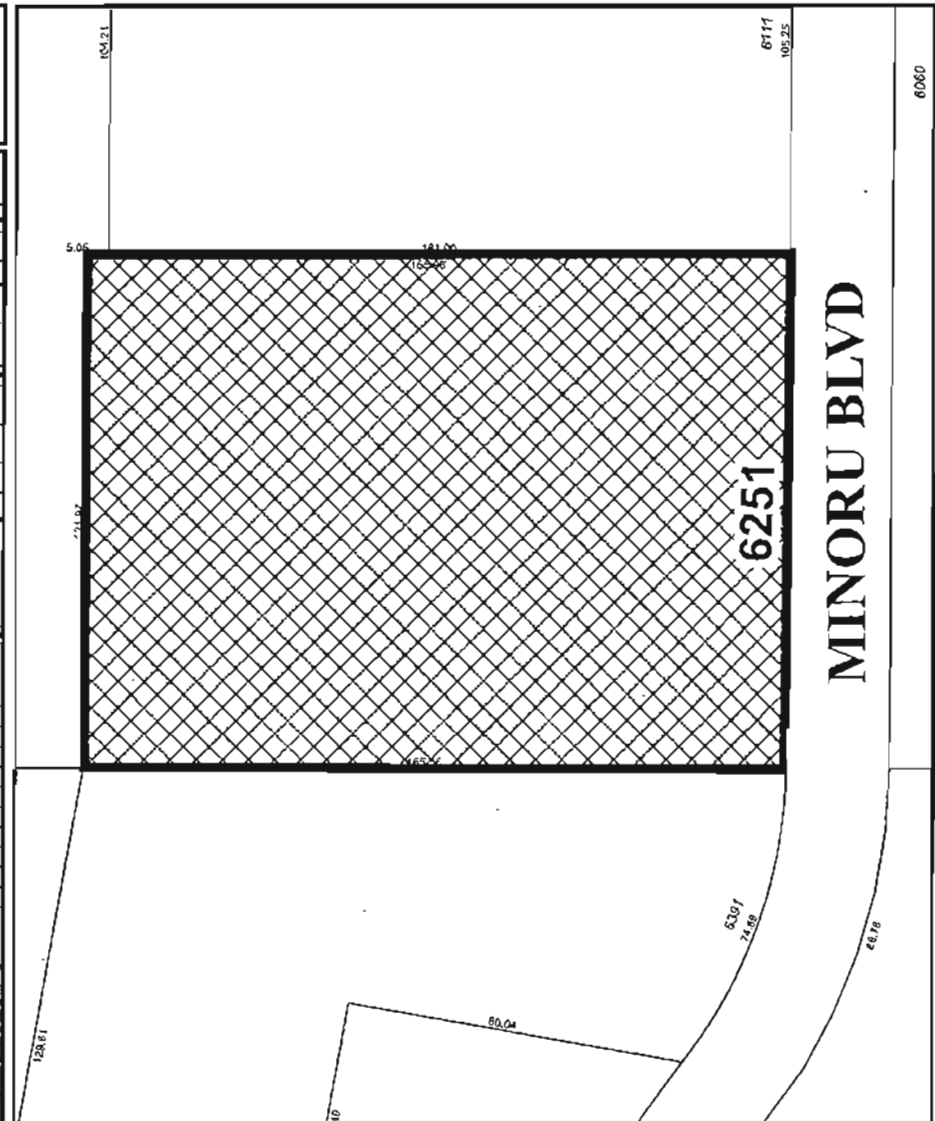
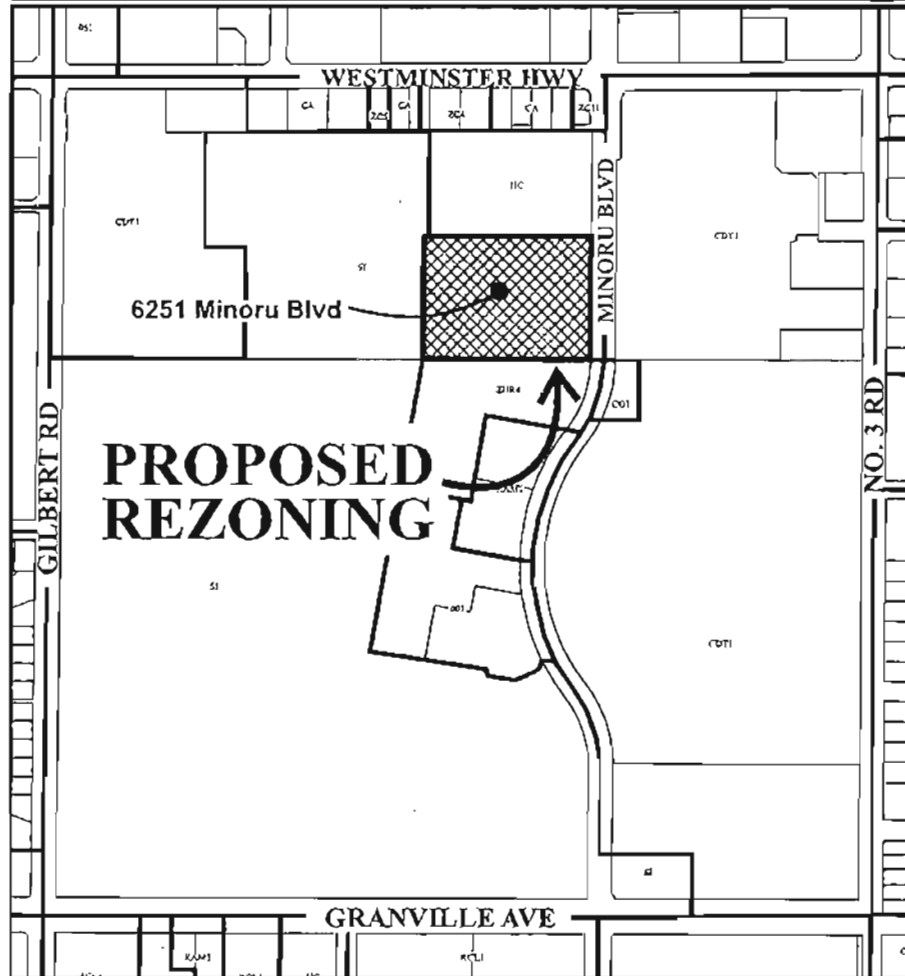
David Brownlee
Planner 2

DCB:cas

- Attachment 1: Location Map – Polygon Carrera-Kiwanis
- Attachment 2: Context Map – Polygon Carrera - Kiwanis and Proposed “Donor” Sites
- Attachment 3: Development List (The Properties Involved)
- Attachment 4: Proposed Affordable Housing Contributions
- Attachment 5: Proposed Milestones and Cash Flow Schedule
- Attachment 6: Polygon Carrera – Kiwanis Development Concept Plans
- Attachment 7: Development Application Data Sheet For Kiwanis and Polygon Carrera
- Attachment 8: Rezoning Considerations Concurrence
- Attachment 9: ADP Minutes of April 18, 2012 (excerpt)
- Attachment 10: Letters and On-Line Submissions From the Public



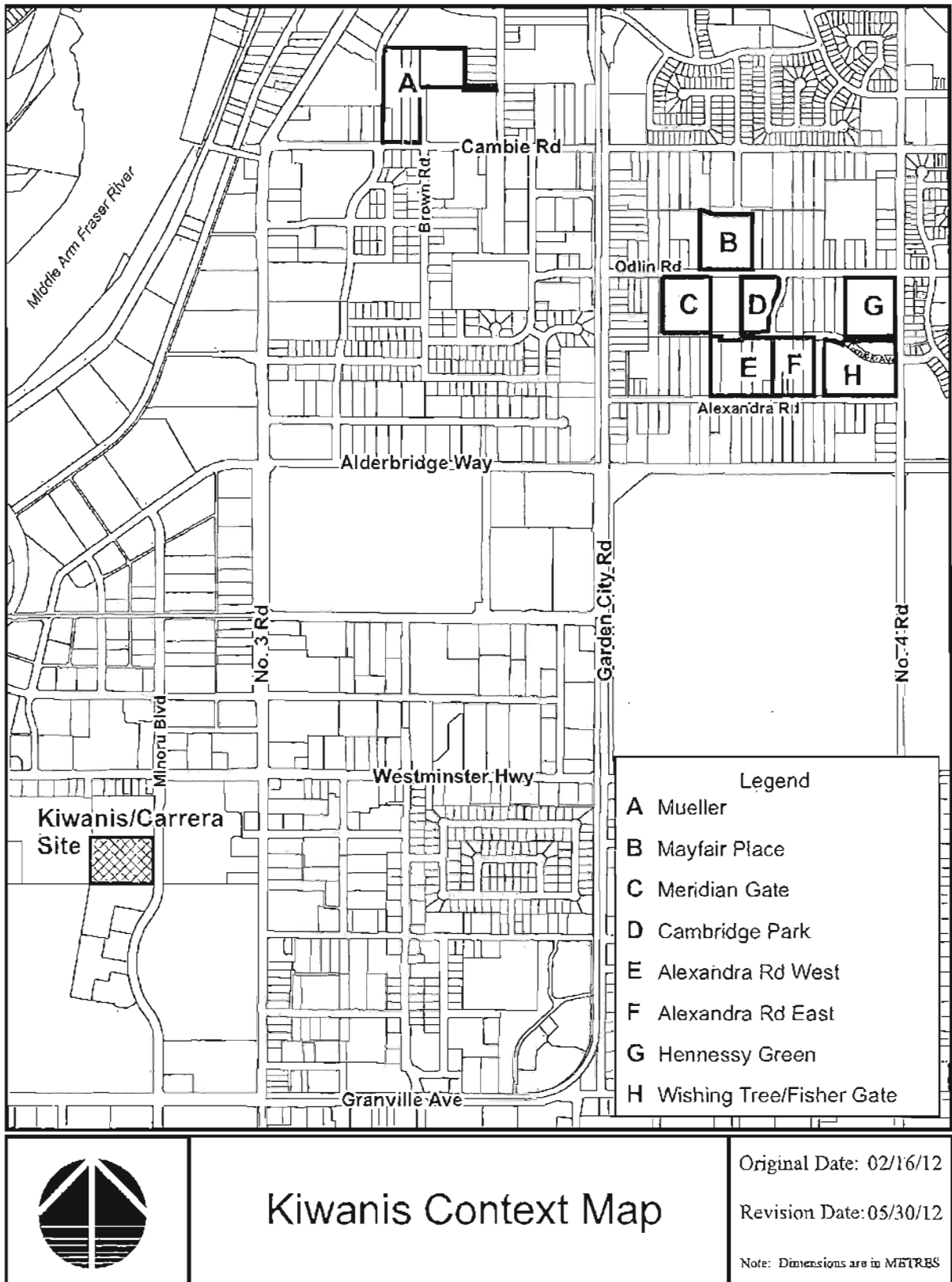
City of Richmond



RZ 11-591685

Original Date: 10/18/11
Revision Date: 06/29/12
Note: Dimensions are in METRES

Attachment 1



Development List (The Properties Involved)

Item	Project	Units & Status	Key Actions / Proposed RZ Considerations
1	<u>Meridian Gate</u> 9288 Odlin Rd. RZ 06-344033 PH: May 22 2007; Adopted: Jun 25, 2007 Current zone: ZLR20	\$1,439,834 Cash In Lieu already Paid to City AH Reserve	a. Council allocating an equivalent amount (i.e. \$1,439,834) from AH Capital Reserve for Kiwanis project.
2	<u>Hennessey Green</u> 9800 Odlin Rd RZ 06-354959 PH: May 22, 2007; Adopted Jun 25 2007 Current zone: ZT67	\$707,370 Cash In Lieu Previously Paid to City AH Reserve	a. Council allocating an equivalent amount (i.e. \$707,370) from AH Capital Reserve for Kiwanis project.
3	<u>Mayfair Place</u> 9399 Odlin Rd RZ 10-537689 PH: Dec 20 2010; Adopted Jan 24, 2011 Current zone: ZLR24 Housing Agreement Bylaw 8677	16 Affordable Units Built (13,896 sf actual built area) This project has already been built but the Affordable Housing units are owned by Polygon and held vacant pending Council's decision on terminating the affordable housing agreement.	a. Contribution of \$2,223,360 (est.) to AH Capital Reserve prior to termination of the affordable housing agreement and rezoning. b. Council Resolution required to ensure 100% goes into the AH Capital Reserve as a special project. c. Termination of the existing AH Agreement (Bylaw 8677) by bylaw. d. City undertakes Text Amendment of ZLR24 to provide outright 1.7 F.A.R. for Mayfair Place.

ATTACHMENT 3

Item	Project	Units & Status	Key Actions / Proposed RZ Considerations
4	<u>Cambridge Park</u> 9500 Odlin Rd Strata Plan BCS4008 RZ 08-408104 PH Jul 20, 2009; Adopted Nov 23, 2009 RZ Bylaw No. 8440 Current zone: ZLR24 Housing Agreement Bylaw 8687	22 Affordable Units Built total. (11 units from Cambridge Park and 11 units from Fisher Gate 9566 Tomicki Ave.) Combined AH area is 17,010 sf. This project has already been built but the Affordable Housing units are held vacant.	a. Contribution to AH Capital Reserve at rezoning \$2,721,600 (est.). b. Council Resolution required to ensure 100% goes into the AH Capital Reserve as a special project. c. Termination of Affordable Housing Agreement (Bylaw 8687) by bylaw. d. City undertakes Text Amendment of ZLR24 to provide outright 1.7 F.A.R. for Cambridge Park.
5	<u>Fisher Gate (Wishing Tree)</u> 9566 Tomicki Ave. Strata Plan: BCS3965 Current zone: ZT67 RZ 08-408107 DP 08-432203	11 AH units were transferred to Cambridge Park under DP 08- 432203 and RZ 08-408104 (see Item 4 above).	a. Rezone to allow outright to 0.75 F.A.R. for Fisher Gate.
6	<u>Kiwanis</u> (AH side only) 6251 Minoru Blvd. RZ 11-591685 (Pending)	New project. Develop 296 affordable seniors housing units in two towers.	a. Signoff on a terms and conditions/contributions agreement between the City and Kiwanis. b. Require mortgage to protect City contributions until construction has completed. c. Resolution to Remove Deeds Act restrictive covenant from title. d. Permit density increase up to 2.8 F.A.R. on the site net of dedications. e. Authorize City contributions payments per agreement with Kiwanis. f. Require AH Agreement on all 296 units.

ATTACHMENT 3

Item	Project	Units & Status	Key Actions / Proposed RZ Considerations
7	Polygon Carrera (Market side only) 6251 Minoru Blvd. New address TBD. RZ 11-591685 (Pending)	New project Approximately 335 residential market units in three towers	<ul style="list-style-type: none"> a. Accept contribution to AH Reserve at rezoning \$4,257,312 (est.). b. Council Resolution required to ensure 100% goes into the AH capital Reserve as a special development consideration project. c. Permit density increase up to 3.0 F.A.R. on the site net of dedications.
8	Mueller 8331, 8351 8371 Cambie Rd & 3651 Sexsmith Rd RZ 11-591985 (under review by Staff)	New project. (<i>Separate Rezoning Report</i>)	<ul style="list-style-type: none"> a. Accept contribution to AH Reserve at rezoning \$5,237,409 (est.). b. Council Resolution required to ensure 100% goes into the AH Capital Reserve as a special project.
9	Alexandra Road West 9331, 9393, 9431, 9451 and 9471 Alexandra Rd. RZ 12-598503 (under review by Staff)	New project. (<i>Separate Rezoning Report</i>)	<ul style="list-style-type: none"> a. Amend the West Cambie Area Plan for the increase Alex West density b. Accept voluntary contribution to AH Reserve at rezoning \$2,871,264 (est.). c. Council Resolution required to ensure 100% goes into the AH Capital Reserve as a special project.
10	Alexandra Road East 9491, 9511, 9531 and 9591 Alexandra Rd. RZ 12-598506 (under review by Staff)	(<i>Separate Rezoning Report</i>)	<ul style="list-style-type: none"> a. Accept voluntary contribution to AH Reserve at rezoning \$1,570,741 (est.). b. Council Resolution required to ensure 100% goes into the AH Capital Reserve as a special project.

Notes: Items 7, 8 and 9 will be submitted under separate Rezoning Applications for Council consideration.

Items 6 and 7 are all in the City Centre Planning Area. All others are in the West Cambie Planning Area.

For all items additional standard development related requirements will apply (e.g. flood covenants, statutory rights of way as necessary, etc).

Kiwanis

Affordable Housing Contribution

5/1/2012

Polygon future projects avg. unit size per AH unit

800 sq. ft.

Meridian Gate cash in lieu paid @ \$6.10 sf (GBA)

\$1,439,834

Hennessy Green cash in lieu paid @ \$5.10 sf (GBA)

\$707,370

total in AH fund

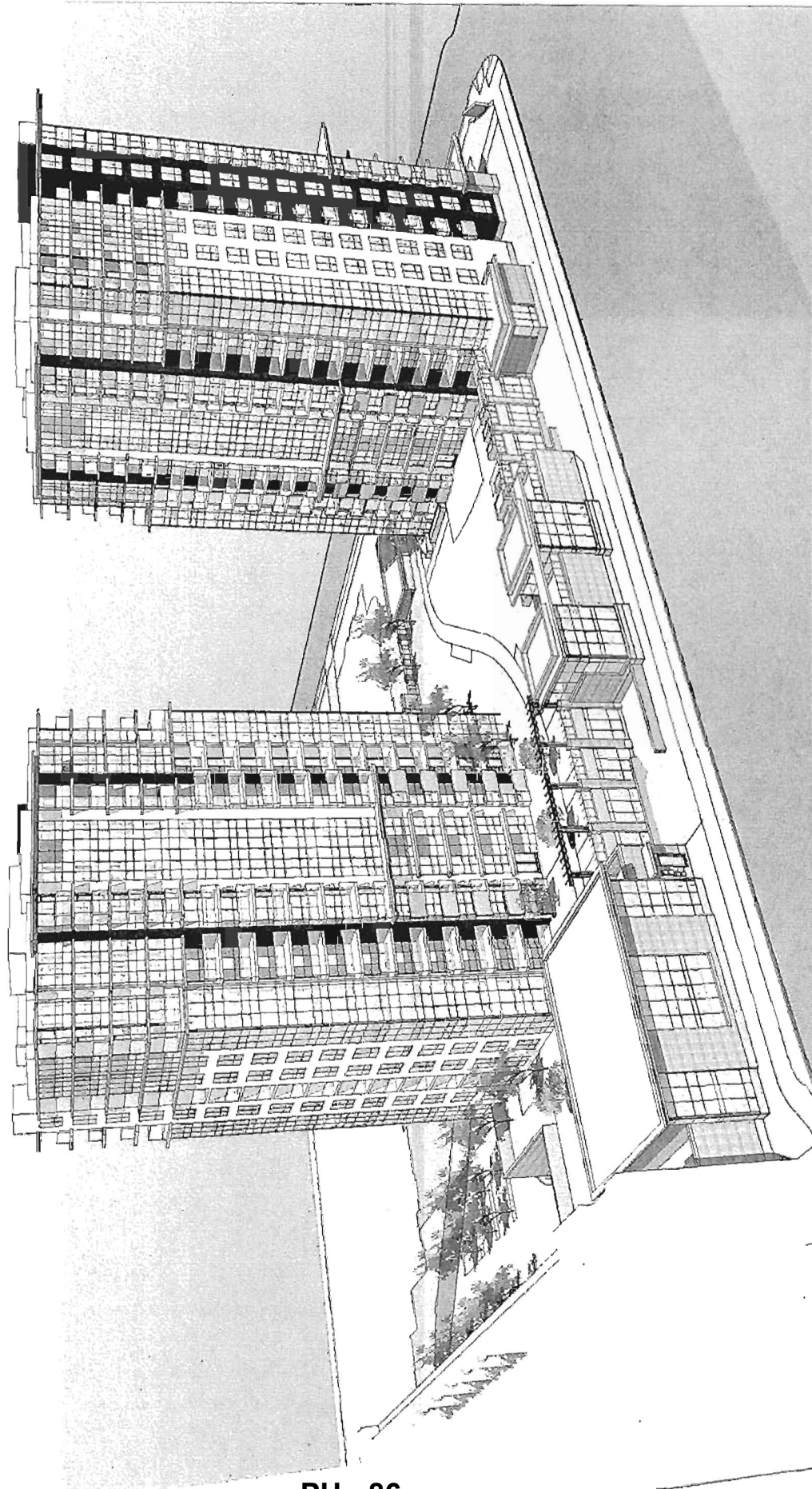
\$2,147,204

Project	Site Area	Project BA	AH net rentable floor area	AH units generated	City confirmed transfer rate	transfer amount
Polygon contributions from projects recently completed or under construction - areas confirmed as per attached schedules						
Cambridge Park (as built - including Wishing Tree allocations)	123,785	185,677	17,010	22	\$160	\$2,721,600
Mayfair Place (under construction-AH area as allocated)	205,924	308,887	13,896	16	\$160	\$2,223,360
Affordable Subtotal			30,906	38		\$4,944,960
Polygon contributions from future projects (currently proposed data)						
Alexandra Road East	147,257	220,886	9,817	12	\$160	\$1,570,741
Alexandra Road West	269,181	506,973	17,945	22	\$160	\$2,871,264
Mueller site (based on 2.5 FAR GBA on base site area Incl. transfer)	196,020	465,548	23,277	29	\$225	\$5,237,409
Kiwanis Site (based on City FAR area)	121,252	361,425	18,071	23	\$225	\$4,066,031
Affordable Subtotal			69,111	86		\$13,745,446
Polygon contributions from previous developments:						
Meridian Gate (as built including additional \$38k discrepancy)	188,153	274,704	8,999	16	\$160	\$1,439,834 (as per amount pd)
Hennessy Green (as built)	213,395	138,706	4,421	9	\$160	\$707,370 (as per amount pd)
Affordable Subtotal			13,420	25		\$2,147,204
Other developer contributions (cash in lieu):						
future wood frame projects					\$160	
future concrete projects		0	0	0	\$225	0
TOTAL			113,437	149		\$20,837,610

Note: This table provides an overview of the overall project concept. All of the proposed transactions are subject to Council approval.

Year	Year 1				Year 2				Year 3				Year 4				Year 5				Totals
Period	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	
Kiwanis AH Project Schedule			Site Pre-load	Site Prep	Construction Begins			Tower 1 Topping Off					Final Building Inspection Tower 1				Final Building Inspection Tower 2			Take-out Mortgage	
Municipal Approvals		With Rezoning adoption	With Rezoning adoption			Building Permit Issuance			Building Permit Issuance	Building Permit Issuance		Building Permit Issuance			Building Permit Issuance			Building Permit Issuance		Building Permit Issuance	
Polygon Projects and Contributions																					
Meridian Gate		1,439,834																			\$1,439,834
Hennessey		707,370																			\$707,370
Cambridge		2,721,600																			\$2,721,600
Mayfair		2,223,380																			\$2,223,380
Alexandra Road East		n/a												Phase 1	523,581		Phase 2	523,580	Phase 3	523,580	\$1,570,741
Alexandra Road West		n/a	717,816		Phase 1 & 2	717,816		Phase 3	717,816		Phase 4	717,816									\$2,871,264
Mueller	Phase 1	1,745,803			Phase 2	1,745,803		Phase 3	1,745,803												\$5,237,409
Kiwanis Site	Phase 1	1,355,344			Phase 2	1,355,344		Phase 3	1,355,344												\$4,066,032
Progress Draws (PD)			Progress Draw #1					Progress Draw #2					Progress Draw #3							Progress Draw #4	
PD Trigger			BP Approval					Quantitative Survey Tower 1	Construct Financing Rec'd				Complete Construct Tower 2						Pay down Construct Loan		
PD Totals			10,911,127					3,818,953					4,536,779							1,570,741	\$20,837,610

This Attachment Provides The Conceptual Development
Plans For Both Polygon Carrera And Kiwanis



PH - 86

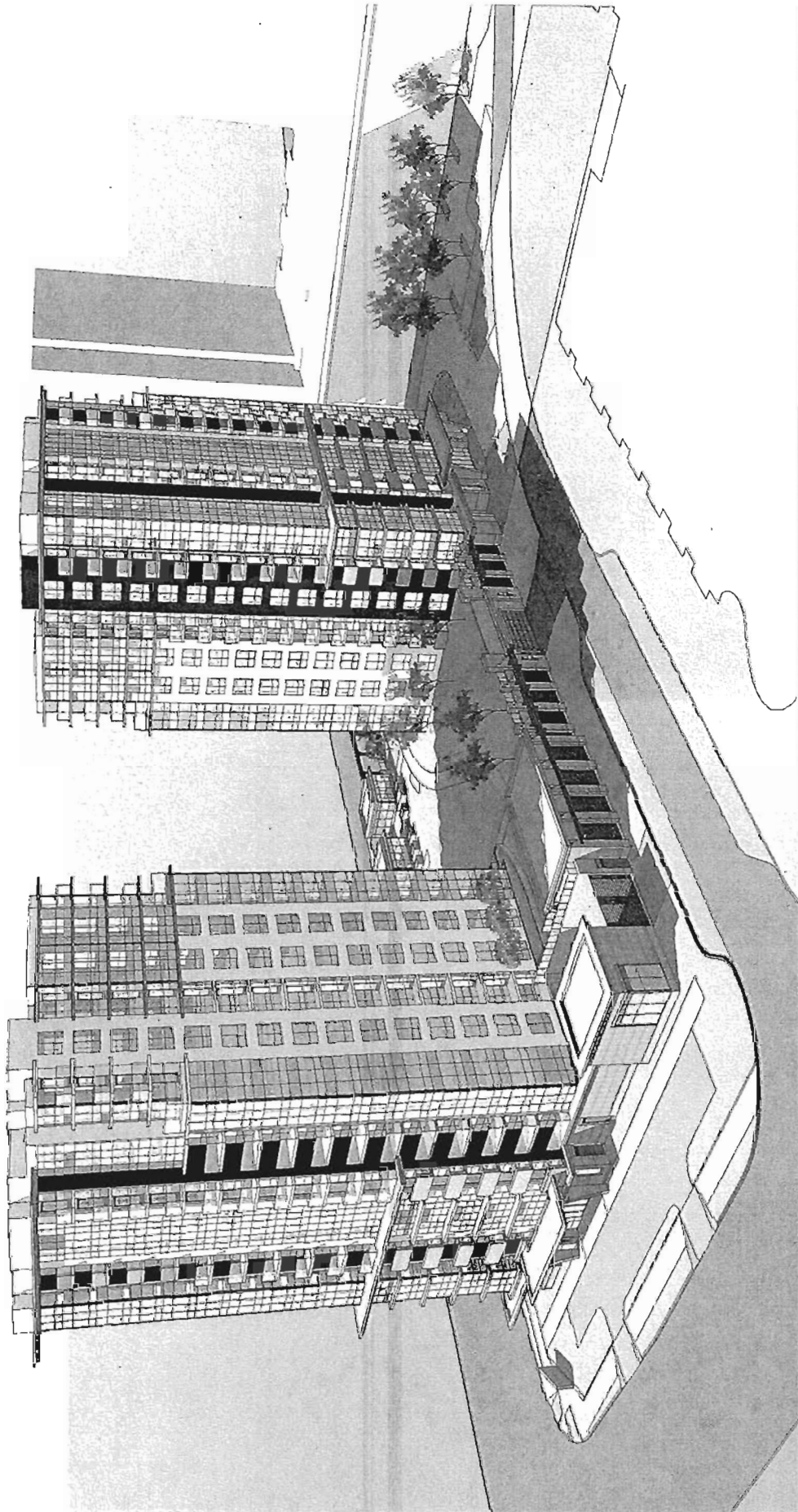
BIRD'S EYE VIEW FROM MINORU BOULEVARD (LOOKING TOWARDS NORTHWEST)

N.T.S.

APRIL 4, 2012

KIWANIS TOWERS

RCA
Robert Casson Architecture Inc.



PH - 87

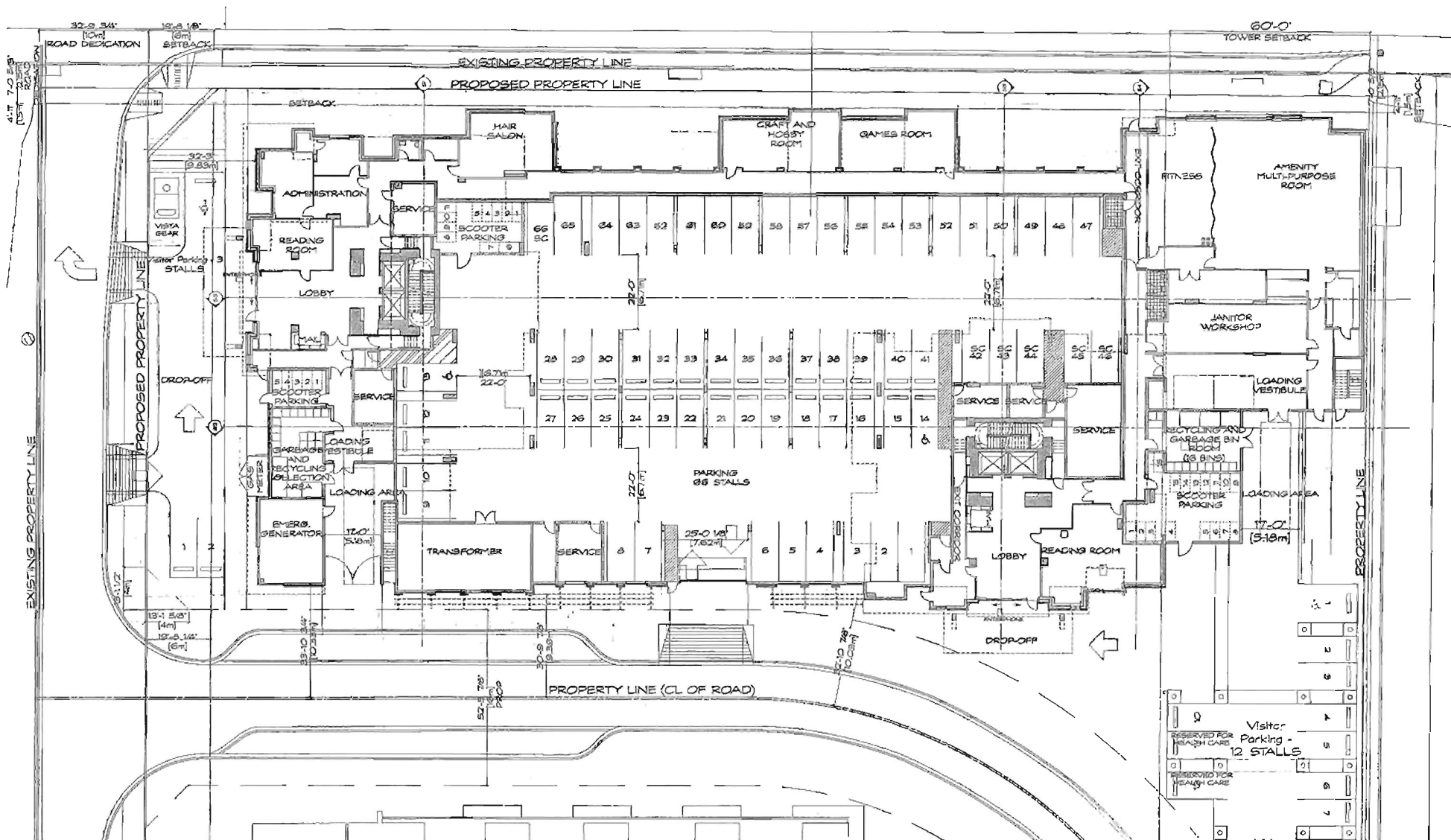
BIRD'S EYE VIEW FROM NORTH ADJACENT SITE (LOOKING TOWARDS SOUTHEAST)

N.T.S.

APRIL 4, 2012

KIWANIS TOWERS

RCA
Robert C. Anderson & Partners, Inc.



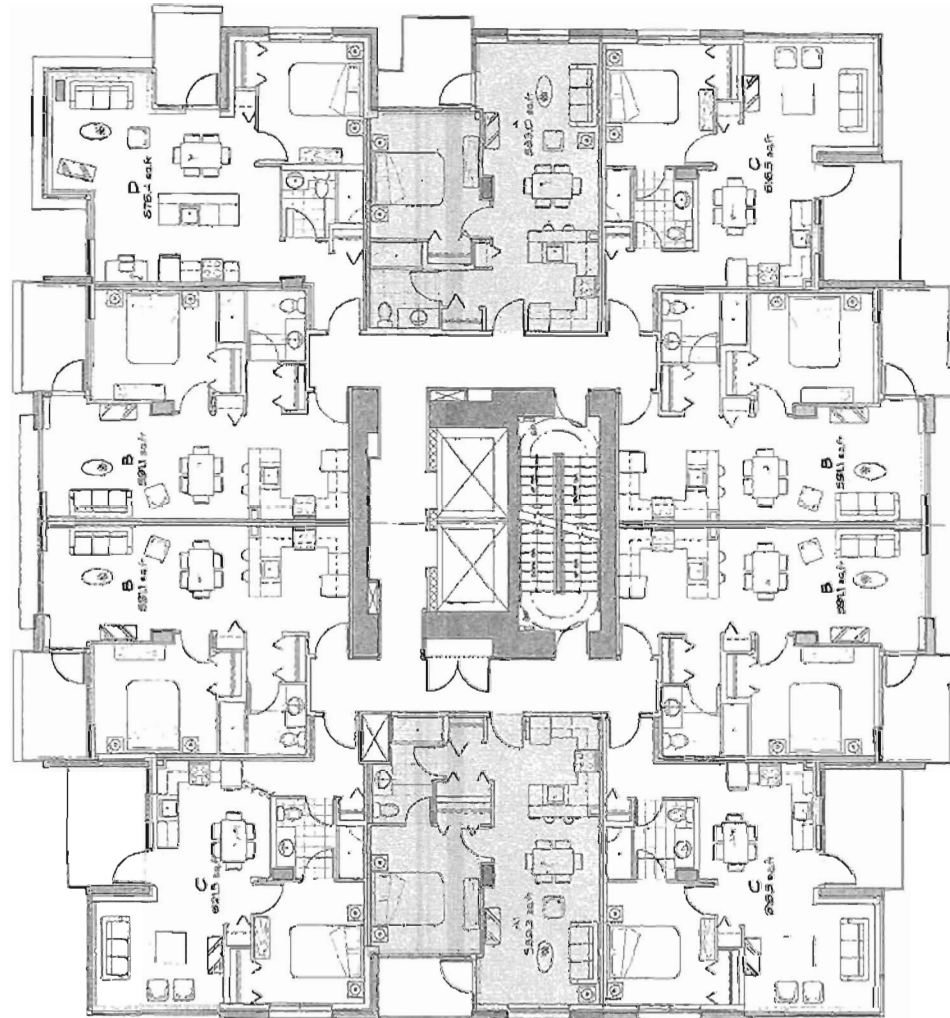
1:150

GROUND & PARKING PLAN

Apr 4, 2012

KIWANIS TOWERS

RCA
Real Estate Corporation Ltd.



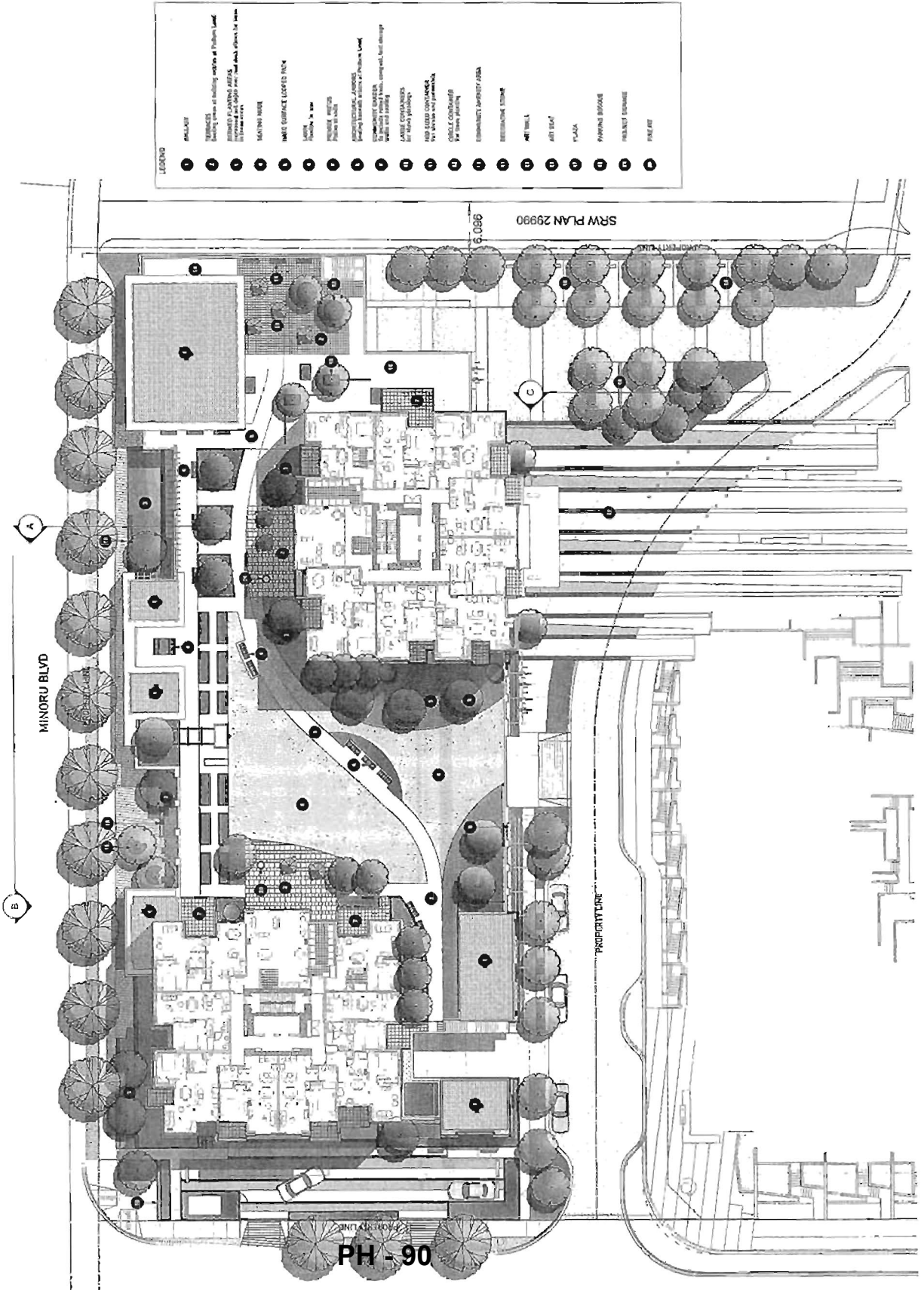
3/16" = 1'-0"

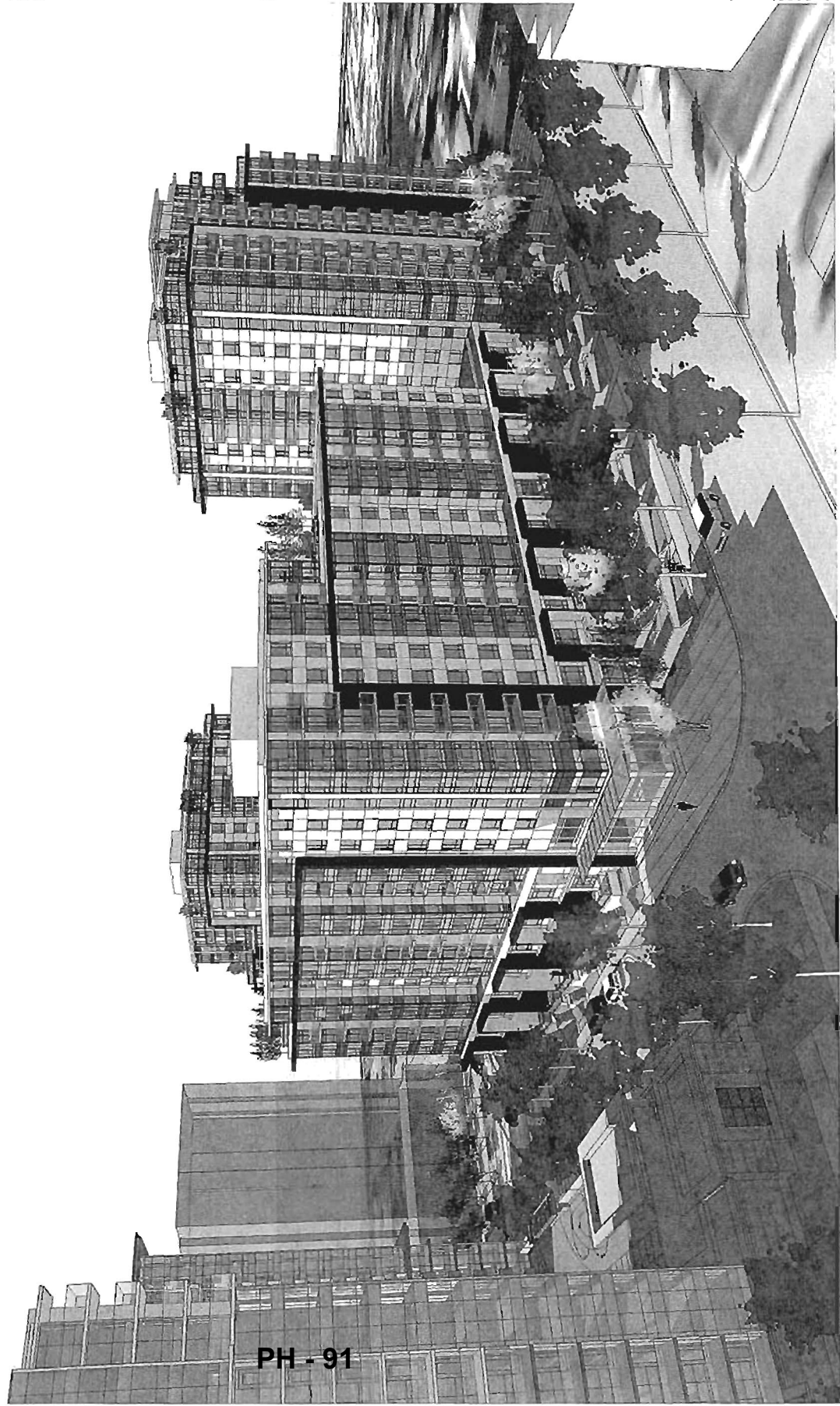
TOWER PLATE - TYPICAL

KIWANIS TOWERS

Apr 4, 2012

RCA
Real Construction Associates, Inc.





VIEW FROM NORTH EAST

NOTE

REVISIONS

CARRERA
 RICHMOND, BC
 333 UNIT MARKET RESIDENTIAL
 FOR POLYCOGN HOMES

3D VIEWS

DATE	10/10/2013
DESIGNED BY	gBL
CHECKED BY	gBL
SCALE	1/4" = 1'-0"
SHEET NO.	1052

NOTES

THE

10.1002/9781118445113.ch10

CARRERA
RICHMOND, BC

3D VIEWS

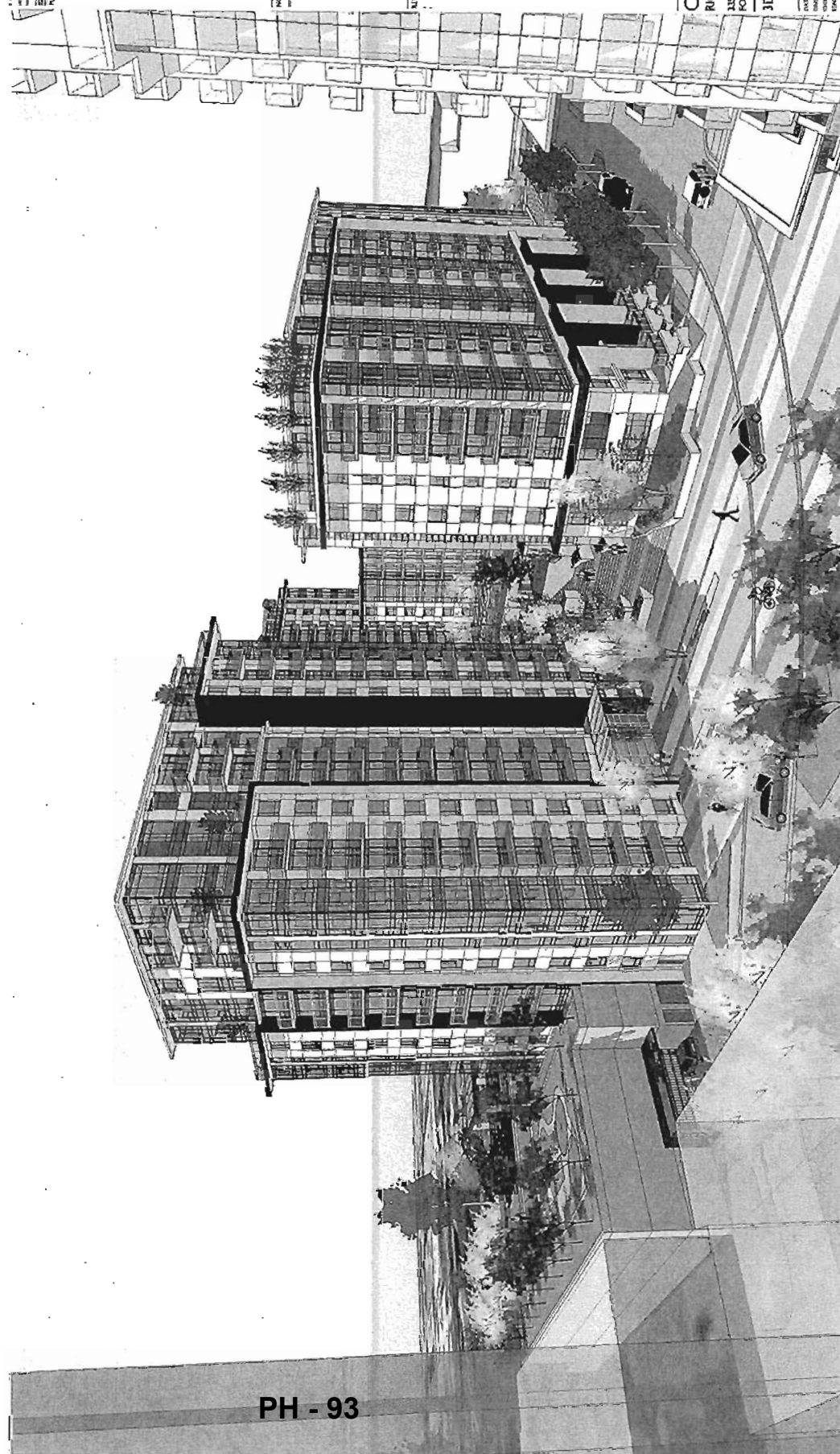
Page	10
On 08/08/2017	

1052

A-7.01



AERIAL VIEW FROM SOUTH WEST

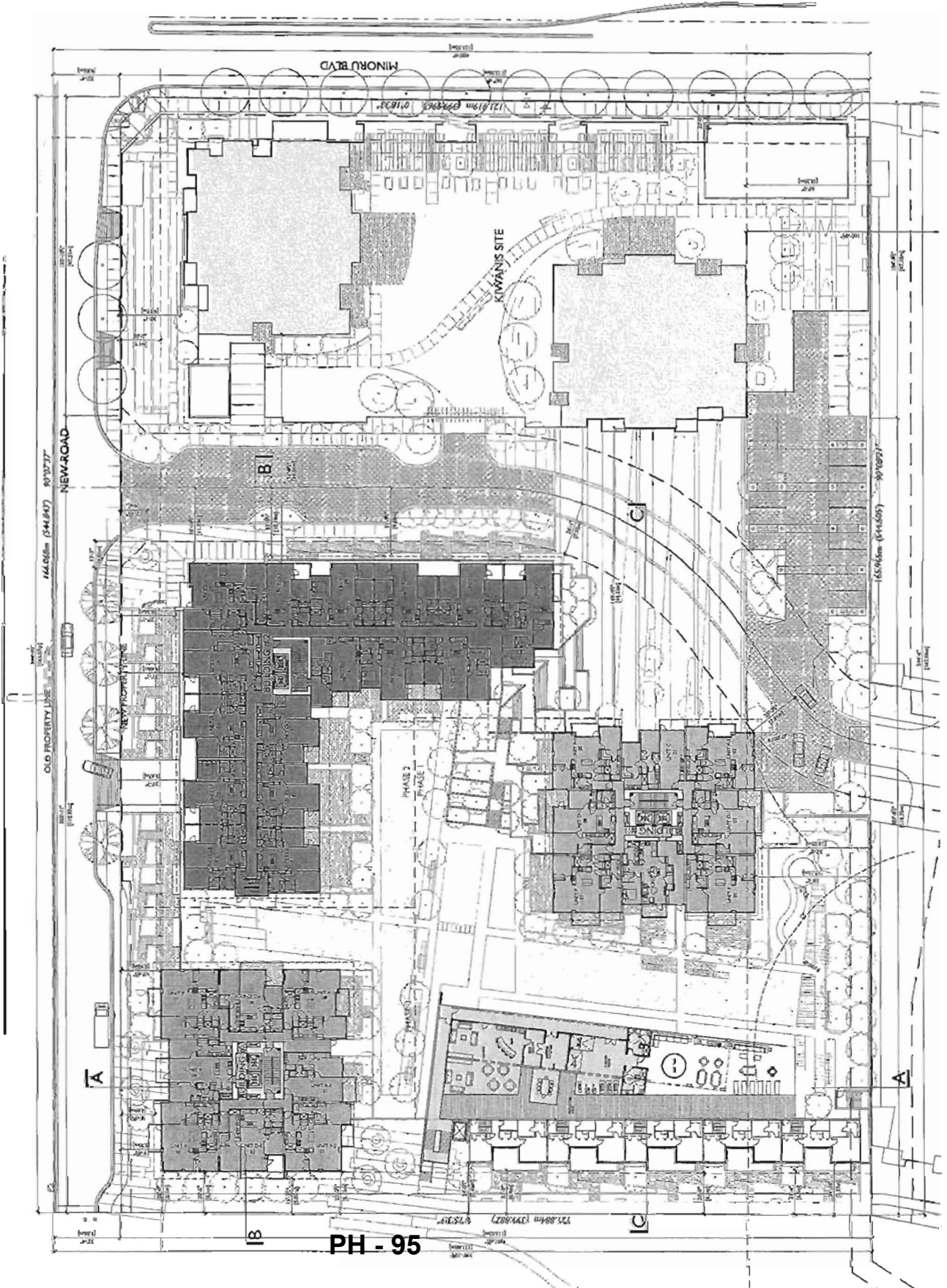


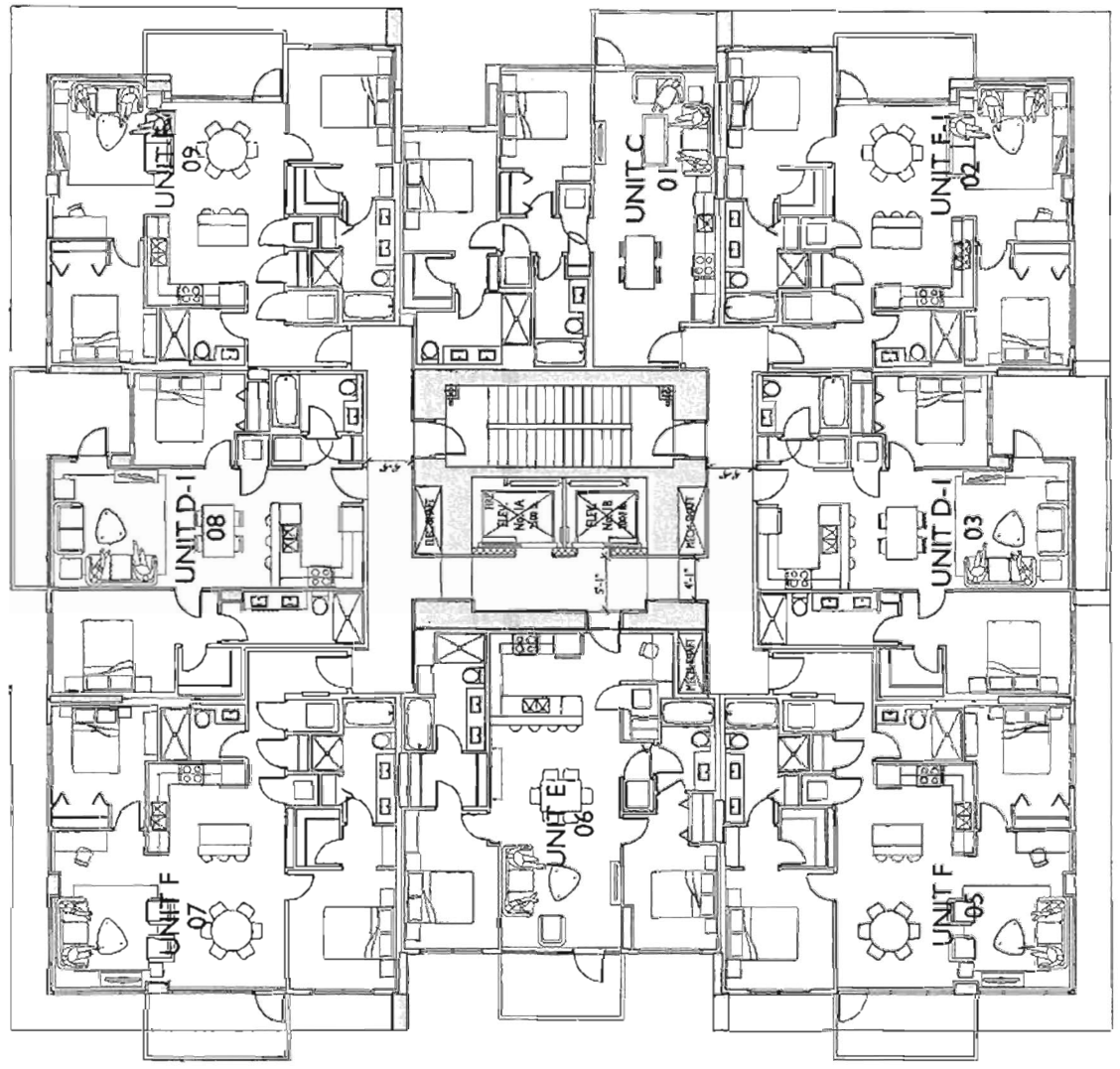


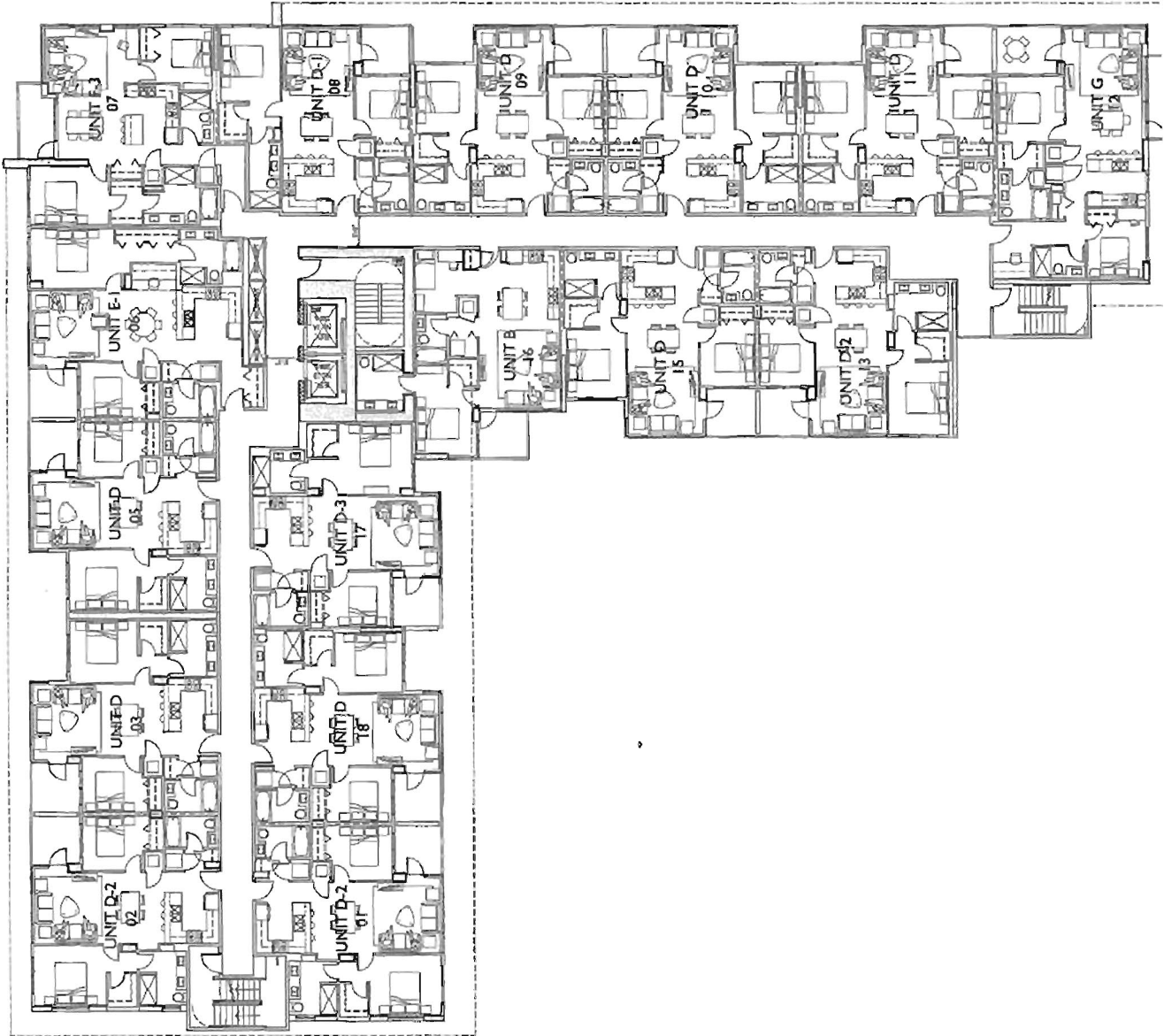
NOTES

REVISIONS

CARRERA
 RICHMOND, BC
 333 UNIT MARKET RESIDENTIAL
 FOR PORTION HOMES
 TYPICAL LEVELS & SITE PLAN
 PODIUM LEVEL (LEVEL -9)
 DATE: 10/10/2017
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 TOTAL: 1052
 SHEET NO: A-3.04





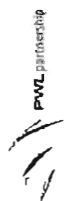
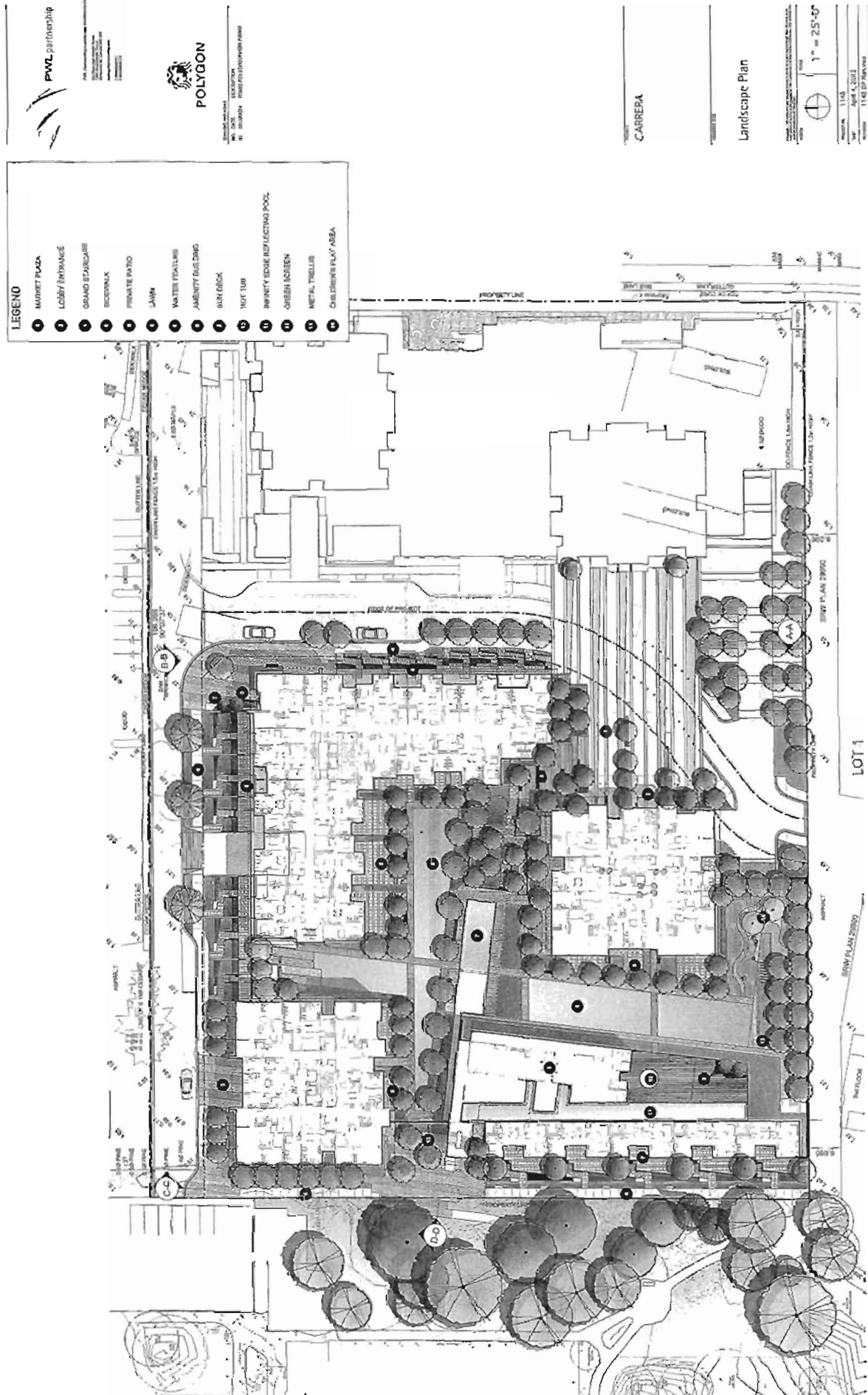


NOTES

REVISIONS

CARRERA
 RICHMOND, SC
 335 UNIT MARKET RESIDENTIAL
 FOR POLYCON HOMES
 LEVELS 4 TO 9
 BUILDING 2

A-3.08



POLYGON
 1148 SPRAWLER
 1148 SPRAWLER
 1148 SPRAWLER

CARRERA

Landscape Plan

1" = 25'-0"

APRIL 4, 2012

1148 SPRAWLER

1148 SPRAWLER

1148 SPRAWLER

LDP 0.02



RZ 11-591685

Attachment 7

Address: 6251 Minoru Boulevard

Applicant: Polygon Carrera Homes Ltd.

Planning Area(s): City Centre (Brighthouse Village Urban Centre T5)

	Existing	Proposed
Owner:	Richmond Kiwanis Senior Citizens Housing Society	Richmond Kiwanis Senior Citizens Housing Society and Polygon Carrera Homes Ltd.
Site Size (m ²):	20,238.71 m ²	Kiwanis AH net: 7,063.96m ² Polygon Carrera net: 11,264.37 m ² Dedications: 1,909.26 m ²
Land Uses:	Affordable Seniors Housing	Affordable Seniors Housing and Market Residential
OCP Designation:	Mixed Use	Unchanged
Area Plan Designation:	Institution, Urban Centre T5 (25 m)	Unchanged
Zoning:	School and Institutional Use (SI)	High Rise Apartment (ZHR10) – Brighthouse Village (City Centre)
Number of Units:	122 affordable seniors units in 14 separate low rise one and two storey buildings	Kiwanis: 296 affordable seniors 1 bedroom units in two high-rise towers; Polygon: approx. 335 market housing units in a mix of townhouse and 3 high-rise towers.
Other Designations:	NEF: Noise Management – City Bylaw 7794	Unchanged

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Density (units/acre):	N/A	137.2 u.p.a. net overall	none permitted
Floor Area Ratio:	Kiwanis Affordable Housing: 2.8 Max. Polygon Market Side: 3.0 Max.	Kiwanis: 2.78 Polygon: 2.98 Combined: 2.9 on gross site area	none permitted
Lot Coverage – Building:	Max. 90% excluding landscaped roof decks	Kiwanis: Polygon: 36.2% excluding landscaped roof decks	none
Lot Size (min. dimensions):	165.96m x 121.95 m	Kiwanis: 74.95 m x 111.88 m (avg.) Polygon: 89.07 m x 111.88 m (avg.)	none
Northern Property Line Setback(m):	Kiwanis Min. 6.0 m except for covered entry canopy which is 5.2 m	Kiwanis: 9.25 m except for covered entry canopy which is 5.2 m	none
Interior Setback (m):	Kiwanis: Min. 6.0 m except for covered entry canopy which is 5.34 m	Kiwanis: 9.39 m except for covered entry canopy which is 5.34 m	none
Minoru Park Setback (m):	Kiwanis: N/A Polygon: 4.1 m	Kiwanis: N/A Polygon:	none

ATTACHMENT 7

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Minoru Boulevard Setback (m)	Kiwanis: 1.5 m Polygon: N/A	Kiwanis: 1.5 m Polygon: N/A	none
Southern Property Line Setback (m)	Kiwanis: 0 m Polygon: 0 m	Kiwanis: 0 m Polygon: 0 m	none
Height (m):	47 m	47 m max.	none
Off-street Parking Spaces – Regular (R) / Visitor (V):	Kiwanis: 0.2 (R) and 0.1 (V) per unit Polygon: 1.2 (R) and 0.2 (V) per unit	Kiwanis: 0.2 (R) and 0.11 (V) per unit Polygon 1.19 (R) and 0.2 (V) per unit:	none
Off-street Parking Spaces – Total:	Kiwanis: 60 (R) 30 (V) Polygon: 402 (R) 67 (V)	Kiwanis: 59 (R) 22 (V) An additional 10 stalls will be provided on the market side for use by Kiwanis. Two visitor stalls will be dedicated to Health Care providers. Polygon: 397 (R) 69 (V)	TDM measures to be implemented on the market side to allow for a reduction of resident stalls from 1.2 to 1.19 stalls / unit. Will be addressed via DP.
Tandem Parking Spaces:	permitted	None	none
Bicycle Parking:	Kiwanis: 370 x Class 1 stalls 30 x Class 2 stalls Polygon: 419 Class 1 stalls 68 Class 2 stalls	Kiwanis: 32 scooter stalls in lieu of x Class 1 bike stalls. 34 Class 2 stalls To be reviewed at DP Polygon: 419 Class 1 stalls 36 but space for 68 Class 2 stalls provided. To be reviewed at DP	Substitution of Class 1 stalls with scooter stalls is built into zoning schedule.
Loading Stalls:	Kiwanis: 2 large Polygon: 2 large	Kiwanis: 2 large Polygon: 2 large	
Amenity Space – Indoor:	Kiwanis: 100 m ² Polygon: 100 m ²	Kiwanis: 710 m ² Polygon: 697 m ²	none
Amenity Space – Outdoor:	Kiwanis: 1776 m ² Polygon: 2010 m ²	Both projects have outdoor podium amenity spaces. Exact area TBD via the development permit review.	none

Other: Compensation required for 53 on-site trees and 4 off-site trees to be removed.



Rezoning Considerations

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

Developer: Polygon Carrera Homes Ltd. (the "Developer")

Owner: Richmond Kiwanis Senior Citizens Housing Society ("Kiwanis")

Address: 6251 Minoru Boulevard

File No.: RZ 11-591685, ZT 12-605555, ZT 12-605556, ZT 12-605577

Prior to final adoption of Termination of Housing Agreements (Mayfair Place and Cambridge Park) Bylaw 8911, Zoning Text Amendment Bylaw 8912 (Cambridge Park and Mayfair Place) and Zoning Text Amendment Bylaw 8913 (Wishing Tree), the Developer is required to complete the following:

1. City acceptance of the developer's payment of \$4,944,960 in exchange for the termination and discharge of the Housing Agreements pertaining to the 16 affordable housing units constructed at 9399 Odlin Road (Mayfair Place - \$2,223,360) and 22 affordable housing units (including units required by the Rezoning of 9566 Tomicki Avenue (Wishing Tree) constructed at 9500 Odlin Road (Cambridge Park - \$2,721,600), based on \$160 per built square foot of constructed affordable housing space. 100% of the payment is to be deposited to the City's capital Affordable Housing Reserve Fund.
2. The owners, Polygon Mayfair Place Homes Ltd., and Polygon Cambridge Park Homes Ltd., executing a consent to the adoption of Termination of Housing Agreements (Mayfair Place and Cambridge Park) Bylaw 8911 and entering into legal agreements with the City to terminate the associated Housing Agreements and Housing Covenants.
3. Kiwanis entering into a legal agreement with the City relating to the construction of 296 one-bedroom affordable housing units on Lot B (see definition of Lot B in Rezoning Consideration item #6), as required by item 19 of these Rezoning Considerations, and City contributions toward project costs. Key elements of the agreement will include:
 - a. Construction of 296 one-bedroom affordable housing units on Lot B;
 - b. Proposed construction schedule and reporting requirements;
 - c. Kiwanis to be solely responsible for constructing the units, all construction costs, and all future maintenance and operation costs;
 - d. Maximum contribution from City is \$20,837,610 towards construction costs (generally in accordance with the contribution schedule included in Attachment 5 of the Report to Committee dated May 30, 2012 relating to this Rezoning) and a further maximum contribution of \$3,305,468 towards payment of development cost charges, service cost charges and building permit fees, provided that:
 - i) Council approves the proposed developments that will provide the affordable housing contributions;
 - ii) the City receives such affordable housing contributions from the owners of the proposed developments; and
 - iii) Council approves the disbursement(s) of funds to Kiwanis;
 - e. City is released by Kiwanis and excluded from any liability relating to the construction project and maintenance and operation of the affordable housing units;
 - f. Kiwanis will register a mortgage (2nd in priority only to any BC Housing mortgage) against Lot B in favour of the City and grant other security required by the City, in its sole discretion, to secure Kiwanis' obligation to construct the 296 affordable housing units and in the event of default by Kiwanis. The mortgage will be discharged after final inspection permitting occupancy of all 296 affordable housing units required under (a) above and provided Kiwanis is not in breach of any of its obligations under the mortgage in favour of the City and any BC Housing mortgage; and

- g. Nothing in this agreement can or may fetter the discretion of Council or prejudice or affect the City's rights, powers, duties and obligations under any statute, bylaw, regulation, order or other legislative enactment.

Prior to final adoption of Zoning Amendment Bylaw 8914 (6251 Minoru Boulevard), the Developer is required to complete the following:

1. Final Adoption of OCP Amendment Bylaw 8910.
2. Final Adoption of Termination of Housing Agreements (Mayfair Place and Cambridge Park) Bylaw 8911, Zoning Text Amendment Bylaws 8912 and 8913.
3. Minimum 10 m wide road dedication along the entire northern property line.
4. Minimum of 4m by 4m road corner cuts required at all intersections measured from the new property or PROP SRW lines.
5. Minimum 2.15 m wide road dedication along the entire Minoru Boulevard frontage (exact dimensions for the dedicated lands will be confirmed as part of the detailed design to be completed as part of the Servicing Agreement process).
6. Registration of a subdivision plan prepared by a registered surveyor, to the satisfaction of the City, to create two lots and include the above road dedications. The subdivision plan is to be similar to that shown in Diagram 1 of proposed Zoning Section 19.11.4.4. Lot A will contain the market housing units ("Lot A") and Lot B will contain the affordable housing units referred to in item 19 of these Rezoning Considerations ("Lot B").
7. The granting of a minimum 3.15 m wide statutory right of way measured from the new northern property line for public rights of passage (exact dimensions for the SRW will be confirmed as part of the detailed design to be completed as part of the Servicing Agreement process). Maintenance and liability will be the responsibility of the City of Richmond.
8. The granting of a minimum 3.28 m wide statutory right of way along the pedestrian walkway adjacent to Minoru Park for public rights of passage (exact dimensions for the SRW will be confirmed as part of the detailed design to be completed as part of the Servicing Agreement process). Maintenance and liability will be the responsibility of the City of Richmond.
9. Submission of a cash in lieu contribution in the amount of \$5,200 (\$1300 x 4 trees) as compensation for removal of four Minoru Park trees (#77, 63, 66, 68 as identified in the Arborist's report).
10. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within the tree protection zone of the trees to be retained or works in the vicinity of the retained trees in Minoru Park. The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections, and a provision for the Arborist to submit a post-construction assessment report to the City for review.
11. The granting of a minimum 16.5 m wide statutory right of way along the property line between Lot A and Lot B for public rights of passage. Where there is no on street parking provided the right of way may be reduced to 16.0 m (exact dimensions for the SRW will be confirmed as part of the Development Permit review). Maintenance and liability will be the responsibility of the respective owners of Lot A and Lot B.
12. Registration of an aircraft noise sensitive use covenant on title of both Lot A and Lot B.
13. Registration of a flood indemnity covenant on title of both Lot A and Lot B.
14. Registration of a legal agreement on title of Lot A providing an easement in favour of Lot B for access to and exclusive use of 10 parking stalls on Lot A by visitors and staff of Lot B.
15. Registration of a legal agreement on title of Lot A ensuring the following Parking and Transportation Demand Management measures identified in the letter from Bunt & Associates dated April 11, 2012 are provided, specifically:
 - a) electrical outlets for one row of parking (20 spaces) in the Lot A residential parkade; and
 - b) One electrical outlet in each bicycle room in the residential towers on Lot A.
16. City acceptance of the developer's offer to voluntarily contribute \$25,000 toward the installation of one bus shelter.

17. City acceptance of the developer's offer to voluntarily contribute \$4,066,032 to the City's capital Affordable Housing Reserve Fund (derived based on 5% of total gross buildable area of 361,425 ft² for Lot A (18,071 ft²) multiplied by \$225/ ft²), such contribution to be in the form of the developer providing, prior to Rezoning adoption, a cash contribution of \$1,355,344 together with a Letter of Credit, satisfactory to the City, for \$2,710,688 plus:
- a) an amount equal to \$1,355,344 multiplied by the estimated consumer price index (CPI) for the period between issuance of the Letter of Credit and the estimated date of completion of the quantitative survey confirming substantial completion of the first tower to be constructed on Lot B; and
 - b) a further amount equal to \$1,355,344 multiplied by the estimated consumer price index (CPI) for the period between issuance of the Letter of Credit and the estimated date of completion of the quantitative survey confirming substantial completion of the second tower to be constructed on Lot B.

Final Letter of Credit amount to be determined by City in its sole discretion.

100% of the contribution under this Rezoning Consideration #17 will be allocated to the City's capital Affordable Housing Reserve Fund.

18. Registration of a legal agreement, to the satisfaction of the City, on title of Lot A, specifying that:

Second Tower on Lot A

- a) no building permit for the second tower on Lot A will be issued until the developer provides to the City a cash contribution of a further \$1,355,344 (beyond the initial cash contribution set-out in Rezoning Consideration #17) and if this cash contribution is made, the City will permit the Letter of Credit provided under Rezoning Consideration #17 to be reduced by this amount and the portion of the CPI attributable to this amount;
- b) no final inspection granting occupancy of the second tower constructed on Lot A will be issued until the first tower constructed on Lot B has been issued final inspection granting occupancy;
- c) if the cash contribution of \$1,355,344 payable under (a) above is not made prior to the completion of the quantitative survey confirming substantial completion of the first tower constructed on Lot B, the City may, in its sole discretion, draw upon all or a portion of the Letter of Credit provided under Rezoning Consideration #17, including, at the discretion of the Director Development and Manager, Community Social Development, that amount equivalent to CPI attributable this contribution, and use such funds for any City purpose related to affordable housing (irrespective of whether or not a building permit has been applied for the second tower on Lot A);

Third Tower on Lot A

- d) no building permit for the third tower on Lot A will be issued until the developer provides to the City a cash contribution of another \$1,355,344 (beyond the initial contribution referred to in Rezoning Consideration #17 and the further contribution referred to in (a) above) and if this cash contribution is made, the City will permit the Letter of Credit provided under Rezoning Consideration #17 to be reduced by this amount and the portion of the CPI attributable to this amount;
 - e) no final inspection granting occupancy of the third tower constructed on Lot A will be issued until the second tower constructed on Lot B has been issued final inspection granting occupancy;
 - f) if the cash contribution of \$1,355,344 payable under (d) above is not made prior to the completion of the quantitative survey confirming substantial completion of the second tower constructed on Lot B, the City may, in its sole discretion, draw upon all or a portion of the Letter of Credit provided under Rezoning Consideration #17, including, at the discretion of the Director Development and Manager, Community Social Development, that amount equivalent to CPI attributable to this contribution, and use such funds for any City purpose related to affordable housing (irrespective of whether or not building permits have been applied for the second and third towers on Lot A).
19. Registration of the City's standard Housing Agreement to secure 296 affordable housing units on Lot B, the combined habitable floor area of which shall comprise 100% of the subject development's total residential building area. Occupants of the affordable housing units subject to the Housing Agreement shall enjoy full and unlimited access to and use of all on-site indoor and outdoor amenity spaces. The terms of the Housing Agreements shall indicate that they apply in perpetuity and provide for the following:

Unit Type	Number of Units	Minimum Unit Area	Maximum Monthly Unit Rent**	Total Maximum Household Income**
One Bedroom	296	50 m ² (535 ft ²)	\$830.00	\$37,000 or less

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

20. Discharge of Restrictive Covenant 279558C (Indenture 455605) in favour of City of Richmond.
21. City acceptance of the developer's offer to voluntarily contribute \$283,821 towards Public Art at \$0.75 per square foot.
22. The submission and processing of a Development Permit* completed to a level deemed acceptable by the Director of Development.
23. Enter into a Servicing Agreement* for the design and construction of off site works. Works include, but may not be limited to the following: Design and construction of the following frontage improvements:
 - a) Minoru Boulevard, along the entire development frontage:
 - maintain two southbound travel lanes,
 - widen existing southbound bike lane to 1.8m,
 - provide a min. 1.6m wide curb/gutter and boulevard, and
 - provide a 2m wide sidewalk.
 - b) "East/West Road", from Minoru Boulevard to western limit of the development site (from south to north):
 - 2m wide sidewalk
 - 1.5m wide boulevard
 - 0.15m wide curb/gutter
 - 2.5m wide parking lane
 - 6.0m wide driving surface
 - 1.0m transition/shoulder or as per industry (TAC) standards, subject to detailed design as part of the SA process.
 - c) Minoru Boulevard / "East/West Road" intersection:
 - Upgrade existing special crosswalk to a full traffic signal to include but not limited to the followings: signal pole, controller, base and hardware, pole base (City Centre decorative pole & street light fixture), detection, conduits (electrical & communications), signal indications, communications cable, electrical wiring, service conductors, APS (Accessible Pedestrian Signals) and illuminated street name sign(s).
 - Upgrade existing intersection to include a new northbound-to-westbound left-turn lane (50m long, 3.3m wide) and closing existing median (by providing landscaped median) at existing access.
 - d) Storm works on Minoru Boulevard including the upgrading of the existing 300mm diameter main to a 600mm system, from the south property line to the next manhole north and constructing a new 450mm system from there, north to the manhole near the northern property line.
 - e) The City requires the sanitary & storm capacity analysis calculations and detail design of the storm sewer to be included in the Servicing Agreement design drawings. As part of the proposed works for the neighbouring development at 6351/91 & 6491 Minoru Blvd, sections of the existing storm & sanitary system will be abandoned/removed and a temporary & ultimate storm & sanitary system will be constructed.
 - f) All new road construction is to be to an acceptable City standard.
 - g) Consult with VCH and implement the closure of the existing access immediately north of the development site or alternate access improvements, with exact details to be confirmed as part of the SA process.

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

1. Incorporate into the Development Permit Plans minimum frontage works to be completed by developer as outlined below:
 - a) “North/South Road”, from the “East/West Road” to southern limit of the development site (Exact configuration to be confirmed as part of the DP process):
 - Minimum 2.0m wide sidewalk on each side of the road
 - Minimum 7.5m wide pavement width to accommodate two-way traffic. Where on-street parking is provided, an additional 2.5m pavement width be provided for each of the on-street parking lane.
2. Submit a report and recommendations prepared by an appropriate registered professional on the anticipated energy consumption of the Kiwanis Seniors Affordable Housing buildings and a listing of which recommendations and features are incorporated into the Kiwanis building design.
3. Submit a report and recommendations prepared by an appropriate registered professional, which demonstrates that the interior noise levels and thermal conditions comply with the City’s Official Community Plan requirements for Aircraft Noise Sensitive Development. The standard required for air conditioning systems and their alternatives (e.g. ground source heat pumps, heat exchangers and acoustic ducting) is the ASHRAE 55-2004 “Thermal Environmental Conditions for Human Occupancy” standard and subsequent updates as they may occur. Maximum interior noise levels (decibels) within the dwelling units must achieve CMHC standards follows:

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

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. Installation of appropriate tree protection fencing around all trees to be retained on-site, and adjacent to the site, as part of the development prior to any construction activities, including building demolition, occurring on-site.
3. Incorporation of accessibility measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
4. Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Division at 604-276-4285.

Note:

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

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

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

[Signed Original on File]

Signed

Date

DRAFT –Advisory Design Panel (Excerpt) Wednesday, April 18, 2012

3. RZ 11-591685 – 5 HIGH RISE RESIDENTIAL TOWERS WITH APPROXIMATELY 634 DWELLING UNITS (INCLUDING 296 AFFORDABLE SENIORS HOUSING UNITS AND 338 MARKET HOUSING UNITS)

APPLICANT: Polygon Development 275 Ltd.

PROPERTY LOCATION: 6251 Minoru Boulevard

A. Applicant's Presentation (Kiwanis Towers)

Chris Ho, Polygon Homes, Karen Smith, RCA Architects, Derek Lee, PWL Partnership, and Robert Ciccozzi, RCA Architects, presented the project on behalf of the applicant.

Panel Discussion

Comments from the Panel were as follows:

- applicant needs to provide information on shading details at the podium level;
- lower podium appears weak; needs more work from a proportion point of view due to lower two storey height; appreciate work done to create a street edge along Minoru Boulevard; however, some of the elevations are not well worked out from a formal design aspect; materiality is nice; fits in with the neighbourhood;
- transition to the adjacent proposed development appears awkward;
- not clear who is responsible for the design of the potential large wall; is it the applicant or the owner of the adjacent property?; design investigation needs to be done at this stage;
- sun study needs to be done on the effect of the two Kiwanis towers on the existing park; where is the connection to the park;; intent of square is confusing when you see seniors walking on it and vehicles driving through; needs more design work;
- lack of graphic information on circulation of people on wheelchairs in the residential units' lay-out; there appears to be some tight areas and narrow passages;
- agree with previous comment on seniors accessibility and internal design; floor plate unit lay-out looks very good; however, look at safety concerns of seniors using the washrooms; outward-opening doors permit access during emergencies and provide more open space in the washroom;
- presume that aging in place features are already in place to meet present and future needs of seniors;
- interesting project;
- concern on the extensive hard surface of the visitor parking area near the central plaza;
- recognize the value of the lobbies and how they are spilling out; works very well; common amenity space has potential to engage the roof better;

- applicant's preliminary public art plan has been presented to and supported unanimously by the Public Art Commission;
- good job on punched windows and glass corners; however, main central areas of the buildings look quite flat; need more articulation;
- landscape drawings show that central plaza is very hard; understand the challenge faced by the applicant in view of the City's loading zone requirements;
- loading in the gated area does not appear to have trellis on top based on the three-dimensional perspective; looks like a big cavernous hole from above;
- appreciate the idea to have a walkable community along Minoru Boulevard; it would be useful to have access to the small park seating areas from the indoor amenity spaces;
- treatment along Minoru Boulevard frontage is too broken down; may not be appropriate for an urban street; needs a comprehensive approach; one-storey parking does not help create an urban look in the facade;
- tower on the northeast corner looks very chunky; needs more articulation to make the corner more friendly to the street; too close to the street;
- the two parts of the project, i.e. Kiwanis and Carrera, have different design styles and quality; something must be done to tie the two parts together; needs to be closer in terms of quality of construction and materials;
- towers are well resolved;
- reiterate the need for applicant to provide information on the shadow study to enable the Panel to see what is happening in the internal areas;
- town square area needs framing; building element may be needed; opportunity to create outdoor rooms;
- base of the building is the most unresolved part of the project; interface between the podium level and the sidewalk and the street requires more resolution; appreciate the articulation of the podium but don't see a sequence of massing from one end of the project to the other;
- facade needs to be more permeable and visually-friendly; rendering shows coldness; materials along Minoru Boulevard need to be park-like; use more rustic type of landscape materials to mitigate the urban look;
- podium design needs more detail; look for opportunities for places to stop and pause; consider hanging canopies or rain protection at certain points; will provide further articulation of the base;
- applicant well on the way to preliminary rezoning but needs to look at the whole interface between street, sidewalk, parkway, podium and tower; needs to look at the tactility of the podium;
- using large glass cubes will mitigate the fishbowl effect along the Minoru Boulevard side of the development; will reduce heating requirements and provide privacy to residents; Consider metal louvers on glass spaces to improve privacy along Minoru.
- landscape drawing packages are well done;

- consider design development to integrate parking access and drive court lay-by into north drop-off area or shifting access to be more closely associated with the drop-off area for the south tower; relocate/integrate parking away from pedestrian oriented interior street; take into consideration townhouse frontage on the opposite side of the street;
- understand the concerns and complexities of trying to separate loading and drop-off at the north drive court; look at Pacific Palisades drive court on Alberni as precedent for integrating drop-off and loading and parking access into one consistent urbane expression; could integrate lush planting, low walls and signage to separate sidewalk from the street;
- Minoru Façade needs proportional scale; the bigger double height works but stepping down does not.
- look at Frye Art Museum as precedent for pocket park; utilize unifying element along east elevation (trellis, building height/material proportions) and more consistent treatment and push/pull of mass/void with pocket park;
- like the clarity of the big move on the plaza space but it feels very civic and grand, not residential and intimate; allow for elements to overlap with big move, e.g. street tree planting, bollards to define traffic, and signage; soften edge and provide integrated edges; would strengthen the big move;
- four-storey wall needs more development; consider big tree planting;
- Minoru Boulevard has a very high level of pedestrian activity; opportunity to humanize the street; consider doing something along the street to accentuate the pedestrian element; amenity spaces could provide connection to the street and could become lanterns along the street at night, consider using coloured glass;
- double height element works very well; seating areas will work well along Minoru considering its neighbourhood context (high foot traffic area and mall across the street); and
- there is opportunity to work on the corner element at the north tower; will need to be accentuated to give the tower a stronger presence.

This Attachment contains letters and on-line submissions received from the public to date of the Staff report regarding the proposed development at 6251 Minoru Boulevard - Application RZ 11-591685.

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

To: Director Development
for attaching to Planning
report.

		INT
	DW	
	GJ	
	KY	
	DB	

The City Clerk, Respected Mayor and the councillors: God bless you all for working hard to make our Richmond THE BEST. Amen.

KZ H-591685

Re: Rezoning of the site of 6251- 6271- 6291 called Kiwani's Senior Court.

I understand there will be a public hearing on the zoning of above site some time in future, date and time unknown at this particular time. Because I am not sure if I will be available to attend such meeting, I am requesting the enclosed letter be as good as my personal attendance.

My name is Abdulrehman Premji (TF 604 272 5757), and I am one of the proud residence of Kiwani's Court for quite a few years, and even though I wish to continue to live at this well located and with good management in place, I am in full agreement that looking at the crumbling structure of the buildings, they need to be replaced sooner than later. In the matter of fact, I am surprised to see why it was not done earlier. Clinging to the current structure is like a dying person clinging to its life. Why not then put a new life into to it, and make the site very presentable in the eyes of public and outside visitors, who come in thousands in our beautiful City, which is also named as International Gateway. The current buildings do look messy in the area were the largest mall (Richmond Centre and its eye pleasing surrounding) is located. In another words, these buildings, which are located in the heart of our very beautiful City, look ugly. It looks as if a tall heavy person with a small tiny head standing right besides the beautiful people. Please do not let this continue while we have God given opportunity to change.

The very best part in allowing the rezoning is, because the management has agreed to build two new apartment buildings with the capacity of close to 300 units, all income assisted units for seniors, which is twice the current capacity. In allowing the rezoning sooner, 150 more low income senior families will find the place for themselves, and the current seniors (over 100 families) will return back in the newer buildings.

Coming to the current tenants, who are elderly proud seniors (few of them are close to in their 90's, and may have lived here for over 25 years), physically and financially weak (and I am one of them) living below the poverty level set by our Government, have been treated and taken good care by both Kiwanis and Polygon "the management"



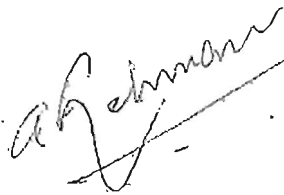
In my 40 years of experience in real estate, I have never seen any landlord taking such a personal interest and care in the welfare of its tenants. It (the management) has gone so far as to inform all the tenants right from the end of 2010 until now, keeping us on their intention and progress made on the property. It has also offered us financial assistance to those who need it and taken care of our moving to the place of our choice, and believe me, back to our new place in few years time. I believe it is a wonderful care and help unheard of. It has been in touch with all the tenants on daily basis in case any of the tenants need more information or help in this matter. It has been marvellous experience for us. The only thing so far it has overlooked in my opinion is that, it is difficult for most of the current tenants, who are retired and live on Old Age Security or OAS, to get a rented place on their own, in such a close to zero occupancy rate environment and where the rent is averaging at around \$900. No landlord in his/her right mind will agree to rent the place, without asking the guarantee on the rental payment. The landlord will prefer a solid back ground of its tenant, especially when it has back to back offers to its rental property. The package given to us by the management does not ensure such a guarantee. And yes, there are Governments' subsidize houses. But the wait period is anywhere between 4 to 5 years before you get one. Hence, we have no choice but to go for market rental accommodation, where rents are high and to qualify, the scrutiny is much greater.

However, the management has further schedule the meeting with every individual, who has any further difficulty in this case, and I am sure, it has been very fair to us so far, it will not ignore such a concern. Polygon in partnership with Kiwani's is very well reputable firm and it would not wish to see any of its tenants, especially financially strapped seniors, be out on the road.

Therefore, if any of my fellow Richmond residents in this public hearing is concern of us, and I do appreciate their good feeling and concern of our well being, please feel at ease. We are in a very good hands and are been taken more than good care. God bless the management.

To summarise the whole story in one sentence, I would say to my fellow Richmond residents, please do not kill the project or even delay it. Let it go sooner than later. Thank you.

I, a very proud residence of this beautiful, marvellous and enviable City of Richmond, and a citizen of this great country Canada, which is heaven on this earth, remain yours very friendly,

A handwritten signature in cursive script, appearing to read 'Abdulrehman Premji', written over a diagonal line.

Abdulrehman Premji at 104 — 6271 Minoru Blvd. Richmond, British Columbia CANADA V6Y 1Y5

June 18th, 2012

From: John S.T. Yung
#802, 6088 Minoru Blvd.
Richmond, BC, V6Y 4A8

To: Councilor Linda Barnes, City of Richmond
6911 No. 3 Road
Richmond, BC, V6Y 2C1

*(same letter received for
members of Council)*

Dear City Councilor,

I am the resident of City of Richmond and I would like to submit my petition to against a rezoning application filed by Polygon Development 275Ltd about building five high-rise residential towers at the current location of 6251 Minoru Blvd. The five towers would house approximately 634 new dwelling units.

The application (Filing #: RZ 11-591685) involves rezoning 6251 Minoru Blvd currently used for low-rise, low density senior housing and zoned for "School and Institutional Use" into a site specific high-rise high density residential zone, in order to accommodate a substantial increase in new homes.

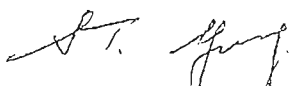
If this project receives approval from the City of Richmond to proceed, our quality of life will be impacted significantly:

1. Population density: This will bring 634 more families to the Minoru corridor (between Westminster Hwy and Richmond Public Library).
2. Traffic: A surge in vehicle traffic in and out of our neighbor.
3. Skyline: The five concrete towers will be built right next to Minoru Park. They will dramatically alter the skyline by blocking Minoru Park, ruining the beautiful Minoru corridor profile.
4. Community facility: The surge in population will further strain our over-crowded recreation facilities (Public Library, Aquatic Centre, Sports field, etc.).

This urban development project brings no benefit but only disturbance to our neighborhood. Currently this rezoning application is in "Staff Review and Report" stage, and will soon go to "Planning Committee Meeting" before the "Council Meeting" and "Public Hearing". We want to stop this development now.

Our neighbors have been discussing this development project across our street, and we all feel serious concern about the upcoming high rise concrete towers will ruin our quality of life. Please help us.

Sincerely,



PH - 114

MayorandCouncillors

From: City of Richmond Website [webgraphics@richmond.ca]

Sent: May 21, 2012 7:44 PM

To: MayorandCouncillors

Subject: Send a Submission Online (response #650)

Categories: 08-4105-20-2011591685 - Kiwanis - 6271 Minoru Blvd

Send a Submission Online (response #650)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	5/21/2012 7:47:36 PM

Survey Response

Your Name:	Li O Huang
Your Address:	6088 Minoru Blvd.
Subject Property Address OR Bylaw Number:	6251 Minoru Blvd.
Comments:	Against the rezoning application to build 5 high rise buildings in the area. It will block my view and have big impact on the traffic of surrounding area.

MayorandCouncillors

From: City of Richmond Website [webgraphics@richmond.ca]
Sent: May 21, 2012 7:48 PM
To: MayorandCouncillors
Subject: Send a Submission Online (response #651)
Categories: 08-4105-20-2011591685 - Kiwanis - 6271 Minoru Blvd

Send a Submission Online (response #651)**Survey Information**

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	5/21/2012 7:51:47 PM

Survey Response

Your Name:	Shih To Yung
Your Address:	#802, 6088 Minoru Blvd.
Subject Property Address OR Bylaw Number:	6251 Minoru Blvd., rz
Comments:	Please stop the rezoning development across my apartment building. The new 5 high rise buildings will have significant impact on the local environment and traffic condition. Thank you!

MayorandCouncillors

From: City of Richmond Website [webgraphics@richmond.ca]
Sent: May 21, 2012 7:52 PM
To: MayorandCouncillors
Subject: Send a Submission Online (response #652)
Categories: 08-4105-20-2011591685 - Kiwanis - 6271 Minoru Blvd

Send a Submission Online (response #652)**Survey Information**

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	5/21/2012 7:56:11 PM

Survey Response

Your Name:	Gin Pang Liu
Your Address:	6088 Minoru Blvd, #509
Subject Property Address OR Bylaw Number:	6251 Minoru Blvd.
Comments:	Dear city council members, Please help to disapprove this development project in Minoru. It's a low-rise, low density area and please keep it this way. The surge population from the new towers will destroy the peaceful environment of the area.

MayorandCouncillors

From: City of Richmond Website [webgraphics@richmond.ca]
Sent: May 21, 2012 9:41 PM
To: MayorandCouncillors
Subject: Send a Submission Online (response #653)
Categories: 08-4105-20-2011591685 - Kiwanis - 6271 Minoru Blvd

Send a Submission Online (response #653)**Survey Information**

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	5/21/2012 9:45:15 PM

Survey Response

Your Name:	Chan, Kin Ming
Your Address:	801-6077 Minoru Blvd, Richmond, B.C. V6Y 4A8
Subject Property Address OR Bylaw Number:	6251 Minoru Blvd
Comments:	no more residential rezoning around here, over-crowded, especially high rises. will overload the traffic and the recreation facilities.

TO BRIAN JACKSON
FOR ATTACHING TO
THE STAFF REPORT

D. Browlee

Mayor and Councillors

From: City of Richmond Website [webgraphics@richmond.ca]
Sent: May 21, 2012 9:57 PM
To: Mayor and Councillors
Subject: Send a Submission Online (response #654)
Categories: 08-4105-20-2011591685 - Kiwanis - 6271 Minoru Blvd

Send a Submission Online (response #654)**Survey Information**

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	5/21/2012 10:00:20 PM

Survey Response

Your Name:	Tammy Hon
Your Address:	801 - 6088 Minoru Blvd, Richmond B.C. V6Y4A8
Subject Property Address OR Bylaw Number:	6251 Minoru Blvd
Comments:	Too many residential buildings around this area already, too little recreational area (only one Minoru Park with limited parking space). Don't want to feel like living in a densely populated area like Burnaby. We are already having heavy traffic in Richmond, it will only make it worse if we allow more high-rises to be built in here.

MayorandCouncillors

From: City of Richmond Website [webgraphics@richmond.ca]

Sent: May 22, 2012 9:35 AM

To: MayorandCouncillors

Subject: Send a Submission Online (response #656)

Send a Submission Online (response #656)**Survey Information**

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	5/22/2012 9:38:55 AM

Survey Response

Your Name:	CUI LING YU
Your Address:	803-6088 Minoru Blvd., Richmond BC
Subject Property Address OR Bylaw Number:	6251 Minoru Blvd.
Comments:	Population surge further strain our over-crowded recreation facilities.

MayorandCouncillors

From: City of Richmond Website [webgraphics@richmond.ca]
Sent: May 22, 2012 9:37 AM
To: MayorandCouncillors
Subject: Send a Submission Online (response #657)

Send a Submission Online (response #657)**Survey Information**

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	5/22/2012 9:40:17 AM

Survey Response

Your Name:	Yong Zhao
Your Address:	803-6088 Minoru Blvd., Richmond BC
Subject Property Address OR Bylaw Number:	6251 Minoru Blvd.
Comments:	Traffic jam

MayorandCouncillors

From: City of Richmond Website [webgraphics@richmond.ca]
Sent: May 22, 2012 9:38 AM
To: MayorandCouncillors
Subject: Send a Submission Online (response #658)

Send a Submission Online (response #658)**Survey Information**

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	5/22/2012 9:41:29 AM

Survey Response

Your Name:	Yutong Zhao
Your Address:	803-6088 Minoru Blvd., Richmond BC
Subject Property Address OR Bylaw Number:	6251 Minoru Blvd.
Comments:	Increased population.

MayorandCouncillors

From: City of Richmond Website (webgraphics@richmond.ca)
Sent: May 22, 2012 4:38 PM
To: MayorandCouncillors
Subject: Send a Submission Online (response #659)
Categories: 08-4105-20-2011591685 - Kiwanis - 6271 Minoru Blvd

Send a Submission Online (response #659)**Survey Information**

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	5/22/2012 4:41:11 PM

Survey Response

Your Name:	Li Hao
Your Address:	506-7831 Westminser Hwy., Richmond
Subject Property Address OR Bylaw Number:	6251 Minoru Blvd.
Comments:	Increased population

MayorandCouncillors

From: City of Richmond Website [webgraphics@richmond.ca]
Sent: May 22, 2012 4:39 PM
To: MayorandCouncillors
Subject: Send a Submission Online (response #660)
Categories: 08-4105-20-2011591685 - Kiwanis - 6271 Minoru Blvd

Send a Submission Online (response #660).

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	5/22/2012 4:42:00 PM

Survey Response

Your Name:	Alice-Hao
Your Address:	506-7831 Westminster Hwy., Richmond
Subject Property Address OR Bylaw Number:	6251 Minoru Blvd.
Comments:	Traffic jam.

*To BRIAN JACKSON
for attaching to staff
report.*

MayorandCouncillors

From: City of Richmond Website [webgraphics@richmond.ca]
Sent: May 22, 2012 4:40 PM
To: MayorandCouncillors
Subject: Send a Submission Online (response #661)
Categories: 08-4105-20-2011591685 - Kiwanis - 6271 Minoru Blvd

Send a Submission Online (response #661)**Survey Information**

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	5/22/2012 4:42:51 PM

Survey Response

Your Name:	Xue Feng Wei
Your Address:	506-7831 Westminser Hwy., Richmond
Subject Property Address OR Bylaw Number:	6251 Minoru Blvd.
Comments:	Population surge further strain our over- crowded recreation facilities.



MayorandCouncillors

From: City of Richmond Website [webgraphics@richmond.ca]
Sent: May 23, 2012 3:53 PM
To: MayorandCouncillors
Subject: Send a Submission Online (response #662)
Categories: 12-8060-20-8914 -RZ 11-591685 - Kiwanis - 6251 Minoru Blvd

Send a Submission Online (response #662)**Survey Information**

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	5/23/2012 3:56:57 PM

Survey Response

Your Name:	SIN, HENRY C & SIN, SUSANNA P
Your Address:	1108-6088 MINORU BLVD. RICHMOND, BC V6Y 4A8
Subject Property Address OR Bylaw Number:	6251 MINORU BLVD.
Comments:	INCREASED POPULATION, TRAFFIC JAM, ALTER THE SKYLINE BY BLOCKING MINORU PARK, POPULATION SURGE FURTHER STRAIN OUR OVER-CROWDED RECREATION FACILITIES.

TO BRIAN JACKSON
FOR ATTACHING TO
STAFF REPORT

MayorandCouncillors

From: City of Richmond Website [webgraphics@richmond.ca]
Sent: May 23, 2012 8:31 PM
To: MayorandCouncillors
Subject: Send a Submission Online (response #663)
Categories: 12-8060-20-8914 - RZ 11-591685 - Kiwanis - 6251 Minoru Blvd

Send a Submission Online (response #663)**Survey Information**

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	5/23/2012 8:34:05 PM

Survey Response

Your Name:	Derek Yeh
Your Address:	1109-6088 Minoru blvd. Richmond, BC V6Y4A8
Subject Property Address OR Bylaw Number:	6251 Minoru Blvd.
Comments:	This project will take away the natural use of Minoru Park, and it will increas unnecessary population, traffic jam, air pollutions, blocking the view of Minoru Park. It has all the bad impacts on the surrounding areas along with this Project. The City of Richmond will receive additional property taxes from the owners, yet as the current residents we will get nothing but all the facts I mentioned above.

**PH - 127**

Mayor and Councillors

From: City of Richmond Website [webgraphics@richmond.ca]
Sent: May 23, 2012 8:35 PM
To: Mayor and Councillors
Subject: Send a Submission Online (response #664)
Categories: 12-8060-20-8914 - RZ 11-591685 - Kiwanis - 6251 Minoru Blvd

Send a Submission Online (response #664)**Survey Information**

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	5/23/2012 8:38:54 PM

Survey Response

Your Name:	Yu Feng Lee
Your Address:	702-6088 Minoru Blvd. Richmond
Subject Property Address OR Bylaw Number:	6251 Minoru Blvd.
Comments:	We as the residents in this area strongly disagree the proposed project in this area. We don't need extra thousands people to live in here. We don't want air pollutions, traffic jam (which is already bad), noisy environment, etc. It will be a shame to all city councils if the proposed project is passed, because all you guys worry about is money, money, money. Not the quality of life to live in Richmond

Mayor and Councillors

From: City of Richmond Website [webgraphics@richmond.ca]
Sent: May 23, 2012 10:26 PM
To: Mayor and Councillors
Subject: Send a Submission Online (response #665)
Categories: 12-8060-20-8914 - RZ 11-591685 - Kiwanis - 6251 Minoru Blvd

Send a Submission Online (response #665)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	5/23/2012 10:29:10 PM

Survey Response

Your Name:	Vera Wong
Your Address:	603-6088 Minoru Blvd., Richmond B.C. V6Y 4A8
Subject Property Address OR Bylaw Number:	6251 Minoru Blvd.
Comments:	Imperative to keep Minoru Park as it is. We all need this environment to maintain a balanced surrounding and this park is one of a kind in this neighborhood. It is sad and cruel if this had to be taken away from us. We need this "space" to grow old with, not just chaos resulted from over population. Our Government should take care of us, not burden us. Thank you.

MayorandCouncillors

From: City of Richmond Website [webgraphics@richmond.ca]
Sent: May 24, 2012 7:56 AM
To: MayorandCouncillors
Subject: Send a Submission Online (response #666)
Categories: 12-8060-20-8914 - RZ 11-591685 - Kiwanis - 6251 Minoru Blvd

Send a Submission Online (response #666)**Survey Information**

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	5/24/2012 7:59:42 AM

Survey Response

Your Name:	lau wai lin, mina
Your Address:	#1203-6088 Minoru Blvd, Richmond BC V6Y 4A8
Subject Property Address OR Bylaw Number:	6251 Minoru Blvd
Comments:	opposition reasons: this will increase population, cause traffic jam. Also, will alter the skyline by blocking Minoru Park. The Population Surge further strain our over-crowded recreation facilities.

MayorandCouncillors

From: City of Richmond Website [webgraphics@richmond.ca]
Sent: May 25, 2012 3:31 PM
To: MayorandCouncillors
Subject: Send a Submission Online (response #667)
Categories: 12-8060-20-8914 - RZ 11-591685 - Kiwanis - 6251 Minoru Blvd

Send a Submission Online (response #667)**Survey Information**

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	5/25/2012 3:33:58 PM

Survey Response

Your Name:	Tsui, Gloria
Your Address:	#701-6088 Minoru Blvd, Richmond, BC V6X 4A8
Subject Property Address OR Bylaw Number:	6251 Minoru Blvd
Comments:	Traffic jam, Alter the skyline by blocking Minoru Park, Population surge further strain our over-crowded recreation facilities, Increased population, too busy for hospital and senior care home.

TO BRIAN JACKSON
FOR STAFF REPORT

Mayor and Councillors

From: City of Richmond Website [webgraphics@richmond.ca]
Sent: May 27, 2012 8:47 PM
To: Mayor and Councillors
Subject: Send a Submission Online (response #669)
Categories: 12-8060-20-8914 - RZ 11-591685 - Kiwanis - 6251 Minoru Blvd

Send a Submission Online (response #669)**Survey Information**

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	5/27/2012 8:50:43 PM

Survey Response

Your Name:	Alfred Chau
Your Address:	1207-6088 Minoru Boulevard Richmond BC V6Y 4A8
Subject Property Address OR Bylaw Number:	6251 Minoru Blvd.
Comments:	Increased population, traffic jam, alter the skyline by blocking Minoru Park. Population surge further strain our over-crowded recreation facilities.

**PH - 132**

CITY COUNCIL
RICHMOND CITY


RE: APPLICATION FOR REZONING 6251 MINORU BLVD
FOR 5 HIGH-RISE RESIDENTIAL TOWERS

Please disapprove the rezoning application. The buildings will further encircle and isolate Richmond Park, which is now located inside behind existing non-park structures along Minoru, Westminster and Gilbert. These proposed buildings will also obstruct our view of the park.

Also do not entertain future applications to rezone the Richmond Park side of Westminster Highway where the existing low-rise hotels are.

Please improve Richmond Park. Do not degrade it.

Very truly yours,

A handwritten signature in black ink, appearing to read "L. G. P. R. M. C.", is written over a horizontal line.

CITY COUNCIL
RICHMOND CITY

To BRIAN JACOBSON
FOR STAFF REPORT

RZ11-591685

RE: APPLICATION FOR REZONING 6251 MINORU BLVD
FOR 5 HIGH-RISE RESIDENTIAL TOWERS

		INT
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	KY	
	DB	

Please disapprove the rezoning application. The buildings will further encircle and isolate Richmond Park, which is now located inside behind existing non-park structures along Minoru, Westminster and Gilbert. These proposed buildings will also obstruct our view of the park.

Also do not entertain future applications to rezone the Richmond Park side of Westminster Highway where the existing low-rise hotels are.

Please improve Richmond Park. Do not degrade it.

Very truly yours,

Yiu Kei Wong

CITY COUNCIL
RICHMOND CITY

RE: APPLICATION FOR REZONING 6251 MINORU BLVD
FOR 5 HIGH-RISE RESIDENTIAL TOWERS

Please disapprove the rezoning application. The buildings will further encircle and isolate Richmond Park, which is now located inside behind existing non-park structures along Minoru, Westminster and Gilbert. These proposed buildings will also obstruct our view of the park.

Also do not entertain future applications to rezone the Richmond Park side of Westminster Highway where the existing low-rise hotels are.

Please improve Richmond Park. Do not degrade it.

Very truly yours,

Patty Ching 604-760-6783

To: G. Jackson for
attaching to staff report

City Council
City Hall, Minoru Blvd. Richmond City

May 8, 2012

Re: Application for rezoning 6251 Minoru Blvd for 5 High-rise Residential Towers

This is a petition to the City Council to disapprove the above application for rezoning. The reason for this is simple. The city block bounded by Minoru Blvd, Westminster Highway, Gilbert and Granville is where Minoru Park and other community facilities are located. As such, this block should be an exclusion zone for high-rise high-density development. The proposed development, however noble, is misplaced.

Richmond City is currently caught in a frenzy of high-rise developments and unless the City Council is more discriminating in allowing rezoning, the city might soon become a concrete jungle instead of a garden city that it should be. Initially, it was the Park Towers. Now these proposed 5 towers, also at the Minoru perimeter. Soon the low-rise buildings along Westminster will be redeveloped into high-rises. By then, Richmond Park will be a joke.

Vancouver is doing all it can to improve quality of life and enhance the aesthetic appeal of the downtown residential area with innovative measures. Richmond City should do no less, particularly in this city block, for the sake of present and future generations to come. The three (3) Park Towers at Monoru Boulevard are, unfortunately, a legacy of an unenlightened past. Let no other sore thumbs be inflicted on the park block.

Richmond Park is at the city core. Instead of diminishing it with high-rises at its periphery, it should be improved and enhanced. Already, Richmond Park is:

- 1.) Small for a city experiencing explosive growth in residences;
- 2.) The area of the park with trees and plants where residents can stroll, sit and commune with nature, is already very small as the larger portion is taken up by community amenities and facilities (sport fields, hospital, firehouse, library, aquatic center, theater etc.) and other structures;
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Very truly yours,

M. Vazquez

in Strata
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City Council
City Hall, Minoru Blvd. Richmond City

To: B. Jackson for
attaching to staff report
May 8, 2012

CITY OF RICHMOND
INFO CENTRE

MAY 14 2012

11:42
JW

Re: Application for rezoning 6251 Minoru Blvd for 5 High-rise Residential Towers

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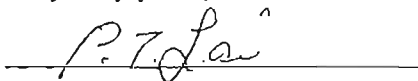
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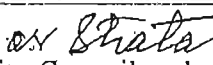
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Very truly yours,



-  *on Behalf*
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City Council
City Hall, Minoru Blvd. Richmond City

To: B. Jackson for
attaching to staff report

May 8, 2012

CITY OF RICHMOND
INFO CENTRE

MAY 14 2012

Re: Application for rezoning 6251 Minoru Blvd for 5 High-rise Residential Towers *EW 250*

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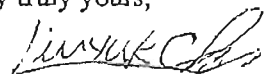
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Very truly yours,



YUK CHIU ASNANI OF 1608-6088 MINORU BLVD. RMD

or Strata

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City Council
City Hall, Minoru Blvd. Richmond City

May 8, 2012

TO BRIAN JACKSON
FOR ATTACHING TO
STAFF REPORT.

Re: Application for rezoning 6251 Minoru Blvd for 5 High-rise Residential Towers

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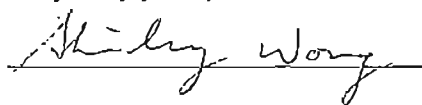
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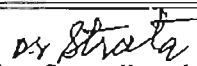
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Very truly yours,




Protect your interest. Sign and send this to the City Council and attend the meeting. Get others, such as residents, friends and neighbours to support and sign the petition.

City Council

City Hall, Minoru Blvd. Richmond City

May 8, 2012

		INT
AD	DW	
	GJ	
	KY	
	DB	

Re: Application for rezoning 6251 Minoru Blvd for 5 High-rise Residential Towers

4105-10-12

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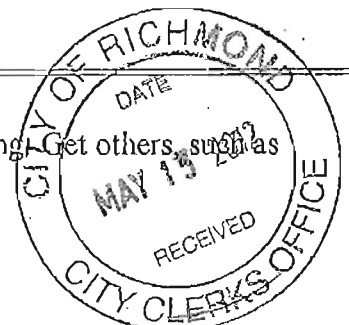
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Very truly yours,

Lammy Han

in Strata
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PH - 140



May 8, 2012

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Jack Wu

1602-6088 Minoru Blvd., Richmond, BC, V6Y 2A8

or Strata

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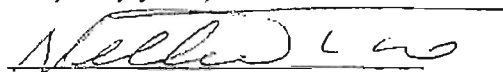
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May 8, 2012

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OWEN TAO

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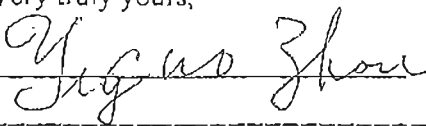
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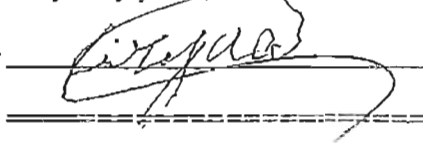
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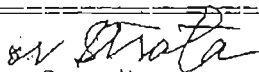
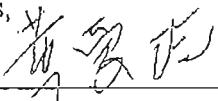
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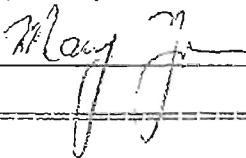
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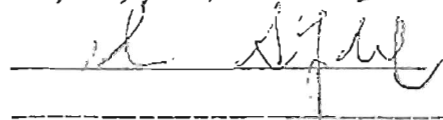
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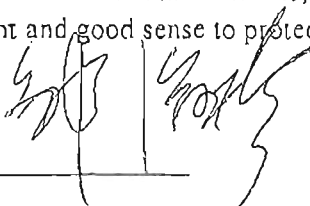
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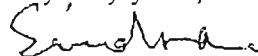
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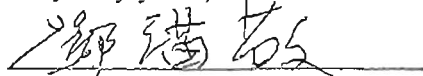
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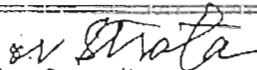
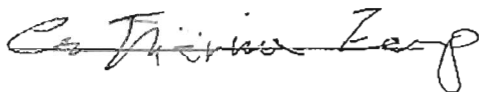
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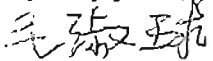
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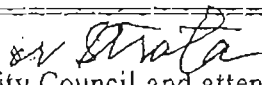
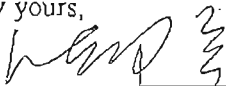
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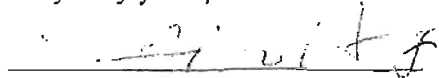
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Vancouver is doing all it can to improve quality of life and enhance the aesthetic appeal of the downtown residential area with innovative measures. Richmond City should do no less, particularly in this city block, for the sake of present and future generations to come. The three (3) Park Towers at Minoru Boulevard are, unfortunately, a legacy of an unenlightened past. Let no other sore thumbs be inflicted on the park block.

Richmond Park is at the city core. Instead of diminishing it with high-rises at its periphery, it should be improved and enhanced. Already, Richmond Park is:

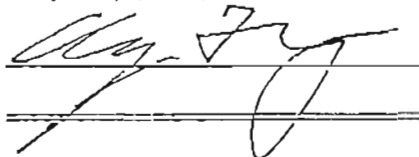
- 1.) Small for a city experiencing explosive growth in residences;
- 2.) The area of the park with trees and plants where residents can stroll, sit and commune with nature, is already very small as the larger portion is taken up by community amenities and facilities (sport fields, hospital, firehouse, library, aquatic center, theater etc.) and other structures;
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To diminish Richmond Park further with these proposed five (5) high-rises would indeed be very short-sighted and detrimental for the city.

Instead, Richmond City should maintain Richmond Park like Central Park in Manhattan, NYC, as the model where the park greens extend all the way to the four streets bounding the large park. Another good model would be the False Creek community in Vancouver. Here buildings are low and terraced following the topography rising to the south. No high-rises have been allowed to block the view of False Creek and Granville Island. In the same manner, no tall structures should be allowed along the periphery of Richmond Park.

It behoves the City Council and all residents, including civic organizations such as the well-meaning Kiwanis Society, to have the foresight and good sense to protect the environment and future of Richmond City.

Very truly yours,



- * Protect your interest. Sign and send this to the City Council and attend the meeting. Get others, such as residents, friends and neighbours to support and sign the petition.

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City Council
City Hall, Minoru Blvd. Richmond City

May 8, 2012

		INT
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✓	GJ	
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	DB	

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Very truly yours,

SING YUAN CHOW
1004 - 6088 MINORU BLVD
RICHMOND, B.C. V6Y 4A8



✶ Protect your interest. Sign and send this to the City Council and attend the meeting. Get others, such as residents, friends and neighbours to support and sign the petition.

PH - 168

May 8, 2012

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Very truly yours,

Betty Chong 604-271-3133

in Strata

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Very truly yours,

LAI KWAN MIN
#901-6088 Minoru Blvd Richmond V6Y 4

is Strata

△ Protect your interest. Sign and send this to the City Council and attend the meeting. Get others, such as residents, friends and neighbours to support and sign the petition.



*To Brian Jackson
FOR STAFF REPORT*

STRATA UNIT OWNERS and
RESIDENTS OF RICHMOND CITY

*→ David
Brownlee*

RE: APPLICATION FOR REZONING 6251 MINORU BLVD (across Richmond Centre)
FOR 5 HIGH-RISE RESIDENTIAL TOWERS

PROTECT YOUR VIEW OF RICHMOND PARK AND THE SEA

NO TO OVERBUILDING IN THE PARK BLOCK

PROTECT YOUR INVESTMENT FROM BEING DEVALUED

PROTECT YOUR RIGHTS

ACTIONS YOU CAN TAKE:

1. PETITION THE CITY COUNCIL TO DISAPPROVE THE REZONING APPLICATION. SAMPLE PETITION BELOW.
2. ATTEND THE TOWN HALL MEETING THAT WILL BE CALLED FOR THIS PURPOSE.
3. ASK YOUR RELATIVES, FRIENDS TO SUPPORT THE PETITION BY SIGNING EXTRA COPIES

REMEMBER: THE REZONING WILL BE APPROVED IF YOU DO NOTHING.

CITY COUNCIL
RICHMOND CITY

RE: APPLICATION FOR REZONING 6251 MINORU BLVD
FOR 5 HIGH-RISE RESIDENTIAL TOWERS

Please disapprove the rezoning application: The buildings will further encircle and isolate Richmond Park, which is now located inside behind existing non-park structures along Minoru, Westminster and Gilbert. These proposed buildings will also obstruct our view of the park.

Also do not entertain future applications to rezone the Richmond Park side of Westminster Highway where the existing low-rise hotels are.

Please improve Richmond Park. Do not degrade it.

Very truly yours,

Gilbert Wong

PH - 171

601 - 6088 Minoru Blvd, Rich.



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RESIDENTS OF RICHMOND CITY

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CITY COUNCIL
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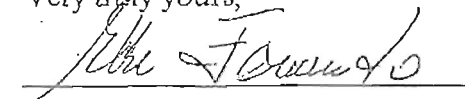
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Very truly yours,



PH - 172

501-6422 HINDS RD RICH. V6Y 4A8

June 6, 2012

City Clerk
City Hall Planning Department
City of Richmond
6911 No. 3 Road
Richmond, BC
V6Y 2C1

ATTENTION: Mr. David Brownlee

RE : Polygon/Kiwanis Proposal at 6251 Minoru Boulevard RZ 11-591685
Polygon Carrera Homes Ltd. Application for 6251 Minoru Blvd

Dear Mr. Brownlee,

Thank you for the time spent with me reviewing the developmental information relating to the captioned re-zoning application. After careful review of the proposed project as detailed below, I would like to file my objection to certain aspect of the project with recommended changes.

The Kiwanis Project covers five buildings, consisting of

- o Two low-income rental towers (Kiwanis Tower) facing Minoru Blvd, each 16 storeys high.
- o Three premium towers (one 10 storeys, and two 15 storeys) immediately behind the Kiwanis Towers separated by a "cross road" going north and south. Upon completion, 296 rental one bedroom units (575 - 675 Sq. Ft.) in the Kiwanis towers, and 320 units (600 - 1,200 Sq. Ft.) in the Polygon condominium, over 600 units in total.

Building Height Blockage

- Blocking scenic views of Horizons Towers and will affect property values of all west-facing units.
- Create sound alley and increase ambient noise to residences of the Horizons and low-income towers adjacent to the Minoru Blvd.
- Continuous construction noise for at least two to five years as affecting the residences of both the Horizons Towers and the Minoru Residence.
- The Kiwanis project will reduce sunlight to Minoru park (especially the pond and lawn bowling area) thus affecting senior activities, ecology and wild life of the Minoru Park.
- Precedence for future hi-rises around the perimeter of the Minoru Park resulting in tall fence structures around the park. This is opposing to the park-like city principle for the Richmond City development. Although this is like the Central Park in New York City, being a city park in the middle of a city, Minoru Park is significantly smaller in size. The increase in hi-rise structures in the perimeter of the park will significantly reduce sunlight as affecting the eco-system and wild life in the park.

- Not consistent with OCP respondents preference for low-rise housing.
- Proximity to float plant flight path resulting in higher probability for accident.

Recommendation: Reduce building height to 4 to 6 storeys.

Population Density Increases

- Increase traffics on Minoru Blvd resulting from more automobile and pedestrian crossings.
- Potential increase of bus services on Minoru Blvd.
- Increase burden to infrastructures and subsystems in the area.
- Potential accidents with adjacent traffics (Minoru Residence, new development south of Kiwanis site, and the Horizons Towers).
- Slower evacuation in the event of earthquake.

Recommendations: (1) Reduce total number of unit to 280. That is, 120 units for low-income housing and 160 units for the Polygon low-rises and townhouses. (2) Re-design Minoru Blvd accesses to streamline both vehicle and human traffics. (3) It would be nice, as part of (2) to incorporate left turning lane for Horizons Tower residence to turn directly into the Horizons Tower parking area as they are driving south bound on the Minoru Blvd.

Increase Low Income Occupancy

- Potential increase in crime rate.
- Potential low quality construction, design and on-going maintenance of the low-income housing as affecting property values in the vicinity

Recommendation: Maintain the concept of community integration while spread the low-income population across the City. It would be equitable to maintain the same level (i.e. approximately 120 units) of low-income housing units in the Kiwanis location.

Thank you in advance for your review and consideration of this matter.

Yours truly,

Ed Tsang
#1301 – 6080 Minoru Blvd,
Richmond, BC V6Y 4A7
604-232-0686

Peter Li
1201 – 6080 Minoru Blvd.
Richmond, B.C. V6Y 4A7
Tel. 778-383-6263
E-mail: PeterLi35@yahoo.com

June 14, 2012

City Clerk – Attn.: David Brownlee
City of Richmond
6911 No. 3 Road
Richmond, B.C. V6Y 2C1

Dear Mr. Brownlee,

Re: File no. RZ 11-591685 Polygon Carrera Homes Ltd
application for 6251 Minoru Blvd.

I am writing as an owner and resident at 6080 Minoru Boulevard to articulate my serious concerns of the above application. My concerns, which I believe are widely shared by other residents in the building, have to do with the harmful environmental and social impacts that the application for rezoning is likely to bring. The land situated on 6251 Minoru, adjacent to Minoru Park, has always been used as a low-rise, low-density area. The request to rezone this parcel of land for high-density high-rise development to house five residential towers will produce several serious consequences injurious to the neighbourhood.

First, Minoru Boulevard is already a very busy artillery street with lots of traffic. To add 600 residential units to 6251 Minoru will increase the traffic of the street and in particular, the block between Westminster and Granville. There will be many more pedestrians crossing Minoru Boulevard, and it will no doubt slow down the traffic. With increasing stop-and-go of cars on Minoru Boulevard, there will be a rise in the volume of exhaust air in the block between Westminster and Granville. Residents most affected are those residing in 6080 and 6088 Minoru Boulevard, who will be constantly exposed to a higher level of unclean exhaust air as a result.

Second, the parcel on 6251 Boulevard is directly adjacent to Minoru Park. The existing low-rise buildings allow a smooth airflow from the west and northwest of Richmond to regularly clear the polluted air of Richmond downtown core. The rapid development of high rise residential buildings around Richmond Centre in recent years has resulted in the three sides of Richmond Centre, east, north and south, being surrounded by an increasing number of high-rise towers. To allow the west side to erect five towers as proposed by Polygon would completely block the natural wind and air from the west, and in time, would create a valley of dead air stationery in the down core of Richmond along No. 3 Road.

Third, Minoru Park is a pride of the City of Richmond. Its habitat is friendly to birds and small animals, and the Park is a pleasure for many residents in the neighbourhood. In the morning and evening, flocks of birds can be seen flying across the Park and from

the Park towards 6080 Minoru. The construction of five overshadowing towers so near the Park would affect the habitat of birds and would invade the air space in which the birds have been able to fly freely. A high density population next to the Park may also bring further intrusion to the habitat.

In sum, the application to rezone 6251 Minoru may make commercial sense and increase the tax revenue for the City of Richmond. But it will come with a heavy cost to the neighbourhood, the downtown core, and the environment. I am not against redevelopment in Richmond, but such an action should be conducted orderly taking into account the long term interests of the community and its residents. Thus, I urge you to reject the application as it stands, and maintain the historical character of 6251 Minoru as a parcel for low-rise and low-density development.

Yours truly;

A handwritten signature in black ink, appearing to be 'Peter Li', with a stylized, flowing script.

Peter Li

cc. Daniel Ji, Residence Manager
for distribution to Strata Council
of Tower B, 6080 Minoru

Brownlee, David

From: Jackson, Brian
Sent: June 4, 2012 8:52 AM
To: Brownlee, David
Subject: FW: Send a Submission Online (response #678)

From: MayorandCouncillors
Sent: Monday, 04 June 2012 08:51
To: Jackson, Brian
Subject: FW: Send a Submission Online (response #678)

From: City of Richmond Website [mailto:webgraphics@richmond.ca]
Sent: June 3, 2012 10:26 PM
To: MayorandCouncillors
Subject: Send a Submission Online (response #678)

Send a Submission Online (response #678)**Survey Information**

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	6/3/2012 10:30:27 PM

Survey Response

Your Name:	Eduardo Yap
Your Address:	6088 Minoru Blvd., Richmond
Subject Property Address OR Bylaw Number:	6251 Minoru Blvd., RZ 11-591685
Comments:	<p>I respectfully oppose the rezoning. No to high-rises, regardless of purpose, within the Richmond Park block not only at Minoru perimeter but also Westminster and Gilbert. No to encirclement of the park with high-rises. Do not extend the urban centre to the park block. Please improve and expand the small garden park with wide greenway corridors to Minoru and Westminster. The existing 3 Park Towers should be the only exception and not used as precedent for more. No to substantial</p>

PH - 177

	increase in number of affordable housing units than existing and keep such new housing to low-rises (not taller than trees) and to low-density development. Use Manhattan's Central Park (with hardly any buildings at its perimeter) and the False Creek Community's terraced low-rises as model for Richmond Park. Join the green environment movement instead of the opposite.
--	---

Brownlee, David

From: Jackson, Brian
Sent: June 4, 2012 8:52 AM
To: Brownlee, David
Subject: FW: Send a Submission Online (response #679)

From: MayorandCouncillors
Sent: Monday, 04 June 2012 08:51
To: Jackson, Brian
Subject: FW: Send a Submission Online (response #679)

From: City of Richmond Website [mailto:webgraphics@richmond.ca]
Sent: June 3, 2012 10:44 PM
To: MayorandCouncillors
Subject: Send a Submission Online (response #679)

Send a Submission Online (response #679)**Survey Information**

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	6/3/2012 10:47:57 PM

Survey Response

Your Name:	Dellie Yap
Your Address:	6088 Minoru Blvd.
Subject Property Address OR Bylaw Number:	6251 Minoru Blvd., RZ 11-591685
Comments:	Please do not approve the rezoning application. These proposed 5 high rise buildings will be a great step backward. Instead of improving or expanding the already small garden part of Richmond Park given the ongoing surge in residential developments, these new buildings will greatly degrade it to the detriment of present and future generations. Go for more green with the rest of the world than for concrete jungle.

12/5/12

Attention: city clerk

City of Richmond BC - Send a Submission Online

City of Richmond, British Columbia, Canada

> Home > City Hall > City Council > Public Hearings > Send a Submission Online

PUBLIC HEARINGS

Send a Submission Online

* All fields are mandatory

Page 1 of 1

Submit

Your Name: HSIU - HSIANG LAI

REQUIRED

您的姓名

Your Address: 1501-6088 MINORU

REQUIRED

您的地址

Subject Property Address OR Bylaw Number: BLVD RICHMOND B.C V6Y 4A8

REQUIRED

6251 MINORU BLVD.

Comments:

REQUIRED

您的反對意見

Increased population,
Traffic jam, Alter the
skyline by blocking
Minoru Park,
Population surge
further strain our
over-crowded
recreation facilities.

Submit

© 2012, City of Richmond

Richmond City Hall: 6911 No. 3 Road, Richmond, British Columbia, V6Y 2C1

Hours: 8:15 to 5:00 pm, Monday to Friday. Tel: 604-276-4000



Brownlee, David

From: Jackson, Brian
Sent: June 5, 2012 8:25 AM
To: Brownlee, David
Subject: Fw: Send a Submission Online (response #680)

From: MayorandCouncillors
Sent: Tuesday, June 05, 2012 08:22 AM
To: Jackson, Brian
Subject: FW: Send a Submission Online (response #680)

FYI

From: City of Richmond Website [mailto:webgraphics@richmond.ca]
Sent: June 4, 2012 8:07 PM
To: MayorandCouncillors
Subject: Send a Submission Online (response #680)

Send a Submission Online (response #680)**Survey Information**

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	6/4/2012 8:01:24 PM

Survey Response

Your Name:	Diana Poon
Your Address:	908-6088 Minoru Boulevard
Subject Property Address OR Bylaw Number:	6251 Minoru Blvd
Comments:	Increased population, traffic jam, altering the skyline by blocking Minoru Park, population surge further straining our over-crowded recreation facilities are the reasons why I oppose to the Polygon project at the above address

Brownlee, David

From: Jackson, Brian
Sent: June 11, 2012 10:22 AM
To: Brownlee, David
Subject: FW: Send a Submission Online (response #682)

From: MayorandCouncillors
Sent: Monday, 11 June 2012 09:46
To: Jackson, Brian
Subject: FW: Send a Submission Online (response #682)

From: City of Richmond Website [mailto:webgraphics@richmond.ca]
Sent: June 8, 2012 7:30 PM
To: MayorandCouncillors
Subject: Send a Submission Online (response #682)

Send a Submission Online (response #682)**Survey Information**

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	6/8/2012 7:32:06 PM

Survey Response

Your Name:	Jessie Chu
Your Address:	1205 - 6088 Minoru Blvd.
Subject Property Address OR Bylaw Number:	6251 Minoru Blvd.
Comments:	I object the rezoning of the above address. this project will increase the population and bring more traffic to the area. the air will be further polluted and the quietness of the area be destroyed.

Brownlee, David

From: Jackson, Brian
Sent: June 12, 2012 11:38 AM
To: Brownlee, David
Subject: Fw: Send a Submission Online (response #681)

From: MayorandCouncillors
Sent: Tuesday, June 12, 2012 11:35 AM
To: Jackson, Brian
Subject: FW: Send a Submission Online (response #681)

Refers to item #12

From: City of Richmond Website [mailto:webgraphics@richmond.ca]
Sent: June 7, 2012 8:05 PM
To: MayorandCouncillors
Subject: Send a Submission Online (response #681)

Send a Submission Online (response #681)**Survey Information**

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	6/7/2012 8:08:02 PM

Survey Response

Your Name:	Sally Mercer
Your Address:	303-8880 No. One Road
Subject Property Address OR Bylaw Number:	8884
Comments:	With all the High Density Apartments being Built on River Road and NO plans for New Bridges. Council has to Stop development of More Apartments until the Roadways are Given a Good Look. Industrial Retail used to be a priority.

Brownlee, David

From: Jackson, Brian
Sent: June 14, 2012 9:44 AM
To: Brownlee, David
Subject: FW: Send a Submission Online (response #689)

From: MayorandCouncillors
Sent: Thursday, 14 June 2012 09:08
To: Jackson, Brian
Subject: FW: Send a Submission Online (response #689)

Refers to Kiwanis application for Planning Committee

From: City of Richmond Website [mailto:webgraphics@richmond.ca]
Sent: June 14, 2012 6:46 AM
To: MayorandCouncillors
Subject: Send a Submission Online (response #689)

Send a Submission Online (response #689)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	6/14/2012 6:48:18 AM

Survey Response

Your Name:	Marc Ervin Chua Tio
Your Address:	1702-6088 Minoru Boulevard, Richmond, BC
Subject Property Address OR Bylaw Number:	6251 Minoru Boulevard
Comments:	Please do not approve the rezoning application. Increased population, Traffic jam, High rise buildings will block off and isolate Minoru Park from outside and alter the skyline. Population surge will further strain our small park and over-crowded recreation facilities. Allow only few low-rise low-density buildings. Improve access to park with wide greenway from Minoru.

Brownlee, David

From: Jackson, Brian
Sent: June 15, 2012 9:41 AM
To: Brownlee, David
Subject: FW: Send a Submission Online (response #694)

From: MayorandCouncillors
Sent: Friday, 15 June 2012 09:40
To: Jackson, Brian
Subject: FW: Send a Submission Online (response #694)

Re: Kiwanis

From: City of Richmond Website [mailto:webgraphics@richmond.ca]
Sent: June 15, 2012 2:27 AM
To: MayorandCouncillors
Subject: Send a Submission Online (response #694)

Send a Submission Online (response #694)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	6/15/2012 2:26:43 AM

Survey Response

Your Name:	Katherine Co
Your Address:	1202 6088 Minoru Blvd
Subject Property Address OR Bylaw Number:	6251 Minoru Blvd
Comments:	We oppose the proposed rezoning of our community. We fear that this would result in the over-commercialization of the vicinity and thus entail the many problems that may arise from it, namely overcrowding, traffic jams, increased crime, and strain recreation facilities to capacity. We prefer the community we now live in clean and green as it is.

Brownlee, David

From: Jackson, Brian
Sent: June 18, 2012 9:12 AM
To: Brownlee, David
Subject: FW: Send a Submission Online (response #697)

From: MayorandCouncillors
Sent: Monday, 18 June 2012 08:47
To: Jackson, Brian
Subject: FW: Send a Submission Online (response #697)

Kiwanis item for planning committee

From: City of Richmond Website [mailto:webgraphics@richmond.ca]
Sent: June 15, 2012 7:28 PM
To: MayorandCouncillors
Subject: Send a Submission Online (response #697)

Send a Submission Online (response #697)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	6/15/2012 7:31:11 PM

Survey Response

Your Name:	Janet C. Co
Your Address:	6088 Minoru Blvd., Ste.1202,Richmond, B.C. , Vancouver, V6Y4A8
Subject Property Address OR Bylaw Number:	6088 Minoru Blvd., Ste.1202,Richmond, B.C. , Vancouver, V6Y4A8
Comments:	Please do not approve the rezoning application. Increased population, Traffic jam, High rise buildings will block off and isolate Minoru Park from outside and alter the skyline. Population surge will further strain our small park and over-crowded recreation facilities. Allow only few low-rise low-density buildings. Improve access to park with wide greenway from Minoru.

City Clerk
City Hall Planning Department
City of Richmond
6911 No. 3 Road
Richmond, BC
V6Y 2G1

ATTENTION: Mr. David Brownlee

RE : Polygon/Kiwanis Proposal at 6251 Minoru Boulevard RZ 11-591685
Polygon Carrera Homes Ltd. Application for 6251 Minoru Blvd

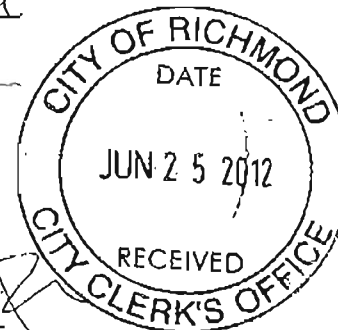
Dear Mr. Brownlee,

Please acknowledge this letter as my objection to the captioned re-zoning application for five hi-rise towers (two low-income towers and three Polygon Luxury towers) on the Minoru Kiwanis property. My reason(s) for the objection is checked off as below:

- ☒ Increasing population density in the area resulting in higher safety and security concerns.
- Depressing property values for certain existing properties in the area.
- ☒ Increasing traffic and utility sub-systems in the area.
- ☒ Increasing noise and air pollution. (Both through construction period and thereafter)
- Increasing difficulties in evacuation in the event of earthquake.
- Potential danger for float plane accident.
- ☒ Negatively affect the Minoru Park environment.
- Others (Please specify below)

5 15-16 Storey Buildings in a
such small site are too much and
too crowded.

Thank you in advance for your review and consideration of this matter.



Owner(s): Daniel Choi Owner(s): S. Y. So
Unit#: 307 Street Address: 6080 Minoru Blvd., Richmond, B.C.
Telephone: 778-388-0180 Date: 20 June 2012 V6Y 4A7

City Clerk
City Hall Planning Department
City of Richmond
6911 No. 3 Road
Richmond, BC
V6Y 2C1

ATTENTION: Mr. David Brownlee

RE : Polygon/Kiwanis Proposal at 6251 Minoru Boulevard RZ 11-591685
Polygon Carrera Homes Ltd. Application for 6251 Minoru Blvd

Dear Mr. Brownlee,

Please acknowledge this letter as my objection to the captioned re-zoning application for five hi-rise towers (two low-income towers and three Polygon Luxury towers) on the Minoru Kiwanis property. My reason(s) for the objection is checked off as below:

- Increasing population density in the area resulting in higher safety and security concerns.
- Depressing property values for certain existing properties in the area.
- Increasing traffic and utility sub-systems in the area.
- Increasing noise and air pollution. (Both through construction period and thereafter)
- Increasing difficulties in evacuation in the event of earthquake.
- Potential danger for float plane accident.
- Negatively affect the Minoru Park environment.
- Others (Please specify below)

Thank you in advance for your review and consideration of this matter.

Owner(s): Celestina L. Wong Owner(s): _____

Unit#: 805 Street Address: 6080 MINORU BLVD RICHMOND BC
Telephone: 604 303 5787 Date: JUNE 21 2012 V6Y4A7

City Clerk
City Hall Planning Department
City of Richmond
6911 No. 3 Road
Richmond, BC
V6Y 2C1

ATTENTION: Mr. David Brownlee

RE : Polygon/Kiwanis Proposal at 6251 Minoru Boulevard RZ 11-591685
Polygon Carrera Homes Ltd. Application for 6251 Minoru Blvd

Dear Mr. Brownlee,

Please acknowledge this letter as my objection to the captioned re-zoning application for five hi-rise towers (two low-income towers and three Polygon Luxury towers) on the Minoru Kiwanis property. My reason(s) for the objection is checked off as below:

- ☒ Increasing population density in the area resulting in higher safety and security concerns.
 - ☒ Depressing property values for certain existing properties in the area.
 - ☒ Increasing traffic and utility sub-systems in the area.
 - ☒ Increasing noise and air pollution. (Both through construction period and thereafter)
 - ☒ Increasing difficulties in evacuation in the event of earthquake.
 - ☒ Potential danger for float plane accident.
 - ☒ Negatively affect the Minoru Park environment.
 - ☐ Others (Please specify below)
- _____
- _____
- _____

Thank you in advance for your review and consideration of this matter.

Put To KAM
Owner(s): Ally or Lam Lee Wong Owner(s): Ally Wong
Unit#: 303 Street Address: 6050 Minoru Blvd
Telephone: 604-239-0369 Date: 19 Jan. 2012

City Clerk
City Hall Planning Department
City of Richmond
6911 No. 3 Road
Richmond, BC
V6Y 2C1

ATTENTION: Mr. David Brownlee

RE : Polygon/Kiwanis Proposal at 6251 Minoru Boulevard RZ 11-591685
Polygon Carrera Homes Ltd. Application for 6251 Minoru Blvd

Dear Mr. Brownlee,

Please acknowledge this letter as my objection to the captioned re-zoning application for five hi-rise towers (two low-income towers and three Polygon Luxury towers) on the Minoru Kiwanis property. My reason(s) for the objection is checked off as below:

- ☒ Increasing population density in the area resulting in higher safety and security concerns.
 - ☒ Depressing property values for certain existing properties in the area.
 - ☒ Increasing traffic and utility sub-systems in the area.
 - ☒ Increasing noise and air pollution. (Both through construction period and thereafter)
 - ☒ Increasing difficulties in evacuation in the event of earthquake.
 - ☒ Potential danger for float plane accident.
 - ☒ Negatively affect the Minoru Park environment.
 - ☐ Others (Please specify below)
- _____
- _____
- _____

Thank you in advance for your review and consideration of this matter.

Owner(s): Pui Fu KAM Owner(s): Kam Pui Fu
Unit#: 302 Street Address: 6080 Minoru Blvd.
Telephone: 604-232-0369 Date: JUN. 19, 2012

City Clerk
City Hall Planning Department
City of Richmond
6911 No. 3 Road
Richmond, BC
V6Y 2C1

ATTENTION: Mr. David Brownlee

RE : Polygon/Kiwanis Proposal at 6251 Minoru Boulevard RZ 11-591685
Polygon Carrera Homes Ltd. Application for 6251 Minoru Blvd


Dear Mr. Brownlee,

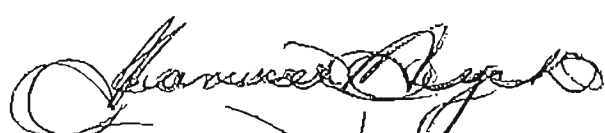
Please acknowledge this letter as my objection to the captioned re-zoning application for five hi-rise towers (two low-income towers and three Polygon Luxury towers) on the Minoru Kiwanis property. My reason(s) for the objection is checked off as below:

- Increasing population density in the area resulting in higher safety and security concerns.
- Depressing property values for certain existing properties in the area.
- Increasing traffic and utility sub-systems in the area.
- Increasing noise and air pollution. (Both through construction period and thereafter)
- Increasing difficulties in evacuation in the event of earthquake.
- Potential danger for float plane accident.
- Negatively affect the Minoru Park environment.
- Others (Please specify below)

WE CAN'T BEGIN TO EXPRESS OUR DISAPPOINTMENT
AND DISMAY AT YOUR NEW PROPOSAL TO DEVELOP.
WE STRONGLY DISAGREE WITH THE REZONING AND
CONSTRUCTION FOR REASONS STATED ABOVE.
IT WOULD BE DETRIMENTAL TO THE AREA TO
SAY THE LEAST!

Thank you in advance for your review and consideration of this matter.


Owner(s): RODNEY DYCK


Owner(s): JANICE DYCK

Unit#: 1607 Street Address: 6080 MINORU BLVD

Telephone: 604 295 3962 Date: 21 JUNE 2012



**Richmond Official Community Plan Bylaw 7100
Amendment Bylaw 8910 (RZ 11-591685)
6111, 6251, 6391, 6451, 6551, 6611, 6631 and 6651 Minoru Boulevard**

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

1. Richmond Official Community Plan Bylaw 7100, in Schedule 2.10, Section 3.0 (City Centre Area Plan, Development Permit Guidelines), is amended by repealing the existing map designations in Sub-Area B.2 thereof of the following areas and by designating those areas as Sub-Area B.3.

P.I.D. 003-629-350

Parcel "F" (Reference Plan 22071) Section 8 Block 4 North Range 6 West New Westminster District

P.I.D. 004-174-399

Lot 25 Section 8 Block 4 North Range 6 West New Westminster District Plan 21164

P.I.D. 027-093-701

Lot 1 Section 8 Block 4 North Range 6 West New Westminster District Plan BCP30610

P.I.D. 004-932-382

Lot 44 Section 8 Block 4 North Range 6 West New Westminster District Plan 29965

P.I.D. 004-134-516

Lot 43 Section 8 Block 4 North Range 6 West New Westminster District Plan 29965

Strata Plan NWS2677

Strata Plan NWS195

2. This Bylaw may be cited as "Richmond Official Community Plan Bylaw 7100, Amendment Bylaw 8910".

FIRST READING

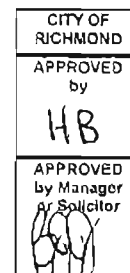
PUBLIC HEARING

SECOND READING

THIRD READING

ADOPTED

JUN 25 2012



MAYOR

PH - 192

CORPORATE OFFICER



**Termination of Housing Agreements (Mayfair Place and Cambridge
Park) Bylaw No. 8911**

The Council of the City of Richmond enacts as follows:

1. The Mayor and City Clerk for the City of Richmond are authorized:
 - a) to execute agreements to terminate the housing agreements referred to in **Housing Agreement (9331, 9351, 9371, 9391 & 9411 Odlin Road) Bylaw No. 8677 and Housing Agreement (9500 Odlin Road and 9399 Tomicki Avenue) Bylaw No. 8687** (the "Housing Agreements");
 - b) to cause notices and other charges registered at the Land Title Office in respect to the Housing Agreements to be discharged from title; and
 - c) to execute such other documentation required to effect the termination of the Housing Agreements.
2. This Bylaw is cited as **"Termination of Housing Agreements (Mayfair Place and Cambridge Park) Bylaw No. 8911"**.

FIRST READING

JUN 25 2012

SECOND READING

THIRD READING

PUBLIC HEARING

OTHER CONDITIONS SATISFIED

ADOPTED

CITY OF RICHMOND
APPROVED for content by originating dept.
DB
APPROVED for legality by Solicitor
[Signature]

MAYOR

CORPORATE OFFICER



Richmond Zoning Bylaw 8500
Amendment Bylaw 8912 (ZT 12-605555 and ZT 12-605556)
9399 ODLIN ROAD AND 9500 ODLIN ROAD

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

1. Richmond Zoning Bylaw 8500 is amended by inserting the following text after Section 18.24.4.3 and renumbering existing Section 18.24.4.4 as 18.24.4.5:

“18.24.4.4 Notwithstanding Section 18.24.4.1 and Section 18.24.4.2, the maximum floor area ratio for the following sites is “1.7”:

9500 Odlin Road
Strata Plan BCS4008

9399 Odlin Road
P.I.D. 028-468-554
Lot 1 Section 34 Block 5 North Range 6 West New Westminster
District Plan BCP47263”

2. This Bylaw may be cited as “Richmond Zoning Bylaw 8500, Amendment Bylaw 8912”.

FIRST READING

PUBLIC HEARING

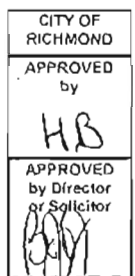
SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

JUN 25 2012



MAYOR

CORPORATE OFFICER



City of Richmond

Bylaw 8913

Richmond Zoning Bylaw 8500 Amendment Bylaw 8913 (ZT 12-605577) 9566 TOMICKI AVENUE

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

1. Richmond Zoning Bylaw 8500 is amended by inserting the following text after Section 17.67.4.2:

"17.67.4.3 Notwithstanding Section 17.67.4.1 and Section 17.67.4.2, the maximum floor area ratio shall be "0.75" for the following site:

9566 Tomicki Avenue
Strata Plan BCS3965"

2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 8913".

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

JUN 25 2012

CITY OF RICHMOND
APPROVED by HB
APPROVED by Director or Solicitor [Signature]

MAYOR

CORPORATE OFFICER



**Richmond Zoning Bylaw 8500
Amendment Bylaw 8914 (RZ 11-591685)
6251 MINORU BOULEVARD**

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

1. Richmond Zoning Bylaw 8500 is amended by inserting as Section 19.11 thereof the following:

“19.11 High Rise Apartment (ZHR11) – Brighthouse Village (City Centre)

19.11.1 Purpose

The **zone** provides for institution and affordable housing together with adjunct **uses** including high-**density**, high rise apartments, **town housing** and compatible **uses**. Additional **density** is provided to achieve among other things, **City** objectives in respect to the provision of **affordable housing units**.

19.11.2 Permitted Uses

- **child care**
- **housing, apartment**
- **housing, town**

19.11.3 Secondary Uses

- **boarding and lodging**
- **community care facility, minor**
- **home business**

19.11.4 Permitted Density

1. The maximum **floor area ratio** (FAR) in the areas identified as “A” and “B” on Diagram 1, Section 19.11.4.4 is “2.0”, together with an additional 0.1 **floor area ratio** provided that it is used entirely to accommodate **amenity space**.
2. Notwithstanding Section 19.11.4.1, in the area identified as “A” on Diagram 1, Section 19.11.4.4:
 - a) the maximum **floor area ratio** (FAR) is increased to “3.0” if the **owner** has paid or secured to the satisfaction of the City, a monetary contribution to the City’s capital Affordable Housing Reserve Fund

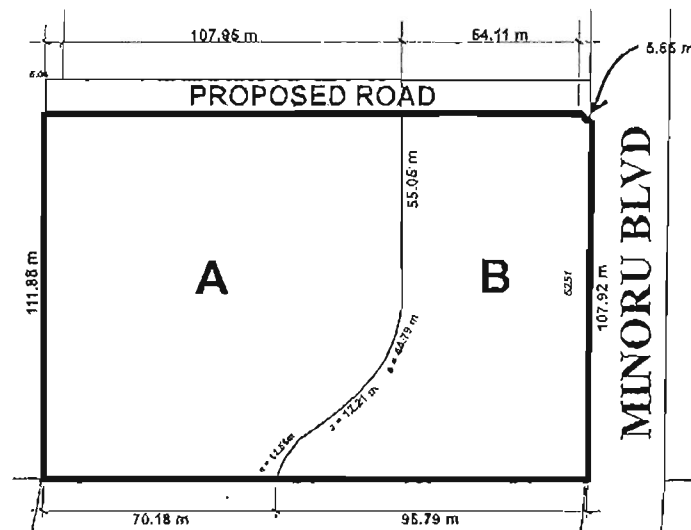
established pursuant to Reserve Fund Establishment Bylaw No. 7812, calculated in accordance with the following:

- i) the total monetary contribution equals \$225/sq.ft. multiplied by 5% of the maximum square footage of the residential **building** area (based on residential **floor area ratio**) permitted in the area identified as "A" on Diagram 1, Section 19.11.4.4.

3. Notwithstanding Section 19.11.4.1, in the area identified as "B" on Diagram 1, Section 19.11.4.4:

- a) the maximum **floor area ratio** (FAR) is increased to a higher **density** of "2.8" if prior to building permit issuance for the first **building** constructed in this area after **Council** adopts a rezoning amendment bylaw to include this area in this ZHR11 zone the **owner**:
 - i) has constructed within the area at least 296 **affordable housing units** totalling a minimum of 14,800m² in area;
 - ii) has constructed a minimum of 148 **affordable housing units** incorporating **basic universal housing features**; and
 - iii) has entered into a **housing agreement** with the City with respect to the **affordable housing units** referred to above, registered the **housing agreement** on title to the lot where the **affordable housing units** are located, and filed a notice of **housing agreement** in the Land Title Office.

4. Diagram 1



19.11.5 Permitted Lot Coverage

1. The maximum permitted **lot coverage** for **buildings** and landscaped roofs over **parking spaces** in the areas identified as “A” and “B” on Diagram 1, Section 19.11.4.4 is 90%, exclusive of portions of the **site** the **owner** grants to the **City** as a statutory **right-of-way**, or alternative means satisfactory to the **City**, for **park** or **road** purposes.

19.11.6 Yards & Setbacks

1. The minimum public **road setback** is:
 - a) 1.5 m from Minoru Boulevard;
 - b) 6.0 m from all other public **roads**;
 - c) Zero metres from the statutory **right-of-way** for the internal north-south **road** straddling the interior property boundary between areas “A” and “B”, as shown on Diagram 1, Section 19.11.4.4.
2. The minimum **property line** setbacks:
 - a) 6.0 m from the interior **property line**;
 - b) 6.0 m from the **property line** adjacent to Minoru Park;
 - c) Zero metres from the southern **property line**.

19.11.7 Permitted Heights

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

19.11.8 Subdivision Provision / Minimum Lot Size

1. There are no minimum **lot width** or **lot depth** or **lot area** requirements.

19.11.9 Landscaping & Screening

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

19.11.10 On-Site Parking and Loading

1. On-site **vehicle** and bicycle parking and loading shall be provided according to the standards set out in Section 7.0, except that
 - a) in the area identified as “B” on Diagram 1, Section 19.11.4.4:
 - i) on-site **vehicle** parking shall be provided at the rate of:
 - A) for residents: 0.2 **vehicle** spaces per **dwelling unit**;
 - B) for visitors: 0.1 **vehicle** spaces per **dwelling unit** of which a minimum of 2 on-site **vehicle** stalls are to be identified by signs and reserved for health care professionals attending to residents; and
 - ii) the requirement for Class 1 bicycle parking shall be met by the provision of a minimum of 32 scooter parking stalls.

19.11.11 Other Regulations

1. In addition to the regulations listed above, the General Development Regulations in Section 4.0 and the Specific Use Regulations of Section 5.0 apply.”
2. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the following area and designating it **HIGH RISE APARTMENT (ZHR11) – BRIGHOUSE VILLAGE (CITY CENTRE)**:

P.I.D. 004-174-399

Lot 25 Section 8 Block 4 North Range 6 West New Westminster District Plan 21164

3. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 8914".

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

JUN 25 2012

CITY OF RICHMOND
APPROVED by HB
APPROVED by Director or Solicitor [Signature]

MAYOR

CORPORATE OFFICER

Mayor and Councillors

From: City of Richmond Website [webgraphics@richmond.ca]
Sent: June 25, 2012 8:10 PM
To: Mayor and Councillors
Subject: Send a Submission Online (response #706)
Categories: 12-8060-20-8914 - RZ 11-591685 - Kiwanis - 6251 Minoru Blvd

To Public Hearing	
Date:	July 16, 2012
Item #	3
Re:	Bylaws 8910, 8911, 8912, 8913, 8914

Send a Submission Online (response #706)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	6/25/2012 8:14:30 PM

Survey Response

Your Name:	Vicky So
Your Address:	1503-6088 Minoru Boulevard
Subject Property Address OR Bylaw Number:	6251 Minoru Boulevard
Comments:	Please do not approve the rezoning application. There are enough buildings as it is. Increased population, Traffic jam, High rise buildings will block off and isolate Minoru Park from outside and alter the skyline. Population surge will further strain our small park and over-crowded recreation facilities. Allow only few low-rise low-density buildings. Improve access to park with wide greenway from Minoru. Preserve the beauty of Richmond.



MayorandCouncillors

From: City of Richmond Website [webgraphics@richmond.ca]
Sent: June 25, 2012 8:29 PM
To: MayorandCouncillors
Subject: Send a Submission Online (response #707)
Categories: 12-8060-20-8914 - RZ 11-591685 - Kiwanis - 6251 Minoru Blvd

To Public Hearing
Date: <u>July 16, 2012</u>
Item #: <u>3</u>
Re: <u>Bylaws 8910</u> <u>8911, 8912, 8913</u> <u>8914</u>

Send a Submission Online (response #707)**Survey Information**

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	6/25/2012 8:33:32 PM

Survey Response

Your Name:	Jacinto So
Your Address:	10791 Roselea Crescent
Subject Property Address OR Bylaw Number:	6251 Minoru Boulevard
Comments:	Do not need more buildings in that area. Already too congested. Traffic is already bad as it is with limited parking. Street conditions are not well maintained.



SUBJECT: Richmond Kiwanis Senior Citizens Housing Society

To Public Hearing
Date: <u>July 16, 2012</u>
Item # <u>3</u>
Re: <u>Bylaws 8910,</u>
<u>8911, 8912,</u>
<u>8913, 8914</u>

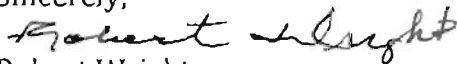
I wish to support the application for re-development of the above named Society on Minoru boulevard 6251, 6271 and 6291.

There is a serious need for affordable housing. Our senior citizens in Richmond are facing, more than ever, financial stress with offshore investors pushing real estate values to an unrealistic level. Most of the senior citizens are on marginal fixed incomes thus preventing any high rentals they are encountering.

The demographics of this group include ex-military veterans, whom served this country in foreign wars with the UN. Widows of these veterans are in this category as well. Many others, including legitimate immigrants in this age group are present.

It is most important seniors have this area due to accessibility to Richmond General Hospital, medical services clinics and Minoru Seniors Place.

Sincerely,


Robert Wright

318-6931 Cooney Rd.
Richmond, B.C. V6Y 2J9
778-862-5864



By Fax To

Get 11-512

27th June 2012

Richmond City Hall
6011 No 3 Road, Richmond, B.C.
Attn: City Clerk

To Public Hearing	
Date:	July 16, 2012
Item #	3
Re:	Bylaw 8910 8911, 8912, 8913 8914

My Name: John C. CHENG

My address:
1191 - 6688 Minoru Blvd.,
Richmond, BC V6Y 4A8

Subject Property Address: 6251 Minoru Blvd. - Kiwanis Court

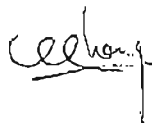
Dear Sir,

After attending the Open House event yesterday in Sheraton Hotel on the Proposed Redevelopment Project of Kiwanis Court, I would lodge my opposition to it based on the following reasons:

1. There is no justification for the subject site to be rezoned from "School and Institutional Use" into one for "highrise, high density residential use" - containing five concrete towers of 16-storey each. And in Polygon's proposal, for its 634 family units, less than half will be for the benefits of senior citizens. For its intention to redevelop this present site, Kiwanis Senior Citizens Housing Society should sell this site to the municipal government, to be integrated as part of Minoru Park, which badly needs the land for its future expansion of facilities, in view of the influx in population around the city centre. The government should then support the society financially to implement the project in other residential areas. Furthermore, comparing with the existing number of units under Kiwanis Society's administration, the project is over-ambitious. By restricting the redevelopment to a smaller and more realistic scale of 100 to 120 units, the project can be handled easily by the city government and the Society without involving a private developer, and the loss of this precious community land by turning it into a commercial project.
2. The proposal of building two 16-storey towers for the senior citizens is not viable. Seniors in their seventies and eighties need special medical care and attention. For the current Court, I've witnessed the frequent use of ambulance service in transporting residents to the nearby hospital. Imagine how difficult it'll be to bring down a patient living on a high floor during a power failure. Also, should there be a fire or gas leak in the building and its residents need to be evacuated, how can these seniors walk down up to 16 floors in a hurry. The proposal is beyond common sense and violates present practice, which restricts such buildings to 6- to 8-storeys.
3. It is necessary to point out that the traffic along the Minoru Road is increasing month by month with more vehicles diverted from No. 3 Road to this corridor. It will get worse with the completion of the Quarter and related developments in 2013, which contain a private university. The addition of over six hundred families by this project, and more by the adjacent project to its south, will much worsen the situation.

I would seek your assistance to bring my above concerns to the board members in the upcoming Public Hearing for their kind and sympathetic consideration. Thank you.

Yours sincerely:



(John Cheng)
PH - 204



City Clerk
City Hall Planning Department
City of Richmond
6911 No. 3 Road
Richmond, BC
V6Y 2C1

To Public Hearing	
Date:	July 16, 2012
Item #	3
Re:	Bylaw 8910, 8911, 8912, 8913, 8914

June 29, 2012

ATTENTION: Mr. David Brownlee

**RE: Polygon/Kiwanis Proposal at 6251 Minoru Boulevard RZ 11-591685
Polygon Carrera Homes Ltd. Application for 6251 Minoru Boulevard**

Dear Mr. Brownlee,

Please acknowledge this letter as my objection to the captioned re-zoning application for five hi-rise towers (two low-income towers and three Polygon Luxury towers) on the Minoru Kiwanis property. My reasons for the objection are checked off as below:

- For getting financial support, Richmond Kiwanis has been 'conditioned to give away' two-third of the property to Polygon for the company's profit maximizing purpose. This is not a noble and kind sponsorship, but an act of exploitation (of senior people.)
- The five hi-rise towers in this specific area would not only ruin the beautiful view of the west side of Minoru Blvd but also damage and devastate the nearby Minoru Park environment. (River Road east of the Oval arena has been pretty much ruined by 'the similar so-called development'.)
- The increase population density in this relatively modest land area would bring in only negative and disastrous impact. More garbage, more pollution, more noise, more emergency responses, more safety & security demand, more difficult in earthquake evacuation, etc. These cannot be simply dealt with an increase in tax. Do you know how many existing public services can deal with such a high increase within a short time in Town Centre area?

Talking about tax, City of Richmond has rejected the overvalue dispute from many tax payers in my complex regarding 2012 Property Tax value. The result received from the City that the complex is holding high value. Now we've learned City of Richmond has a strong intention in joining the above application, an application certainly will depress the complex value if it's passed. This is a 'very interesting' notion of City of Richmond: demand us to pay high tax due to complex value, but at the same time, intend to pass a project that will slash the complex value. This is such a satire created by City of Richmond about 'how to pluck taxpayers'.

When an application is not going to benefit the whole residents of the City but a small group of people, City of Richmond should act as a justice to advise the developer and construction company a new plan that can blend well in the existing environment and meet the need of Richmond seniors. To increase the density of the City by building more hi-rises is not development, but destruction, in the land of Richmond, and in the trust of City of Richmond.

Thank you in advance for your review and consideration of this matter.

Amy Chung
#1207-6080 Minoru Blvd., Richmond, BC V6Y 4A7
(604) 275-8119

PH - 205



City Clerk
City Hall Planning Department
City of Richmond
6911 No. 3 Road
Richmond, BC
V6Y 2C1

To Public Hearing
Date: <u>July 16, 2012</u>
Item # <u>3</u>
Re: <u>Bylaws</u>
<u>8910, 8911, 8912</u>
<u>8913, 8914</u>

June 29, 2012

ATTENTION: Mr. David Brownlee

**RE: Polygon/Kiwanis Proposal at 6251 Minoru Boulevard RZ 11-591685
Polygon Carrera Homes Ltd. Application for 6251 Minoru Boulevard**

Dear Mr. Brownlee,

Please acknowledge this letter as my objection to the captioned re-zoning application for five hi-rise towers (two low-income towers and three Polygon Luxury towers) on the Minoru Kiwanis property. My reasons for the objection are checked off as below:

- This project will see the building of 5 towers with a total of some 635 units which will bring over 2000 people and some 1200 cars associated with this, which I believe is a very excessive density increase for this modest piece of land. Minoru Boulevard is already overcrowded with vehicles, and additional volume of cars coming in and out would make the area far more dangerous for people, especially senior pedestrians, school children, and bicycle riders.
- Moreover, the unreasonable increase in people and vehicles will have a severe impact on city infrastructure such as safety & security, emergency response, noise control, garbage & pollution, earthquake evacuation, etc. It also will damage Minoru Park environment and all Richmond residents will not be happy at all to see this happening.
- The 5 hi-rise towers will severely affect the amount of sunlight we receive in this area. The beautiful Minoru Boulevard will be forever gone just like River Road west of the Oval arena. By passing this application, City of Richmond will not move our city toward a refined, beautiful and prosperous direction but a declined and concrete jungle status.
- This project will bring in serious negative impact on property value not only on Minoru Blvd but also in nearby area. It will affect the living quality in the neighborhood, and create oppressive feeling in this town centre area. City Council and the Mayor of Richmond should very carefully, and seriously consider the consequence when voters and taxpayers that pay high taxes for highly appraised property are ignored while the City is trying to pass a project that will significantly depress the property value and change the face of Richmond town center.

In the end, I propose that the Kiwanis property be 100% re-developed with Low Rise Buildings (not more than 3 floors high) all for the benefit of senior citizens as it was meant to be originally.

Thank you in advance for your review and consideration of this matter.

Adrian Sandu
#1207-6080 Minoru Blvd., Richmond, BC V6Y 4A7
(604) 275-8119



PH - 206

To Public Hearing	
Date:	July 16, 2012
Item #	3
Re:	Bylaws 8910, 8911, 8912, 8913, 8914.

MayorandCouncillors

From: City of Richmond Website [webgraphics@richmond.ca]
Sent: July 6, 2012 11:30 AM
To: MayorandCouncillors
Subject: Send a Submission Online (response #708)
Categories: 12-8060-20-8914 - RZ 11-591685 - Kiwanis - 6251 Minoru Blvd

Send a Submission Online (response #708)**Survey Information**

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	7/6/2012 11:35:03 AM

Survey Response

Your Name:	Cindy Howard
Your Address:	1004-6631 Minoru Blvd., Richmond
Subject Property Address OR Bylaw Number:	6611, 6631, 6651 Minoru Blvd.
Comments:	<p>I realize this is a waste of time since City Council has no actual interest in what citizens of Richmond have to say unless one is a property developer, HOWEVER, I STRONGLY object (yet again) to the proposed rezoning and OVER-development of properties neighbouring the a/n addresses. Once again the interests of property developers are being considered over the interests of homeowners. Residents of the a/n addresses will be adversely impacted by high rise development directly beside and in front of our properties. Real estate values go down as any scenic view is removed and prospective buyers see our buildings as part of the urban ghetto, stability of current building structures is impacted and access to our homes slows right down due to the increased road traffic. Just for once, I would like to see City Council consider homeowners interests over the dollars they pocket from property developers. Richmond is already overdeveloped with condos (that largely remain unsold) and City Council continues its</p>

**PH - 207**

07/06/2012

efforts to turn the city centre of Richmond into an ugly urban ghetto. Residents purchase properties with zoning considered, not so that City Council can change zoning whenever it feels like it, thus diminishing the value of the properties. Enough of City Council lining its pockets with \$\$\$, for once (and it will be a first I know), consider the impact on long-time residents!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!

To Public Hearing	
Date:	July 16, 2012
Item #	3
Re:	Bylaws 8910, 8911, 8912, 8913, 8914

June 28, 2012

Via Fax (604) 278-5139

City of Richmond
6911 No. 3 Road
Richmond, B. C. V6Y 2C1

Attention: City Clerk

Re: Rezoning Richmond Kiwanis Site - 6251 Minoru Blvd. Richmond, B. C.

Dear Mayor & Council,

My name is Diane Lanston and I reside at 121 - 6271 Minoru Blvd. I am writing in support of Polygon and Kiwanis' application to rezone Kiwanis Court. I have been a resident at Kiwanis Court for four years. While I have very much enjoyed my time here and the convenient location, the buildings are rundown and not serving the seniors the way they once did.

I am very excited about the brand new basement suite I am moving into on July 4th and even more excited to come back to the new towers when they are complete. I was able to view the floor plans at the Open House on June 26th and have picked my favourite but I would be thrilled with any of them.

The Polygon on-site staff have been very helpful during this difficult transition. There were times when I was not sure where I was going to go and it was very stressful but Rebecca and Jennifer were always there for an encouraging word and to help provide the resources I needed for my move.

I urge you to support Polygon and Kiwanis' proposal. Not only will it provide brand new, safe accommodation for the existing Kiwanis residents but also for many other Richmond Seniors that are in need.

Thank you for your consideration of this letter.

Sincerely,



Diane Lanston

Kiwanis Resident

121 - 6271 Minoru Blvd. Richmond, B. C.



To Public Hearing
Date: <u>July 16, 2012</u>
Item # <u>3</u>
Re: <u>Bylaws 8910,</u>
<u>8911, 8912,</u>
<u>8913, 8914</u>

July 11, 2012

City of Richmond
6911 No. 3 Road
Richmond, B. C. V6Y 2C1

Attention: City Clerk

Dear Sirs:

Re: Rezoning and Redevelopment of Kiwanis Court
6251 Minoru Boulevard, Richmond, B. C.

As a former Kiwanis Court resident for 21 years, I would like to express my strong support of Polygon Carrera Homes rezoning application for the proposed redevelopment at 6251 Minoru Boulevard.

The Minoru Boulevard area is a wonderful convenient neighbourhood, with many amenities available to senior citizens within walking distance. The proposed project is important for our community as it will provide a brand-new, safe facility for not only the residents who have been living in Kiwanis Court, but for many other seniors in Richmond who are in great need of quality, affordable housing.

I would also like to take this opportunity to make Council aware of my appreciation of the Polygon staff, who not only assisted me to find interim alternate housing, but provided me with the support I required to make my move from Kiwanis Court less stressful. I am looking forward to moving back to the new building when it is completed.

I encourage City Council to allow this development move forward as proposed by Polygon and Kiwanis.

Thank you.

Melba Jacobsen
Former Resident
145 - 6291 Minoru Boulevard



Melba Jacobsen
10100 #3rd. #123
Richmond BC V7A 1W5
PH - 210



City of Richmond

Report to Committee Planning and Development Department

To: General Purposes Committee

Date: June 25, 2012

From: Brian J. Jackson, MCIP
Director of Development

File: ZT 12-610945

Re: Referral Report on River Road Truck Parking and Application by Viridi Pacific Holdings Ltd. For a Zoning Text Amendment to the Light Industrial (IL) Zoning District at 16540 River Road

Staff Recommendation

1. That Bylaw No. 8908, to amend the "Light Industrial (IL)" zoning district to remove commercial vehicle parking and storage restrictions related to maximum number of vehicles, linkage to a Richmond agricultural operation and prohibition of dump trucks, be introduced and given first reading.
2. That Bylaw No. 8908 be considered at Public Hearing to be held on July 16, 2012 at 7:00 pm in the Council Chambers of Richmond City Hall.

Brian J. Jackson, MCIP
Director of Development

BJ:ke
Att.

FOR ORIGINATING DEPARTMENT USE ONLY

ROUTED TO:
Community Bylaws
Transportation

CONCURRENCE
Y ☒ N ☐
Y ☒ N ☐

CONCURRENCE OF ACTING GENERAL MANAGER

Staff Report

Origin

On May 23, 2012, a zoning text amendment for 16540 River Road (ZT 12-610945) was considered by Planning Committee to amend the Light Industrial (IL) site specific zoning provisions to remove restrictions related to commercial vehicle parking and storage on the subject site. As a result of the discussion and questions at Planning Committee, the proposal was referred back to staff.

At the June 11, 2012 Regular Council Meeting, a local trucking sector delegation (represented by Kal Mahal) addressed Council and noted concerns about the need to provide dedicated areas available for commercial vehicle parking. As a result of the local truck sector delegation (and supporting letter contained in **Attachment 1**), Council made the following referral:

1. *That the comments provided by the delegation on the matter of truck parking in Richmond be referred to staff;*
2. *That staff provide further information and report back on:*
 - a. *The number of truckers and trucks;*
 - b. *The problems with parking;*
 - c. *The number of complaints associated with parking of trucks in incorrect areas, and the alternatives that may be available;*
 - d. *Current enforcement of parking violations on farm land, and how widespread the problem is; and*
 - e. *The zoning designations (shown on a zoning map) along River Road including what the current uses are; and*
3. *That the matter be dealt with at a General Purposes Committee meeting together with the application by Viridi Pacific Holdings that previously went to the Planning Committee.*

Purpose

This report:

1. Responds to the June 11, 2012 Council referral; and
2. Brings forward the zoning text amendment application at 16540 River Road (ZT 12-610945) by Viridi Pacific Holdings in order to:
 - Remove the restriction on the maximum number of commercial vehicles (40) that can be stored on the site; and
 - Remove the provision identifying that commercial vehicles parked or stored on the site must be related to transporting of agricultural produce on a farm in Richmond.
 - Remove the restriction that prohibits the parking and storage of dump trucks on the subject site (Based on a request from the property owner).

Background – Chronology

- February 11, 2008 – Council approves the Interim and Long Term Action Plan for the 16,000 Block of River Road (**Attachment 2**) that outlines guidelines for reviewing commercial vehicle truck parking and storage rezoning applications in the area.

- January 23, 2012 – Council approves the continued processing of truck parking and storage rezoning applications in the 16,000 block of River Road in accordance with the Interim Action Plan. Staff were also directed to undertake traffic counts in the area during 2012, with findings reported to Council by end of year.
- January to May, 2012 – Based on the direction from Council to continue processing rezoning applications for commercial vehicle parking and storage, staff have been processing a number of existing and new rezoning applications in this area along with the current requested text amendment for the property at 16540 River Road.
- May 23, 2012 – Report forwarded to Planning Committee on the proposed zoning text amendment at 16540 River Road (ZT 12-610945). The zoning text amendment was referred back to staff.
- June 11, 2012 – Delegation presented information to Council outlining concerns about the need for designated general commercial truck parking and storage in Richmond and requested that rezoning applications in the 16,000 block of River Road that comply with City requirements be permitted to address the needs of truckers and reduce conflicts associated with trucks parked in incorrect areas of the City.

Findings of Fact

The following attachments contain supporting background information and materials to the Council referral and proposed zoning text amendment at 16540 River Road:

- Letter submitted by Council delegation on June 11, 2012 (**Attachment 1**).
- Interim and Long-Term Action Plan – 16,000 block of River Road (**Attachment 2**).
- Map of Zoning and Current Uses in the 16,000 block of River Road (**Attachment 3**).
- Reference Map of Development Applications – 16,000 Block of River Road (**Attachment 4**).
- Zoning text amendment staff report for 16540 River forwarded to May 23, 2012 Planning Committee (**Attachment 5**).
- Revised rezoning considerations associated with the proposed text amendment at 16540 River Road (**Attachment 6**).

Response to Council Referral (June 11, 2012)

This section provides responses to the Council referral (June 11, 2012).

1. That the comments provided by the delegation on the matter of truck parking in Richmond be referred to staff

The delegation's letter submitted at the June 11, 2012 Council meeting (**Attachment 1**) outlines the following concerns:

- Lack of dedicated commercial truck parking and storage areas in Richmond resulting in truckers having to park in other areas in the region or illegally in the City resulting in increased complaints.
- Stresses the economic importance of the truck industry to job creation and role it plays in providing income to families.
- Emphasizes that through the various studies and report to examine truck parking in the 16,000 block of River Road, Council has approved an overall strategy to process and review these proposals.

- Recommended that commercial vehicle parking and storage limitations and restrictions (i.e., maximum number or restrict to certain types of commercial vehicles) be removed.
- Requested Council to continue considering rezoning applications for the 16,000 block of River Road as was previously supported by Council on January 23, 2012.

Most comments and concerns raised in the delegation's letter were addressed in the report and recommendations that was supported by Council on January 23, 2012. Staff undertook a comprehensive review of issues related to truck parking and storage specific to the 16,000 block of River Road and the larger issue of truck parking and storage on a citywide basis. The following is a summary of recommendations and findings from this report:

- Traffic counts undertaken in 2006 and 2011 along portions of River Road east of No. 7 Road and No. 7 Road between River Road and Bridgeport Road indicated that the number of truck traffic movements along roads to and from this area was not significant. As a result, additional traffic counts were recommended and supported by Council. Transportation staff collected traffic data in April/May 2012 and plan to undertake traffic counts at the same locations later this year in September. Findings on these traffic counts will be reported to Council at the end of 2012 as requested.
- The existing Official Community Plan designation for the 16,000 block of River Road is "Business and Industry". This designation complies with the interim use of properties for commercial vehicle parking and storage and long-term use envisioned for more intensive light industrial/manufacturing uses. The proposed new 2041 OCP Update designates the 16,000 block of River Road as Industrial, which would also support interim truck parking and long-term light industrial development. Existing and proposed OCP designations also permit agri-industrial oriented development to occur.
- Based on a review of vacant existing industrial zoned land in Richmond and on Port Metro Vancouver land, it was determined that land available for commercial vehicle parking and storage was extremely limited as existing industrial zoned land in the City or Port Metro areas are targeted for more intensive light industrial development. These areas would not be able to accommodate truck parking in the short or long-term.
- Council supported the continued review and processing of rezoning applications in the 16,000 block of River Road in accordance with the Interim Action Plan.

The 16,000 block of River Road is recognized in the OCP and Interim Action Plan as an area that is available and appropriate for commercial truck parking and storage activities so long as certain traffic control measures are implemented to restrict vehicle movements to and from properties through each rezoning application. The Council direction on January 23, 2012 to continue processing rezoning applications for commercial truck parking and storage responds to the delegation's comments and concerns brought to Council's attention on June 11, 2012 about the need for designated areas to park commercial trucks in Richmond, which will better meet local truck sector needs and make operations more efficient in the future.

2. That staff provide further information and report back on:

- **The number of truckers and trucks** – Identifying a number of commercial trucks and truckers that are based in Richmond and operate in the City is difficult to determine because vehicles may be licensed to an address in the City, but are not limited to Richmond operations. Conversely, many commercial vehicles are licensed in other

municipalities in the region and operate in Richmond. Information on the total number of commercial vehicles licensed to a registered address in Richmond does not accurately identify the following:

- Where the vehicles are parked or stored.
- Where the vehicles operate.
- Vehicles licensed in other municipalities that are parked or operate in Richmond.

On this basis, there is no current information available to accurately identify the number of trucks (and truckers) that either park or operate in Richmond.

- ***The problems with parking*** – As identified by the delegation, finding appropriate places to park commercial vehicles (i.e. larger trucks) is challenging to the truck sector industry. Having limited land availability for commercial truck parking results in trucking companies and individual truckers having to look outside of Richmond into other municipalities that results in increased operational costs (i.e., fuel and time), larger draw upon resources and related environmental impacts.

In some instances, limited land availability for truck parking options results in commercial vehicle parking in non-permitted areas (i.e., residential areas or on agricultural land) that results in increased resident complaints pertaining to safety and disturbance related issues.

- ***The number of complaints associated with parking of trucks in incorrect areas, and the alternatives that may be available*** – Specific complaints (Citywide) related to truck parking are followed-up by Community Bylaws staff. Ticketing and enforcement issues related to truck parking in incorrect areas is patrolled regularly by Community Bylaw Officers. The specific number of complaints for commercial trucks parked in incorrect areas is not tracked by Community Bylaws. In lieu of this information, the following is a summary of commercial vehicle parking-related violation tickets from 2010 to current:
 - 405 violation tickets issued for a commercial vehicle parked during prohibited hours.
 - 5 violation tickets issued for a commercial vehicle parked over 3 hours.
 - 134 violation tickets issued for commercial vehicle parked abutting a property used as a residence, park or school.

An alternative option available to help reduce complaints and related ticketing of commercial vehicles is to have land available for this use. The 16,000 block of River Road has been identified and approved for such uses with specific parameters for truck parking established by the Interim Action Plan.

- ***Current enforcement of parking violations on farm land, and how widespread the problem is*** – Information related to commercial vehicle enforcement files for properties in the Agricultural Land Reserve going back from 2010 to 2012 (as of June) is summarized as follows:
 - 2010 – 17 enforcement files in the ALR related to commercial vehicles.
 - 2011 – 9 enforcement files in the ALR related to commercial vehicles.
 - 2012 – 4 enforcement files in the ALR related to commercial vehicles.

Based on these figures, commercial vehicle parking in Richmond agricultural areas does occur, but not on a significant basis. Community Bylaws staff work through their processes to resolve issues and complaints when illegal commercial parking activity on agricultural land occurs. Ensuring land is available for truck parking outside of the ALR would reduce pressures on farm land to undertake illegal (i.e., non-farm related) truck parking and thus reducing Community Bylaw related complaints and enforcement issues.

- ***The zoning designations (shown on a zoning map) along River Road including what the current uses are*** – A map identifying existing zoning in the 16,000 block of River Road is contained in **Attachment 3** along with a summary of current land uses. Zoning consists of Light Industrial (IL) zoning for the 4 properties on the west portion of the 16,000 block of River Road. These sites have pre-existing Light Industrial (IL) zoning. Remaining portions of the 16,000 block of River Road contain a mix of Agriculture (AG1) and Golf Course (GC) zoning for properties that have not yet applied for/been approved for commercial truck parking and storage. Properties with Light Industrial (IL) zoning (16540 River Road; RZ 10-524476) and Industrial Storage (IS1) zoning (16780 River Road; RZ 09-503308) have been granted previous rezoning approval to undertake commercial vehicle truck parking. Please refer to **Attachment 4** for a map identifying the status of all rezoning applications submitted along River Road.

Zoning to the west of No. 7 Road (15,000 block of River Road) is Light Industrial (IL). Zoning to the east of the Kartner Road allowance (17,000 block of River Road) is Agriculture (AG1) and is contained in the ALR.

Current land uses consist of a mix of commercial/recreational vehicle storage on properties with Light Industrial (IL) zoning with some light industrial buildings and structures on the 4 industrial zoned properties to the west. Remaining properties are generally vacant with residential dwellings on the front portion of sites.

Proposed Zoning Text Amendment – 16540 River Road (ZT 12-610945)

Background

On November 14, 2011, rezoning approval was granted for 16540 River Road (RZ 10-524476) that permitted a limited area light industrial wood manufacturer. The rezoning also permitted commercial vehicle truck parking, but placed a number of restrictions on this use as follows:

- Maximum of 40 trucks parked or stored at any given time.
- Trucks parked on the site must be comprised of only those transporting agricultural produce from a farm operation in the City.
- Prohibits the parking of dump trucks on the property.
- Truck tractor trailers are not permitted to operate any heating and/or refrigeration units while parked or stored on the site.

A request to amend the existing zoning for 16540 River Road (along with accompanying legal agreements registered on the subject site) was made by the property owner to remove truck parking restrictions that identified a maximum number of parked trucks (40) and linked them to agricultural operations in Richmond. As a result, a report was tabled to May 23, 2012 Planning Committee (A copy of the report is contained in **Attachment 5**). At this meeting, the proposed zoning text amendment was referred back to staff.

As a result of the Council delegation on June 11, 2012 from local truck sector representatives, Council directed staff to bring forward the Viridi Pacific Holdings zoning text amendment (16540 River Road; ZT 12-610945) in conjunction with the referral on River Road truck parking arising from the delegation.

This section of the report presents new information and analysis related to the zoning text amendment for 16540 River Road based on minor changes to the proposal since it was forwarded to May 23, 2012 Planning Committee. All other information on the text amendment from the earlier staff report remains relevant and can be referenced in **Attachment 5**:

Summary of Existing and Proposed New Amendments to the Light Industrial (IL) Zone

Existing Proposed Amendments

The initial proposal requested amendments to remove truck parking restrictions that placed a maximum cap of 40 commercial vehicles being parked or stored on the subject site and that these vehicles had to be comprised of trucks that transported agricultural produce only from a farm operation in Richmond. Similar legal agreements registered on title of 16540 River Road that were secured as part of the previous rezoning would also require revision if the text amendments are approved.

Supporting rational for these revisions is summarized as follows:

- Existing OCP designations support commercial truck parking as an appropriate land use in this area.
- Specific access control measures and signage that restrict vehicle movements to and from the subject site to ensure vehicle travel down certain roads (i.e., River Road east of the 16,000 block and No. 7 Road south of River Road) does not occur.
- Traffic count data that identified that the number of absolute truck traffic movements in this area was not significant and that an increase in trucks parked in this area would not impact these routes so long as the necessary vehicle access/exit control structures and signage is implemented.
- Limiting truck parking to those that were involved in transporting agricultural produce from Richmond only was too restrictive as the proponent for 16540 River Road was having difficulties securing trucks that met these criteria. Due to the seasonal nature of agricultural operations, very few trucks are solely dedicated to agricultural uses only.

Existing Truck Parking Restrictions to Remain

Due to the potential noise disturbance impacts to neighbours related to truck tractor trailers with integrated heating/refrigeration units, the existing zoning restriction and legal agreement registered on the subject site that does not permit the operation of integrated heating/cooling units on the trailers will remain in place.

New Proposed Amendments

The proponent has also requested a revision to the zoning and accompanying legal agreement registered on title to remove the restriction that prohibits dump trucks from being parked or stored on the subject site. A review and analysis of permitting dump trucks on the subject site is contained in the forthcoming section.

Examination of Issues – Parking of Dump Trucks

Traffic Movement Restrictions to and from the Subject Site

An existing vehicle access has been implemented at the River Road entrance to the subject site that has been designed and constructed to permit entrance to and exit from the site for larger tractor trailer vehicles travelling to and from the west. Compared to commercial tractor trailers, dump trucks are smaller vehicles and can make the necessary turns to enter and exit the site, which adheres to the permitted truck movements along River Road.

This access also is designed and constructed to restrict any commercial trucks with trailers to enter and exit the site from the east along River Road. The proponent's traffic engineering consultant is currently reviewing the existing constructed access at 16540 River Road to confirm that the existing control structure will restrict any dump truck turning movements to or from the east along River Road. If additional works to the existing access at the subject site are required to restrict dump truck turning movements, the design and completed works are required to be reviewed and approved by Transportation staff.

The proponent's request to remove the restriction to allow the parking and storage of dump trucks is reasonable.

Demand for Dump Truck Parking Areas

Although commercial truck tractor trailers are a significant trucking sector, dump trucks also face similar challenges associated with finding suitable locations to park. As with commercial truck tractor trailers, dump trucks operate on an independent contracted basis and are not always linked to a main business or operation. As a result, dump trucks do not always have a permanent industrial site to be parked or stored when not in operation.

If restrictions are placed on dump trucks that do not permit them to be stored on properly zoned and designated areas, there is a potential for these vehicles to park in less desirable residential and agricultural areas and result in increased resident complaints.

Zoning Amendment and Revision to Legal Agreement



The restriction that prohibited the parking of dump trucks on 16540 River Road through the previous rezoning (RZ 10-524476; approved on November 14, 2011) was secured through a site-specific zoning provision included in the Light Industrial (IL) zone. A legal agreement was also secured and registered on title as part of the rezoning to restrict the parking of dump trucks.

In addition to the zoning text amendment that will remove the restriction that prohibits the parking of dump trucks on the subject site, amendments to the legal agreement will also be required. Please refer to **Attachment 6** for a copy of the revised rezoning considerations.

Summary Analysis and Conclusion

The Council referral on River Road truck parking arising from the delegation at the June 11, 2012 Council meeting has been addressed in this report. The previous direction from Council (from January 23, 2012) to process rezoning applications in the 16,000 block of River Road in accordance with provisions of the Interim Action Plan responds to concerns about the need for designated truck parking areas in the City, while also addressing specific technical traffic routing and control measures for each proposal.

The proposed text amendment at 16540 River Road to the Light Industrial (IL) zoning district that revises the site specific restrictions related to commercial vehicle parking and storage also complies with the council direction from January 2012 related to land use applications in the 16,000 block of River Road. On this basis, staff support the proposal to remove commercial truck parking restrictions for the property at 16540 River Road.



Kevin Eng
Planner 1

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- Attachment 1: Letter Submitted from Council Delegation (June 11, 2012)
- Attachment 2: Interim and Long-Term Action Plans
- Attachment 3: Map of Zoning and Current Uses in the 16,000 Block of River Road
- Attachment 4: Reference Map of Development Applications
- Attachment 5: Zoning Amendment Report for 16540 River Road (May 23, 2012 Planning Committee)
- Attachment 6: Revised Rezoning Considerations

ATTACHMENT 1

Schedule 1 to the minutes of the
Regular Council meeting held on
Monday, June 11, 2012

My name is Kal Mahal, residing at 16551 Westminster Hwy, Richmond, B.C.

I am here this evening as a spokesperson for the trucking community in our city to request Council support, without restrictions, for Council to follow its own truck parking policy for the area of River Road from No. 7 Rd., to Kartner Road. Many from our trucking community, who live in Richmond are here with us this evening. I'd ask those drivers to please raise your hands.

This problem is of extreme importance, but is really rather simple to explain. Today, those of us who drive a truck for a living, and live within Richmond, do not have any suitable locations to park our trucks. That has resulted in truckers parking in other cities and driving back home – only to pick up their trucks in the morning and drive back into the city. Less honourable truckers will illegally park their trucks at unsuitable locations within the city. This not only penalizes law abiding citizens, it also creates greater pollution from the movement of trucks from community to community.

That's a major point I don't think should be overlooked. Richmond is always talking about living and working closer to home – and yet we are forcing these residents to commute due to lack of commercial parking.

The facts are clear – the trucking community creates jobs and sustains families in our city. We don't want to move to Surrey or Burnaby, or anywhere else. We live in Richmond, we like Richmond, and we want Richmond to support the jobs created by our industry. As you can see, and is identified in city staff's own report, there is tremendous demand for commercial vehicle parking here in the city.

Another issue identified by city staff is one that's even more pressing. – the limited availability of land to accommodate commercial vehicle parking in Richmond. We know this is a very pressing problem, so where can truckers turn. Based on the city's own report, this stretch of property on River Road is one of very few viable options.

The city has undertaken traffic studies for River Road and No. 7 Road and determined that removal of limitations for this property will not hurt traffic flows and is supportable. Moreover the current Official Community Plan designates this area for Business & Industry, and the 2041 OCP update is proposing to designate this area as Industrial. The proposal for commercial trucks to park and be stored on this property complies with both the current and proposed OCP.

Currently, the interim plan for Mr. VIRDI'S property does allow for up to 40 trucks – but only if they are agricultural in nature. This type of restrictive requirement is very unique to this property in our city. With few to no trucks solely dedicated to agricultural use given the seasonal nature of the industry, it has been very hard to make use of that

designation. In reality, commercial truckers rely on a variety of contracts for their business and that needs to be reflected in the realities of ZONING. If you're talking about reducing our carbon footprint and keeping jobs here in our community the zoning requirements currently in place help nobody.

Given this is the only suitable area available for truck parking in Richmond, and it had received the support of city staff to act as such, our request is to allow truck parking without restrictions on these properties. ONLY IN JANUARY 2012, CITY COUNCIL REITERATED ITS POSITION THAT THIS WAS A GOOD AREA FOR TRUCK PARKING AND THAT THERE SHOULD BE NO RESTRICTIONS. And yet when Mr. Viridi's re-application to take off the restrictions came forward, Planning Committee referred this matter back to staff for more study.

GIVEN THE PRESSING NATURE OF THIS ISSUE, THE LACK OF AVAILABLE LAND, AND THE SIGNIFICANCE OF THIS ISSUE TO THE CITY'S ECONOMY, WE WOULD LIKE COUNCIL TO CONSIDER THIS ISSUE TO BE DISCUSSED AT THE – GENERAL PURPOSES COMMITTEE, SO IT CAN BE ADDRESSED IN A TIMELY MANNER FITTING ITS IMPORTANCE.

The City of Richmond
Interim Action Plan
16,000 Block of River Road
(Revised based on Public Consultation Feedback)

Land Use

- The 16,000 block of River Road:
 - Is currently designated for 'Business and Industry' in the City's Official Community Plan (OCP).
 - Outdoor parking and storage of vehicles and goods would be consistent with the existing OCP land use designation.
 - This land is not within the Agricultural Land Reserve.
 - Agri-Industrial service activities (operations that support or are directly related to a farm) can also be considered as a potential land use under the "Business and Industry" designation.
- The 17,000 block of River Road:
 - No land use changes are proposed as part of the Interim Action Plan as the properties are contained within the Agricultural Land Reserve and designated for "Agriculture" in the existing OCP.

Proposed Approach to Rezoning Applications

- The City is proposing a restrictive Comprehensive Development District zone in this area. This will allow (if permitted) outdoor storage and parking of vehicles and goods under a set of regulations and conditions – Fencing; Screening; Storage Setbacks; Permeable surface treatment.
- The proposed Comprehensive Development District zone will limit the uses and restrict the amount and size of buildings.

Technical Objectives and Issues

Engineering

- The 16,000 block of River Road is currently **not** adequately serviced by City storm and sanitary systems to sufficiently support intensive light industrial activities involving warehousing/manufacturing buildings or agri-industrial service uses.
- Rezoning proposals for outdoor vehicle storage and parking can be considered, as this use would have minimal impacts on City services.

Transportation

- Vehicle access for traffic generated from proposed uses (i.e., commercial vehicle parking and storage) is to be arranged to mitigate the use and related impact of truck traffic on River Road.
- City staff have recommended that the applicants explore a shared vehicle access across the properties under rezoning application to limit truck and vehicle use of River Road.
- Appropriate traffic assessments and upgrades to applicable portions of River Road and No. 7 Road must be undertaken.

Existing Soil/Fill Conditions

- Confirmation from the Ministry of Environment that any fill previously located on the sites does not pose a contamination risk or negative impact to surrounding areas. A report prepared by the appropriate professional is required to be submitted to the Ministry of Environment to confirm this. The rezoning applicants are to undertake this process, keeping City staff informed of progress and approvals.

Rezoning Considerations (To be completed by the rezoning applicants)

- ☐ Submit an acceptable fence and landscape buffer scheme.
- ☐ Registration on title legal agreements securing shared vehicle access by rezoned properties and restricting access to River Road based on the recommendations set out in the traffic assessment and approved by the City (*additional consideration based on public feedback*).
- ☐ Complete a traffic assessment of River Road from No. 7 Road to the eastern extent deemed to be impacted by traffic generated by properties along River Road (16,000 Block).
- ☐ Complete a traffic assessment of No. 7 Road from Westminster Highway to River Road by traffic generated by properties along River Road (16,000 Block)(*additional consideration based on public feedback*).
- ☐ Any traffic control measures, joint access infrastructure or road upgrades, including any traffic calming features to minimize the truck impacts in the area, identified as part of the traffic assessment of applicable portions of River Road and No.7 Road (reviewed and approved by City staff) will be the responsibility of the rezoning applicants to complete (*additional consideration based on public feedback*).
- ☐ Dedication of a 20 metre wide strip of land along the south property line of each property to facilitate the creation of a new road.

Forthcoming Process

- ☐ Rezoning applicants will be given a deadline of March 31, 2008 to complete the necessary studies and plans and submit the following materials to City staff for review:
 - o Traffic assessments for applicable portions of River Road and No. 7 Road (*additional consideration based on public feedback*).
 - o Geotechnical reports, which have been forwarded to the Ministry of Environment for review and approval, to confirm that the sites do not pose any contamination risk or negative impact to surrounding areas.
 - o A buffer and landscaped screen plan for the properties under rezoning application.
- ☐ Should Council approve the staff recommendation, this decision will be integrated into the forthcoming City wide review of the OCP.

**The City of Richmond
Long-Term Action Plan
16,000 Block of River Road**

(Revised based on Public Consultation Feedback)

Land Use Examination

- ❑ Monitor outdoor vehicle and goods parking/storage to ensure compliance to regulations and Interim Action Plan provisions.
- ❑ Future rezoning applications will be required, should property owners wish to undertake more intensive light industrial activities or agri-industrial service activities.
- ❑ Intensive light industrial uses or agri-industrial service activities is consistent with the existing City's Official Community Plan (OCP) 'Business & Industry' land use designation.
- ❑ Review agri-industrial service operations to determine if specialized zoning provisions are required.

Technical Objectives and Issues

Traffic and Transportation

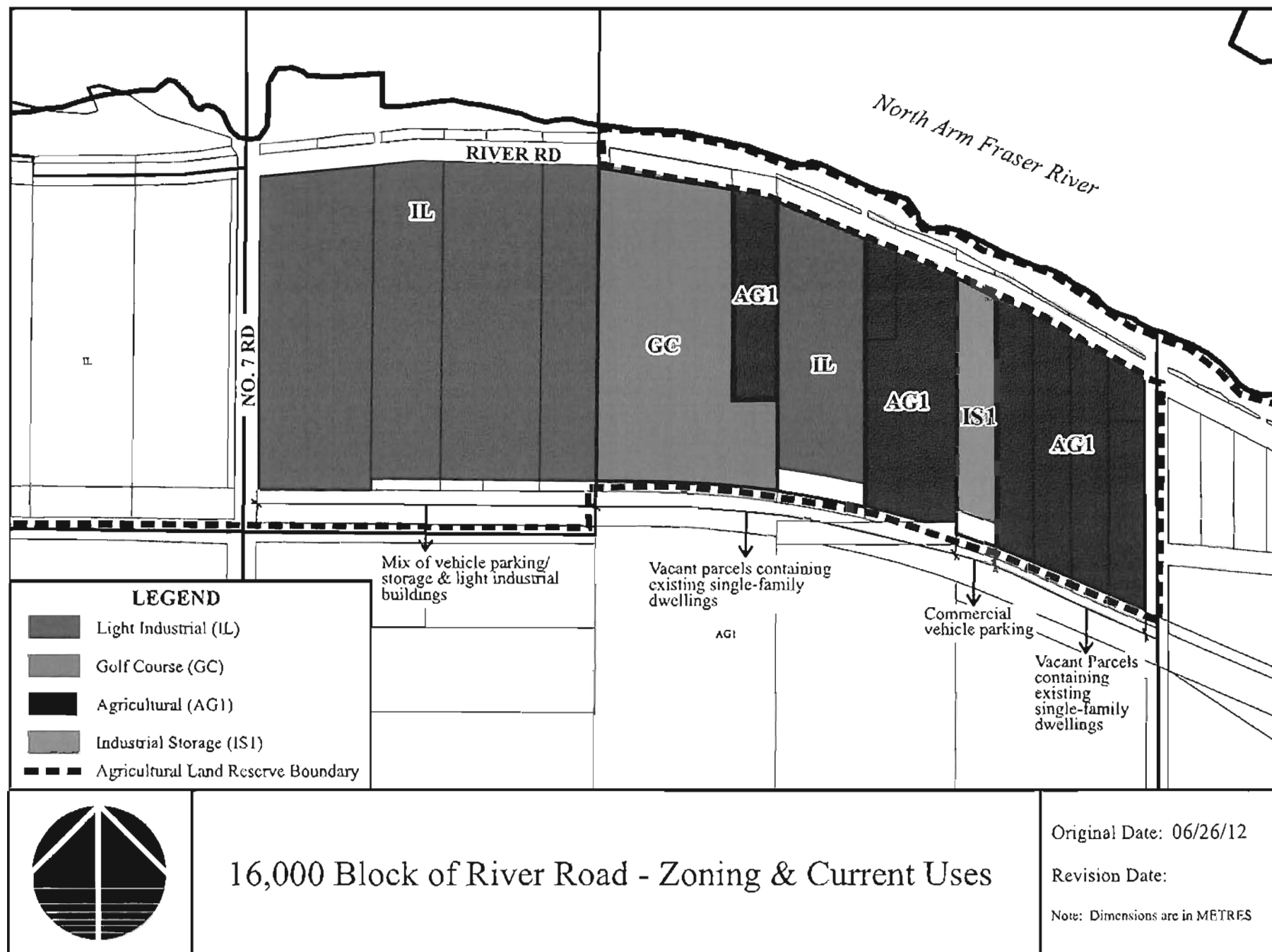
- ❑ Establishment of a new road access east of No. 7 Road to serve as the future vehicle access to potential light industrial activities.
- ❑ The proposed alignment for a new road east of No. 7 Road is along the south property line of the River Road properties (a 20 metre wide future road dedication will be secured through current rezoning applications).
- ❑ Design and construction of a new road east of No. 7 Road would be undertaken when the road can be made functional.

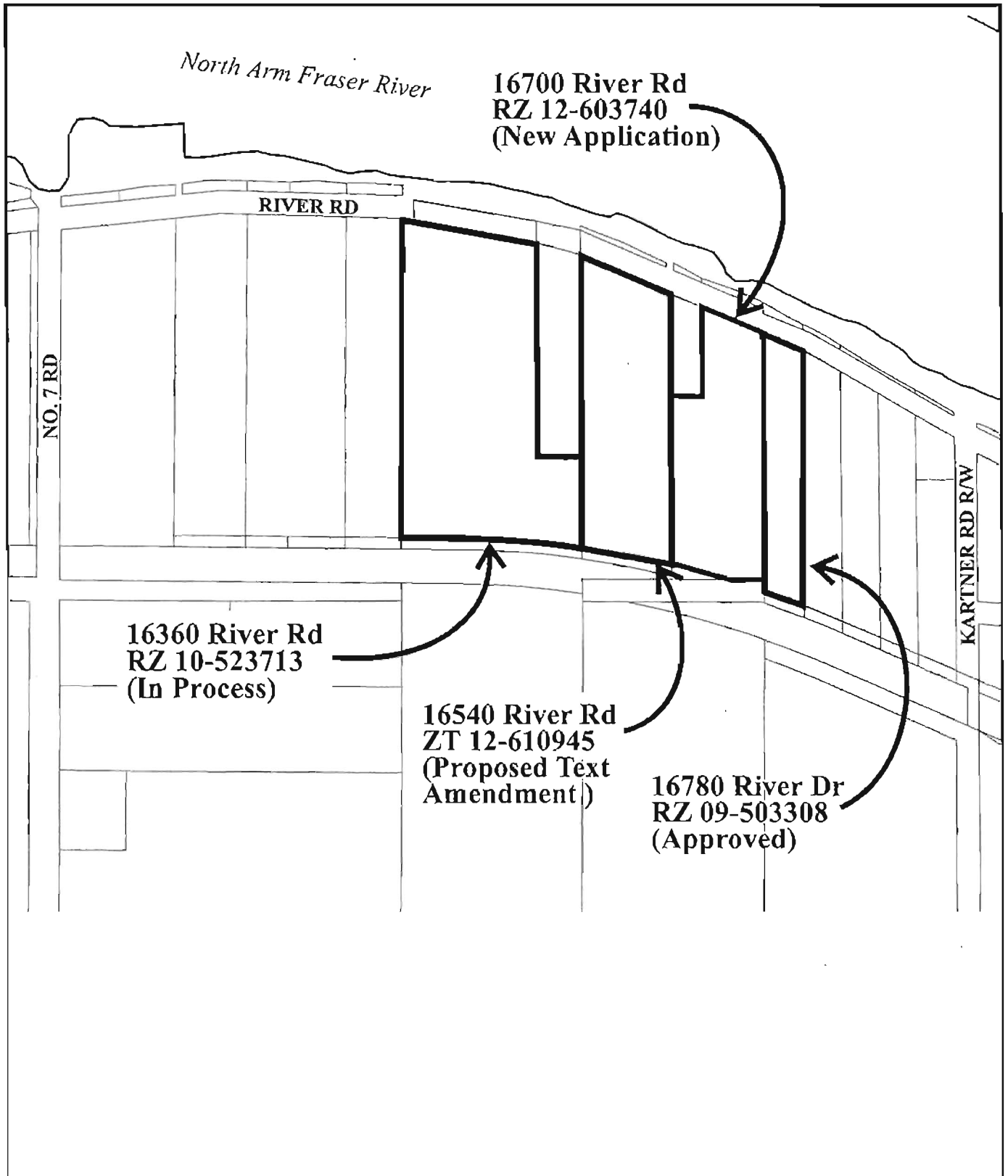
City Servicing

- ❑ Intensive light-industrial uses and agri-industrial service activities will require the appropriate servicing infrastructure (sanitary, storm and water systems), which entails significant works to be undertaken.
- ❑ Resolution of City servicing constraints will be required through future rezoning applications in this area to more intensive light industrial uses.

Forthcoming Process

- ❑ Should Council approve the staff recommendation, this decision will be integrated into the forthcoming City wide review of the OCP.





Rezoning Applications in the 16000 Block of River Road

Original Date: 03/31/09

Amended Date: 05/22/12

Note: Dimensions are in METRES



City of Richmond

Report to Committee Planning and Development Department

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

Date: May 14, 2012

File: ZT 12-610945

Re: Application by Virdi Pacific Holdings Ltd. For a Zoning Text Amendment to the Light Industrial (IL) Zoning District at 16540 River Road

Staff Recommendation

That Bylaw No. 8908, to amend the "Light Industrial (IL)" zoning district, be introduced and given first reading.

Brian J. Jackson, MCIP
Director of Development

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Att.

FOR ORIGINATING DEPARTMENT USE ONLY		
ROUTED To: Transportation	CONCURRENCE Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	CONCURRENCE OF ACTING GENERAL MANAGER

Staff Report

Origin

Virdi Pacific Holdings has applied to the City of Richmond for a text amendment to the Light Industrial (IL) zoning district applicable to 16540 River Road (**Attachment 1**) in order to:

- Remove the restriction on the maximum number of commercial vehicles (40) that can be stored on the site; and
- Remove the provision identifying that commercial vehicles parked or stored on the site must be related to transporting agricultural produce in Richmond.

Chronology of Events for the 16,000 Block of River Road

Interim and Long-Term Action Plan – 16,000 Block of River Road (2008)

The revised Interim and Long-Term Action Plan for the 16,000 block of River Road (**Attachment 2**) was approved by Council in 2008. The Interim Action Plan serves as a guide to process rezoning applications for interim uses, such as outdoor storage and commercial vehicle parking and requires the submission of transportation studies, environmental reports and landscape buffer plans to address technical issues with proposals.

The Long-Term Action Plan recognizes the continued use of this portion of River Road for outdoor storage and commercial vehicle parking uses. It also identifies the potential for these properties to redevelop into more intensive light industrial and manufacturing uses as the necessary services and transportation infrastructure becomes available.

The development of agri-industrial service uses and operations is permitted in both the Interim and Long-Term Actions Plans as well as existing and proposed future OCP designations.

Rezoning applications are required for all properties wishing to undertake outdoor storage and commercial vehicle parking as an interim use. Another rezoning application will be required in the future if properties wish to undertake intensive light industrial activities (warehousing and manufacturing).

In Response to a Referral on the Existing Truck Parking Strategy, Council Approval of Truck Parking Strategy for the 16,000 Block of River Road (2011-2012)

On January 23, 2012, the following was supported by Richmond City Council:

That:

1. *The "Interim Truck Parking Action Plan" (Interim Action Plan), as amended by Council in February 2008, be continued until the end of 2012 to allow for consideration of further rezoning applications for commercial vehicle parking and storage within the plan area in the 16,000 block of River Road;*
2. *A daily traffic count be undertaken over two (2) one-week periods on No. 7 Road (between Bridgeport Road and River Road) and on River Road (East of Nelson Road) in 2012 either by the City or by future applicants' consultants, to the satisfaction of*

City staff, as part of the rezoning applications that facilitate commercial vehicle parking and storage within the Plan Area;

- 3. Staff report back to Planning Committee with an update on such daily traffic count trends by the end of 2012 to consider the option of amending the Interim Action Plan to allow only commercial outdoor storage and not commercial vehicle parking in the short term, depending on the City's review of traffic counts in 2012;*
- 4. The existing 1999 OCP "Business and Industry" designation and policies allowing for a range of long-term intensive industrial uses for the 16,000 block of River Road as well as the agri-industrial uses set out in the Long-Term Action Plan be considered for inclusion in the proposed updated OCP; and*
- 5. The City send a letter to Port Metro Vancouver regarding the shortage of truck parking in the City of Richmond, inquiring about the opportunities for truck parking on Port Land.*

Based on the above direction from Council (process rezoning applications in accordance with the Interim Action Plan), the proposed text amendment to the Light Industrial (IL) zone to remove truck parking restrictions applicable to 16540 River Road is being forwarded for Council consideration.

An initial traffic count was conducted in April/May 2012, with a second traffic count scheduled for September 2012. Once the necessary data has been collected and analysed, City staff will report out to Council by year end on findings and options pertaining to amending the Interim Action Plan.

The Draft 2041 OCP Update confirms that land use designations for 16,000 block of River Road will remain for industrial uses (which includes allowances for agri-industrial uses) over the long-term.

City staff will update Council on any responses received or comments from Port Metro Vancouver about opportunities for truck parking on Port Land.

Current Findings of Fact – 16,000 Block of River Road

- The 16,000 block of River Road consists of 11 properties (11.6 ha or 28.6 acres total) that are designated for "Business and Industry" in the Official Community Plan (OCP) and subject to the approved "Interim Action Plan" for truck parking and storage in this area.
- 4 properties located east of No. 7 Road and outside of the Interim Action Plan area already have existing Light Industrial zoning (IL), which are currently used for a variety of industrial activities.
- A majority of existing properties in the 16,000 block of River Road within the Interim Action Plan area have either Agricultural (AG1) or Golf Course (GC) zoning.
- Properties in the 16,000 block of River Road were excluded from the ALR in 2000, therefore resulting in remnant Agriculture (AG1) zoning on many of the sites with

decisions to apply for rezoning left to individual property owners to undertake and subject to Council approval.

- Since approval of the Interim Action Plan in 2008, the following is a summary of rezoning applications in the 16,000 block of River Road and the applicable status of each (see **Attachment 1** for a reference map):
 - 16780 River Road (Quadra Coast; RZ 09-503308) – Unrestricted commercial vehicle parking and storage. Approved by Richmond City Council on September 27, 2010.
 - 16540 River Road (Virdi Pacific; RZ 10-524476) – Limited area wood manufacturing development (1,860 sq.m or 20,000 sq.ft.) and limited commercial vehicle parking and storage. Specific restrictions for truck parking were placed on this property, which are discussed later in this report. Approved by Richmond City Council on November 14, 2011.
 - 16360 River Road (Berane Construction; RZ 10-523713) – Proposal for general outdoor storage and commercial vehicle parking and storage.
 - 16700 River Road (Brian Dagneault Planning Consultants; RZ 12-603740) – New proposal for general outdoor storage and commercial vehicle parking and storage.

Surrounding Development

- To the North: River Road and the foreshore of the Fraser River.
- To the East: The immediate to the east is a property zoned AG1 with a single-family dwelling on the front portion of the site. The remaining back portion of the site is primarily vacant. Also along the site's east adjacency is a AG1 zoned property that has applied for rezoning to permit commercial vehicle storage and outdoor storage (16700 River Road; RZ 12-603740)
- To the South: An existing rail allowance and rail line. Further south are AG1 zoned properties
- To the West: An AG1 zoned property with a single-family dwelling on the front portion and vacant on the remainder. Further west, a Golf Course (GC) zoned site that is primarily vacant and under rezoning application for commercial vehicle parking and outdoor storage (16360 River Road; RZ 10-523713)

Proposed Text Amendment to the Light Industrial (IL) Zone

The text amendment for 16540 River Road proposes to remove the 40 commercial vehicle maximum that can be parked/stored at one time on the subject site and no longer requires these vehicles to be comprised of only those transporting agricultural produce from a farm operation in the City.

Other restrictions related to prohibiting dump trucks from parking on the subject site as well as commercial vehicle tractor trailers with integrated refrigeration and/or heating units are prohibited from operating while parked on the subject site were implemented as part of the

rezoning approval for 16540 River Road. The prohibition of parking of dump trucks and operation of tractor trailer with refrigeration units will remain in place as part of the proposed text amendment.

Storage and parking of commercial vehicles related to the permitted light industrial business (i.e., woodworking manufacturer) would be permitted on the subject site as this type of activity is accessory to the principal light industrial use permitted on the subject site.

Staff Comments

Planning

The 16,000 block of River Road is designated for Business & Industry in the existing Official Community Plan land use map designation. The new 2041 OCP Update is proposing to designate the 16,000 block of River Road and all of the industrial areas along the North Arm of the Fraser River as Industrial. Rezoning applications proposing general unenclosed outdoor storage and commercial vehicle parking and storage as an interim use along this portion of River Road complies with the existing OCP and proposed future designations in the new 2041 OCP Update.

The subject site received rezoning approval on November 14, 2011 to Light Industrial (IL) zoning to enable the development of a limited area (1,860 sq.m or 20,000 sq.ft.) wood manufacturing building. The proponent has not yet started redevelopment of the subject site for the wood manufacturing operation.

Rezoning approval was also granted to permit limited commercial vehicle parking and storage on the site, with the aforementioned restrictions on total number of vehicles, prohibiting the parking of dump trucks, restricting operation of refrigeration units on tractor trailers and that all vehicles parked or stored on the site must transport agricultural products from a farm operation in Richmond.

These restrictions on commercial vehicle parking and storage were incorporated as site-specific regulations in the Light Industrial zoning district. In addition to these zoning provisions, legal agreements were registered on title of the subject site to secure the truck parking restrictions.

Transportation

Prior to rezoning approval of 16540 River Road, an access control structure was designed and constructed for the subject sites vehicle access to River Road. This access control structure was designed and implemented to ensure that trucks can only enter the site through right in (Eastbound to Southbound) vehicle movements and exit the site through left out (Northbound to Westbound) vehicle movements. This access control structure was completed and approved by the City's Transportation staff prior to final adoption of the rezoning.

Examination of Issues

Study of Truck Traffic Movements - 16,000 block of River Road

A review of traffic data and counts taken in 2006 and 2011 along portions of River Road east of No. 7 Road and No. 7 Road between River Road and Bridgeport Road was completed and reported to Council in the January 2012 referral report. Findings indicated that the absolute

number of truck traffic movements along roads to and from this area was not significant. As a result, further traffic counts were recommended (and approved by Council) to be undertaken in 2012 with findings to be reported to Council at the end of 2012 to determine if any new truck movement patterns emerge. Transportation staff have collected traffic data in April/May 2012 and plan to undertake traffic counts again in the same locations later this year in September. These findings will be reported to Council by year-end as requested.

Council Endorsement of the Interim Action Plan

Council also endorsed processing of rezoning applications for outdoor storage and commercial vehicle parking in the 16,000 block of River Road on January 23, 2012. In addition to the text amendment proposed for 16540 River Road, staff are in the process of reviewing other in-stream rezoning applications for this area of River Road.

Revisions to Legal Agreements - Removal of Truck Parking Restrictions

In conjunction with the proposed text amendment, existing legal agreements registered on title for 16540 River Road will need to be modified accordingly. Modifications to the appropriate legal agreements registered on title of 16540 River Road is a rezoning consideration to be completed prior to final adoption of the zoning text amendment (**Attachment 3**)

Number of Commercial Vehicles

The rear half of 16540 River Road is approximately 2.5 acres in area (portion behind proposed light industrial development and parking area). Based on the size and shape of this vacant area, staff estimate that approximately 70 commercial trucks with tractor trailers could be parked on the subject site at one time (trucks parked perpendicular along the east and west property lines with a central manoeuvring drive-aisle).

The access control structure at the vehicle entrance to 16540 River Road, which has already been implemented, restricts truck movements to and from the subject site. Large commercial vehicles are required to enter the site from an east to southbound direction only (right-in) and exit the site from a north to westbound direction only (left-out). Additional directional signage implemented on River Road east of No. 7 Road will direct truck vehicle movements west on River Road towards No. 6 Road as opposed to going south on No. 7 Road. The aforementioned access control mechanism at the site entrance prevents any eastbound truck movements from the site entrance towards the weight restricted portions of River Road.

The traffic data collected in 2011 identified that truck movements on portions of River Road (east of Nelson Road) ranged from 22 to 42 truck movements per day travelling in an either east or westbound direction. The existing arrangements to control truck movements to and from the subject site (as well as all properties that apply for rezoning in the 16,000 block of River Road) to prevent any truck movements east of the site's entrance will not contribute to the overall volume of truck traffic east of the 16,000 block of River Road.

Removal of the restriction placing a maximum of 40 commercial vehicles that can be parked on the subject site is supportable as truck parking and general outdoor storage in the 16,000 block of River Road is a viable, interim use for this area given the demand for commercial vehicle parking and limited availability of land to accommodate this use in Richmond. The necessary

controls have been implemented on the subject site, in conjunction with signage along public roads, to prevent truck movements on River Road east of the 16,000 block and along No. 7 Road south of River Road. Once the second traffic count scheduled for September 2012 is carried out and data is analyzed, staff will report back by end of 2012 (as per Council direction) on the results of the traffic analysis to quantify the changes in truck traffic on River Road and No. 7 Road.

Relation of Commercial Vehicles to Agricultural Operations

The applicant at 16540 River Road has also requested that the zoning provisions and associated legal agreements registered on title of the subject property that restrict commercial vehicle parking and storage to only those vehicles transporting agricultural produce from a farm operation in Richmond be removed.

Many commercial truck operators are involved in transporting of agricultural produce in Richmond and throughout the region, but they are not solely dedicated to this use. As agricultural activities are seasonal and demands for commercial vehicle transportation varies significantly, it has proven to be difficult for the proponent for the subject site to secure arrangements for commercial vehicle parking that meet the existing criteria and restrictions. The seasonal nature of agricultural activities results in very few commercial trucks being solely dedicated only to farm produce transportation in Richmond. Most commercial truck operators therefore rely on a variety of contracts and demand for use from agricultural operations (seasonally when demand exists) and other light industrial and warehousing operations where the demand is consistent year-round. As noted in the January 2012 referral report to Council, available space for commercial vehicle truck parking is limited throughout the City, including on non-developed portions of Port Metro Vancouver land. So long as the appropriate traffic controls and monitoring is implemented in conjunction with individual rezoning applications, the 16,000 block of River Road remains a suitable area for commercial vehicle parking and storage and general outdoor storage activities, which are uses that comply with the existing Business and Industry OCP designation.

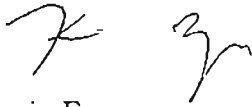
If the proposed text amendment is approved, commercial vehicles and trucks involved in transporting agricultural produce or supporting farms in the City will be permitted to park or be stored on 16540 River Road.

Existing Commercial Vehicle Parking Restrictions to Remain

Previous concerns were identified about the parking of dump trucks on the subject site and the noise and disturbance generated from tractor trailer units with integrated heating/refrigeration units. The zoning and legal agreements registered on title of the property already include restrictions that prohibit the parking and storage of dump trucks and do not allow truck trailers with refrigeration/heating units to be operational while parked or stored on the subject site. No changes are proposed to these restrictions and they will remain incorporated into zoning provisions and legal agreements associated with the property.

Conclusion

Staff support the proposed text amendment to remove commercial vehicle truck parking and storage restrictions as summarized in this report. All prior requirements applicable to the proposal for commercial vehicle parking and storage on the subject site were addressed as part of the original rezoning approved on November 14, 2011 (i.e., access control at River Road entrance; landscape buffer provisions along River Road; road dedication and statutory right-of-way requirements). Therefore, the rezoning considerations applicable to the text amendment for 16540 River Road is limited to revising the appropriate legal agreements currently registered on title.



Kevin Eng
Planner I

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- Attachment 1: 16,000 Block of River Road Reference Map
- Attachment 2: Interim and Long-Term Action Plans
- Attachment 3: Rezoning Considerations



Address: 16540 River Road

File No.: ZT 12-610945

Prior to final adoption of Zoning Amendment Bylaw 8908 , the developer is required to complete the following:

1. Undertake all necessary modifications and revisions to the existing legal agreement registered on title of 16540 River Road (reference legal documents BB1996917 and BB1996918) to the satisfaction of the Director of Development in order to achieve the following:
 - a. Remove the provision that places a maximum number of 40 commercial vehicles that can be parked or stored on the subject site.
 - b. Remove the provision that requires all commercial vehicles that are parked or stored on the subject site to be used exclusively for the transport of Richmond agricultural produce.
 - c. Remove the site specific restriction that prohibits commercial vehicle dump trucks from being parked or stored on a site.

Note:

- 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.



City of Richmond

Bylaw 8908

Richmond Zoning Bylaw 8500 Amendment Bylaw 8908 (ZT 12-610945) 16540 RIVER ROAD

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

1. Richmond Zoning Bylaw 8500 is amended by deleting Section 12.2.11.2.a and 12.2.11.2.b and renumbering remaining sections.
2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 8908".

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

JUL 03 2012

CITY OF RICHMOND
APPROVED by KE
APPROVED by Director or Solicitor

MAYOR

CORPORATE OFFICER