



Planning Committee

Anderson Room, City Hall
6911 No. 3 Road

Tuesday, October 22, 2019
4:00 p.m.

Pg. # ITEM

MINUTES

PLN-3 *Motion to adopt the **minutes** of the meeting of the Planning Committee held on October 8, 2019.*



NEXT COMMITTEE MEETING DATE

November 5, 2019, (tentative date) at 4:00 p.m. in the Anderson Room

PLANNING AND DEVELOPMENT DIVISION

1. **APPLICATION BY COLLIERS INTERNATIONAL CONSULTING TO CREATE THE “RENTAL TENURE RESIDENTIAL AND RELIGIOUS ASSEMBLY (ZMU42) - ST. ALBANS (CITY CENTRE)” ZONE, AND REZONE THE SITE AT 8131 AND 8151 BENNETT ROAD FROM THE "SINGLE DETACHED (RS1/E)" ZONE AND THE "ASSEMBLY (ASY)" ZONE TO THE " RENTAL TENURE RESIDENTIAL AND RELIGIOUS ASSEMBLY (ZMU42) - ST. ALBANS (CITY CENTRE)" ZONE**

(File Ref. No. RZ 18-808220) (REDMS No. 6210273)

PLN-8

See Page PLN-8 for full report

Designated Speakers: Wayne Craig & Sara Badyal

STAFF RECOMMENDATION

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



2. **APPLICATION BY INTER LUCK TRADING CORP. FOR REZONING AT 3560 MONCTON STREET FROM STEVESTON COMMERCIAL (CS2) TO COMMERCIAL MIXED USE (ZMU43) – STEVESTON VILLAGE**

(File Ref. No. RZ 18-817742) (REDMS No. 6242338)

PLN-158

See Page PLN-158 for full report

Designated Speaker: Wayne Craig

STAFF RECOMMENDATION

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10075 to create the “Commercial Mixed Use (ZMU43) – Steveston Village” zone, and to rezone 3560 Moncton Street from “Steveston Commercial (CS2)” to “Commercial Mixed Use (ZMU43) – Steveston Village”, be introduced and given first reading.



COMMUNITY SERVICES DIVISION

- ADDED** 3. **PROPOSED AMENDMENTS TO CHILD CARE DEVELOPMENT POLICY 4017 AND RICHMOND ZONING BYLAW NO. 8500**

(File Ref. No. 07-3070-00) (REDMS No. 6160957 v.7)

PLN-197

See Page PLN-197 for full report

Designated Speaker: Chris Duggan

Pg. # ITEM

STAFF RECOMMENDATION

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

4. **MANAGER’S REPORT**

ADJOURNMENT



Planning Committee

Date: Tuesday, October 8, 2019

Place: Anderson Room
Richmond City Hall

Present: Councillor Linda McPhail, Chair
Councillor Bill McNulty
Councillor Carol Day
Councillor Alexa Loo
Councillor Harold Steves

Also Present: Councillor Michael Wolfe

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

MINUTES

It was moved and seconded

That the minutes of the meeting of the Planning Committee held on September 17, 2019, be adopted as circulated.

CARRIED

NEXT COMMITTEE MEETING DATE

October 22, 2019, (tentative date) at 4:00 p.m. in the Anderson Room

COMMUNITY SERVICES DIVISION

1. **NON-PROFIT SOCIAL SERVICE AGENCY CURRENT AND FUTURE SPACE NEEDS**

(File Ref. No. 07-3000-01) (REDMS No. 6221117 v. 4)

Lesley Sherlock, Planner 2, provided an update to Committee regarding the situation of non-profit social service agencies deemed at high risk of displacement, noting that recently, the Richmond Society for Community Living (site for the Infant Development and Supported Child Development Programs) and Turning Point Recovery Society were able to secure the needed space to continue with their programs. She added that there are currently no suitable locations found for the Foundry Youth Service Centre and for the Community Inclusion Program of Richmond Society for Community Living.

Discussion ensued with regard to (i) the timing and content of a forthcoming staff report on the referral regarding potential options to increase the supply of non-profit social service agency space, (ii) the need for senior levels of government to be informed and engaged regarding the space needs of non-profit social service agencies, and (iii) potential spaces that could provide for current and future space needs of non-profit groups including City-owned properties, private developments, buildings owned by the Richmond School District and faith organizations, and temporary modular building sites.

In reply to queries from Committee, staff noted that (i) majority of existing City-owned buildings are currently occupied and cannot temporarily accommodate new tenants, (ii) a significant number of existing office spaces in City-owned buildings lack accessibility features, and (iii) there is currently no development proposal from the City or a private developer to develop the property adjacent to the Richmond Caring Place that could accommodate community facilities.

As a result of the discussion, it was suggested that staff provide an update of Council referrals.

Janice Barr and Rick Dubras, Richmond Community Services Society (RCSAC) representatives, briefed Committee regarding the relocation of some programs of social service agencies within the year, noting that (i) rental rates of new locations for Richmond Society for Community Living programs have significantly increased and could negatively impact funding and service delivery, (ii) Touchstone Family Association has relocated outside of City Centre in the Ironwood area, (iii) relocation of social service programs outside the City Centre pose significant challenges to some clients, and (iv) there is support to communicate current and future space needs of non-profit groups to senior levels of government.

2.

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In reply to queries from Committee, Ms. Barr and Mr. Dubras noted that (i) RCSAC supports the regular coordination between planning and social development groups regarding space needs of non-profit groups and the involvement of RCSAC in the process, (ii) Provincial funding for social services typically does not include provision for capital expenditures and increases in rental rates, and (iii) locating social service program spaces in affordable housing sites could be beneficial depending on the type of program and clientele.

Belinda Boyd, representing the Board of Richmond Caring Place, provided an update regarding the activities of the organization, noting that it is actively pursuing expansion of Caring Place, which houses social services currently provided to the community and will present to Council an innovative development plan. She added that tenants of Richmond Caring Place have remained and rental rates continue to be affordable.

Discussion further ensued on engaging senior levels of government on current and future space needs of non-profit groups and investigating opportunities to collaborate with senior levels of government to address the concerns of non-profit groups.

It was moved and seconded

That Part 1 of the staff recommendation be amended to include the following:

- (1) *That the Premier, the Minister of Municipal Affairs and Housing, the Minister of Social Development and Poverty Reduction, the Minister of Health and Addictions, the Leader of the Opposition and Shadow Ministries, the Richmond Members of the Legislative Assembly (MLAs), the Richmond Members of Parliament (MPs) and appropriate Federal ministers, be included in the list of stakeholders to be informed regarding current and future space needs of non-profit social services agencies; and*
- (2) *That a letter be sent encouraging the abovementioned to collaborate in addressing the concerns of social service agencies.*

CARRIED

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It was moved and seconded

- (1) *That non-profit social service agency space needs be communicated and a letter be sent to key stakeholders, including the Premier, the Minister of Municipal Affairs and Housing, the Minister of Social Development and Poverty Reduction, the Minister of Health and Addictions, the Leader of the Opposition and Shadow Ministries, the Richmond Members of the Legislative Assembly (MLAs), the Richmond Members of Parliament (MPs) and appropriate Federal ministers, the Richmond School District, Vancouver Coastal Health, and the Urban Development Institute, to encourage collaboration in addressing the concerns of social service agencies;*
- (2) *That the City and key stakeholders seek immediate opportunities to prevent the loss of at-risk, high priority social service agencies in Richmond as described in the staff report titled "Non-Profit Social Service Agency Current and Future Space Needs", dated September 20, 2019 from the Director, Community Social Development; and*
- (3) *That options to increase the supply of affordable non-profit social service agency space in the City Centre and other appropriate locations be identified.*

CARRIED

PLANNING AND DEVELOPMENT DIVISION

2. **APPLICATION BY MAPLE HILL SCHOOL INC. FOR A TEMPORARY COMMERCIAL USE PERMIT AT 2370 - 4000 NO. 3 ROAD**

(File Ref. No. TU 19-855101) (REDMS No. 6276214)

In reply to queries from Committee, Wayne Craig, Director, Development, noted that (i) the BC Ministry of Education does not require independent schools like the one proposed to provide on-site outdoor play spaces, (ii) the required physical education course will take place in an off-site location, and (iii) should the application proceed, the Temporary Commercial Use Permit will expire on August 31, 2020.

Eric Di Nozzi, Principal, Maple Hill School, noted that (i) students of the school are in grades 10 to 12, (ii) a physical education course is required for grade 10 students and is offered in the summer, (iii) physical education requirements are conducted in the Richmond Oval and in an outdoor basketball court, (iv) the school is planning to relocate to new site at 6411 Buswell Street and is currently negotiating with the owner for a 60-month lease period, and (v) the school anticipates that renovation for the new site would start in March 2020.

4.

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It was moved and seconded

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

CARRIED

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (4:46 p.m.).

CARRIED

Certified a true and correct copy of the Minutes of the meeting of the Planning Committee of the Council of the City of Richmond held on Tuesday, October 8, 2019.

Councillor Linda McPhail
Chair

Rustico Agawin
Committee Clerk



To: Planning Committee

Date: October 2, 2019

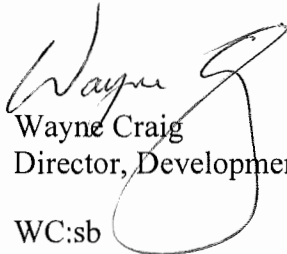
From: Wayne Craig
Director, Development

File: RZ 18-808220

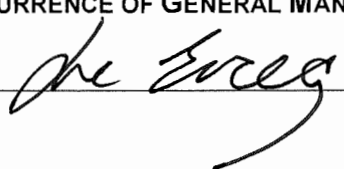
Re: **Application by Colliers International Consulting to Create the "Rental Tenure Residential and Religious Assembly (ZMU42) - St. Albans (City Centre)" Zone, and Rezone the Site at 8131 and 8151 Bennett Road from the "Single Detached (RS1/E)" Zone and the "Assembly (ASY)" Zone to the " Rental Tenure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

Staff Recommendation

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


Wayne Craig
Director, Development
WC:sb

Att. 8

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Affordable Housing	<input checked="" type="checkbox"/>	
Engineering	<input checked="" type="checkbox"/>	
Transportation	<input checked="" type="checkbox"/>	

Staff Report

Origin

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

- A six-storey building containing a church and rental apartments and a three-storey building containing rental townhouses over a common single-level parking structure.
- A total floor area of approximately 12,478 m² (134,314 ft²) comprised of approximately:
 - 1,073 m² (11,548 ft²) of church, multi-purpose and supporting space;
 - 11,405 m² (122,766 ft²) purpose-built residential rental units; and
 - an additional approximately 53 m² (568 ft²) of resident indoor amenity space.
- 142 purpose-built residential rental units. The residential units include 20 affordable housing units (low-end of market rental units secured in perpetuity with a Housing Agreement and covenant registered on title), 68 moderate income limits units with proposed rental rate and household income restrictions targeted at median income households (secured in perpetuity with a Housing Affordability Agreement and covenant registered on title); and 54 units with rental rate and household income restrictions as defined by BC Housing’s HousingHub Provincial Rental Supply program (secured for 40 years with a legal agreement between the owner and BC Housing). Further details on form of rental are provided in the housing section of this report.
- BC Energy Step Code step 4 targeted, exceeding the City’s requirement of step 3.

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

Findings of Fact

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

Subject Site Existing Building and Housing Profile

Five buildings are located on the subject site and include:

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

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

Surrounding Development

The subject site is an approximately 5,786 m² (62,280 ft²) irregularly shaped parcel of land comprised of two lots on the north side of Bennett Road east of No. 3 Road.

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

Related Policies & Studies

Official Community Plan (OCP)

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

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

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

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

Floodplain Management Implementation Strategy

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

Public Consultation

A rezoning sign has been installed on the subject property.

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

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

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

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

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

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

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

Analysis

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

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

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

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

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

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

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

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

2. Proposed Zoning Amendment

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

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

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

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

3. Housing

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

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

(1) As per City of Richmond Affordable Housing Strategy
 (2) As per development proposal
 (3) As per BC Housing, HousingHub Provincial Rental Supply Program

- b) Rental Housing: The units will be owned and operated by the United Church provincial non-profit Three Point Housing Society (3PHS). The development will be subject to a legal agreement between the owner and BC Housing. Working with BC Housing HousingHub through the Provincial Rental Supply Program, all of the proposed 142 residential rental tenure units are subject to maximum rental rate and household income restrictions by BC Housing, which will also facilitate construction financing for the project.

The core goal of the HousingHub program is to increase the supply of rental housing in the province. Under the program, rents are restricted to no higher than market rent and household income is restricted to no higher than the 75th percentile for BC households without and with children. The proposal includes:

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

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

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

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

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

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

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

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

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

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

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

(4) Denotes BC median household incomes 2019 values based on the BC Housing published 2019 Low to Moderate Income Limits for households without and with children in BC.

- **Market rental units:** 54 residential units, which are subject to the maximum rental rate and maximum 75th percentile household income restrictions as defined by BC Housing’s HousingHub Provincial Rental Supply program (secured for 40 years with a Housing Affordability Agreement and covenant registered on title and subject to a legal agreement between the owner and BC Housing). The rental rates and income restrictions are not subject to City control and will be governed exclusively through a legal agreement between the owner and BC Housing.

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

(1) Denotes market rent rates 2019 values as determined by Colliers International market rent survey for Richmond. Rates may be adjusted periodically with the agreement of BC Housing based on market rent survey, Provincial *Residential Tenancy Act* provisions, or reductions as the operating and maintenance budget allows.
 (2) Denotes BC Housing 75th percentile Middle Income Limits 2019 values for households without and with children in BC. May be adjusted periodically as determined by BC Housing.

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

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

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

4. Transportation

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

The owner submitted a comprehensive traffic and parking study for the development prepared by a professional traffic consultant. Staff support the owner’s proposal, which satisfies all City requirements. The site will be accessed from Bennett Road and the rear lane, which will form part of a rear lane network for the block through future development. All off-site transportation improvements required with respect to the subject development

will be designed and constructed at the owner's sole cost through the City's standard Servicing Agreement processes. Key transportation improvements to be provided by the owner include:

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

5. Site Servicing Improvements

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

6. Sustainability

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

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

7. Tree Retention and Replacement

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

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

8. Built Form and Architectural Character

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

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

9. Development Permit Application

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

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

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

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

Financial Impact or Economic Impact

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

Conclusion

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

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

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



Sara Badyal
Planner 2

SB:cas

Attachment 1: Location Map

Attachment 2: Aerial Photograph

Attachment 3: City Centre Area Plan – Generalized Land Use Map (2031)

Attachment 4: St. Albans Sub-Area Plan – Land Use and Circulation Maps

Attachment 5: Development Application Data Sheet

Attachment 6: Conceptual Development Plans

Attachment 7: Pre-application Open House Summary Report

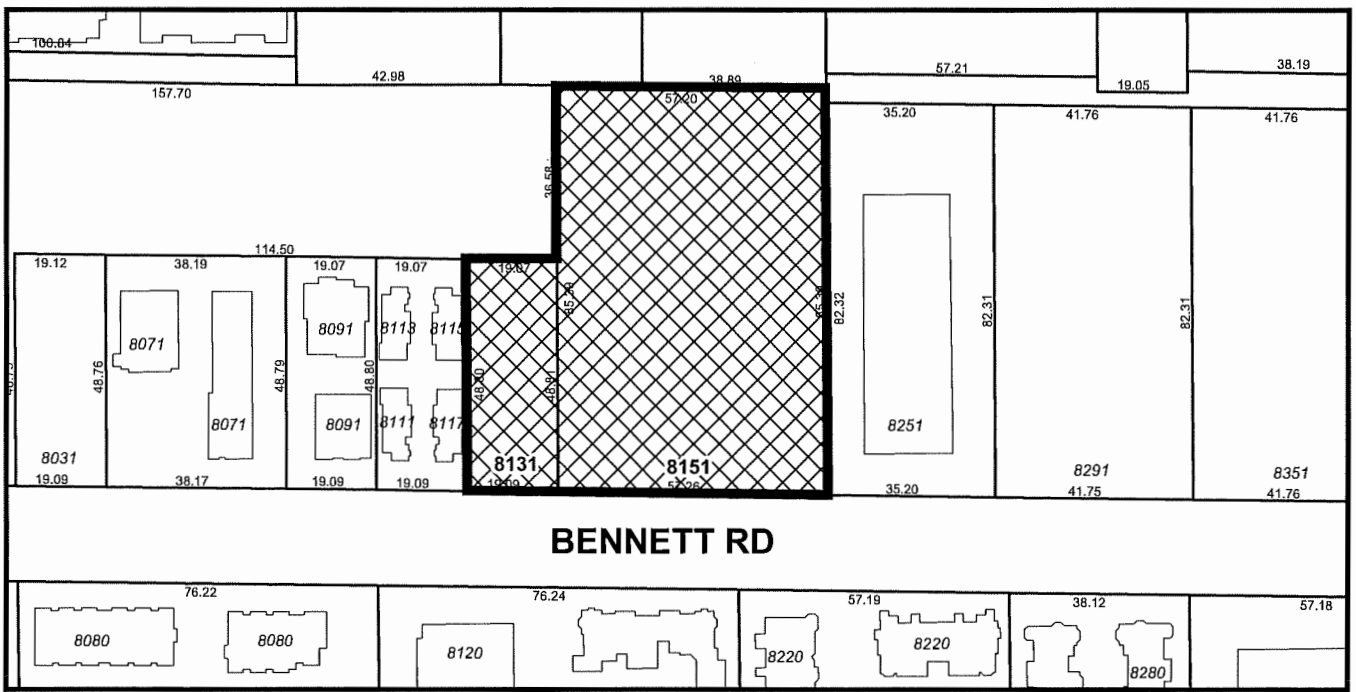
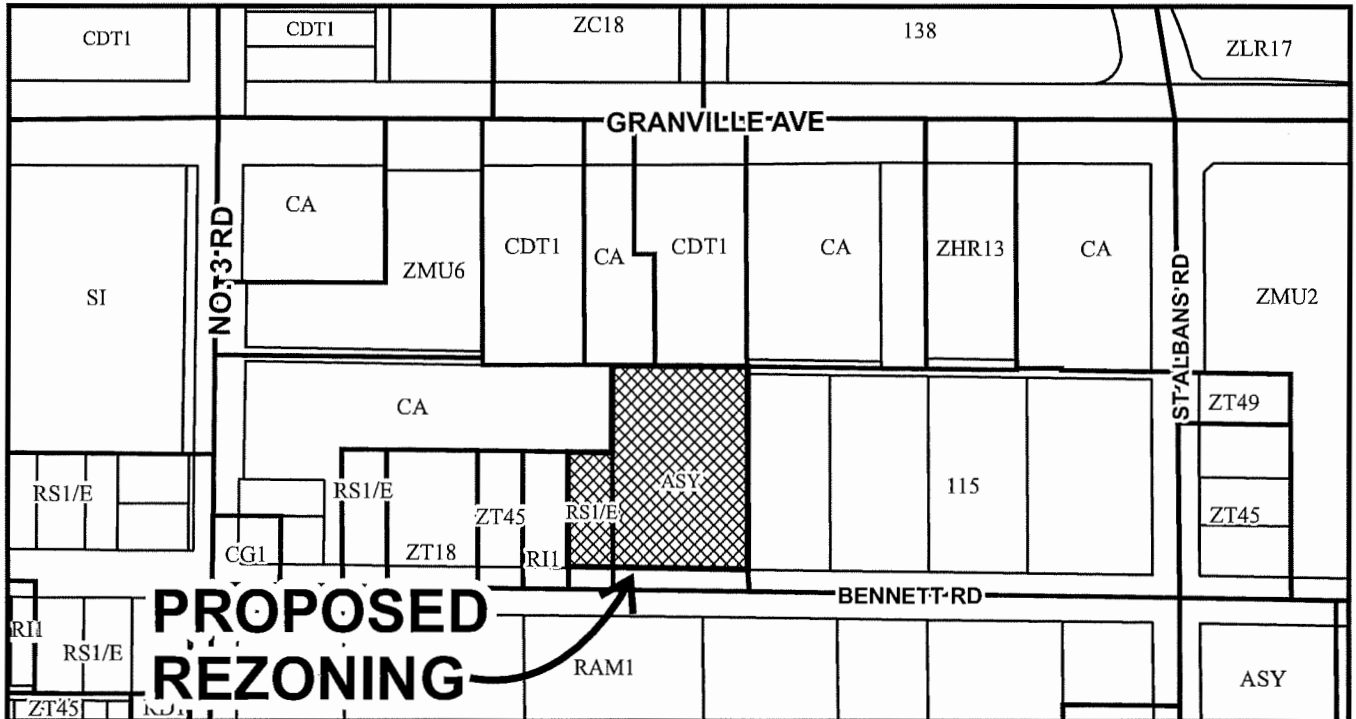
Attachment 8: Correspondence from Brighthouse Junior Kindergarten

Attachment 9: Rezoning Considerations



City of
Richmond

Attachment 1



RZ 18-808220

PLN - 21

Original Date: 02/27/18

Revision Date:

Note: Dimensions are in METRES



City of Richmond



**SUBJECT
PROPERTIES**



RZ 18-808220

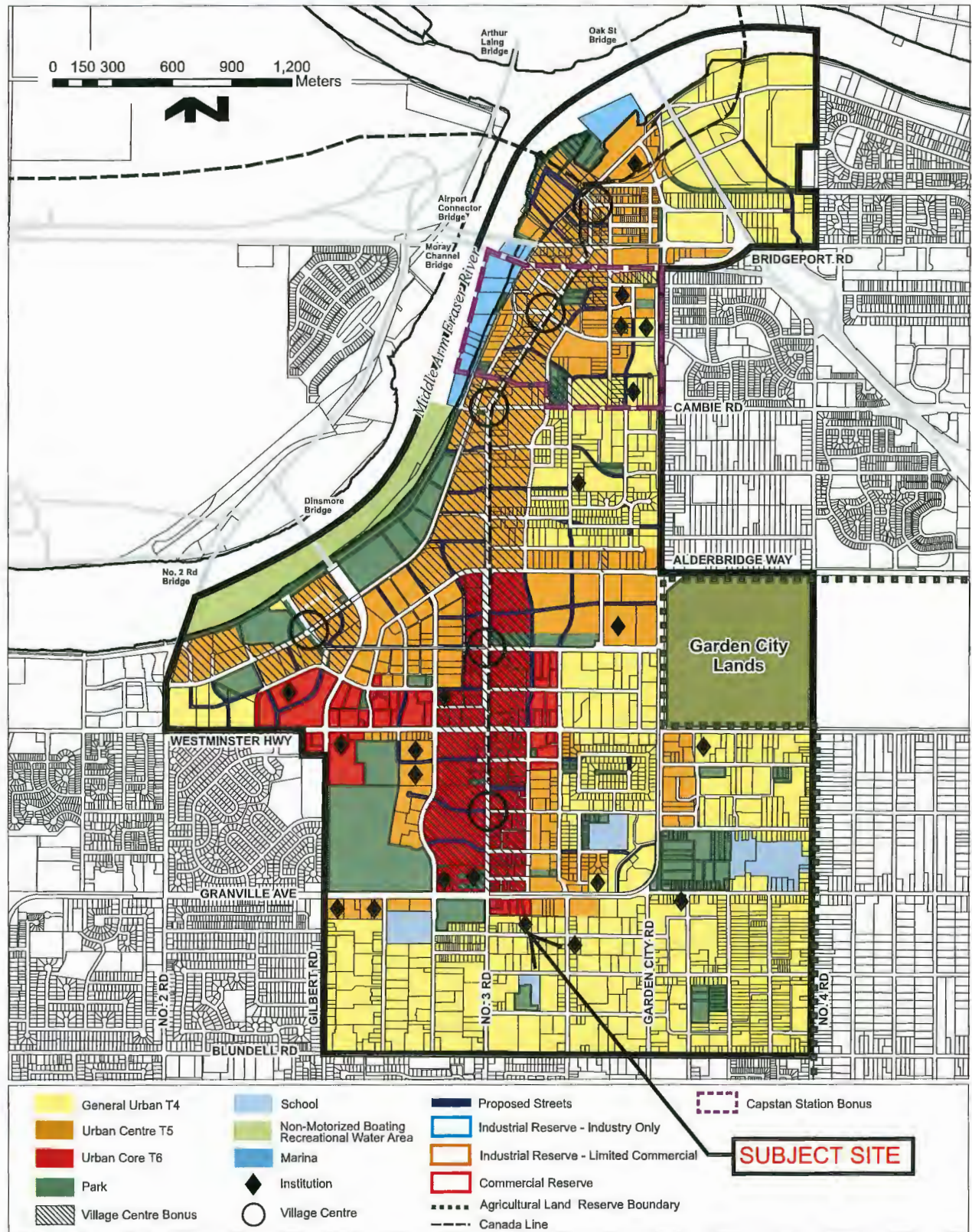
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Original Date: 02/28/18

Revision Date:

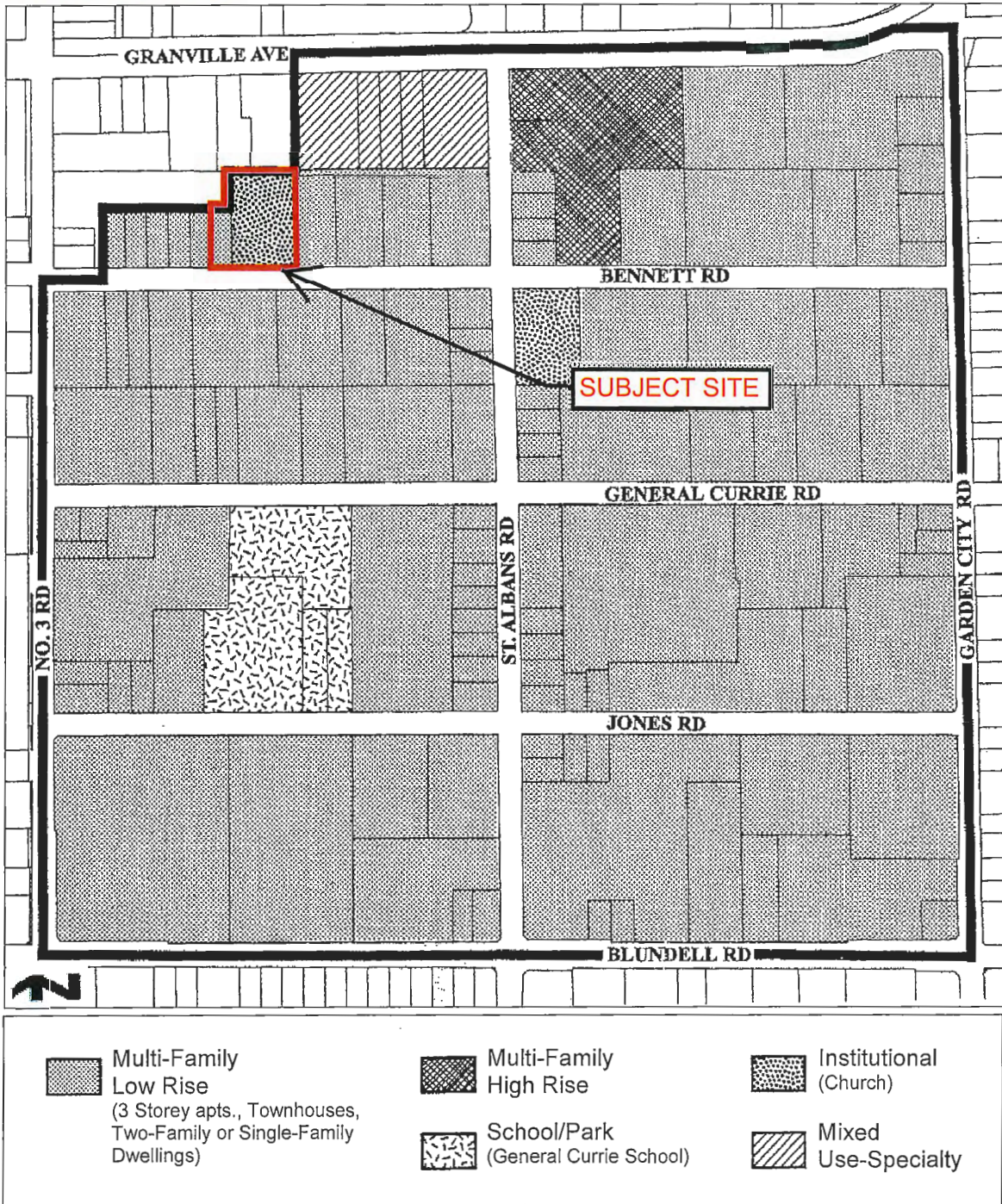
Note: Dimensions are in METRES

Generalized Land Use Map (2031) Bylaw 9593
2017/05/08

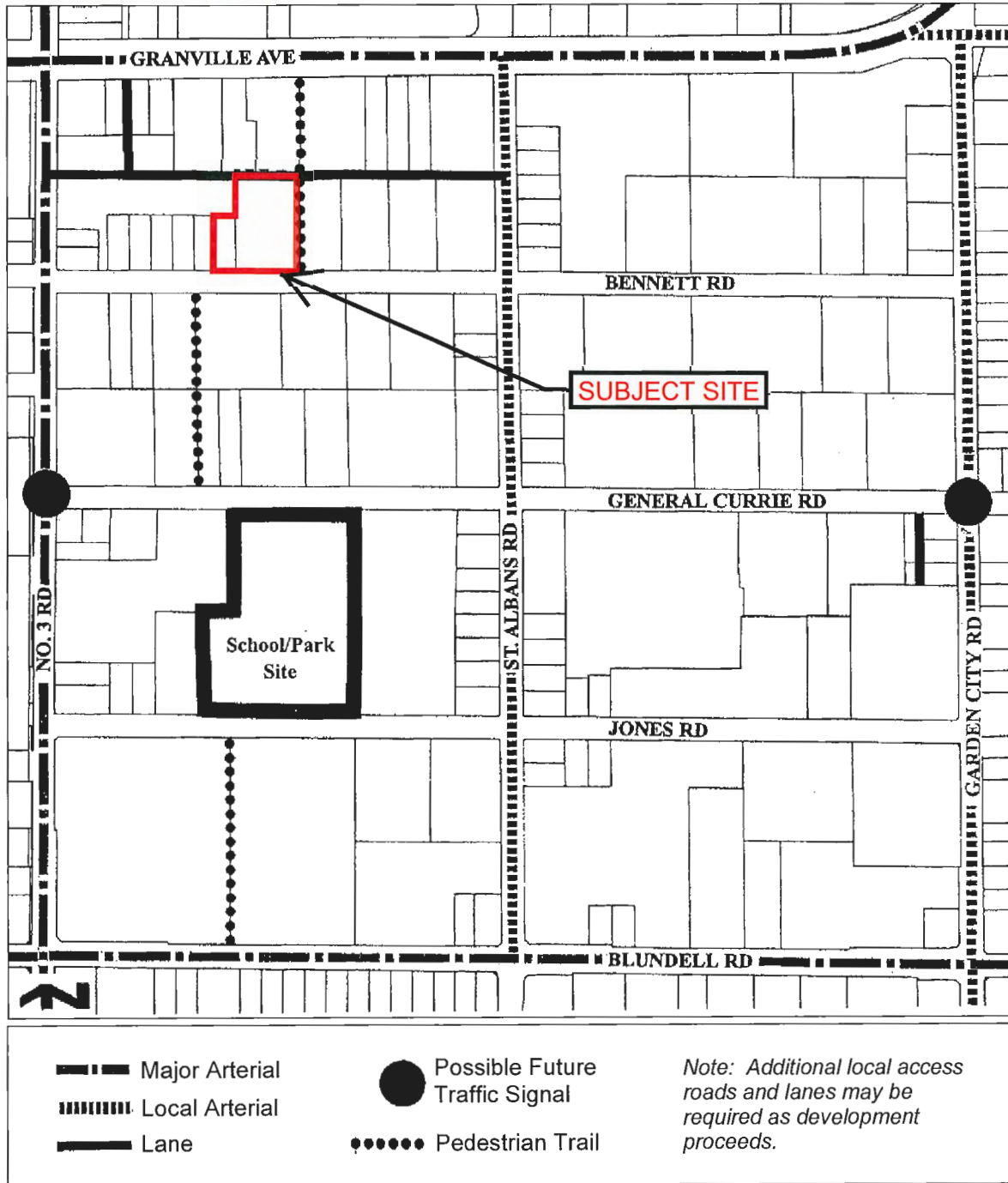


City of Richmond

Land Use Map



Circulation Plan





Development Application Data Sheet
Development Applications Department

RZ 18-808220			
Address:	8131 and 8151 Bennett Road		
Applicant:	Colliers International Consulting		
Owner:	British Columbia Conference Property Development Council Of The United Church Of Canada, Inc.No. S6928		
Planning Area(s):	St. Albans Sub-Area (City Centre)		
	Existing	Proposed	
Site Area:	Total (approximately) 5,813 m ²	Site 5,555.6 m ² Lane dedication 257.4 m ²	
Land Uses:	Institutional and Single Family Residential	Institutional and Multi-Family Residential	
OCP Designation:	Community Institutional and Neighbourhood Residential	Complies	
CCAP Designation:	Institution	Complies	
Sub-Area Plan Designation:	Institutional (Church) and Multi-Family Low Rise (3 Storey apts., Townhouses, Two- Family or Single-Family Dwellings)	Complies	
Zoning:	RS1/E and ASY	ZMU42	
Number of Units:	3 church buildings and 2 single family homes	Church space and 142 rental units	
	Bylaw Requirement	Proposed	Variance
Floor Area Ratio (FAR):	Max. 2.25	2.25	not permitted
Floor Area per FAR:	Max. 12,500 m ² (134,549 ft ²)	12,478 m ² (134,314 ft ²)	not permitted
Lot Coverage:	Max. 90%	90%	none
Setbacks:	Bennett Road: Min. 3 m Rear lane: Min. 0 m Side: Min. 3 m	Front: Min. 3 m Rear: Min. 0 m Side: 3 - 6 m	none
Building Height:	Max. 25 m	25 m	none
Lot Size:	Width: Min. 40 m Depth: Min. 40 m Area: Min. 2,400 m ²	Width: 57.2 – 76.3 m Depth: 48.8 – 80.9 m Area: 5,555.6 m ²	none
Off-street Parking Spaces:	Church/resident visitor: 40 Affordable housing: 12 Rental housing: 105 Car share: 2 Total: 159	Church/resident visitor: 40 Affordable housing: 12 Rental housing: 105 Car share: 2 Total: 159	none
Accessible Parking Space:	Min. 2%	2.5%	none
Tandem Parking Spaces:	Permitted for residential use	18 tandem spaces	none
Small Car Parking Spaces:	Max. 50%	48%	none
Loading Spaces:	1 medium	1 medium	none
Bicycle Spaces:	Class 1: 181 Class 2: 36	Class 1: 181 Class 2: 36	none
Amenity Space – Indoor:	Min. 100 m ²	53 m ² amenity room and shared use of multi-purpose space in 1,073 m ² church, to be reviewed via DP	none
Amenity Space – Outdoor:	Min. 9,726 m ²	11,787 m ² including all open areas, to be reviewed via DP	none

Note: Parking figures include TDM reduction

Conceptual Development Plans Only

OWNER
BC Conference Property Development Council of the United Church of Canada

BRIGHOUSE UNITED CHURCH
4111 BRIMLEY ROAD
VANCOUVER, BC V6M 2G8
TEL: 604.273.8800
WWW.UCCBC.CA

DRAWING REVISION
REZONING

DATE
07 OCTOBER 2019

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	1 BR		2 BR		3 BR		TOTAL	
UNIT TYPE BREAKDOWN	Units	% of total	Units	% of total	Units	% of total	Units	% of total
Level 6	6	0.3%	6	0.3%	6	0.3%	18	0.9%
Level 5	6	0.3%	6	0.3%	6	0.3%	18	0.9%
Level 4	6	0.3%	6	0.3%	6	0.3%	18	0.9%
Level 3	6	0.3%	6	0.3%	6	0.3%	18	0.9%
Level 2	6	0.3%	6	0.3%	6	0.3%	18	0.9%
Level 1	6	0.3%	6	0.3%	6	0.3%	18	0.9%
Total URM	36	1.8%	36	1.8%	36	1.8%	108	5.4%
Total Market Income	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Total Market Income	0	0.0%	0	0.0%	0	0.0%	0	0.0%
% of total	0.0%		0.0%		0.0%		0.0%	
Total	36	1.8%	36	1.8%	36	1.8%	108	5.4%

VEHICLE PARKING - see BENTON for more detail		
Category	Required	Provided
Market Residential (apartments) (1211 units)	138	94
Market Residential (apartments) (1211 units)	18	9
Market Residential (apartments) (1211 units)	11	6
Car Share - (Reduced (100) (100 units)	2	2
HOV 3+ (100) (100 units)	13	21
HOV 3+ (100) (100 units)	58	50
HOV 3+ (100) (100 units)	40	40
HOV 3+ (100) (100 units)	77	77
Level 2 EV Charging Infrastructure	120	120
Level 2 EV Charging Infrastructure	70	70
Level 2 EV Charging Infrastructure	120	120
Level 2 EV Charging Infrastructure	70	70

DESCRIPTION	AMOUNT	DATE
3311 and 1311 - Brimley North, Vancouver	44,820	03/2019
3311 and 1311 - Brimley North, Vancouver	44,820	03/2019
3311 and 1311 - Brimley North, Vancouver	44,820	03/2019
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3311 and 1311 - Brimley North, Vancouver	44,820	03/2019
3311 and 1311 - Brimley North, Vancouver	44,820	03/2019
3311 and 1311 - Brimley North, Vancouver	44,820	03/2019



VIA ARCHITECTURE
 210 - 603 St. George St. Vancouver, BC V6B 1E3
 TEL: (604) 681-3322 FAX: (604) 681-0774

Brighthouse United Church
 8131 BENNETT ROAD
 VANCOUVER, BC V6N 1M9
 TEL: (604) 273-4735
 FAX: (604) 273-4735
 WWW: www.bright-house.org

BC Conference Property Development Council of the United Church of Canada

PROJECT NO. 1000000000
 PROJECT NAME
 PROJECT ADDRESS
 CHECKED BY
 DATE

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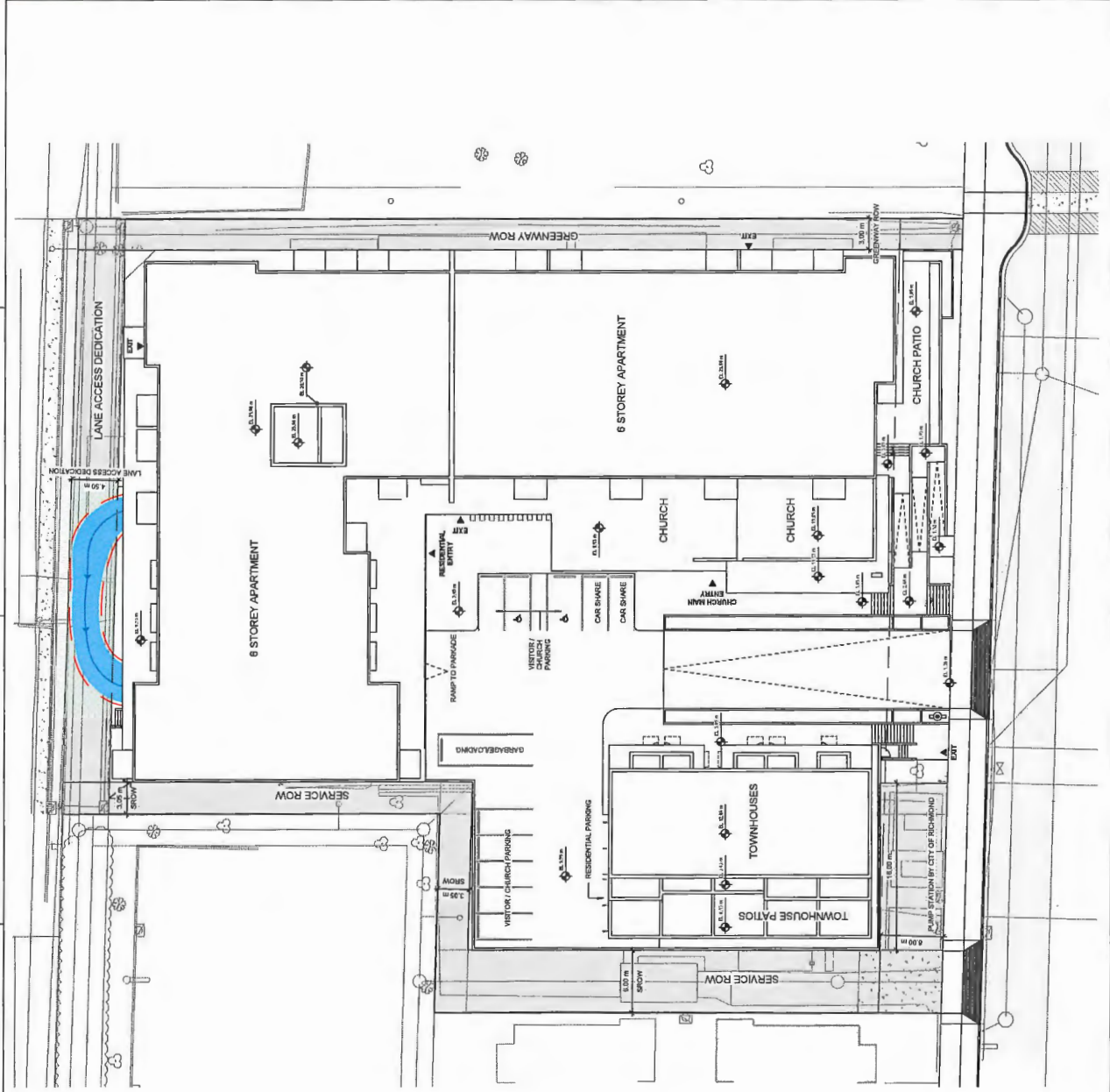
BYLAWS
 No. DATE DESCRIPTION
 1 20 MAY 2019 REZONING APPLICANT
 2 21 JULY 2019 RECEIVING AMENDMENT

Site Plan



RZ 00

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Site Plan
 SCALE: 1:200



VIA ARCHITECTURE
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 Richmond, BC V6V 1G5
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Brighthouse United Church
 8111 BENNETT ROAD
 RICHMOND, BC V6X 3K6
 WPD Plan #7515
 Unit 27, Section 15 Block 4 North Range 8 West,
 FPO 806-598-4311, 604-599-3236

**BC Conference
 Property
 Development Council
 of the United Church
 of Canada**

PROJECT NO. 1500000000
 PROJECT NAME
 PROJECT NUMBER
 PROJECT ARCHITECT
 ARCHITECT
 CHECKER
 DATE

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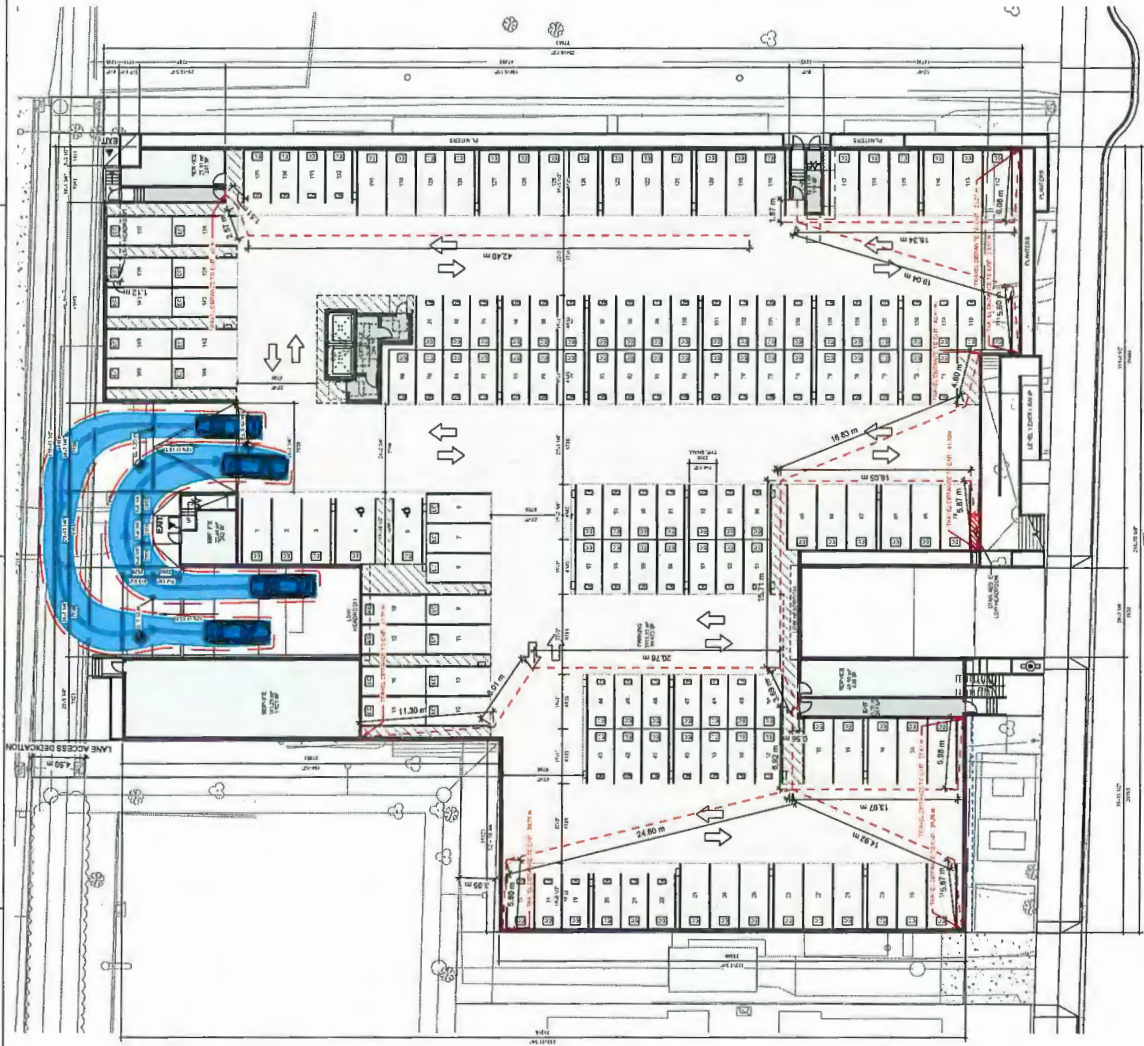
REVISED DATE
 1. 20 MAY 2019 REZONING APPLICATION
 2. 27 JULY 2019 REZONING APPLICATION UPDATE

P1 Area Plan

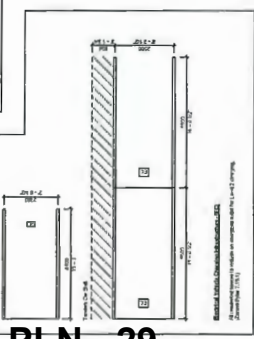
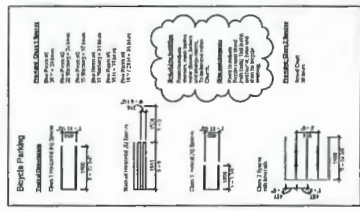


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NAME	AREA (SQ) FT	AREA (SQ) M
PARKING LEVEL	1158	105.31
ELEVATOR	38,870	3571.10
MECHANICAL	2,569	238.84
STAIRS	42,297	3,928.84
PARKING 10	42,297	3,928.84
CONCRETE SLAB, 10	42,297	3,928.84



PLN - 29

P1 AREA PLAN
 SCALE: 1:200



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 VANCOUVER, BC V6V 1W1 | TEL: 604.681.0774

CONTRACT NO.

Brighthouse United Church

8133 BURNETT ROAD
 VANCOUVER, BC V6N 1A1
 UNIT 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

BC Conference Property Development Council of the United Church of Canada

PROFESSIONAL SEAL

PROJECT NO. 19-010
 DATE: 07 OCT 2019
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT NO. 19-010
 DATE: 07 OCT 2019
 DRAWN BY: [Name]
 CHECKED BY: [Name]

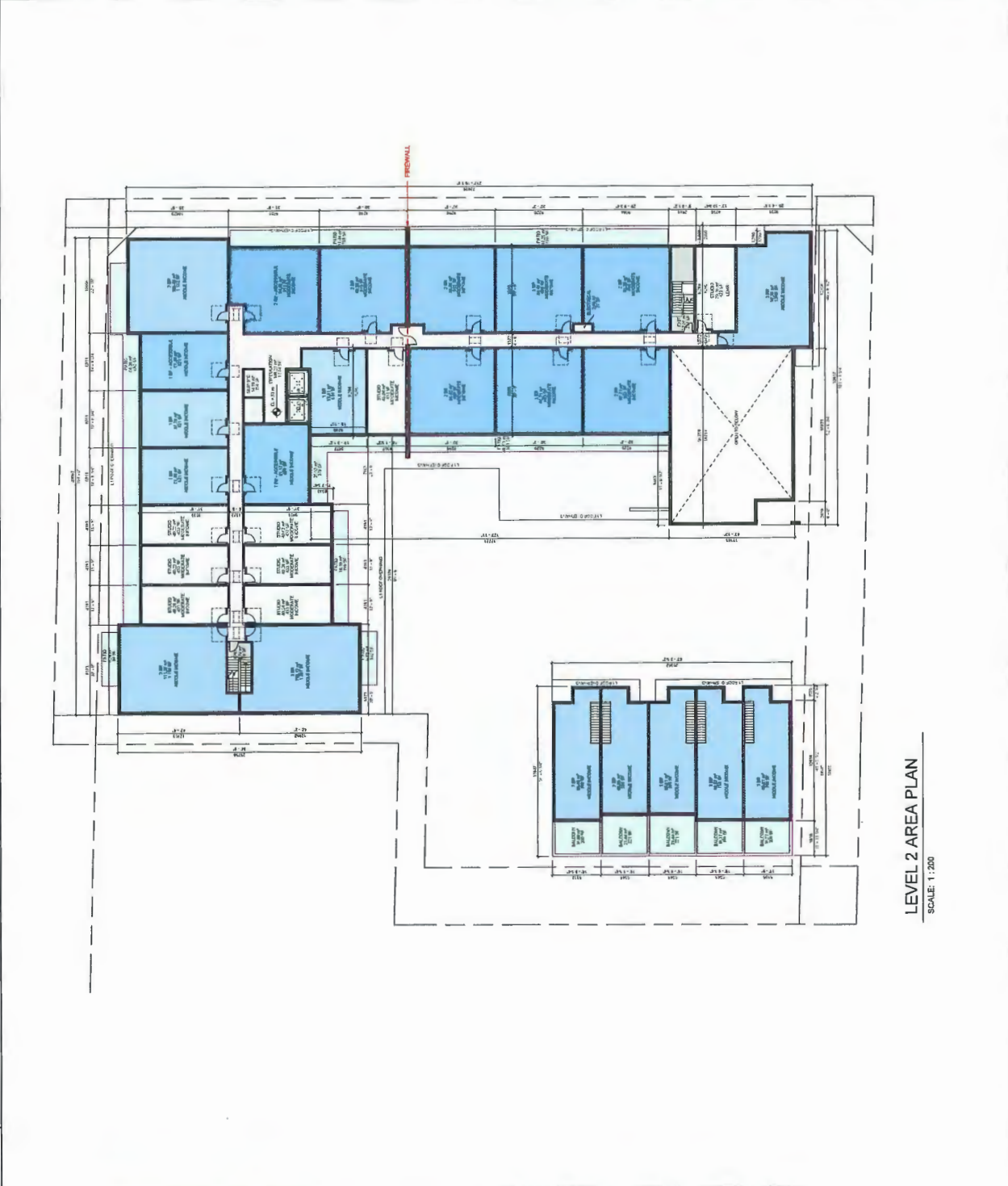
REZONING

REVISIONS
 1. 14 OCT 2019 - INITIAL ISSUE
 2. 14 OCT 2019 - REVISIONS TO ADDRESS COMMENTS FROM THE REVIEW BOARD
 3. 14 OCT 2019 - REVISIONS TO ADDRESS COMMENTS FROM THE REVIEW BOARD
 4. 14 OCT 2019 - REVISIONS TO ADDRESS COMMENTS FROM THE REVIEW BOARD
 5. 14 OCT 2019 - REVISIONS TO ADDRESS COMMENTS FROM THE REVIEW BOARD

PROJECT NO. 19-010
 DATE: 07 OCT 2019
 DRAWN BY: [Name]
 CHECKED BY: [Name]

RZ 03

07 OCTOBER 2019
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LEVEL 2 AREA PLAN
 SCALE: 1:200

00: GFA by LEVEL - PAR LEVEL 2 - EXCL

Level 2	Name	Area (SF)	Area (SM)
Level 2	ELEVATOR	179	16.31
	STAIR	159	14.56
	STAIR	159	14.56
	STAIR	27	2.49
	STAIR	27	2.49
	STAIR	27	2.49
	STAIR	27	2.49
	STAIR	27	2.49
	STAIR	27	2.49
	STAIR	27	2.49
Grand Total: 28		1,722.18	157.31

00: GFA by LEVEL - PAR TOWNHOUSES

Level 2	Name	Area (SF)	Area (SM)
Level 2	UNIT - TH1 L1	3,887	356.87
	UNIT - TH2 L1	3,887	356.87
	UNIT - TH3 L1	3,887	356.87
	UNIT - TH4 L1	3,887	356.87
	UNIT - TH5 L1	3,887	356.87
	UNIT - TH6 L1	3,887	356.87
	UNIT - TH7 L1	3,887	356.87
	UNIT - TH8 L1	3,887	356.87
	UNIT - TH9 L1	3,887	356.87
	UNIT - TH10 L1	3,887	356.87
Grand Total: 28		10,907	1,007.43

00: GFA by LEVEL - PAR LEVEL 2 - EXCL

Level 2	Name	Area (SF)	Area (SM)
Level 2	UNIT - TH1 L3	3,887	356.87
	UNIT - TH2 L3	3,887	356.87
	UNIT - TH3 L3	3,887	356.87
	UNIT - TH4 L3	3,887	356.87
	UNIT - TH5 L3	3,887	356.87
	UNIT - TH6 L3	3,887	356.87
	UNIT - TH7 L3	3,887	356.87
	UNIT - TH8 L3	3,887	356.87
	UNIT - TH9 L3	3,887	356.87
	UNIT - TH10 L3	3,887	356.87
Grand Total: 28		10,907	1,007.43



VIA Architecture
 2750 - 60th Street, Suite 515, Vancouver, BC V6P 6G1
 Tel: (604) 681-3352 Fax: (604) 681-8774

DISCLAIMER

Brighthouse United Church

8111 BARNETT ROAD
 VANCOUVER, BC
 VANCOUVER, BC V6N 3Z9
 VANCOUVER, BC V6N 3Z9
 VANCOUVER, BC V6N 3Z9

**BC Conference
 Property Development Council
 of the United Church
 of Canada**

8272 16th St
 Vancouver, BC V6M 2K5

REVISIONS

NO.	DATE	DESCRIPTION
1.	17 JUL 2019	REVISIONS AND/OR UPDATE
2.	18 JUL 2019	REVISIONS AND/OR UPDATE
3.	18 JUL 2019	REVISIONS AND/OR UPDATE
4.	18 JUL 2019	REVISIONS AND/OR UPDATE
5.	18 JUL 2019	REVISIONS AND/OR UPDATE

REZONING

NO.	DATE	DESCRIPTION
1.	17 JUL 2019	REVISIONS AND/OR UPDATE
2.	18 JUL 2019	REVISIONS AND/OR UPDATE
3.	18 JUL 2019	REVISIONS AND/OR UPDATE
4.	18 JUL 2019	REVISIONS AND/OR UPDATE
5.	18 JUL 2019	REVISIONS AND/OR UPDATE

L4 Area Plan



RZ 05

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LEVEL 4 AREA PLAN
 SCALE: 1:200

Room Name	Area (SF)	Area (SQM)	Area (SQM)	Area (SQM)	Area (SQM)
1.000	148.85				
2.000	148.85				
3.000	529	52.08	Yes		
4.000	674	57.93	Yes		
5.000	821	52.79	Yes		
6.000	621	57.79	Yes		
7.000	835	62.04	Yes		
8.000	609	56.47	Yes		
9.000	601	55.71	Yes		
10.000	829	65.43	Yes		
11.000	811	64.03	Yes		
12.000	1,207	112.17	Yes		
13.000	1,172	108.49	Yes		
14.000	1,126	103.73	Yes		
15.000	1,129	103.71	Yes		
16.000	481	44.56	Yes		
17.000	433	40.23	Yes		
18.000	433	40.23	Yes		
19.000	437	40.42	Yes		
20.000	435	40.33	Yes		
21.000	437	40.42	Yes		
22.000	27,569	2,561.17	Yes		
Grand Total	27,569	2,561.17			

Room Name	Area (SF)	Area (SQM)	Area (SQM)
Level 4			
1.000	171	15.87	
2.000	154	14.32	
3.000	152	14.19	
4.000	152	14.19	
5.000	152	14.19	
6.000	152	14.19	
7.000	152	14.19	
8.000	152	14.19	
9.000	152	14.19	
10.000	152	14.19	
11.000	152	14.19	
12.000	152	14.19	
13.000	152	14.19	
14.000	152	14.19	
15.000	152	14.19	
16.000	152	14.19	
17.000	152	14.19	
18.000	152	14.19	
19.000	152	14.19	
20.000	152	14.19	
21.000	152	14.19	
22.000	152	14.19	
23.000	152	14.19	
24.000	152	14.19	
25.000	152	14.19	
26.000	152	14.19	
27.000	152	14.19	
28.000	152	14.19	
29.000	152	14.19	
30.000	152	14.19	
31.000	152	14.19	
32.000	152	14.19	
33.000	152	14.19	
34.000	152	14.19	
35.000	152	14.19	
36.000	152	14.19	
37.000	152	14.19	
38.000	152	14.19	
39.000	152	14.19	
40.000	152	14.19	
41.000	152	14.19	
42.000	152	14.19	
43.000	152	14.19	
44.000	152	14.19	
45.000	152	14.19	
46.000	152	14.19	
47.000	152	14.19	
48.000	152	14.19	
49.000	152	14.19	
50.000	152	14.19	



VIA Architecture
 275-4511 West Coast Drive, Suite 100, Vancouver, BC
 1800-467-2323 Fax: 604-683-8774

CONSULTANT

Brighthouse United Church

8133 BARNETT ROAD
 VANCOUVER, B.C. 36 Street & North Bridge & West
 NW0 761 & 7735
 VANCOUVER, B.C. 36 Street & North Bridge & West
 P.O. BOX 598-631, VANCOUVER, B.C.
 V6C 2K2-21

**BC Conference
 Property
 Development Council
 of the United Church
 of Canada**

PROFESSIONAL

DESIGN TEAM
 ARCHITECT
 PROJECT MANAGER
 PA
 PHOTOGRAPHER
 DESIGNER
 CHECKER
 DRAWING NUMBER

REZONING

REVISIONS

- No. DATE DESCRIPTION
- 1 17 JUL 2015 REVISIONS AND UPDATE
- 2 13 AUG 2015 REVISIONS AND UPDATE
- 3 13 AUG 2015 REVISIONS AND UPDATE
- 4 17 OCT 2015 REVISIONS AND UPDATE
- 5 17 OCT 2015 APPROVAL BY

PROJECT
LS Area Plan



PROJECT NUMBER
RZ 06

DATE PRINTED
07 OCTOBER 2015

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LEVEL 5 AREA PLAN

SCALE: 1:200

OO GFA by LEVEL -- PAR LEVEL 5				
Name	Area (SF)	Area (M2)	Count	Unit
Level 5				
MEZONINE	1,825	168.85		
GRASS 1	1,822	168.65		
1 BR	424	39.31	1	384
1 BR	424	39.31	1	384
1 BR	507	47.00	1	360
1 BR	507	47.00	1	360
1 BR - ACCESSIBLE	421	39.28	1	384
1 BR - ACCESSIBLE	506	47.00	1	360
2 BR	315	29.24	1	288
2 BR	315	29.24	1	288
2 BR	395	36.54	1	360
2 BR	395	36.54	1	360
2 BR	569	52.71	1	512
2 BR	569	52.71	1	512
2 BR	623	57.91	1	576
2 BR	623	57.91	1	576
2 BR - ACCESSIBLE	611	56.85	1	564
2 BR - ACCESSIBLE	1,197	111.58	1	1,074
2 BR	1,197	111.58	1	1,074
2 BR	1,172	109.48	1	1,074
2 BR	1,172	109.48	1	1,074
STUDIO	429	40.05	1	384
STUDIO	429	40.05	1	384
STUDIO	425	39.55	1	384
STUDIO	425	39.55	1	384
STUDIO	425	39.55	1	384
STUDIO	425	39.55	1	384
STUDIO	425	39.55	1	384
STUDIO	425	39.55	1	384
UNIT 28	18,828	1,740.22		
UNIT 28	21,694	2,007.17		

OO GFA by LEVEL -- PAR LEVEL 5 - DNCL				
Name	Area (SF)	Area (M2)	Count	Unit
Level 5				
MEZONINE	176	16.31		
RECEPTION	170	15.79		
RECEPTION	170	15.79		
ELECTRICAL	77	7.18		
MEZONINE - PAR EXCL.	687	64.09		
MEZONINE - PAR EXCL.	687	64.09		
MEZONINE - PAR EXCL.	687	64.09		



VIA ARCHITECTURE | 1100-10180 BURNETT ROAD
 VANCOUVER, BC V6N 1A7 | TEL: 604.681.0774
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CONSULTANT

Brighthouse United Church

8131 BURNETT ROAD
 RICHMOND, BC V6X 1S8 Block 4 North Range 6 West,
 NWD Plan 47516
 Lot 27 Section 18 Block 4 North Range 6 West,
 PID 905-109-031, 009-599-125
 87776-01

**BC Conference
 Property
 Development Council
 of the United Church
 of Canada**

PROFESSIONAL

DESIGN TEAM
 ARCHITECT
 CIVIL
 ELECTRICAL
 MECHANICAL
 PLUMBING
 STRUCTURAL
 LANDSCAPE ARCHITECTURE
 INTERIOR DESIGN
 SIGNAGE
 CONSTRUCTION
 CONSULTANT
 CONTRACTOR

REZONING

BY/THROUGH

DATE: 07 OCTOBER 2019
 DESCRIPTION: REZONING APPLICATION
 1. FROM R-100 TO R-100
 2. FROM R-100 TO R-100
 3. FROM R-100 TO R-100
 4. FROM R-100 TO R-100
 5. FROM R-100 TO R-100
 APPROVED BY: [Signature]

PROJECT
L6 Area Plan



RZ 07

DATE: 07 OCTOBER 2019

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LEVEL 6 AREA PLAN
 SCALE: 1:200

SCHEDULE 1 - AREA SCHEDULE			
Level #	Name	Area (sq ft)	Area (sqm)
Level 6	CIRCULATION	1,002	148.85
	GRAND TOTAL	1,002	148.85
Level 8	1.8.5	621	87.70
	1.8.6	621	87.70
	1.8.7	538	75.59
	1.8.8 - ACCESSIBLE	621	87.70
	1.8.9 - ACCESSIBLE	621	87.70
	1.8.10	621	87.70
	1.8.11	621	87.70
	1.8.12	621	87.70
	1.8.13	621	87.70
	1.8.14	621	87.70
Level 9	1.9.1	621	87.70
	1.9.2	621	87.70
	1.9.3	621	87.70
	1.9.4	621	87.70
	1.9.5	621	87.70
	1.9.6	621	87.70
	1.9.7	621	87.70
	1.9.8	621	87.70
	1.9.9	621	87.70
	1.9.10	621	87.70
Level 10	1.10.1	621	87.70
	1.10.2	621	87.70
	1.10.3	621	87.70
	1.10.4	621	87.70
	1.10.5	621	87.70
	1.10.6	621	87.70
	1.10.7	621	87.70
	1.10.8	621	87.70
	1.10.9	621	87.70
	1.10.10	621	87.70
Grand Total: 27		21,540	2,401.17

SCHEDULE 2 - AREA SCHEDULE			
Level #	Name	Area (sq ft)	Area (sqm)
Level 8	WATER	179	14.23
	MECHANICAL	179	14.23
	MECHANICAL	179	14.23
	MECHANICAL	179	14.23
	MECHANICAL	179	14.23
	MECHANICAL	179	14.23
	MECHANICAL	179	14.23
Level 9	WATER	179	14.23
	MECHANICAL	179	14.23
	MECHANICAL	179	14.23
	MECHANICAL	179	14.23
	MECHANICAL	179	14.23
	MECHANICAL	179	14.23
	MECHANICAL	179	14.23
Level 10	WATER	179	14.23
	MECHANICAL	179	14.23
	MECHANICAL	179	14.23
	MECHANICAL	179	14.23
	MECHANICAL	179	14.23
	MECHANICAL	179	14.23
	MECHANICAL	179	14.23
Grand Total: 21		1,512	174.45



VIA Architecture | www.viaarchitecture.com
 275 - 602 NW Columbia St, Vancouver BC, V6B 5C1,
 604 (604) 683-1307 Fax: 604 (604) 683-1774

CONSULTANT

PROJECT
Brighthouse United Church
 8221 BURNETT ROAD
 VANCOUVER, BC
 VANCOUVER, BC
 V6N 1A5
 VPD PLAN #172348
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 VPD PLAN #172499
 VPD PLAN #172500

OWNER
 BC Conference
 Property
 Development Council
 of the United Church
 of Canada

PROFESSIONAL SEAL

PROJECT NO.	2019-001
DATE	13 JULY 2019
SCALE	AS SHOWN
DESIGNER	ARCHITECT
CHECKER	ARCHITECT
DATE OF REVISION	13 JULY 2019

REZONING

REVISIONS	DATE	DESCRIPTION
1	13 JULY 2019	REVISED AND APPROVED

SHEET TITLE
 North Elevation



RZ 08

DATE: 13 JULY 2019
 SCALE: AS SHOWN
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$$\frac{2.23 \times 2.74 + 1.87 \times 6.12 + 1.07 \times 18.80}{2.23 + 6.12 + 18.80} = 6.28 = 26.00' + 11.028" = 1.18' \text{ AVERAGE GRADE (NORTH ON LAND)}$$

$$\frac{2.23 \times 6.12 + 1.07 \times 18.80 + 5.27 \times 18.80}{2.23 + 6.12 + 18.80} = 24.79$$

PLN - 36

North Elevation
 SCALE: 1:150



VIA Architecture | www.via-architecture.com
 275 - 403 W. Georgia St. Vancouver, BC, V6B 1S1
 616-684-6833 / 604-684-0274

CONSULTANT

Brighthouse United Church

8321 BURNETT ROAD
 VANCOUVER, BC
 LOT 150 Section 35 Block 4 North Range 6 West
 NRPD Plan A2516
 NRPD Plan 2516
 NRPD Plan 2013
 P.O. 000-598-611, 000-598-235

OWNER

**BC Conference
 Property
 Development Council
 of the United Church
 of Canada**

REGISTERED ARCHITECT

DESIGN TEAM
ARCHITECT
PLANNING
INTERIOR ARCHITECT
MECHANICAL
ELECTRICAL
CIVIL
LANDSCAPE ARCHITECTURE
STRUCTURAL ENGINEERING

REZONING

BY-2000S
 2. 21 METRE3 RESIDENCE HEIGHT

East Elevation



RZ 09

DATE: 17 JULY 2019
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 APPROVED BY: [Name]
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PLN - 37

East Elevation
 SCALE: 1:50



VIA Architecture | www.viaarchitecture.com
 270 - 100, W. Cordova St. Vancouver, BC, V6B 3G1
 Tel: (604) 681-7357 Fax: (604) 681-8774

DATE: 02/08/2018

PROJECT
Brighthouse United Church

3211 BERNETT ROAD
 VANCOUVER, BC
 Lot 802 Section 16 Block 6 North Range 6 West,
 NWD Plan 07516
 NWD Plan 29723
 P.O. 906-599-6911, 906-599-1325

02736-01

**BC Conference
 Property Development Council
 of the United Church
 of Canada**

PROFESSIONAL

DESIGN TEAM
 ARCHITECT
 MECHANICAL ENGINEER
 ELECTRICAL ENGINEER
 CIVIL ENGINEER
 STRUCTURAL ENGINEER
 LANDSCAPE ARCHITECT
 CHECKER
 DATE: 02/08/2018

REZONING

REVISIONS
 NO. DATE DESCRIPTION
 1 21 MAY 2018 REVISIONS AND FOOTNOTES

SHEET TITLE
South Elevation



SHEET NUMBER
RZ 10

DATE: 17 JULY 2018
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RESIDENTIAL UNITS



PLAN 38

$$\frac{(1.27 + 12.26 \text{ m}) + (0.32 + 11.57 \text{ m}) + (22.80 \text{ m}) + (44.27 \text{ m})}{(17.65 \text{ m} + 17.57 \text{ m})} = 1.38 \text{ m AVERAGE GRADE (SOUTH)}$$

South Elevation
 SCALE: 1:150



VIA Architecture | www.viaarchitecture.com
 230-402 W. Cordova St. Vancouver BC V6B 1C1
 Tel: (604) 683-3204 Fax: (604) 683-0774

DATE: 2019-07-17

Brighouse United Church
 8111 BENNETT ROAD
 VANCOUVER, BC V6N 1A5
 LOT 302 Section 18 Block 4 North Range 6 West,
 WYD Plan 07516 Block 4 North Range 6 West,
 WYD Plan 20913 Block 4 North Range 6 West,
 PD 006-189-631, 009-894-136
 627-616-61

**BC Conference
 Property Development Council
 of the United Church
 of Canada**

PROFESSIONAL SEAL

OWNER: BC CONFERENCE
 ARCHITECT: VIA ARCHITECTURE
 PROJECT NUMBER: 18-001
 PROJECT NAME: BRIGHOUSE UNITED CHURCH
 DRAWING NO: 18-001-01
 DATE: 2019-07-17
 DRAWING TITLE: WEST ELEVATION

REZONING

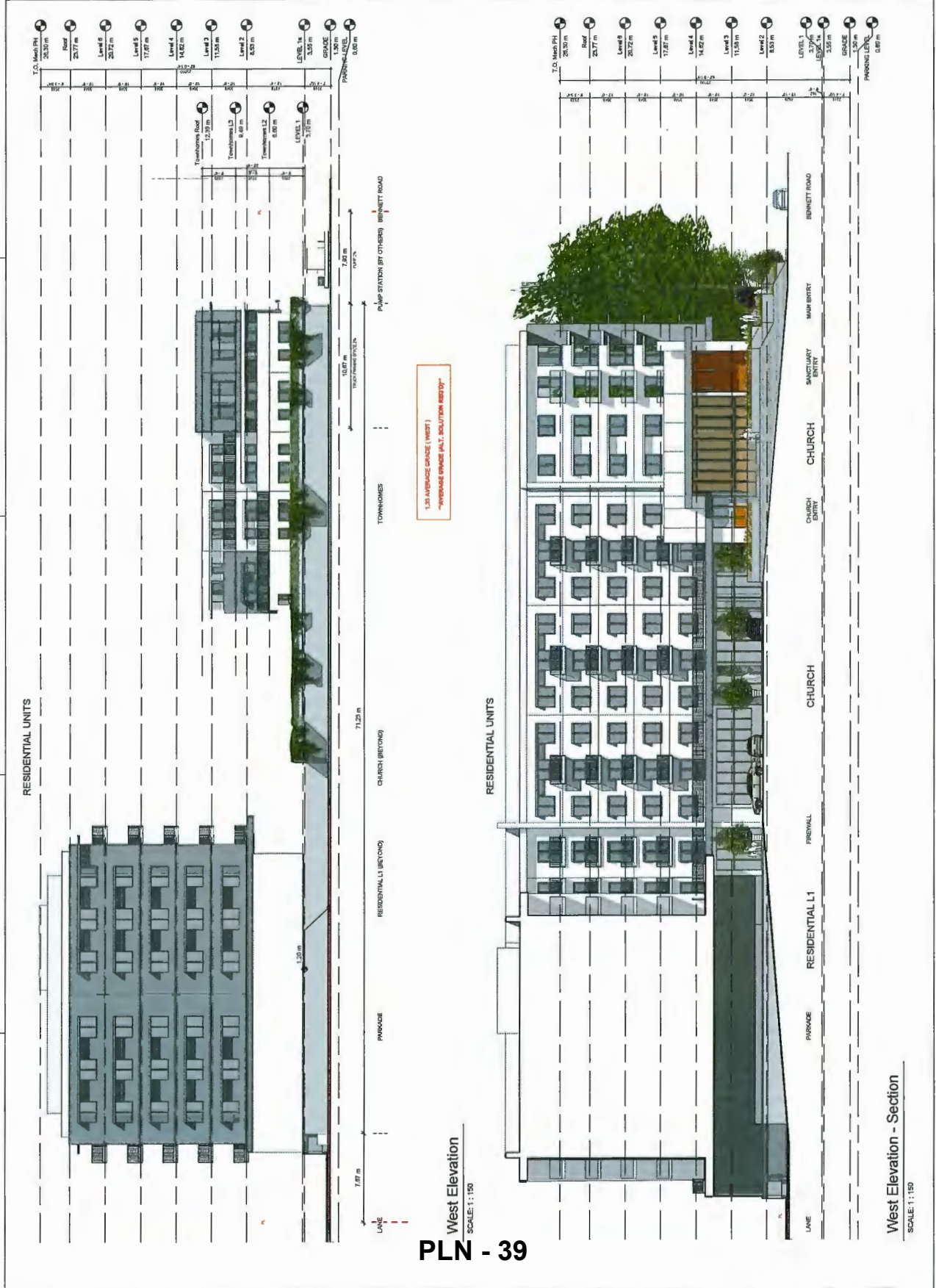
REVISIONS
 No. DATE DESCRIPTION
 1 21 MAY 2019 REVISION 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

West Elevation



RZ 11

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Perry & Associates Inc.
 1100 West 10th Street
 Norfolk, VA 23510
 757.733.4118
 www.perryandassociates.com

1 Issued for Rescuing 2019/05/16
 Revision No. Date
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 CLS:K

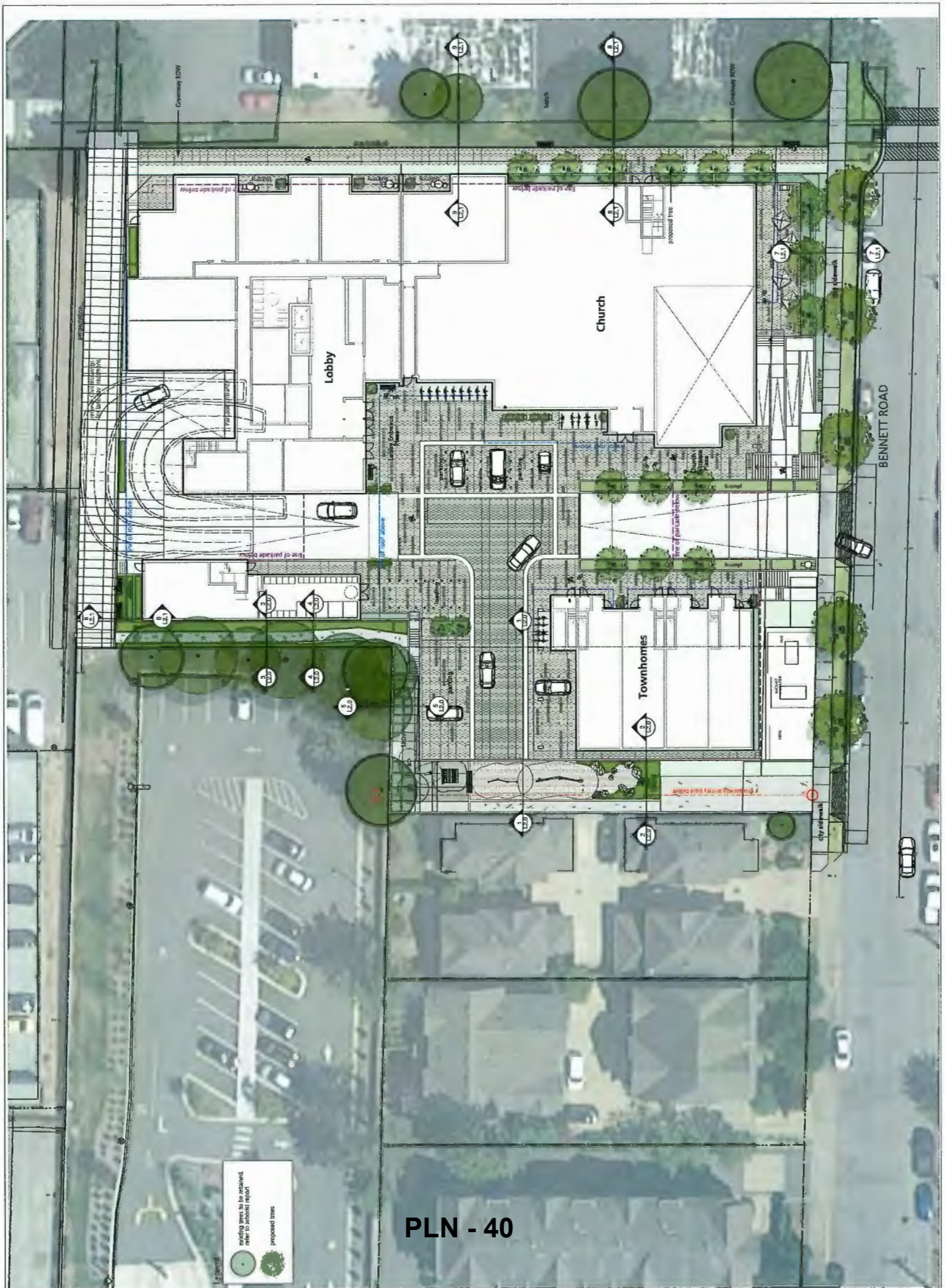
**Brighthouse
 United Church**

Project Title:
**8131 - 8151
 Bennett Road
 Richmond, BC**

Drawing Title:
Layout Plan

Project No.: TT
 Checked By: MP
 Scale: 1:200
 Sheet No.: 19-023

L-1.0



existing trees to be retained
 trees to be retained
 proposed trees

PLN - 40

2 Issued for Review 2019/07/16
 1 Issued for Review 2019/05/16
 Revision No. Date

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 Client:

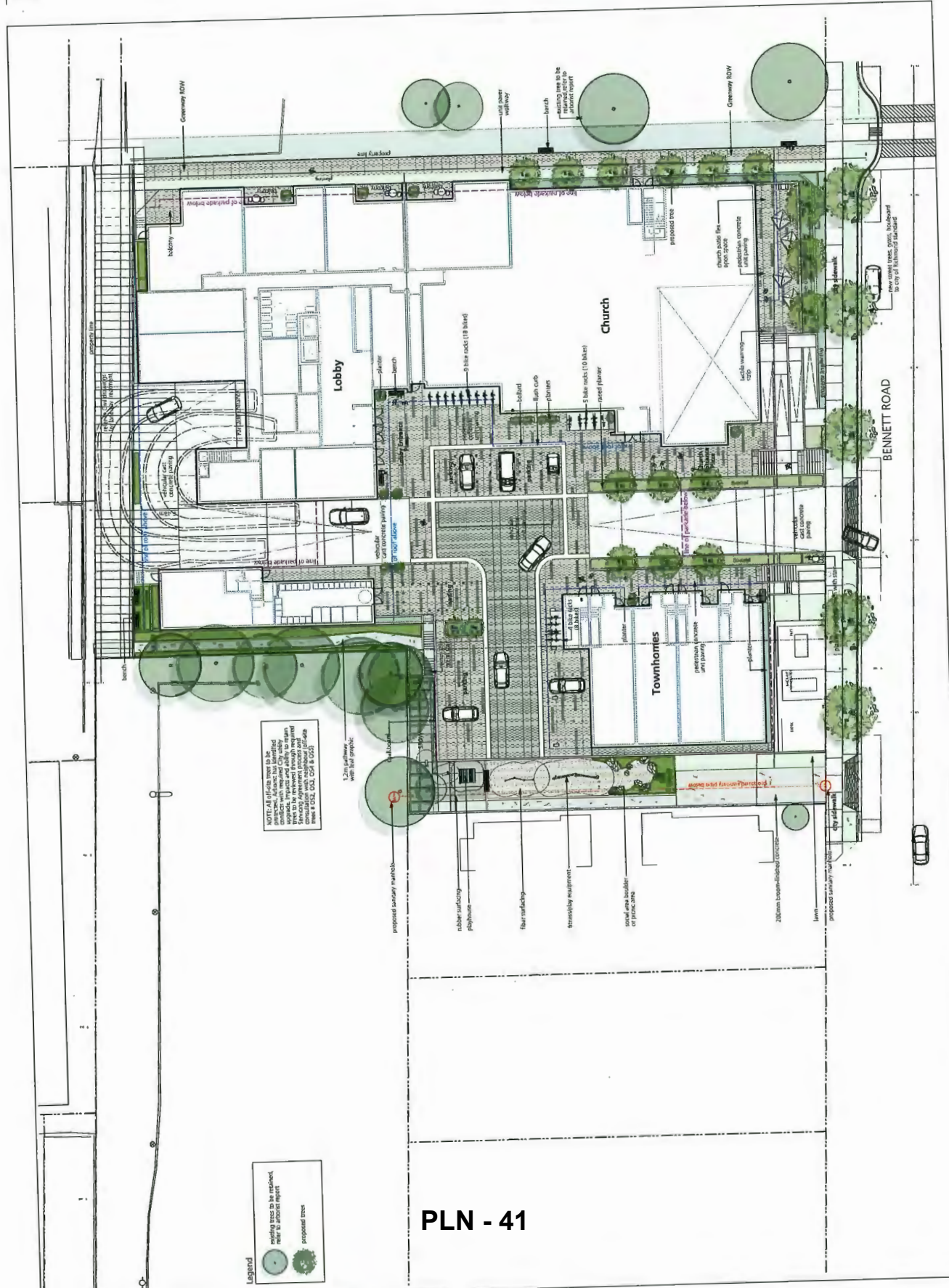
**Brighthouse
 United Church**

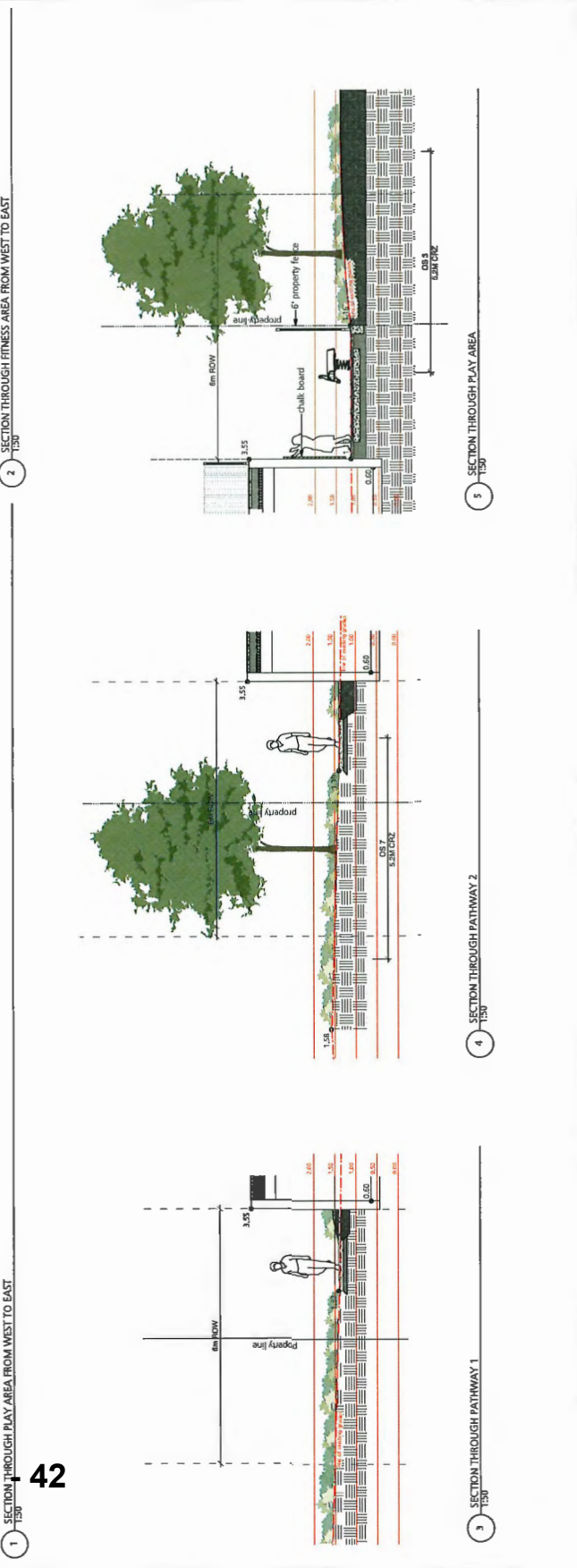
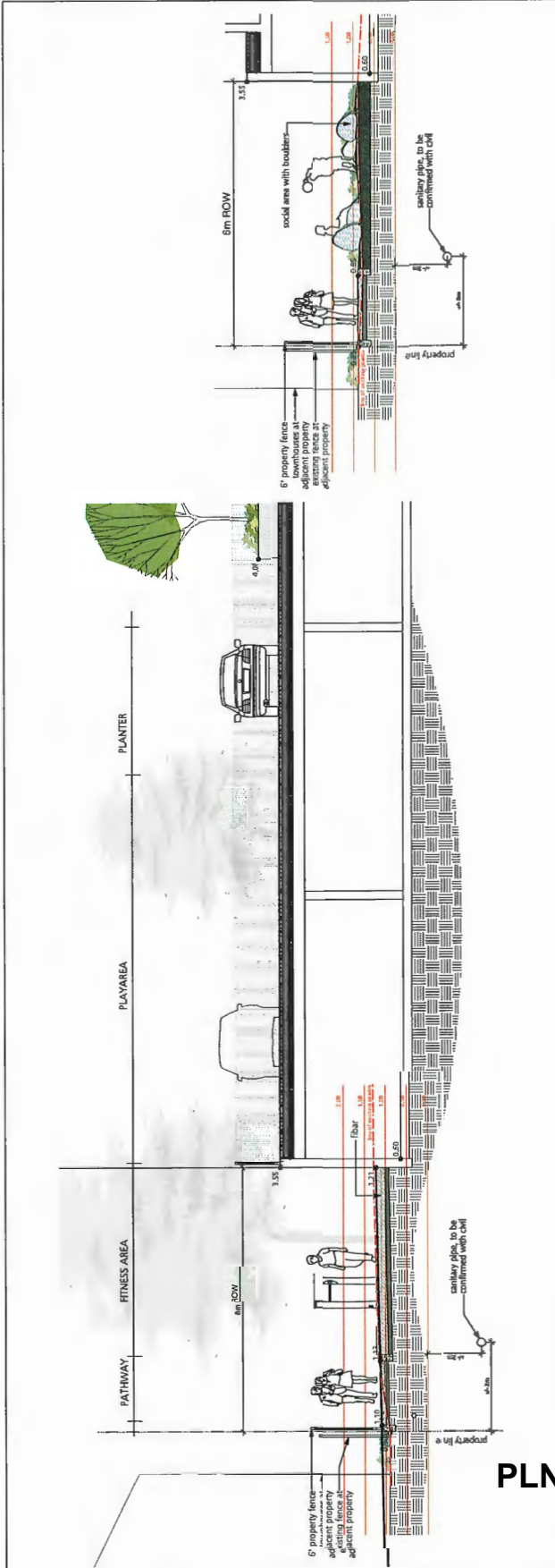
Project Title:
**8131 - 8151
 Bennett Road
 Richmond, BC**

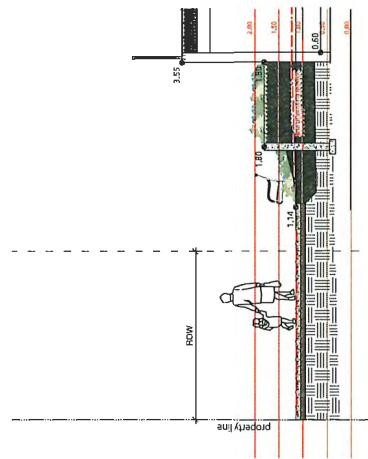
Drawing Title:
Key Plan

Project No.:	TT
Checked by:	MP
Scale:	1:200
Sheet No.:	19-023

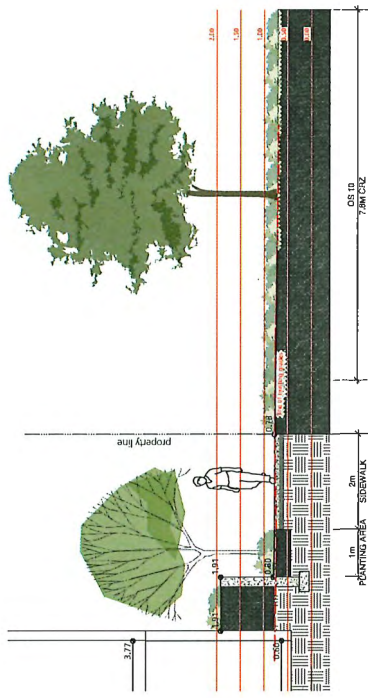
L-1.1



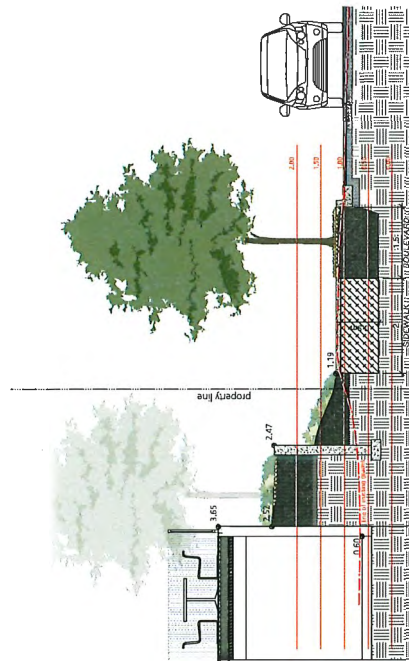




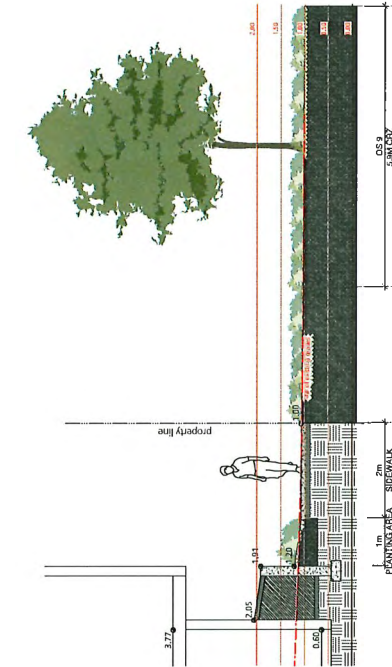
8 SECTION THROUGH NORTH PARADE ENTRANCE
 1:30



9 SECTION FROM CHURCH TO EAST SIDEWALK
 1:30



7 SECTION THROUGH SOUTH SIDEWALK (BENNETT ROAD)
 1:30



9 SECTION FROM APARTMENT TO EAST SIDEWALK
 1:30

2 Issued for Review 2018/07/16
 1 Issued for Placement 2018/02/16

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 Client: **Brighthouse United Church**

Project Title: **8131 - 8151 Bennett Road Richmond, BC**

Sections

Project No.: 1200
 Checked By: MP
 Date: 12/20/18
 Sheet No.: 19-403

Precedent Images



Courtyard Unit Paving with Colour Banding

Cast in Place Concrete Paving

Play/Fitness & Stone Seat Area

Bike Racks

Trees

Traffic Bollard



Metal Planters

Concrete Planters

Bench

Patio Furniture

Bike Racks

Parking Stall Markers

Proposed Plant Material



Feature Trees

Seasonal Interest

Evergreen Shrubs and Hedges

Native Plants

Ornamental Grasses

Groundcovers, Vines, Ferns, Perennials and Grasses

Trees	Vine Maple
Shrubs	Red-Left Japanese Maple
Groundcovers, Vines, Ferns, Perennials and Grasses	Sage
Feature Trees	Red-Left Japanese Maple
Seasonal Interest	Osage Orange
Evergreen Shrubs and Hedges	Japanese Spurge
Native Plants	Western Sword Fern
Ornamental Grasses	Japanese Spurge

2. Issued for Review 2019/07/16
 1. Issued for Revising 2019/05/18
 Revision No. Date
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 Client:

**Brighthouse
 United Church**

Project Title:
**8131 - 8151
 Bennett Road
 Richmond, BC**

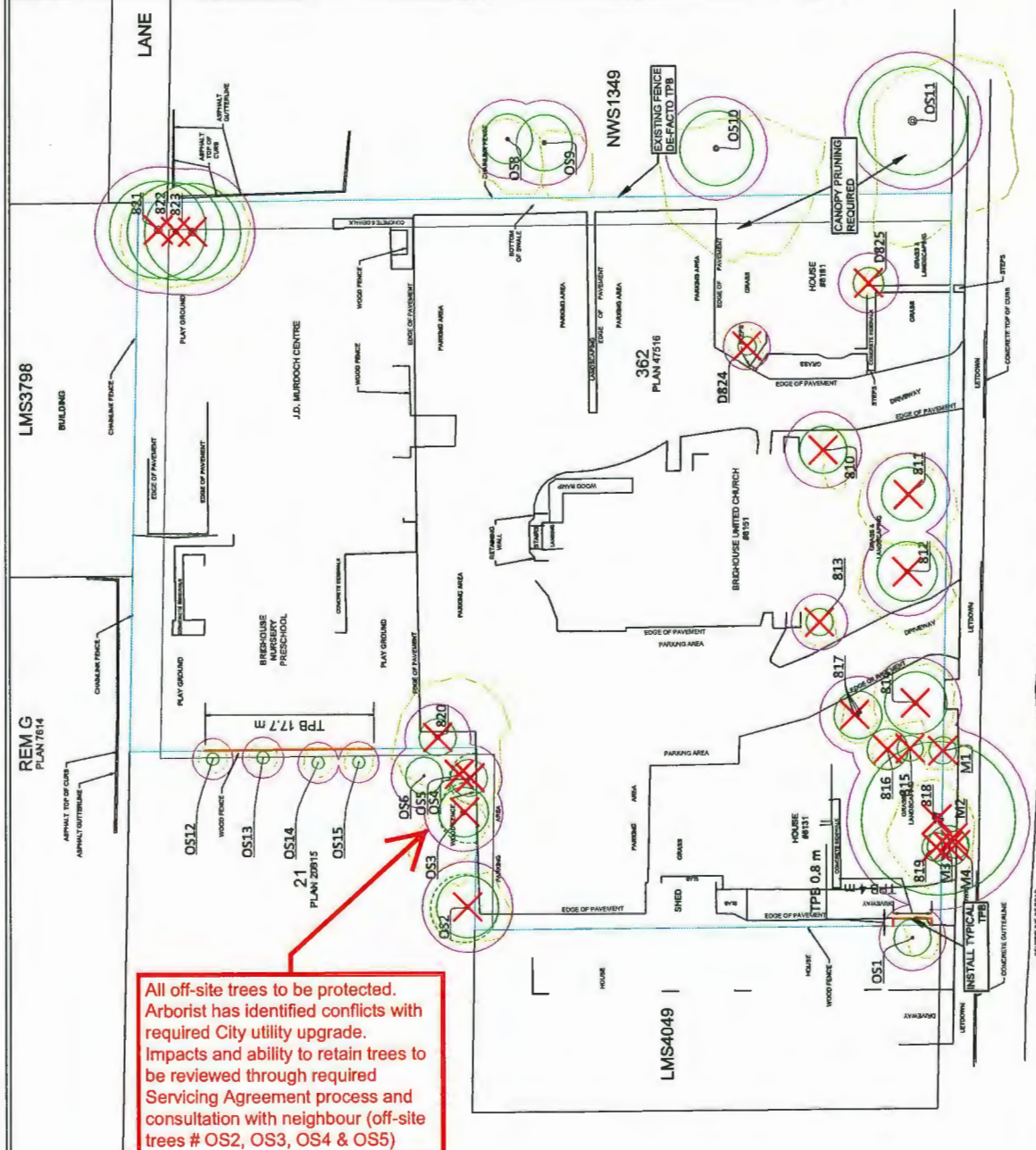
Drawing Title:
Layout Plan

Project No.: TT
 Checked By: MP
 Scale: 1:200
 Job No.: 19-023
 Sheet No.: L-3.0

Tree #	Common Name	Diameter (cm)	CRZ Radius from Trunk(m)	Recommendation
810	Himalayan juniper	38	2.28	Remove
811	Norway maple	43	2.58	Remove
812	Norway maple	48	2.88	Remove
813	Himalayan juniper	22	1.32	Remove
814	Japanese maple	50	3	Remove
815	Sawara cypress	21	1.26	Remove
816	Sawara cypress	33	1.98	Remove
817	Common holly	38.4	2.304	Remove
818	Sawara cypress	123.6	7.416	Remove
819	Sawara cypress	23	1.38	Remove
820	English oak	51	3.06	Remove
821	W. redcedar	78	4.68	Remove
822	W. redcedar	60	3.6	Remove
823	W. redcedar	81	4.86	Remove
D824	Cherry laurel	15	0.9	Remove
D825	Cherry laurel	25	1.5	Remove
M1	Common holly	22	1.32	Remove
M2	Sawara cypress	26	1.56	Remove
M3	Sawara cypress	33	1.98	Remove
M4	Cherry laurel	22	1.32	Remove
OS1	Japanese cherry	30	1.8	Retain
OS2	Austrian pine	50	3	Remove
OS3	Japanese cherry	40	2.4	Remove
OS4	Austrian pine	30	1.8	Remove
OS5	Japanese cherry	30	1.8	Remove
OS6	Japanese cherry	25	1.5	Retain
OS7	Japanese cherry		Tree Does N	
OS8	Douglas-fir	40	2.4	Retain
OS9	Scott's pine	45	2.7	Retain
OS10	Red oak	60	3.6	Retain
OS11	Red oak	87	5.22	Retain
OS12	Austrian pine	10	0.6	Retain
OS13	Austrian pine	10	0.6	Retain
OS14	Austrian pine	10	0.6	Retain
OS15	Austrian pine	10	0.6	Retain

Tree Management Plan

LEGEND	
	Critical Floor Zone
	Impact Zone (CRZ 1.0m Buffer)
	Removal Recommended
	Tree Protection Barrier



All off-site trees to be protected. Arborist has identified conflicts with required City utility upgrade. Impacts and ability to retain trees to be reviewed through required Servicing Agreement process and consultation with neighbour (off-site trees # OS2, OS3, OS4 & OS5)



Colliers International
 19405 57th Avenue Surrey, BC
 P: 604-878-8772
 E: info@colliers.com
 24 Hour Emergency Pager: 604-607-1418

Andrew C. Mead, J.S.A., Certified Arborist #0N-1878A
 U.S.A. Tree Risk Assessment Qualification
 Forestry Technician FT Dipl.

Project Address: 8131 - 8157 Bennett Rd, Richmond, BC
 Client Name: Bighouse United Church
 Client Contact: Mike Redmond
 Scale: 1:442
 Production Date: July 18th, 2019

Source Drawing: ACAD-2112-0967-07 Topo.dwg
 Project Title: Tree Preservation and Removal Plan
 Revision No.: N/A

Sheet Title: Tree Preservation and Removal Plan
 Revision No.: N/A

Drawing No.: 5 of 5
 Page: 27 of 32

POTTINGER BIRD

COMMUNITY RELATIONS

Pre-Application Open House

Summary Report

April 19, 2017

5:00 – 7:00pm

8131 - 8191 Bennett Road, Richmond

-

The British Columbia Conference of the United Church of Canada
Richmond

Final Version Date: 24 April 2017

1.0 Introduction

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

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

2.0 Notification

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

3.0 Pre-Application Open House

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

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

3.1 Input

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

3.1.1 Comment Cards

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

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

Of the 34 comment cards received:

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

** Note some respondents selected multiple responses*

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

1. Affordable housing 2. Daycare 3. Sanctuary for 175-200 people 4. Hall that can be [illegible] used as a sanctuary for 175-200 people – weddings, funerals, community service, seasonal events – Christmas, Easter Dinner 5. Possible worshipping service for 4 congregations
Yes the church needs renovation after so many years. It's also a great idea to build some rental housing for the community. I like it there is day care and larger worshipping space as well.
I like the proposed plan's focus on affordable housing and providing non-market rental rates for families in the area. The mixture of town homes, mid and high rises creates diversity in the space and creates a community feel. The property is a great location as it's in a dense area of Richmond and will be very accessible to the tenants and members of the church/ The positioning of the church facing Bennet Road side invites a community feel as well.
It is a multipurpose plan serving the community better than ever. It is great.
Great asset for Richmond
The Blue Rm should be locked + more people encouraged to walk.
Affordable housing – at last folks will be able to stay in Richmond! Pedestrian Greenway – currently we have a lot of foot traffic between Granville & Bennett. Aesthetically pleasing to “break” the “barricade” of high rise buildings along Granville with an additional high rise set back on our lot – creates a more gradual transition to the downtown core.
- the use of the property – variety of building types, parking, landscaping; - the mix of housing + especially the affordability component. AND <u>especially</u> the team involved working for us! – their expertise + approachability gives us great confidence
- I like the blend and multi use of the land. Great way to benefit the community by incorporating affordable housing units that are close to the city center and other transit oriented developments. – leads to longterm self-sustainment of the church
a. Family-based units: many rental units nowadays in Richmond are not family-friendly – too small, too expensive, not affordable supportive facilities b. 51% affordable rental units – low-end market rental homes c. Design priorities are well thought out esp. like the Public Pedestrian Greenway, bike lanes + more visible green space

I really like all the elements of this plan. Especially, the affordable housing, the parking, daycare, sanctuary + hall (separated by walls for acoustics), the storage that would be available for two primary facility (renters), and the greenway is a nice touch.
Affordable housing; Daycare; New Church
I really like + am impressed by all of it. I am quite happy with all levels of housing as proposed, including a possible set back high rise. Having said that, I would give this property an exception I would not want the whole north side of the block to become high rise.
- good use of land to provide the people's needs – good use of land
I like the plan for parking underground
Church will stay on property
I am please w/ the Rental Tower esp. subsidized units which are much needed in the city. Love the upper ground parking – neighbors would be quite in approval
Yes, I like all the elements in the plan. Especially the church, affordable housing and Daycare services
I appreciate that it remain church use and consideration of affordable housing
I like all the development presented A. Preschool B. New church C. Affordable housing D. Green Space E. Available space, parking, walk way
- Densification of the use of the property is excellent! – Covered parking – good appearance for the neighbour – bicycle lock up room is an excellent idea
Good
Affordable Housing & Daycare & Pre-school. Thus 2 instution one 70 years old. We need to continue the legacy.
Yes. The proposal fits the needs of the community. The current build is in need of some urgent restoration.
Yes. I am highly supporting to build more low income housing since housing price in Richmond is only for "the wealth" Too many working poor are here without proper housing
The amount or number of proposed affordable housing is really going to help the community and possibly us too as we are part of the renter community in Richmond. The plan maximizes the BUC's land to accommodate not only affordable housing but day care as well on top of having a church sanctuary that is walking distance to many amenities in central Richmond.
The Day care facility is an important need for the neighbourhood.
Like it
Mixture of low-rise and high-rise. Mixture of low end market rental and market rental. Rental housing is greatly needed. The provision of green space. A new church building.
Like it
Love it!
Yes. It is well planned.
Yes, it's well balanced Project between the Church Meeting, Low Rise, High Rise, Day Care & Affordable Housing too

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

I think rezoned plan is excellent for worshipping + community service, daycare + affordable housing
I just hope this could get approved sooner than later
Perhaps a small playground outside or some form of play area outside for the daycare and church
No
Dedicated + secure parking for Bikes
I realize the drawings are not architectural yet but I would hope the church entrance would be on Bennett Rd + that our stained glass windows would also be on Bennett Rd
There are lot of children in a 500m radius of this church. Your setback or greenspace dedication could further benefit the community by adding elements such as a playground that is open to the community and actually useable ie not hoaky ie cheap and never used.
a. any thought for subsidized housing for rental, for working poor, for people with disabilities b. in design of townhomes, any consideration for accessibility, or visitability of the household. Conversion-ready for aging at home, promote community cohesiveness for enabling visits from all people including people with mobility disabilities c. other than child care, any space for social services provided with the development of city core many service agencies are disappearing to farther locations eg. community meals
I like all the elements of this plan
It would be nice if the Church facility was larger – eg. 12,000 to 13,000 s.f.
Not totally clear on transit/lane connections to the 4 streets on all sides – needing to work with neighbours on that. This is NB to try not to increase traffic on Bennett more. In addition to day care... maybe some community/seniors center space / ... gym for neighbourhood.
- Want to come back to lease the space – related to church – use the space since 2000
I hope when it first opens that people can go on a tour
Keep the pre-school, provide more parking. Provide for at least 3 or + passenger elevators (4 if there is no freight elevator); Security is also important. Ground floor & any open format of the parking stalls should have cameras capable of covering every square foot where B&E can occur
We would appreciate bicycle lockups - - please preserve the stained glass windows - - ample bathroom space w/ automatic flush + auto taps – fireside room w/ fireplace – the layout of the blocs looks good – one thing with the plan is that it looks as if there will be a lack of natural light as the spaces are all connecting <u>walls</u>
Enough carpark is needed
I hope there will have two separate meeting halls with acoustic partition and also have some meeting rooms
The proposal I believe is excellent, it will serve more people. The school must continue. The church us also a blessing to the congregation. The new development will bring inspiration to all not only the church.
Any other plan this will be a continue legacy
There is no plan for daycare functioning while construction takes place. It affects negatively the kids and their families as well as the staff working at daycare. Is there an option to find a place temporarily?

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

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

A. Having a community kitchen and daycare is excellent along with affordable housing but these [illegible] have to happen ASAP because our buildings are so old we will not be able to entirely upgrade them. B. Church entrance is not presented as being friendly even though the architectural development to date is excellent. The Church entrance has to present itself as being friendly and welcoming. C. Virginia Bird + her team along with the team from Colliers and BC Housing + people who meet with the City of Richmond planning department are excellent!
Hope they could get started asap
Overall the plan looks engaging and well thought out. I look forward to seeing and hearing about the project.
BC housing should be encouraged to keep rents up to date every year! And renters to keep there units clean + noise down before 11pm + 5am. Solar panels be installed. A Canada line should be built on Garden City Rd PS it is a bike route.
A concern re how to preserve the historical legacy of this church thru interior/exterior design
No – We’re excited!
- City of Richmond has adopted the ‘Affordable Housing Resource Directory’ which contains lots of introduction on accessibility + visitability, very good resources. – Provide a rental supplement or subsidize rent for working poor people on income assistance and people of PWD designation. – In partnership with a service agency to provide [specific programming + services of a designated group eg. children with special needs + people with disabilities. The Richmond Centre for Disability (RCD) is open for further discussion + input
I think community focused plans like this would be fantastic for the community. From the perspective of the ROYO (Richmond/Delta Youth Orchestra, being a very strong youth organization serving 150 students from age 5-10, the importance of this facility cannot be stressed enough. We look forward to working with the development team in any way we can.
It should be a real asset to the community. Looks good!
I totally affirm the low rental/affordable housing aspect, / it is badly needed. Parking could be less than typical as many should be seniors... working poor(er)... singles who are less likely to have cars. The city should rezone this for a tower and day care. I hope the process is expedited – fast tracked, our own church, Peace Mennonite on Daniels Rd might also want to go this way. Any possibility for supported ([illegible] pg + meals provided) or assisted housing?
- good project – I like it
I am wondering how long it will take to complete the project
Build higher instead or going underground for parking (2 or 3 floors above ground instead of one underground floor). Hopefully laundry machines will be ensuite, ditto dishwashers (or make the suites ready to accom machines to be bought by long-term renters)

Is there a sep. space for lounge that would include the kitchen – will there be ample natural light and if not would you have a skylite ie the lounge- - for calming of the noise associates with other services taking place at same time is there a chance of fire walls being built? – Solar panels?
Good.
The plan is quite good.
1. The proposal should be approved. The boundary line is not a big issue because Richmond City is growing rapidly. Boundary line can be adjusted up to Bennet Road or even further because of the tremendous grow 2. The proposed development is very close to the city hall. It will compliment the growth in the city; and it will help more people. 3. Richmond City is the showcase city to the west, like Montreal to the EAST. The proposal should be allowed because the need a more affordable housing and the property itself needs major improvement 4. Boundary is not a big issue compared to the benefits and developments to upgrade the city.
None
I hope there is enough parking space and playground area for the children at daycare
In the future who shall owns day care facility & who will run it?
It sounds like a win-win situation. Good for the congregation as well as the community.
Like it
None
No.
Not Now
Glad to hear that spaces will be available for renter groups as ours is

3.1.2 Analysis of Comments

Key Areas of Support:

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

Key Areas for Improvement:

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

4.0 Appendices

Appendix A – Notification Flyer and Cover Letter

Appendix B – Copy of Sign-in Sheets

Appendix C – Display Boards

Appendix D – Copy of Comment Cards

April 4, 2017

Dear Neighbour,

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

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

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

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

Warmest regards,

Virginia Bird
Community Relations
The Brighthouse United Church Planning Team

Please Sign In Here

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

NAME	ADDRESS	PHONE NUMBER	EMAIL	OK TO CONTACT?
Jean Yu	7580 No. 1 Rd. Richmond Bc	604-214-8738	Jeanyu08@hotmail.com	✓
Angelique Chan	7423560 218th Av., V1S 3T2 Vancouver.	604-261-8216	(ANGELRYCHAN@GMAIL.COM) angelrychan@gmail.com	✓
Derek Cheng	u	u	Derek DEREKCHENG @HOTMAIL.COM	✓
Janet Nitta	101-11240 Mellis Dr. Richmond, BC V6X 1L7	604-276-1767	jynitta@shaw.ca	I'm on the development committee of BUC
Edweneo Arguines	43-8631 Bennett Road, Richmond BC V6Y3K6	604-277-1746 604-2779157	edsa70@yahoo.ca	✓
MARKÉ MARTA NIELSEN	#8-10177 PUGWASH PLACE RICHMOND V7E 5N5	604-277-1746	marknielsen@hotmail.ca	on BUC dev't committee
De Whulden	13631 Blundell Rd Richmond V6W1B6	604-230-3158	de-whulden@kofmwi.com	✓
Gong Yuhuan	891 Bennett Rd Richmond.	604-277-1746	Gong Yihuan	✓

Please Sign In Here

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

NAME	ADDRESS	PHONE NUMBER	EMAIL	OK TO CONTACT?
DAVE TSE		604-617-7733	ehingts@2000@yahoo.com	
Fatima Bhopal		Jay Cane 604 278 8469		
BILL		604 315 1817	bristowe.bill@shaw.ca	✓
Florencio Valdesola	Christ-Centered Christian Church	(604) 270-4818		✓
Melvia Brown	✓	(604) 726-1390		✓
Jack Gino	8-8280 Bennett Rd Richmond	(604) 278-1209	jackgino@hotmail.com	✓
A. Lombor	Christ centered church	104 233 0031		✓
L GAMBOT	1-5611 KREADIX RD RMD	604 233 0031	GAMBOT7@GMAIL.COM	✓

Please Sign In Here

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

NAME	ADDRESS	PHONE NUMBER	EMAIL	OK TO CONTACT?
Kelly Chan	#		Ketan8151@yahoo.ca	
Lorne & Anne Brandt	8300 Bennett Rd	604-276-9304	brandt1@teks.net	✓
Jane Hasniek	2-10771 Montfield Rd. (BLC staff)		warnick_tj@ univue.com	✓
Sandra Trujillo		604-304-3461	Sandra.trujillo @hotmail.com	✓
Fred & Ollie Wittig	202-615 Hamilton New Westminstn	604 544 5953	fewittig@ shaw.ca	✓
Rommel Topacio Dolina Topacio	201-8760 Delundell Rd Richmond BC	604-227-0736	beta3@yahoo.com	✓
BARRY OGILVIE KRY OGILVIE	✓	604 270 7765	barrystkay@shaw.ca Shaw.ca	✓
DARREN DEVOLIN	5229 LYNN PLACE	778-893-4778	darrrendevid@gmail.com	✓

Please Sign In Here

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

NAME	ADDRESS	PHONE NUMBER	EMAIL	OK TO CONTACT?
Amy Lee	116 W 47th AVE VAN	604 813 3622		✓
Sonia Njjar	8308 Francis Rd, Rmd.	604-448-9051.		✓
Ela Huang	Richmond Centre for Disability 100-5671 No. 3 Rd. Rdm	604-252-2444	ella@scd.richmond.org	✓
EUGENE CHAN	10231 HOLLYWEN DR	778 893 1411	emanc1@gmail.com	✓
Amanda Hung	6068 NO. 3 ROAD RICHMOND BC		amandatyh@gmail.com	✓
CECI YOUNG	102-7840 Moffatt Road Richmond BC	604-232-0871	ceci.fan@hotmail.com	✓
Frank G	8191 Bennett Road,	778-829-0735	Ronghuigong08@hotmail.com	✓

Please Sign In Here

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

NAME	ADDRESS	PHONE NUMBER	EMAIL	OK TO CONTACT?
WESLEY RICHARDS	8151 Bennet Rd Richmond BC			
B.C. MOU OR	8631 BENNETT RD., RMP			
Bob Cumby	25. 5688 151st	778 571 8870		YES
DENNIS BOYES	10551 HOLLYBANK DR	604 277 3009	da.boyes@hotmail.com	YES
Alfred Young	102-7890 Moffatt Rd. Rmd.	604-248-1723	alfredyoung@hotmail.com	✓
Ken & Ann Clausen	6671 Whiteoak Dr. Rmd. V7E4T7	604-274-3705	kenclausen@shaw.ca annclausen@shaw.ca	✓

WELCOME

WELCOME TO THE BRIGHOUSE UNITED CHURCH PRE-APPLICATION OPEN HOUSE

Why are we here?

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

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

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

Please fill out a **comment card tonight** so our development team can **hear your feedback.**



The BC Conference for the United Church of Canada's vision is to create new congregational space filled with purpose and opportunity for our members and our neighbors.

WHO WE ARE

Brighthouse United Church

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

Their contributions to local non-profits like the Richmond Food Bank helps feed thousands of people each year.

With a long tradition of serving those in need, our goal is to continue, wherever possible, to make significant contributions to our community.

VIA Architecture

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

Giving personal attention to each client, the team listens to create projects that exceed expectations. VIA recently completed affordable seniors housing in West Vancouver which raised the standard for affordable housing in the community.

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



Colliers International

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

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



BC Housing

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

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

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



BC HOUSING



BRIGHOUSE UNITED CHURCH
8131-8191 BENNETT ROAD

THE BRIGHOUSE UNITED CHURCH

Why Redevelop?

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

BCCUCC - VISION

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



PLN - 62

Our Services

An affordable on-site daycare is operated by the Brighthouse United Church. This facility responds to the City's recognised need for more child care spaces for school-age children and infant/toddlers.

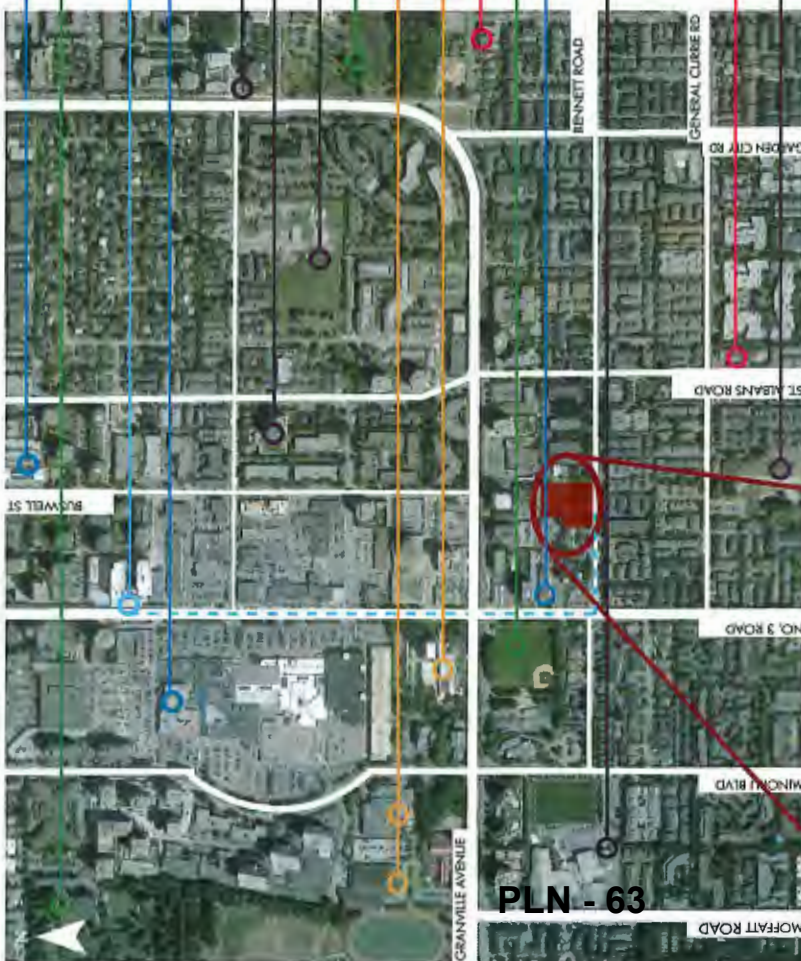
Our Partnerships

Currently a junior kindergarten, 3 churches and 10 community groups rent space on site at affordable rates. This long held tradition will continue in the brand new amenity space proposed in this development. Looking for new ways to contribute to the community, we have partnered with BC Housing on this project to ensure a diverse range of housing options can be made available in the neighbourhood.



BRIGHOUSE UNITED CHURCH
8131-8191 BENNETT ROAD

NEIGHBOURHOOD CONTEXT



- Richmond Public Market
- Minoru Park
- Richmond-Brighouse Canada Line Station
- Richmond Centre
- Fine Art Montessori Child Care Centre
- Cook Road Children's Centre
- William Cook Elementary School
- Garden City Park
- Richmond Art Gallery and Richmond Public Library
- Richmond City Hall
- North Richmond Alliance Church
- Brighouse Park
- McDonald's
- Richmond Secondary School
- St. Alban Anglican Church
- General Currie Elementary School

- 17min ★
- 16min ★
- 12min ★
- 12min ★
- 16min ★
- 12min ★
- 15min ★
- 15min ★
- 10min ★
- 6min ★
- 13min ★
- 6min ★
- 3min ★
- 6min ★
- 3min ★
- 7min ★



- CONTEXT HEIGHTS**
- 2-3 Level Residential
 - 4-6 Level Residential
 - 7-9 Level Residential
 - 10+ Level Residential
 - Existing Office Tower
 - Existing Commercial or Office

LOCATION
 8131-8151 Bennett Road, Richmond
 Lot 362 Section 16 Block 4 North Range 6 West, NWD Plan 47516
 Lot 27 Section 16 Block 4 North Range 6 West, NWD Plan 20915
 PID 006-199-631, 009-599-126

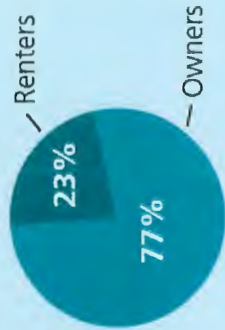


BRIGHOUSE UNITED CHURCH
 8131-8191 BENNETT ROAD



LET'S TALK RICHMOND

Richmond at a glance*



*2011 National Household Survey

\$43,115

Average renter income
is much lower than

\$60,479

Average household income

In 2011, 22.4% of households were low income – 20% of these were children.

In 2011, seniors made up 14% of the population – this will grow to 26% by 2041.

Indicators of need

Richmond is the third most unaffordable municipality in BC for renters in terms of affordability and suitability of rental housing.

61% of total non-market units are faced with expiring federal funding leading to uncertainty for affordable housing stock.



Low End Market Rental
Annual household incomes between \$34,000 and \$57,000



In 2015, almost **10,000 households** in Metro Vancouver were waiting for social housing (a waitlist of 5-7 years)

What will happen to our communities if our families and our workforce cannot afford to live here?

Rental Market

0.9%
Vacancy Rate

In 2015 the vacancy rate was 0.9% far below a 3% 'healthy' housing market.



47.5% of renter households spend more than 30% on their housing costs



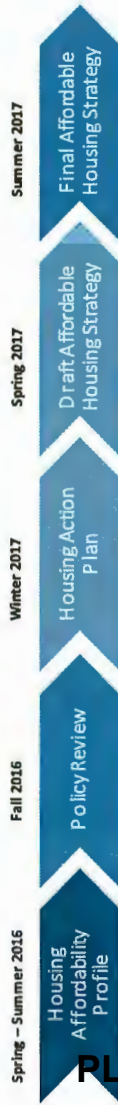
* Data taken from City of Richmond – Let's Talk Richmond Report

ADDRESSING COMMUNITY NEED

AFFORDABLE HOUSING

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

AFFORDABLE HOUSING STRATEGY TIMELINE



PLN - 65

DEFINING AFFORDABLE HOUSING

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



WHAT'S THE COMMUNITY SAYING?

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



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

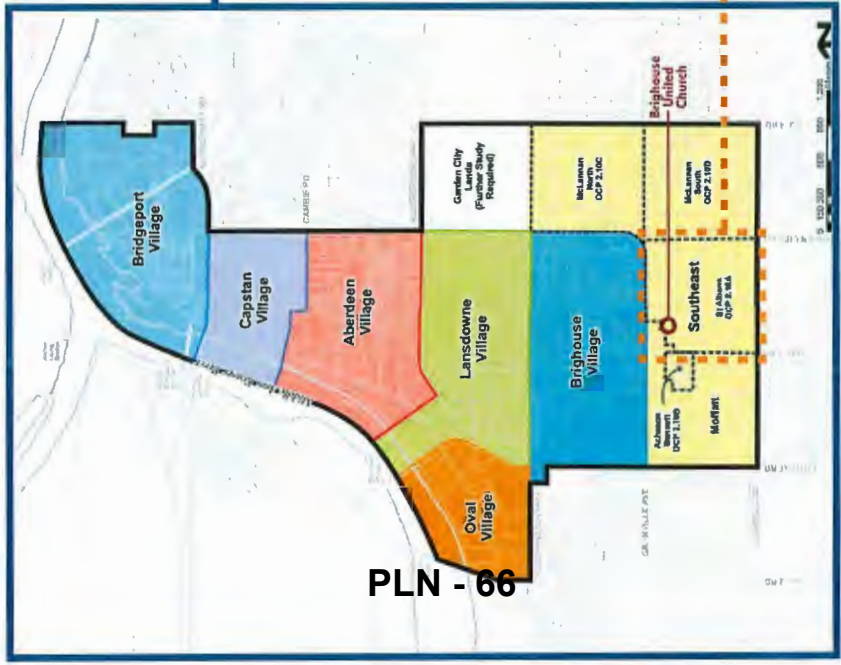


VIA

BRIGHOUSE UNITED CHURCH
8131-8191 BENNETT ROAD

POLICY CONTEXT

CITY CENTRE VILLAGE & SUB-AREA KEY MAP



PLN - 66

CITY CENTRE AREA PLAN GOALS:

- Build Community**
 - development will add a variety of affordable rental housing units for families of all sizes
- Build Green**
 - pedestrian greenway will expand public green spaces
- Build Economic Vitality**
 - proximity to many local points of interest and businesses
- Build a Legacy**
 - maintaining valuable existing church and daycare function on the site

ST ALBANS SUB-AREA PLAN POLICY OBJECTIVES:

- Neighbourhoods and Housing**
 - provides a mosaic of residential forms increasing opportunities for families and aging in place
- Transportation**
 - close, walkable connections to neighbourhood amenities and Richmond-Brighthouse Canada Line Station
- Natural & Human Development**
 - dedicated public pedestrian greenway as well as ample open space proposed within the site
- Community Facilities & Services**
 - church and childcare functions are preserved, supporting the surrounding community

DEVELOPMENT PERMIT SUB-AREAS KEY MAP



Development Permit Sub-Area proposed change to:

B3 MIXED-USE - HIGH-RISE RESIDENTIAL, COMMERCIAL & MIXED USE

- allows for increased building height
- grade-oriented units and pedestrian linkages
- Floor Area Ratio (FAR) is below 3.0



BRIGHOUSE UNITED CHURCH
8131-8191 BENNETT ROAD

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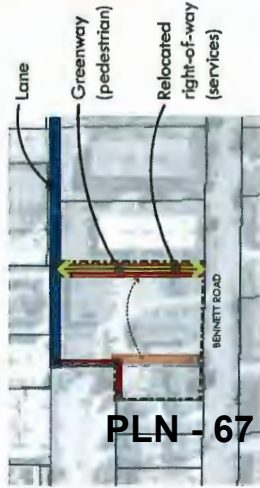
CONCEPT

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

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

URBAN DESIGN PRINCIPLES

- ① Church at prominent place
- has street presence
- ② Parking spread out across site
- mostly below finished grade
- ③ Easy flow through site for vehicles and pedestrians
- new pedestrian greenway
- laneway dedication
- ④ High-rise residential close to neighbourhood towers
- ⑤ Low-rise and Townhouse residential at edges
- ⑥ Centralized childcare above church



PLN - 67

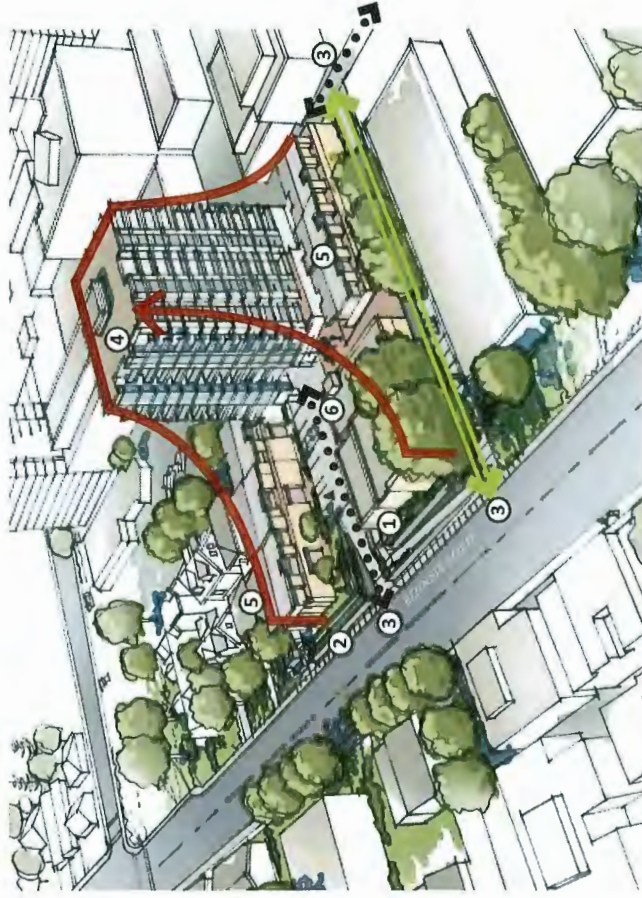
CONSTRAINTS - ROW + GREENWAY + LANE



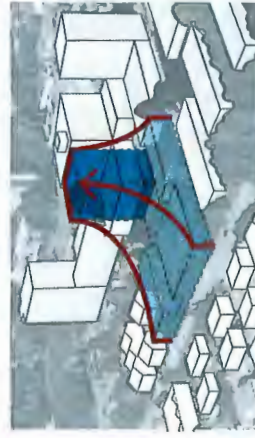
USE DIAGRAM



USE DIAGRAM



USE DIAGRAM - 3D



USE DIAGRAM - 3D

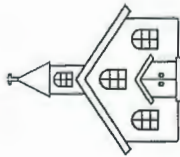


BRIGHOUSE UNITED CHURCH
8131-8191 BENNETT ROAD



COMMUNITY BENEFITS

WHAT WILL REDEVELOPMENT PROVIDE?



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



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



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



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



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



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

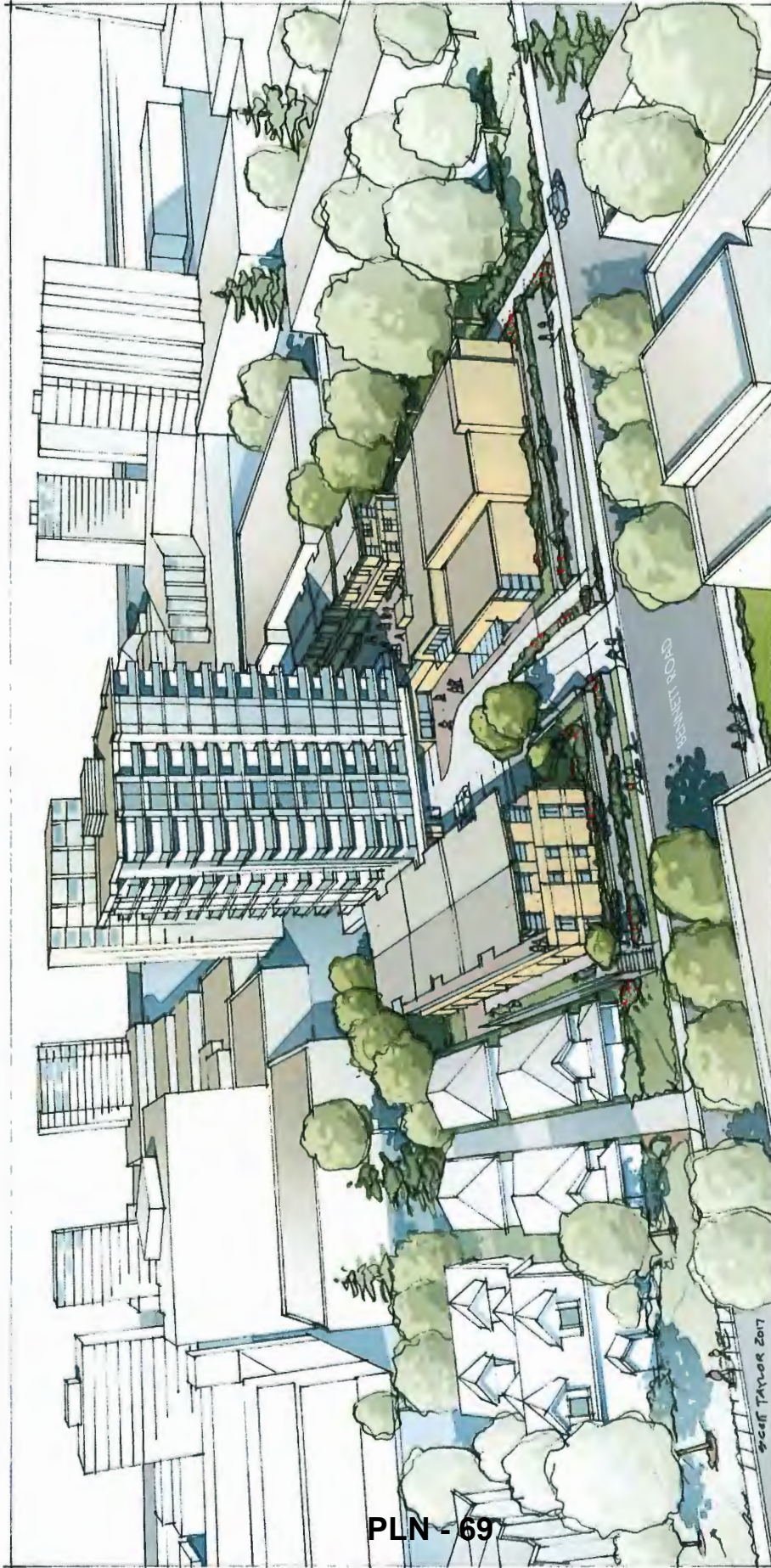


Richmond's 2008 Child Care Needs Assessment and Strategy, recommends the City and other stakeholders work together to address the **need for quality, affordable, accessible child care** spaces in Richmond. The proposal will provide **brand new daycare and junior kindergarten facilities.**



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

SKETCH RENDERINGS OF CONCEPT



PLN - 69

AERIAL VIEW LOOKING NORTH

BRIGHOUSE UNITED CHURCH

8131-8191 BENNETT ROAD



SKETCH RENDERINGS OF CONCEPT



PLN 70

STREET VIEW LOOKING NORTH-EAST

BRIGHOUSE UNITED CHURCH

8131-8191 BENNETT ROAD

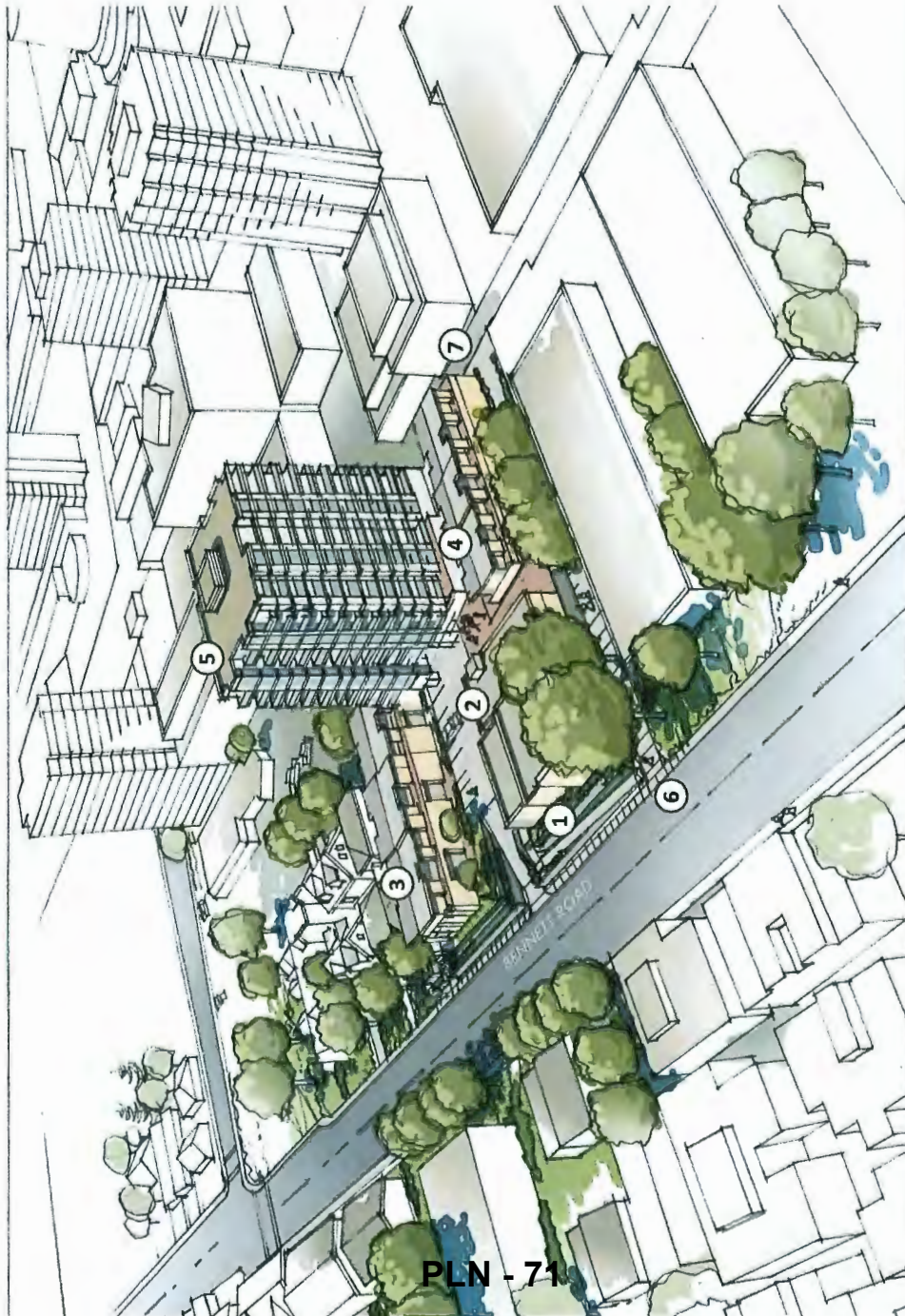


VIA



DEVELOPMENT DATA

- ① CHURCH
- ② CHILD CARE
- ③ TOWNHOMES - 3 STORIES
- ④ LOW-RISE RESIDENTIAL - 3 STORIES
- ⑤ HIGH RISE RESIDENTIAL - 14 STORIES
- ⑥ PEDESTRIAN GREENWAY
- ⑦ LANE



PROJECT STATISTICS

SITE INFORMATION	
Address:	8131 - 8191 Bennett Road
Site Area:	58,956 sf
(after laneway dedication)	

ZONING	Current Zoning	Target Zoning
Zoning Classification:	AS7 and RS7/E	CD7
Floor Area Ratio (FAR):	Sub-Area B.1	Sub-Area B.3
FAR Area:	0.50	3.0
FAR Area:	29,478 sf	176,668 sf
Height Limit:	39.37 ft.	154.2 ft.

PROPOSAL DEVELOPMENT STATISTICS	
Density:	2.81 FAR
Gross Floor Area:	168,700 sf
Church Area:	10,000 sf
Childcare Area:	2,300 sf
Childcare Outdoor Play Area:	1,590 sf
Residential Area:	156,400 sf
Number of Units:	182

PARKING	
Church + Visitor:	44
Childcare:	6
Residential:	119
TOTAL PARKING PROVIDED:	169
Loading:	2
Accessible Stalls:	3
Bicycle Parking (Church + Residential):	250

RESIDENTIAL UNIT MIX		TOTAL UNITS	182
Rental Rate	Building Type	Unit Type	
90	Townhomes	18	18
92	Low-Rise	11	11
100	High-Rise	153	153
Total	Total	182	182

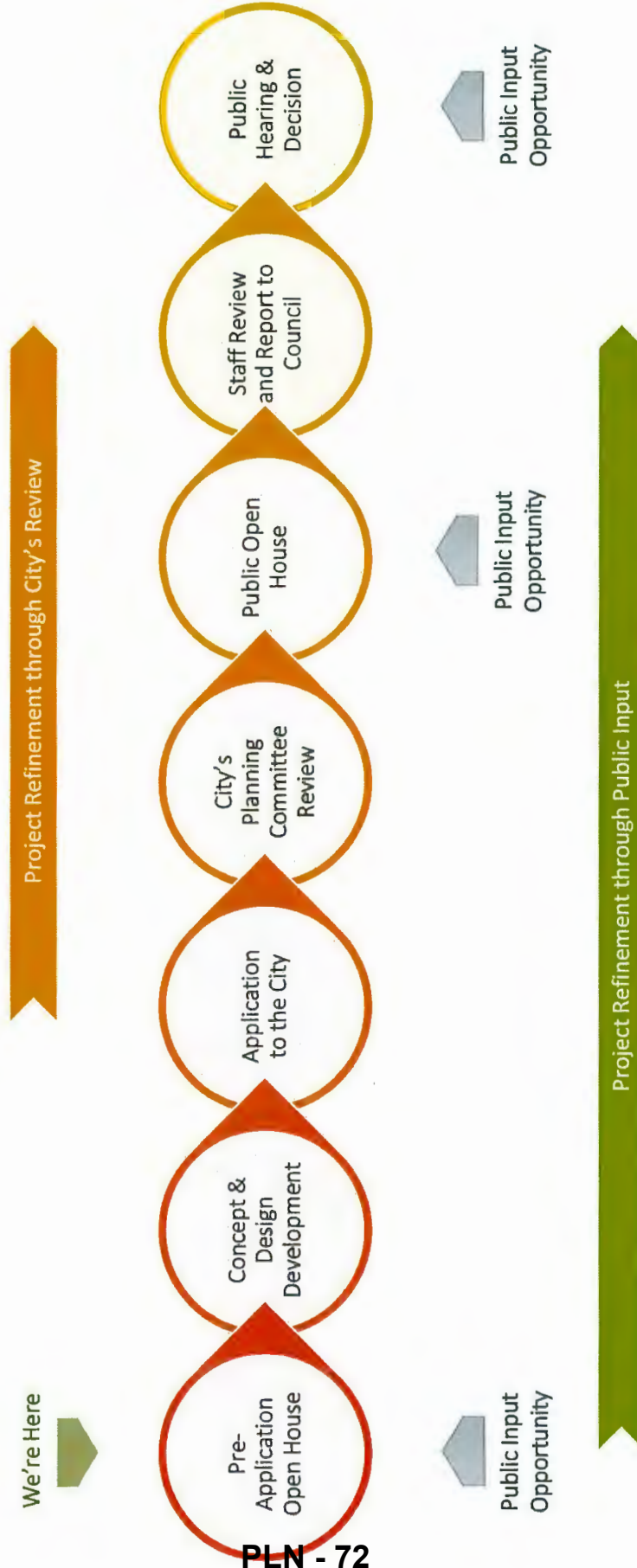
BRIGHOUSE UNITED CHURCH

8131-8191 BENNETT ROAD



PROCESS TIMELINE

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



VIA

BRIGHOUSE UNITED CHURCH

8131-8191 BENNETT ROAD



THANK YOU

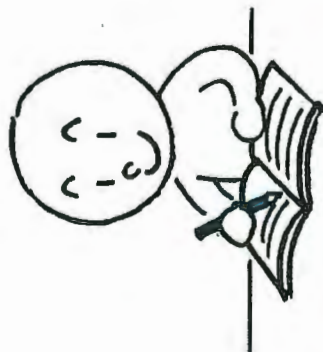
We look forward to hearing what you have to say about our ideas to redevelop

8131 - 8191 Bennett Road.

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

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

Thank you for joining us this evening!



Brighthouse United Church Pre-application Open House

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

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

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

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

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

- ① Affordable housing
- ② Daycare
- ③ Sanctuary for 175-200 people.
- ④ Hall that can be transformed as a sanctuary for 200-250 people
- Weddings, funerals, community service
- ⑤ Seasonal events: Christmas, Easter, Lenten

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

→ 75 possible worshipping space for 4 congregations.

I think proposed plan is excellent for worshipping + community service.
+ daycare + affordable housing.

Please Turn Over



Brighthouse United Church Pre-application Open House

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

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

a) Having a community kitchen and daycare is excellent along with affordable housing but these areas have to happen ASAP because our buildings are so old we will not be able to easily upgrade them.

b) Church entrance is not presented as being friendly - even though the architectural development to date is excellent. The church entrance has to present itself as being friendly and welcoming.

c) Virginia Bird & her team along with the staff from Colliers and NC Housing & people who meet with the city of Richmond planning department are excellent!

Contact Information Please Print (optional):

Name:

Ken Clausen

Address:

6677 Whiteoak Drive Blvd, Bl. VT042

Phone:

604-274-3705

Email:

Kenclausen@shaw.com

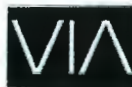
Would you like to be contacted for future updates? Yes No (circle)

Please return your comment sheet to the Open House registration table.

You may also send your comments to Virginia Bird (by email) by Friday April 21st 2017:

virginia.bird@pottingerbird.com

Thank You!



Brighthouse United Church Pre-application Open House

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

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

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

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

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

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

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

I just hope this could get approved sooner than later.

Please Turn Over



Brighthouse United Church Pre-application Open House

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

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

Hope they could get this started asap.

Contact Information Please Print (optional):

Name: Sarah Wu

Address: _____

Phone: 604 763 3528

Email: sarahwu@gmail.com

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

Please return your comment sheet to the Open House registration table.
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 virginia.bird@pottingerbird.com
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- Neighbour
- Live in Richmond
- Other: _____

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

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

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

Perhaps a small playground outside or some form of a play area outside for the day care and church.

Please Turn Over



Brighthouse United Church Pre-application Open House

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

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

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

Contact Information Please Print (optional):

Name: _____

Address: _____

Phone: _____

Email: _____

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

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Congregation

Neighbour

Daycare/Kindergarten

Live in Richmond

BUC Renter

Other: _____

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

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

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

Please Turn Over



Brighthouse United Church Pre-application Open House

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

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

Contact Information Please Print (optional):

Name: Alfred Young

Address: 102 - 7840 Moffatt Rd Richmond

Phone: 604-218-1723

Email: alfredyoung@hotmail.com

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

Please return your comment sheet to the Open House registration table.
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- Congregation
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- BUC Renter
- Neighbour
- Live in Richmond
- Other: _____

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

GREAT ASSET FOR RICHMOND

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

Please Turn Over



Brighthouse United Church Pre-application Open House

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

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

NO

Contact Information Please Print (optional):

Name: BILL RUMLEY

Address: 25-5688 152ND ST

Phone: 778 571 8870

Email: _____

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

Please return your comment sheet to the Open House registration table.
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1. How are you connected to the Brighthouse United Church (BUC)?

Congregation

Neighbour

Daycare/Kindergarten

Live in Richmond

BUC Renter

Other: _____

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

THE 30' WIDE RM. SHOULD BE LOCKED + MORE PEOPLE ENCOURAGED TO WALK.

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

Please Turn Over



Brighthouse United Church Pre-application Open House

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

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

B.C. HOUSING SHOULD BE ENCOURAGED TO
 KEEP RENTS UP TO DATE EVERY YEAR!
 AND REPAIRS TO KEEP THESE UNITS CLEAN +
 NOISE DOWN AFTER 11 PM + 5 AM.
 SOLAR PANELS BE INSTALLED
 A CANADA LINE SHOULD BE BUILT ON GARDEN CITY
 ROAD PS IT IS A BIKE ROUTE

Contact Information Please Print (optional):

Name: BARRY BCILVIE

Address: 326-8520 GEN CURRIE RD.

Phone: 604-2707765

Email: _____

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

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- Neighbour
- Live in Richmond
- Other: _____

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

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

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

+ SECURE
 DEDICATED PARKING FOR BIKES

Please Turn Over



Brighthouse United Church Pre-application Open House

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

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

A CONCERN: RE HOW TO PRESERVE THE HISTORIC LEGACY OF THIS CHURCH THRU INTERIOR / EXTERIOR DESIGN.

Contact Information Please Print (optional):

Name: MARK & MARTA NIELSEN

Address: #8 - 10177 PUGHWASH PLACE RICHMOND VA 23299

Phone: 604 277 1748

Email: marknielsen@hotmail.ca

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

Please return your comment sheet to the Open House registration table.
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 virginia.bird@pottingerbird.com
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1. How are you connected to the Brighthouse United Church (BUC)?

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

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

-the use of the property - variety of building types, parking, landscaping
-the mix of housing - especially the affordability component.
AND especially the team involved working for us!
-their expertise & approachability give us great confidence.

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

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

Please Turn Over



Brighthouse United Church Pre-application Open House

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

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

No - we're excited!

Contact Information Please Print (optional):

Name: ANN CLAUSEN

Address: 6671 WHITEOAK DR., RMD., V1E 4Z7

Phone: 604-274-3705

Email: annclausen@shaw.ca

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

Please return your comment sheet to the Open House registration table.
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virginia.bird@pottingerbird.com
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1. How are you connected to the Brighthouse United Church (BUC)?

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

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

- I liked the blend and ^{multi} use of the land. Great way to benefit the community by incorporating affordable housing units that are close to the city centre and other transit oriented developments.

- leads to longterm st susteinment of the church, which is

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

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

Please Turn Over



Brighthouse United Church Pre-application Open House

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

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

Contact Information Please Print *(optional)*:

Name: _____

Address: _____

Phone: _____

Email: _____

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

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

Congregation

Neighbour

Daycare/Kindergarten

Live in Richmond

BUC Renter

Other: Social service agency providing assistance to people with disabilities

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

- a) Family-based units: many rental units nowadays in Richmond are not family friendly - too small, too expensive, not affordable supporting facilities
- b) 5% affordable rental units - low end market rental homes
- c) Design priorities are well thought out, esp. like the Public Pedestrian Greenway, bike lanes & more visible green space

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

- a) any thought for subsidized housing for rental, for working poor, for people with disabilities
- b) in design of townhomes, any consideration for accessibility, or visitability of the household, invasion-ready for aging in place, promote community cohesiveness for enabling visits from all people including people with mobility disabilities
- c) other than childcare, any space for social service providers. With the development of city care, many service agencies are disappearing to further locations, e.g. community meals

Please Turn Over



Brighthouse United Church Pre-application Open House

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

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

- City of Richmond has adopted the 'Affordable Housing Resource Directory' which contains lots of information on accessibility & visitability, very good resource
- Provide a rental supplement or subsidized rent for working poor, people on income assistance and people of PWD designation
- In partnership with a service agency to provide specific programming & services of a designated group, e.g. children with special needs & people with disabilities. The Richmond Centre for Disability (RED) is open for further discussion & input.

Contact Information Please Print (optional):

Name: Ella Huang

Address: Richmond Centre for Disability (100-5671 No. 3 Rd. Richmond)
VBX 2C7

Phone: 604-232-2404

Email: ella@rcd-richmond.org

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

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- Congregation
- Daycare/Kindergarten
- BUC Renter R.D.Y.O. RICHMOND/DELTA YOUTH ORCHESTRA
- Neighbour
- Live in Richmond
- Other: _____

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

I REALLY LIKE ALL THE ELEMENTS OF THIS PLAN. ESPECIALLY, THE AFFORDABLE HOUSING, THE PARKING, DAYCARE, SANCTUARY & HALL (SEPARATED BY WALLS FOR ACOUSTICS), THE STORAGE THAT WOULD BE AVAILABLE FOR TWO PRIMARY FACILITY RENTERS, AND THE GREENBELT IS A NICE TOUCH.

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

I LIKE ALL THE ELEMENTS OF THIS PLAN

Please Turn Over



Brighthouse United Church Pre-application Open House

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

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

I THINK COMMUNITY FOCUSED PLANS LIKE THIS WOULD BE FANTASTIC FOR THE COMMUNITY. FROM THE PERSPECTIVE OF THE RDOYO (RICHMOND) DELTA YOUTH ORCHESTRA, BEING A VERY STRONG YOUTH ORGANISATION SERVING 150 STUDENTS FROM AGE 5-17, THE IMPORTANCE OF THIS FACILITY CANNOT BE STRESSED ENOUGH. WE LOOK FORWARD TO WORKING WITH THE DEVELOPMENT TEAM IN ANY WAY WE CAN.

Contact Information Please Print (optional):

Name: DARREN DEVOLIN

Address: 5229 LYNN R

Phone: 778-893-4778

Email: darrendevolin@gmail.com

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

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



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

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

Affordable Housing
 Daycare
 New Church

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

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

Please Turn Over



Brighthouse United Church Pre-application Open House

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

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

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

Contact Information Please Print (optional):

Name: Stuart Appenheimer

Address: 9691 Aquila Rd, Rmd VFA 3B1

Phone: 604-816-2275

Email: stuart.appenheimer@gmail.com

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

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



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Congregation

Neighbour

Daycare/Kindergarten

Live in Richmond

BUC Renter

Other: _____

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

I really like & am impressed by all of it.

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

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

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

Please Turn Over



Brighthouse United Church Pre-application Open House

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

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

I totally affirm the low rental / affordable housing aspect; it is badly needed.

Parking could be less than typical as many would be seniors --- working poor (or) --- singles who are less likely to have cars.

The city should rezone this for a tower and day care.

I hope the process is expedited - fast tracked.

Our own church, Peace Mennonite on Daniels Rd. might also want to go this way.

Any possibility for supported (hsk pay meals) or assisted housing? provided

Contact Information Please Print (optional):

Name: Dr. Lorne Brandt

Address: 307-8300 Bennett Rd

Phone: 604-276-9304

Email: brandt1@telus.net

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

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



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- Congregation
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- BUC Renter
- Neighbour
- Live in Richmond
- Other: _____

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

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

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

- want to come back to use the space
 - related to church
 - use the space since 2000

Please Turn Over



Brighthouse United Church Pre-application Open House

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

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

- Good proposed
- I like it

Contact Information Please Print (optional):

Name: _____

Address: _____

Phone: _____

Email: _____

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

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

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

I LIKE THE PLAN FOR PARKING - UNDERCOVER

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

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

Please Turn Over



Brighthouse United Church Pre-application Open House

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

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

I AM WONDERING HOW LONG IT WILL TAKE TO COMPLETE THE PROJECT

Contact Information Please Print (optional):

Name: DENNIS BOYES

Address: 10551 HOLLYBANK DRIVE

Phone: 604 277 3009

Email: d3boyes@hotmail.com

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

Please return your comment sheet to the Open House registration table.
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virginia.bird@pottingerbird.com
Thank You!



PLN-403

Brighthouse United Church Pre-application Open House

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

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

Element will stay in property

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

Keep the pre-school, provide for more parking, provide for at least 3 on & passenger elevators (if there is no freight elevator)

Security is also important. Ground floor & main open portion of the parking should have cameras capable of covering every square foot where B & E can occur

Please Turn Over



Brighthouse United Church Pre-application Open House

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

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

BUILD HIGH RISE INSIDE OR GOING UNDERGROUND FOR A PARKING (2 OR 3 FLOORS ABOVE GROUND INSTEAD OF ONE UNDERGROUND FLOOR)

HOVERCUM CARWASH MACHINES WILL BE ON SITE, DITTO DISHWASHERS (OR MAKE THE SUITES READY TO ACCEPT MACHINES TO BE BOUGHT BY LONG-TERM RENTALS)

Contact Information Please Print (optional):

Name: EUGENE CHUA

Address:

Phone:

Email: emoac1@gmail.com emoac1@yahoo.com

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

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



Brighthouse United Church Pre-application Open House

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

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

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

I'm pleased w the rental tower esp. subsidized units which are much needed in the city.

Love the underground parking - neighbors would be quite in approval.

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

We would appreciate BICYCLE LOCKUPS -

PLEASE PRESERVE THE STAINED GLASS WINDOWS -

- AMple BATHROOM SPACE w AUTOMATIC FLUSH + TAPS

- fireside room w fireplace

- THE LAYOUT OF THE BRGS LOOKS GOOD

- ONE THING WITH THE PLAN IS THAT IT LOOKS AS IF THERE WILL BE A LACK OF NATURAL LIGHT - AS THE SPACES ARE ALL CONNECTED BY WALLS.

Please Turn Over



Brighthouse United Church Pre-application Open House

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

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

IS THERE A Sep. SPACE FOR A LOUNGE
 THAT WOULD INCLUDE THE KITCHEN

= WILL THERE BE AMPLE NATURAL LIGHT AND
 IF NOT WOULD YOU HAVE A SKYLITE i.e.
 THE LOUNGE -

= FOR CALMING OF THE NOISE ASSOCIATED
 WITH OTHER SERVICES TAKING PLACE AT
 SAME TIME IS THERE A CHANCE OF
 FIRE WALLS BEING BUILT?

= SOLAR PANELS? -

Contact Information Please Print (optional):

Name: KAY OGILVIE

Address: 326 / 8520 GENERAL CURRIE

Phone: RICHMOND BC (604-270-7765)

Email: barrykay@shaw.ca

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

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



Brighthouse United Church Pre-application Open House

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

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

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

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

Yes, I like all ^{the} elements in the plan.
 Especially the church, affordable housing and daycare services.

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

Enough carpark is needed.

Please Turn Over



Brighthouse United Church Pre-application Open House

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

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

good.

Contact Information Please Print (optional):

Name: Angelry ~~at~~ WING KBO. CHAN

Address: 74-3260 East 58th Ave, Vancouver V5S 3T2

Phone: 1-778-996-2921

Email: angelrychan@gmail.com

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

Please return your comment sheet to the Open House registration table.
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virginia.bird@pottingerbird.com
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Brighthouse United Church Pre-application Open House

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

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

I appreciated that it remain church use and consideration of affordable housing.

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

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

Please Turn Over



Brighthouse United Church Pre-application Open House

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

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

The plan is quite good.

Contact Information Please Print (optional):

Name: Kwok MING CHONG (Derek)

Address: 74-3260 East 58th Ave, Vancouver. V4S 3T2

Phone: 1-778-996-2927

Email: derekcheng@hotmail.com

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

Please return your comment sheet to the Open House registration table.
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- Congregation
- Neighbour
- Daycare/Kindergarten
- Live in Richmond
- BUC Renter
- Other: _____

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

I like all the development presented.

- A. Preschool
- B. New church
- C. Affordable housing
- D. Green space
- E. Available space, parking, walk way

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

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

Please Turn Over



Brighthouse United Church Pre-application Open House

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

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

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

Contact Information Please Print (optional):

Name: Eduardo S. Arguines
 Address: 43-8631 Bennett Road, Richmond BC, V6Y3K1
 Phone: 604-2779157
 Email: edsa70@gmail.com

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

Please return your comment sheet to the Open House registration table.
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 virginia.bird@pottingerbird.com
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- Congregation
- Daycare/Kindergarten
- BUC Renter
- Neighbour
- Live in Richmond
- Other: N. Westminster

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

- Diversification of the use of the property is excellent!
- Covered parking - good appearance for the neighbors
- Bicycle rack up room is an excellent idea

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

(Handwritten scribble)

Please Turn Over



Brighthouse United Church Pre-application Open House

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

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

[Handwritten mark]

Contact Information Please Print (optional):

Name: Wittig Friedrich

Address: 202 015 Hamilton St.

Phone: 604-544-5953

Email: fwittig@shaw.ca

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

Please return your comment sheet to the Open House registration table.
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virginia.bird@pottingerbird.com
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- Congregation
- Daycare/Kindergarten
- BUC Renter
- Neighbour
- Live in Richmond
- Other: _____

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

Good

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

Please Turn Over



PLN - 6

Brighthouse United Church Pre-application Open House

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

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

Lined area for handwritten comments.

Contact Information Please Print (optional):

Name: YU WAI CHING

Address: 7580 NO. 1 ROAD RICHMOND BC V7L 1T6

Phone: 604-244-8238

Email: jean.yu.08@hotmail.com

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

Please return your comment sheet to the Open House registration table.
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virginia.bird@pottingerbird.com
Thank You!



Brighthouse United Church Pre-application Open House

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

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

Appropriate Housing
 & Daycare & Pre-school.
 Thus 2 Institutions are 70 years old.
 We need to continue the legacy.

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

Any other plan this will be a commitment
 luxury.

Please Turn Over



PLN - 18

Brighthouse United Church Pre-application Open House

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

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

mm -

Contact Information Please Print (optional):

Name: WESLEY RICHARDS - c/o Brighthouse junior

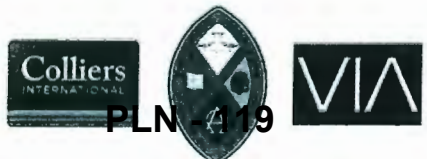
Address: 8151 Bennett Road - *kindergarten*

Phone: 604 312 3352

Email: w.richards@shaw.ca

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

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



Brighthouse United Church Pre-application Open House

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

- Congregation
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- BUC Renter
- Neighbour
- Live in Richmond
- Other: _____

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

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

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

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

Please Turn Over



Brighthouse United Church Pre-application Open House

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

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

I hope there is enough parking space and playground area for the children at day care.

Contact Information Please Print (optional):

Name: _____

Address: _____

Phone: _____

Email: Sandra-trujillo@hotmail.com

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

Please return your comment sheet to the Open House registration table.
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virginia.bird@pottingerbird.com
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Brighthouse United Church Pre-application Open House

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

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

yes. I am highly supporting to build more low income housing. Since housing price in Richmond is only for "the wealthy", too many working poor are here without proper housing

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

May add some units for assistant living, elderly church members & neighbours could still live at the same neighbourhood & will be able to "AFFORD", if run by the church.

Please Turn Over



Brighthouse United Church Pre-application Open House

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

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

in the future who shall own's day care facility? who will run it?

Contact Information Please Print (optional):

Name: *Anne Brandt*

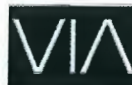
Address: *307-8300 Bennett Rd*

Phone: *604-276-9304*

Email: _____

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

Please return your comment sheet to the Open House registration table.
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virginia.bird@pottingerbird.com
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- BUC Renter
- Neighbour
- Live in Richmond
- Other: _____

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

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

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

Please Turn Over



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

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

The Day care facility is an important need for the neighbour hood.

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

Please Turn Over



Brighthouse United Church Pre-application Open House

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

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

Contact Information Please Print (optional):

Name: FATIMA BHAGVADI

Address: 11- 9331 NO-5 Rd. RMD.

Phone: 604 278 - 8469 (Day care) staff.

Email: _____

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

Please return your comment sheet to the Open House registration table.
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virginia.bird@pottingerbird.com
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- Congregation
- Daycare/Kindergarten
- BUC Renter
- Neighbour
- Live in Richmond
- Other: _____

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

like it

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

no comment

Please Turn Over



Brighthouse United Church Pre-application Open House

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

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

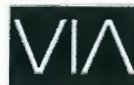
Lined area for handwritten comments.

Contact Information Please Print (optional):

Name: Victoria Brocal
Address: 18-8631 Bennett Rd Richmond Bc. V6Y-3K6
Phone: 604-724-1390
Email: _____

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

Please return your comment sheet to the Open House registration table.
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- BUC Renter
- Neighbour
- Live in Richmond
- Other: _____

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

Mixture of low-rise and high-rise.

Mixture of low end market rental and market rental. Rental housing is greatly needed.

The provision of green space.

A new church building.

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

Please Turn Over



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

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

Contact Information Please Print (optional):

Name: _____

Address: _____

Phone: _____

Email: _____

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

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Congregation

Neighbour

Daycare/Kindergarten

Live in Richmond

BUC Renter

Other: _____

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

Like it

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

no comment

Please Turn Over



Brighthouse United Church Pre-application Open House

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

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

Like it

Contact Information Please Print (optional):

Name: A. Lamboa

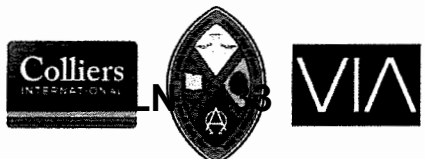
Address: 1-5611 Areadia Rd Lmd B.C

Phone: 778 889 6194

Email: none

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

Please return your comment sheet to the Open House registration table.
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Congregation

Neighbour

Daycare/Kindergarten

Live in Richmond

BUC Renter

Other: _____

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

Love it!

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

Love it!

Please Turn Over



Brighthouse United Church Pre-application Open House

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

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

None!

Contact Information Please Print (optional):

Name: Florencio y. Toldeavilla
 Address: Christ-Centered Christian Church
 Phone: (604) 270-4818
 Email: _____

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

Please return your comment sheet to the Open House registration table.
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Congregation

Neighbour

Daycare/Kindergarten

Live in Richmond

BUC Renter

Other: _____

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

Yes. It is well planned.

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

Not now

Please Turn Over



Brighthouse United Church Pre-application Open House

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

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

No.

Contact Information Please Print (optional):

Name: Kelly Chan

Address: _____

Phone: _____

Email: Kechan8151@yahoo.ca

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

Please return your comment sheet to the Open House registration table.
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- Daycare/Kindergarten
- BUC Renter
- Neighbour
- Live in Richmond
- Other: _____

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

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

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

No.

Please Turn Over



Brighthouse United Church Pre-application Open House

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

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

Not now.

Contact Information Please Print (optional):

Name: DAVE TSE

Address:

Phone: 604-607-7733

Email: ekingtse2000@yahoo.com

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

Please return your comment sheet to the Open House registration table.
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3. Are there elements of the proposed plan that you believe could be improved? If so, do you have suggestions on how they might be improved?

Please Turn Over



Brighthouse United Church Pre-application Open House

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

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

GLAD TO HEAR THAT SPACES WILL BE AVAILABLE FOR RENTER GROUPS AS OURS ~~IS~~ IS

Contact Information Please Print (optional):

Name: BILL (BOAF)

Address: _____

Phone: 604 315 1817

Email: bristowe.bill@shaw.ca

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

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



BRIGHOUSE JUNIOR KINDERGARTEN

Richmond, BC, June 3, 2019

To:

Your Worship Mayor Malcolm Brodie,
City of Richmond.

mayorandcouncillors@richmond.ca

CC:

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

Re: Brighthouse Nursery Preschool

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

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

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

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

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

8151 Bennett Road
Richmond, BC, V6Y 1N4

www.brighthousejunior.org

604 278 6107
604 312 3352

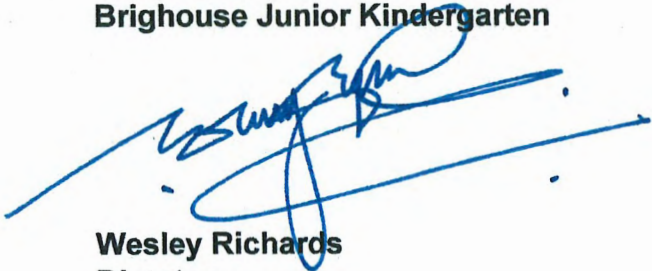
BRIGHOUSE JUNIOR KINDERGARTEN

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

Please contact me at 604 312 3352

wesley@sandboxwest.ca

Thank you,
Yours sincerely,
Brighthouse Junior Kindergarten



Wesley Richards
Director



Address: 8131 and 8151 Bennett Road

File No.: RZ 18-808220

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

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

Unit Type	Affordable Housing Strategy Requirements			Project Targets	
	Minimum Unit Area	Maximum Monthly Unit Rent (1)	Total Maximum Household Income (1)	Unit Mix	# of Units (2)
Studio	37 m ² (400 ft ²)	\$811	\$34,650 or less	55%	11
1- Bedroom	50 m ² (535 ft ²)	\$975	\$38,250 or less	20%	4
2-Bedroom	69 m ² (741 ft ²)	\$1,218	\$46,800 or less	15%	3
3-Bedroom	91 m ² (980 ft ²)	\$1,480	\$58,050 or less	10%	2
Total	1,143.6 m² (12,310 ft²)	N/A	N/A	100%	20

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

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

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

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

- (1) Denotes market rent rates 2019 values as determined by Colliers International market rent survey for Richmond.
 (2) Rates may be adjusted periodically with the agreement of the City and (i) for existing tenants, no more than Provincial *Residential Tenancy Act* provisions, (ii) for new tenants, no more than the rate calculated as the average of the previous 3 years of the percentage change of average rents by bedroom type for Richmond (CY) as published by CMHC (Annual Rental Market Survey) relevant to the specific year.
 (3) Denotes maximum rent at 30% of total maximum household income.
 (4) Denotes BC median household incomes 2019 values based on the BC Housing published 2019 Low to Moderate Income Limits for households without and with children in BC. The owner is using this income as a reference only and will not be applying for any specific financing programs from BC Housing that reference this income threshold.

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

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

- (ii) additional provisions as negotiated by the owner and car share operator (e.g. maintenance, repair and replacement by car share vehicles by the car share operator), or as required by the City, subject to the approval of the Director of Transportation;
 - d. in the event that the car-share facilities are not operated for car-share purposes as intended via the subject rezoning application (e.g., operator's contract is terminated or expires), transfer control of the car-share facilities, to the City, at no cost to the City, with the understanding that the City at its sole discretion, without penalty or cost, shall determine how the facilities shall be used going forward; and
 - e. supporting submissions provided to the City (Transportation Department) as follows:
 - (i) prior to rezoning adoption, a copy of the letter of intent addressed to the owner from the car share operator outlining the terms of the provision of car sharing services;
 - (ii) prior to Development Permit issuance, a copy of the draft contract between the owner and the car share operator describing the terms of the provision of car sharing services; and
 - (iii) prior to building inspection permitting occupancy, a copy of the executed contract between the owner and the car share operator describing the terms of the provision of car sharing services.
- 12. (**Existing Tree Management**) The owner shall protect adjacent neighbouring trees, including:
 - a) (**Tree Protection**) Installation of appropriate tree protection fencing for the protection of all trees on neighbouring properties prior to any construction activities, including building demolition, occurring on-site.
 - b) (**Arborist Supervision**) Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within the tree protection zone of the neighbouring trees to be protected. The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections, and a provision for the Arborist to submit a post-construction assessment report to the City for review.
 - c) (**Tree Compensation**) City acceptance of the owner's offer to provide the following voluntary contributions in the amounts of:
 - i. \$3,250 to the City's Tree Compensation Fund for the planting of replacement trees within the City in compensation for the removal of 3 existing trees and 1 existing hedge from the City boulevard.
 - ii. \$15,000 to the City's Tree Compensation Fund for the planting of replacement trees within the City in compensation for the removal of 15 existing trees from the subject site, or incorporation of 30 replacement trees in the Development Permit landscape plan, or a combination of the two (\$500 per replacement tree).
- 13. (**Development Permit**) The submission and processing of a Development Permit* completed to a level deemed acceptable by the Director of Development.
- 14. (**Servicing Agreement**) Enter into a Servicing Agreement* for the design and construction of Engineering and Transportation works in accordance with Transportation Association of Canada (TAC) Specifications, City Engineering Design Specifications and applicable Bylaws to the satisfaction of the City. A Letter of Credit or cash security for the value of the Service Agreement works, as determined by the City, will be required as part of entering into the Servicing Agreement. Works include, but may not be limited to, the following:
 - 14.I. Road works:
 - a) Road Functional Design Works: Submission of a functional design (road works, interim and ultimate lane works and pedestrian trail works), prepared to the satisfaction of the City, is required. Design to accommodate: Bennett Road frontage improvements and midblock raised crosswalk, pedestrian trail interim design from Granville Avenue to rear lane and ultimate design from Granville Avenue to Bennett Road, rear lane, and St. Albans Road and Bennett Road intersection pedestrian improvements. Works also include street lighting, traffic signage, boulevard landscaping, street trees, and bollards. The functional design is to reference drawing 623970-12-05, indicate clearly all existing and proposed SRW PROPS and road dedications, include the frontage improvements listed below and provide cross sections for the Bennett Road frontage and along the north lane at multiple locations due to varying lane widths. Unless otherwise specified, all road works are to be designed as per bylaw, TAC Standards and the City's Engineering Design Specifications.

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

14.II. Water works:

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

a) At the Owner's cost, the Owner is required to:

- 1. Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm the development has adequate fire flow for onsite fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit designs at Building Permit stage.

b) At the Owner's cost, the City will:

- 1. Abandon and cap at main all existing water service connections.
- 2. Install a new water service connection at Bennett Road frontage, complete with meter and meter chamber in a right-of-way which will be provided by the owner. The dimensions and location of the right of way shall be finalized via the servicing agreement design review.
- 3. Complete all proposed watermain tie-ins.
- 4. There are existing City fire hydrants on the south side of Bennett Road. The development is required to comply with the BC Building Code. If the proposed design requires a new closer hydrant to comply with

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

- Location 1: Fire hydrant located just west of lot 8131 Bennett Road, this location avoids crossing the force main. The connection point indicated west of the driveway would need to be moved to the south.
- Location 2: Fire hydrant located east of the proposed driveway. For this location, the water service connection to the fire hydrant would need to cross the sanitary force main. This crossing would result in approximately 10 m of additional force main needing to be replaced.

14.III. Storm sewer works:

a) At the Owner's cost, the Owner is required to:

1. Upgrade the existing 450 mm diameter storm sewer at the proposed site's Bennett Road frontage. The proposed storm sewer (approximately 600 mm diameter and 92 m length) shall tie-in via new manholes to the existing storm sewers at the west and east sides. The proposed storm sewers shall be installed in the roadway to avoid conflict with the proposed sanitary line and existing wetwell at the frontage of 8131 Bennett Road. Exact alignment shall be determined via the servicing agreement design process.
2. Remove the existing 450 mm storm sewer at Bennett Road frontage and dispose offsite.
3. Install a storm sewer service connection and tie-in to the proposed storm sewer at the Bennett Road frontage. Tie-in point shall be at the existing manhole near the southeast corner of 8151 Bennett Road.
4. Install 200 mm diameter storm sewer (approximately 200 mm diameter and 112 m length) complete with manholes as per the City's Engineering Specifications in the new lane along the proposed site's north property line. The high point of the new storm sewer will be at the east end of the new lane and tie-in shall be to the east end of the existing lane drainage located south of 8080 Granville Avenue.

b) At the Owner's cost, the City will:

1. Cut and cap at main all existing storm service connections.
2. Remove all existing inspection chambers and storm service leads and dispose offsite.
3. Complete all proposed storm sewer tie-ins.

14.IV. Sanitary sewer works:

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

a) At the Owner's cost, the Owner is required to:

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

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

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

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6. Remove the existing sanitary sewers that are being replaced by items 5a and 5b above.
 7. Install a new sanitary service connection, complete with inspection chamber, off of the proposed sanitary sewer in the right-of-way.
 8. Provide, prior to start of site preparation works, a geotechnical assessment of the impact of preload, soil densification works, DSM wall installation (if required), foundation excavation and dewatering works on the existing pump station and kiosk, the new and existing gravity lines and the existing forcemains fronting the development site and provide mitigation recommendations. Any damage is to be repaired and any required replacement shall be at the Owner's sole cost, to the satisfaction of the Director of Engineering.
- b) Subject to Council approval, the City will provide 50% of the cost for the design and construction of the following works. The owner is required to:
1. Replace the existing kiosk with a new one (i.e., duplex type) in the new 5.7 m x 3 m SRW (item 3d). This work will likely require replacement of the existing Hydro service, including replacement of existing underground electrical conduits and pole transformers as BC Hydro may not permit the use of the existing undersized conduits that service the pump station.
 2. Install a new PMT to power the pump station, within the new 15.2 m x 5.5 m SRW (item 3b).
 3. Replace the existing station concrete pad to include the wetwell hatch and the kiosk. The new station concrete pad shall be from the back of curb to the northern edge of the new 5.7 m x 3 m SRW (item 3d).
 4. Replace the existing hatch with new one that is rated as occasional H-20 loading.
 5. Replace the existing pump with Flygt NP equivalent.
 6. Relocate the existing RTU pole (antenna) into the new 5.7 m x 3 m SRW (item 3d) (beside the new kiosk).
 7. Relocate the existing water service for the pump station.
 8. Estimated costs for items 1-7 above will be subject to review and approval from the City at the Service Agreement stage for the purpose of establishing a cap-value on the City portion of the works. Both parties to review estimated costing prior to signing of agreement to access final scope and price of works are deemed fair and appropriate. Excess costs incurred after the signed agreement, over and above the agreed upon cap will be the responsibility of the Owner. In the event that costs are lower than the cap, the City's portion will be 50% of the actual design and construction costs.
- c) At the Owner's cost, the City will:
1. Cut and cap at main all existing sanitary service connections to the proposed site.
 2. Remove all existing inspection chambers and sanitary leads connected to the proposed site and dispose offsite.
 3. Complete all proposed sanitary sewer tie-ins to the existing system.

14.V. Engineering Frontage Improvements:

- a) At the Owner's cost, the Owner is required to:
1. Provide frontage improvements as per Transportation's requirements. Improvements shall be built to the ultimate condition wherever possible.
 2. Proposed sidewalks, bike paths and boulevards shall be included in proposed road dedications.
 3. Provide street lighting improvements along Bennett Road: Paint existing poles Gloss Black colour and install new luminaires of type Domus 50 Series Flat Glass Luminaire (LED / 3000K color temperature). Existing conduits within boulevard are to be lowered to 1.0 m below finished grade. Review street lighting levels along Bennett Road and upgrade as required.
 4. Provide street lighting along the new lane: Provide Gloss Black 5.79 m height laneway poles at the back of curb with luminaire color matching pole (See City Specifications drawing L11.5).
 5. Provide street lighting along the new pedestrian trail within the landscape strip in the SRW. The design will be finalized through the SA process, including determining bollard lighting or pole lighting of type Gloss Black 4.57 m height with luminaire color to match pole.

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

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

14.VI. General Items:

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

Initial: _____

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

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

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

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

Notes:

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

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

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

- Additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering may be required including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.
- Applicants for all City Permits are required to comply at all times with the conditions of the Provincial *Wildlife Act* and Federal *Migratory Birds Convention Act*, which contain prohibitions on the removal or disturbance of both birds and their nests. Issuance of Municipal permits does not give an individual authority to contravene these legislations. The City of Richmond recommends that where significant trees or vegetation exists on site, the services of a Qualified Environmental Professional (QEP) be secured to perform a survey and ensure that development activities are in compliance with all relevant legislation.

[signed copy on file]

Signed

Date



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

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

- 1. Richmond Zoning Bylaw 8500, as amended, is further amended by inserting the following into Section 20 (Site Specific Mixed Use Zones), in numerical order:

20.42 Rental Tenure Residential and Religious Assembly (ZMU42) - St. Albans (City Centre)

20.42.1 Purpose

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

20.42.2 Permitted Uses

- amenity space, community
library and exhibit
religious assembly
studio

20.42.3 Secondary Uses

- boarding and lodging
home business
housing, apartment
housing, town

20.42.4 Permitted Density

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

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

20.42.5 Permitted Lot Coverage

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

20.42.6 Yards & Setbacks

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

20.42.7 Permitted Heights

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

20.42.8 Subdivision Provisions/Minimum Lot Size

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

20.42.9 Landscaping & Screening

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

20.42.10 On-Site Parking and Loading

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

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

20.42.11 Residential Rental Tenure

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

20.42.12 Other Regulations

- 1. In addition to the regulations listed above, the General Development Regulations in Section 4.0 and the Specific Use Regulations in Section 5.0 apply.”
- 2. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it “**RENTAL TENURE RESIDENTIAL AND RELIGIOUS ASSEMBLY (ZMU42) - ST. ALBANS (CITY CENTRE)**”.

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

P.I.D. 006-199-631
Lot 362 Section 16 Block 4 North Range 6 West New Westminster District Plan 47516

3. This Bylaw may be cited as **“Richmond Zoning Bylaw 8500, Amendment Bylaw 10065”**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

CITY OF RICHMOND
APPROVED by <i>SB.</i>
APPROVED by Director or Solicitor <i>[Signature]</i>

MAYOR

CORPORATE OFFICER



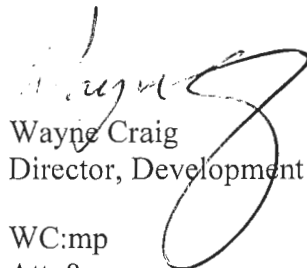
To: Planning Committee
From: Wayne Craig
Director, Development

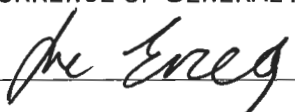
Date: October 8, 2019
File: RZ 18-817742

Re: Application by Inter Luck Trading Corp. for Rezoning at 3560 Moncton Street from Steveston Commercial (CS2) to Commercial Mixed Use (ZMU43) – Steveston Village

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10075 to create the “Commercial Mixed Use (ZMU43) – Steveston Village” zone, and to rezone 3560 Moncton Street from “Steveston Commercial (CS2)” to “Commercial Mixed Use (ZMU43) – Steveston Village”, be introduced and given first reading.


Wayne Craig
Director, Development
WC:mp
Att. 8

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Affordable Housing	<input checked="" type="checkbox"/>	

Staff Report

Origin

Inter Luck Trading Corp. has applied to the City of Richmond for permission to rezone 3560 Moncton Street from “Steveston Commercial (CS2)” to a new “Commercial Mixed Use (ZMU43) – Steveston Village” zone in order to develop a two-storey, mixed-use building containing approximately 430 m² (4,628 ft²) of commercial space at grade and five residential units above, with vehicular access from the lane to the west. A location map and an aerial photo are contained in Attachment 1.

The subject site is located in the Steveston Village Heritage Conservation Area. It does not contain an identified heritage resource to be maintained and conserved.

Findings of Fact

A Development Application Data Sheet providing details about the development proposal is contained in Attachment 2. Conceptual development plans are contained in Attachment 3.

Surrounding Development

The subject site is an L-shaped property located at the southwest corner of Moncton Street and 2nd Avenue. The site currently contains a one-storey commercial building on the north side and surface parking on the south side. The building was previously occupied by the Steveston Marine and Hardware store, and is currently vacant. There are no trees on the subject site.

To the North: Across Moncton Street is a two-storey commercial building constructed in the late 1980s.

To the South: The rear parking lot of the property fronting onto Bayview Street at 3711 Bayview Street.

To the East: Across 2nd Avenue is a two-storey commercial building known as “Hepworth Block”, which is one of the identified heritage resources in Steveston Village.

To the West: One-storey commercial buildings at 3500 Moncton Street and 3480 Moncton Street. The building at 3480 Moncton Street is one of the identified heritage resources in Steveston Village, known as “Watsida Building/Riverside Art Gallery”.

Related Policies & Studies

Official Community Plan/Steveston Area Plan

The subject site is located in the Steveston Village Core Area, and is designated “Neighbourhood Service Centre” in the Official Community Plan and “Heritage Mixed-Use” in the Steveston Area Plan. The proposed mixed-use development is consistent with these land use designations.

The Steveston Village Land Use Density and Building Height Map in the Steveston Area Plan allows for maximum Floor Area Ratio of 1.2 and maximum building height of 9 m and 2 storeys along Moncton Street (Attachment 4). The proposed height and density for this project is consistent with the permitted height and density in the Steveston Area Plan.

Floodplain Management Implementation Strategy

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

Public Consultation

A rezoning sign has been installed on the subject property. The comments received in response to the placement of the rezoning sign on the property are summarized below, followed by staff comments in italic. The written comments are included in Attachment 5.

- An email was sent to Council from a Steveston resident noting that there are too many condominiums in Steveston and expressing concerns regarding the loss of the existing character of Steveston Village.

The proposed mixed-use development is consistent with the “Heritage Mixed-Use (Commercial-Industrial with Residential & Office above)” designation for Steveston Village in the Steveston Area Plan.

- A member of the Steveston 20/20 requested a copy of the preliminary rezoning plans be provided by email. The plans were circulated by the member to the Steveston 20/20 group for review and comment, and the member also provided a written comment noting concerns that the proposed rooftop amenity area is not accessible by an elevator, therefore, is not accessible by people with mobility challenges. No other correspondence was received from other members.

Individual hatch access points are proposed to the private rooftop decks to minimize potential visibility of access points to the rooftop. An elevator access is not required as a communal rooftop amenity area is not proposed.

Along Moncton Street, the height of the buildings is limited to two-storey and 9 m to ensure the size and scale of Moncton Street development is compatible with the historic structures and existing developments. The proposed hatch access respects the existing character of the Moncton streetscape and is architecturally well integrated.

- The property owners of the adjacent building to the east, known as the Hepworth Block, met with staff on August 8, 2018 to obtain further information about site preparation activities associated with the proposed development and their potential impacts on the Hepworth Block.

Staff provided an email noting that details of the site preparation activities were not available as the applicant did not plan on commencing any site preparation works

before the rezoning bylaw was adopted. No further comments were received from the property owners of the Hepworth Block.

- The property owner of the property at 3480 Moncton Street provided a letter outlining their concerns. The areas of concern are as follows:
 - Redirecting the customer traffic away from Moncton Street with the focus being on Second Avenue: ***Due to the shape of the site, which has a longer frontage along Second Avenue, there is longer commercial frontage proposed along Second Avenue. Staff discussed this concern with the architect and further design refinement will be made at the Development Permit application stage to enhance the Moncton Street elevation with additional architectural details.***
 - The size and overall mass of the proposed development: ***The proposed density and height are consistent with the Steveston Area Plan.***
 - Vehicle access from the lane and using the lane a loading area: ***Transportation staff notes that the lane is designed to provide a geometry and capacity to serve existing and future traffic, and accommodating vehicle access from a lane is consistent with the policy in the Steveston Area Plan. Transportation staff do not have concerns regarding using the lane for loading and unloading. Loading and unloading off of the lane is currently permitted for other businesses in vicinity, and a designated on-site loading area is not required for this small scale development. The proposed garbage and recycling room design and access was reviewed by the Transportation and Engineering and Public Works staff and they had no concern regarding its location and design. The lane upgrade along the site frontage will be required as part of the Servicing Agreement.***

A geotechnical report has been provided by the applicant to assess soil and groundwater conditions and potential impacts of the proposed development on neighbouring buildings. The report concludes that no negative impacts are anticipated on the Hepworth Block across 2nd Avenue but there may be some cracking and settlement to the properties immediately to the west at 3500 Moncton Street and 3480 Moncton Street.

The applicant has provided a copy of the geotechnical report to the immediate neighbours at 3500 Moncton Street and 3480 Moncton Street and consulted regarding details of the proposed development and provided the written summary of the meeting (Attachment 6).

The applicant has indicated that a qualified consultant will be hired to inspect the current condition of the buildings prior to any works on the subject site and monitor the exterior of the building and settlement. Also, registration of a subsidence covenant on title will be required prior to issuance of a Building Permit. A signed and sealed letter/report from a geotechnical engineer must be provided to confirm that the proposed development will not impact the serviceability of neighbouring buildings, including the properties at 3480, 3500 and 3580 Moncton Street, and they may continue to be safely used for their intended purposes. All buildings must be built only in strict compliance with the recommendations set forth in the geotechnical report.

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

Richmond Heritage Commission

As the subject site is located in the Steveston Village Heritage Conservation Area, the rezoning application was presented to the Richmond Heritage Commission on May 1, 2019. The Richmond Heritage Commission supported the rezoning application as presented. An excerpt of the Richmond Heritage Commission minutes is contained in Attachment 7.

Analysis

Built Form and Architectural Character

The proposed building is a two-storey, mixed-use building with street-fronting commercial units at grade and five residential units above. The building will be sited at zero lot line to Moncton Street, 2nd Avenue and the lane, which is consistent with the Development Permit guidelines for the Steveston Village Core Area.

The proposed building massing and height is consistent with the Steveston Area Plan and is compatible with the Hepworth Block, the adjacent heritage building to the east across 2nd Avenue. The proposed flat roof form with false-front parapets provides continuity with adjacent buildings on Moncton Street, and the building features decorative architectural details including wood brackets and dentils, which are found in other existing buildings in Steveston Village, and fabric awnings along Moncton Street and 2nd Avenue. The proposed awning encroachment will be reviewed in detail at the Development Permit application stage and an encroachment agreement will be required prior to issuance of a Building Permit for the proposed awnings. The proposed cladding materials include board and batten siding and horizontal siding.

Private rooftop decks are proposed for all five residential units and can be accessed through roof top hatches from the individual units. The rooftop hatches are set back from all roof edges and will not be visible from the streets and other public vantage points. This design is consistent with the Development Permit Guidelines for the Steveston Village Core Area. No common outdoor area is provided for this small-scale mixed-use development.

Access to the residential lobby is provided from 2nd Avenue, and secured residential parking is provided behind the commercial units. Commercial parking spaces are proposed along the south property line. All parking spaces can be accessed from the existing lane to the west. A pedestrian breezeway is proposed to connect the vehicle parking area with 2nd Avenue.

Proposed Commercial Mixed Use (ZMU43) – Steveston Village Zoning District

The proposed new zone allows for similar uses as other mixed use zones in Steveston Village that includes general commercial and apartment housing uses.

The new proposed zoning district has the following specific provisions:

- General base density of 1.0 Floor Area Ratio (FAR)
- Additional density related to affordable housing up to 1.15 FAR.

- Parking regulations in accordance with the policies in the Steveston Area Plan
- Allowance of one small car parking space for the site which contains fewer than 31 parking spaces.

Registration of a covenant identifying that the building is a mixed-use building and indicating that the building is designed to avoid unwanted noise generated by internal use from penetrating into residential areas is required prior to final adoption of the rezoning bylaw.

Existing Legal Encumbrances

There is an existing 3 m wide statutory right-of-way (SRW) immediately south of the adjacent properties to the west for sanitary sewer. The SRW area is proposed to be a drive aisle, and no structure or landscaping is proposed in the area.

Transportation and Site Access

Vehicle access will be through the existing lane to the west, and the existing driveway crossing located on the 2nd Avenue will be closed.

The development contains a total of 16 parking spaces: nine (9) commercial parking spaces and seven (7) secured residential parking spaces. One residential visitor parking space will be shared with the commercial spaces. A legal agreement will be secured to prevent the assignment of the commercial/residential visitor parking.

A fully enclosed bicycle storage room for nine (9) bicycle parking spaces is proposed in the parking area and three (3) visitor bicycle parking spaces are proposed along the pedestrian breezeway connecting the parking area and 2nd Avenue. The proposed bicycle parking spaces meet the Zoning Bylaw requirements.

Affordable Housing Strategy

The residential floor area of the proposed mixed-use project is subject to a cash-in-lieu contribution in accordance with the City's Affordable Housing Strategy. Based on the maximum permitted floor area in the proposed ZMU43 zone, but excluding the proposed commercial floor area, a total cash-in-lieu contribution of \$106,216.7 (\$10.00 per square foot) will be secured as a rezoning consideration (Attachment 8) for this development.

BC Energy Step Code

The BC Energy Step Code will apply to the proposed development. Compliance with the BC Energy Step Code occurs as part of the building permit process. At the Development Permit application stage, staff will be requesting a letter of confirmation from the applicant's design/building consultant that the project will achieve compliance.

Amenity Space

For each residential unit, balconies and private outdoor decks are provided. The sizes of the private outdoor amenity spaces exceed the minimum required 6 m² (64.59 ft²) for apartment

units. A common outdoor amenity area is not provided for this small-scale mixed-use development.

Indoor amenity space or cash-in-lieu contribution is not provided based on the Official Community Plan guidelines, which provides an exemption where the average unit size is greater than 148 m² (1,593.1 ft²) per residential unit. All the proposed residential unit sizes are greater than 148 m² (1,593.1 ft²).

Site Servicing and Frontage Improvements

A Servicing Agreement is required prior to final adoption of the rezoning bylaw. Engineering and Transportation staff have identified the required works and upgrades for the proposed development, including the following:

- Construct 2.0 m wide concrete sidewalk with 0.88 m wide hardscape boulevard and 0.15 m wide concrete curb and gutter at the north property of the subject site.
- Upgrade the existing wheelchair ramp with tactile warning strips for the visually impaired at the southwest corner of the Moncton Street and 2nd Avenue intersection.
- Remove the existing driveway and construct 1.67 m wide concrete sidewalk with 0.15m wide concrete curb and gutter along the 2nd Avenue frontage.
- Remove the existing pavement marking related to street parking and prepare a new pavement marking plan to back fill the development curb frontage with angle parking on 2nd Avenue. Remove any affected traffic/parking signage and install new signage as required along the development frontage.
- Upgrade the existing lane structure, including the construction of asphalt concrete pavement over the entire width of the lane along the lane frontage and installation of street lighting with bollard offset 0.5 m away from the street lighting poles.
- Grant a 2 m by 2 m SRW at the northeast corner of the site to facilitate pedestrian movement.
- Provide fire hydrants at Moncton Street and 2nd Avenue frontage to meet minimum spacing and code requirements to service the proposed development.

Future Development Permit Considerations

A Development Permit processed to a satisfactory level is a rezoning consideration for this project. The forthcoming Development Permit application will examine the following aspects of the proposed development:

- Compliance with Development Permit Guidelines in the 2041 Official Community Plan and the Steveston Area Plan
- Refinement of the proposed building elevations facing public streets and detailed review of architectural details including awning encroachment
- Refinements of landscape design details, including planting materials
- Review of aging-in-place features and accessibility measures
- Review of sustainability strategy of the proposed development.

A Heritage Alteration Permit application will also be required to be processed concurrently with the Development Application. Issuance of the HAP is required prior to any future modifications to the site including demolition of existing building and structure, land clearing, excavation, site preparation or investigation.

Financial Impact or Economic Impact

The rezoning application results in an insignificant Operational Budget Impact (OBI) for off-site City infrastructure (such as roadworks, waterworks, storm sewers, sanitary sewers, street lights, street trees and traffic signals).

Conclusion

The purpose of this rezoning application is to create a new “Commercial Mixed Use (ZMU43) – Steveston Village” zoning district and rezoning 3560 Moncton Street to this new zoning district.

The proposed application will allow for development of a mixed use project with street fronting commercial space at grade and five residential units on the second level.

Staff support the rezoning application as it is consistent with land use, density and height policies in the Steveston Area Plan.

It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 10075 be introduced and given first reading.



Minhee Park
Planner 2

MP: lce

Attachment 1: Location Map

Attachment 2: Development Application Data Sheet

Attachment 3: Conceptual Development Plans

Attachment 4: Steveston Village Land Use Density and Building Height Map

Attachment 5: Written Comments

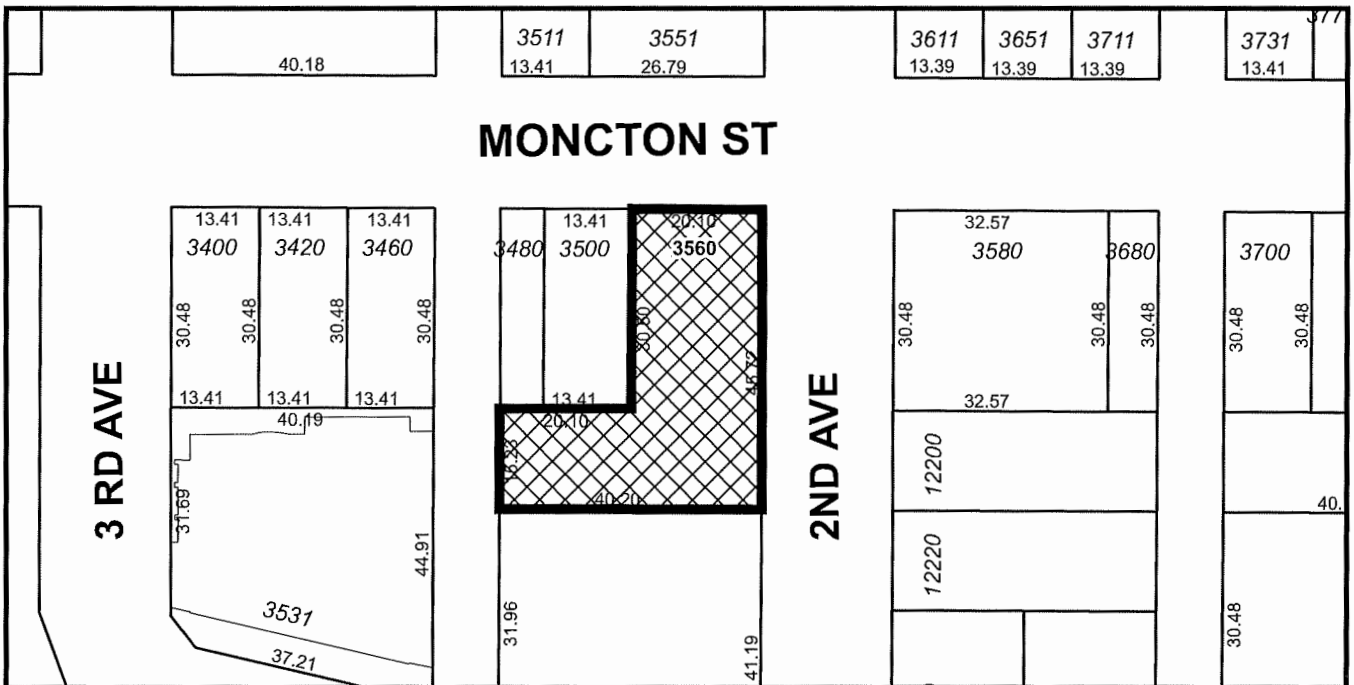
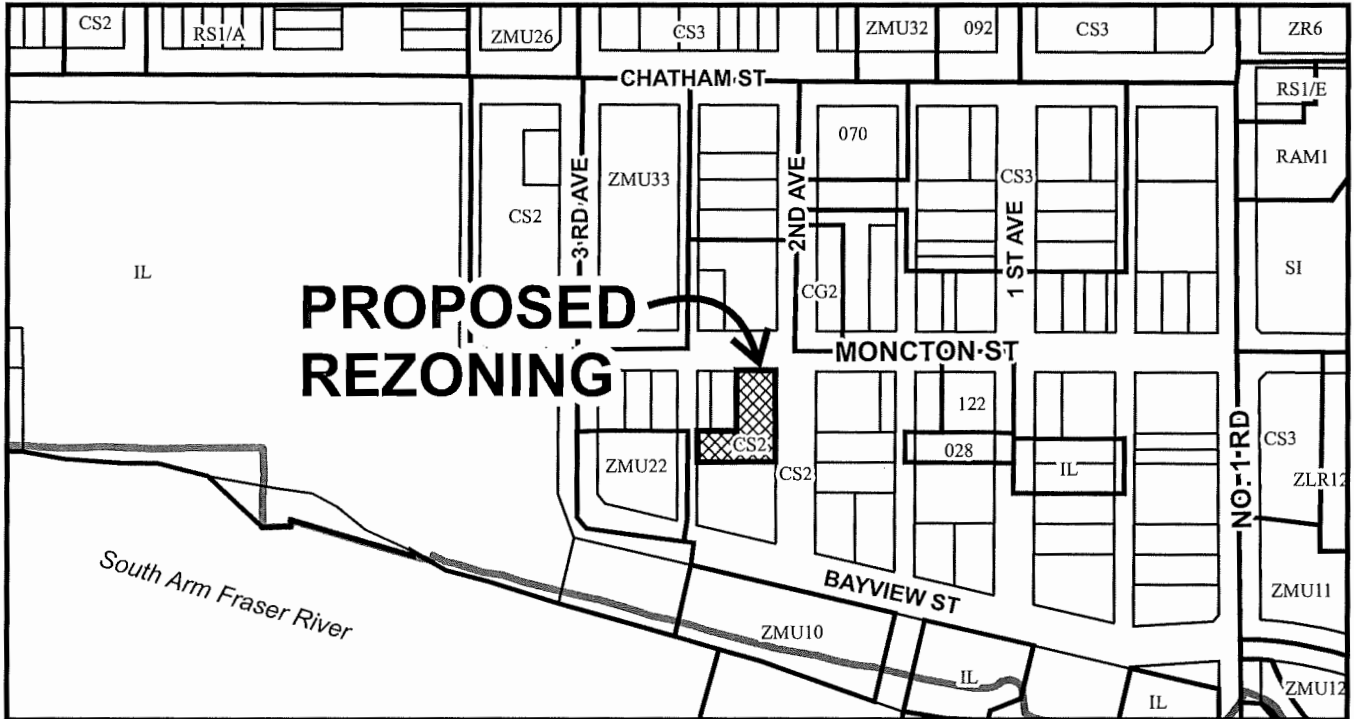
Attachment 6: Written Summary from the Applicant regarding Consultation with Neighbours

Attachment 7: An Excerpt from the May 1 Richmond Heritage Commission Meeting Minutes

Attachment 8: Rezoning Considerations



City of
Richmond



	<h1>RZ 18-817742</h1>	Original Date: 04/13/18 Revision Date: Note: Dimensions are in METRES
PLN - 166		



City of
Richmond



RZ 18-817742

PLN - 167

Original Date: 04/13/18

Revision Date:

Note: Dimensions are in METRES



RZ 18-817742

Attachment 2

Address: 3560 Moncton Street

Applicant: Inter Luck Trading Corp.

Planning Area(s): Steveston

	Existing	Proposed
Owner:	Inter Luck Trading Corp.	TBD
Site Size (m²):	1,225.9m ² (13,195.48 ft ²)	No change
Land Uses:	Commercial	Mixed-Use commercial and residential
OCP Designation:	Neighbourhood Service Centre (NSC)	No Change
Area Plan Designation:	Heritage Mixed Use (Commercial-Industrial with Residential and Office above)	No Change
Zoning:	Steveston Commercial (CS2)	Commercial Mixed Use (ZMU43 – Steveston Village)
Number of Units:	One commercial unit	Five commercial units and five residential units

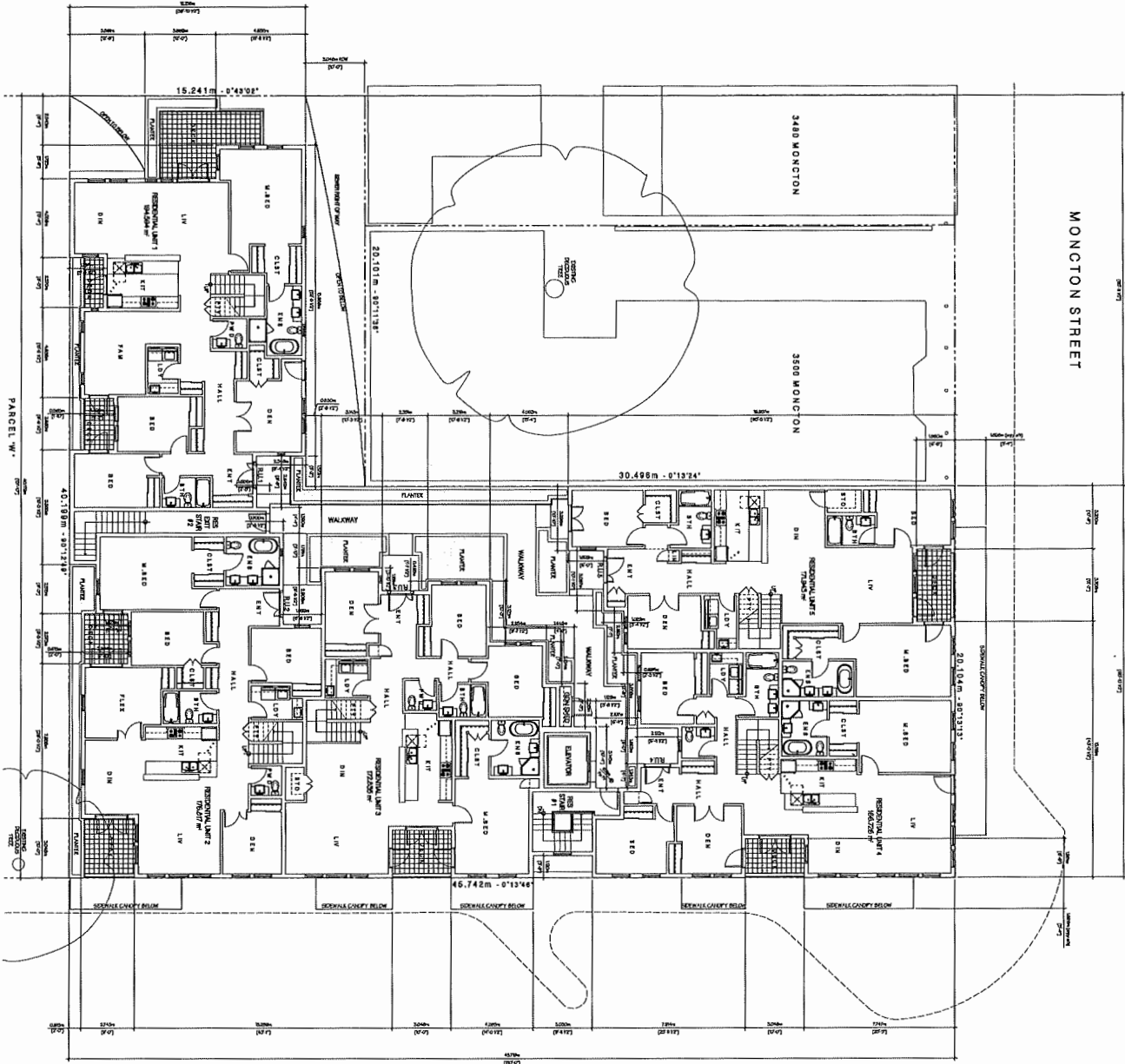
On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max 1.15	1.13	none permitted
Lot Coverage (% of lot area):	Max. 100 %	93 %	none
Setbacks (m):	No front, rear or side yard setback	No front, rear or side yard setback	none
Height (m):	9 m	8.84 m	none
Off-street Parking Spaces – Total:	Commercial 9 Residential 7 Visitor 1 (shared with commercial)	Commercial 9 Residential 7 Visitor 1 (shared with commercial)	none
Off-street Parking Space – Accessible	1	1	none
Class 1 Bicycle Parking Spaces	Commercial 2 Residential 7	9	none
Class 2 Bicycle Parking Spaces	Commercial 1 Residential 2	3	none

* Preliminary estimate; not inclusive of garage; exact building size to be determined through zoning bylaw compliance review at Building Permit stage.

LANE

MONCTON STREET

SECOND AVENUE



PROPERTY INFORMATION
 0256 FROM A22 - 30000 sq ft

PLN - 170

Zaher Verjee Architect
 213-9233 Government Street, Burnaby, Bc V3N 0A3

A-2

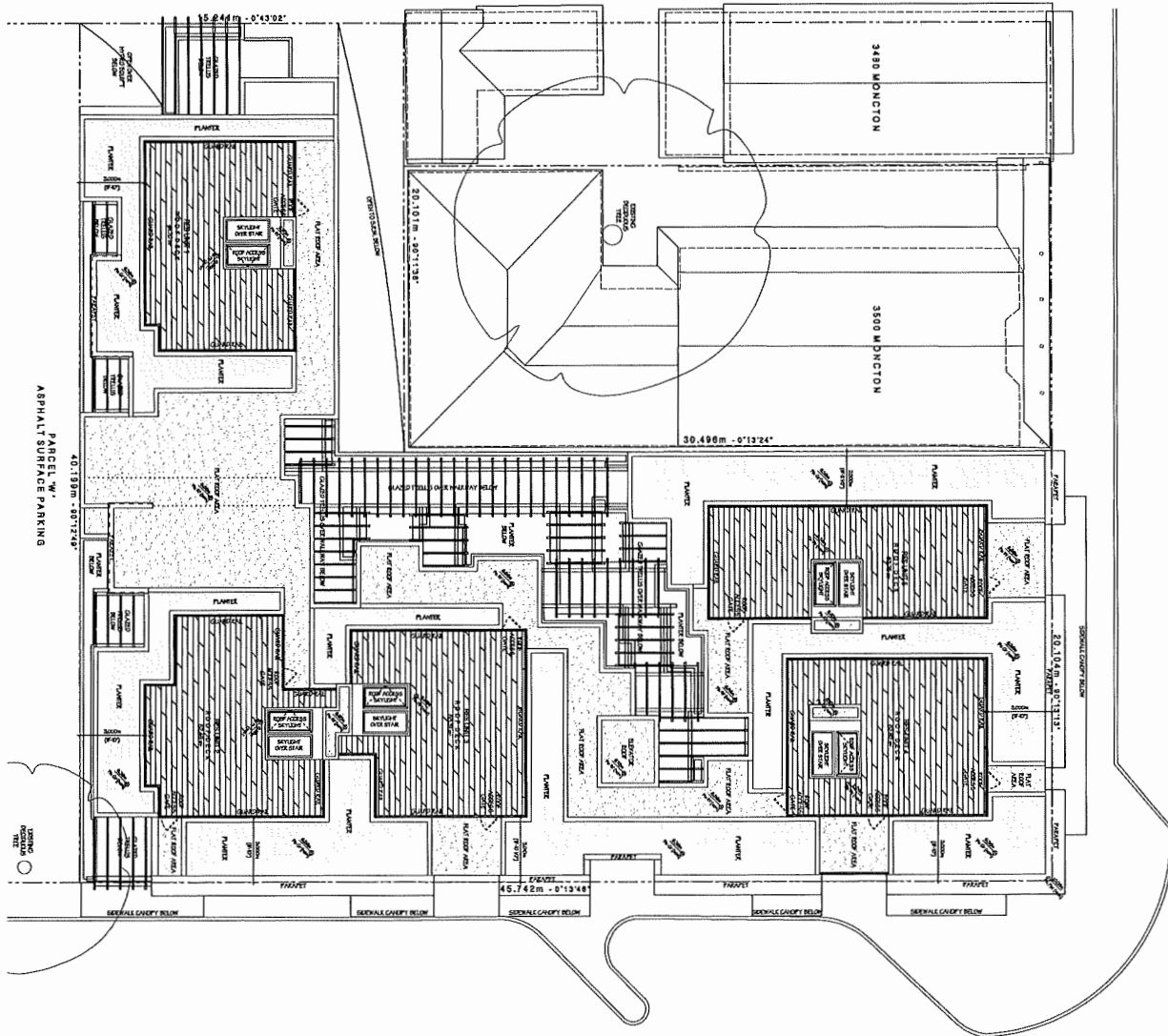
SECOND FLOOR
 LAYOUT

MIXED USE BUILDING
 3560 MONCTON STREET
 RICHMOND, BC
 INTERLUCK TRADING INC.

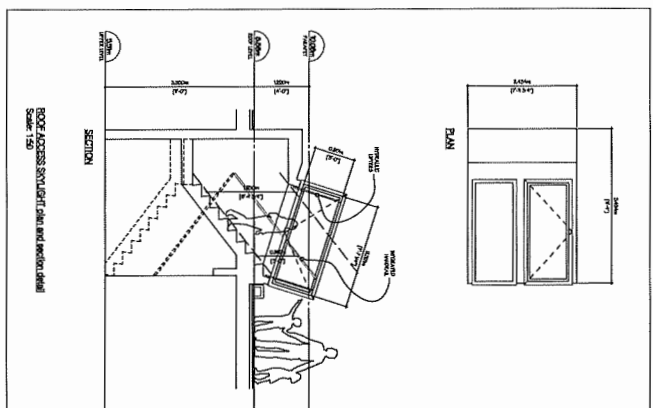
JAN 20, 2009 REVISION 1
 JAN 20, 2009 FOR REZONING APPLICATION

LANE

MONCTON STREET



SECOND AVENUE



PLN - 171

A-3

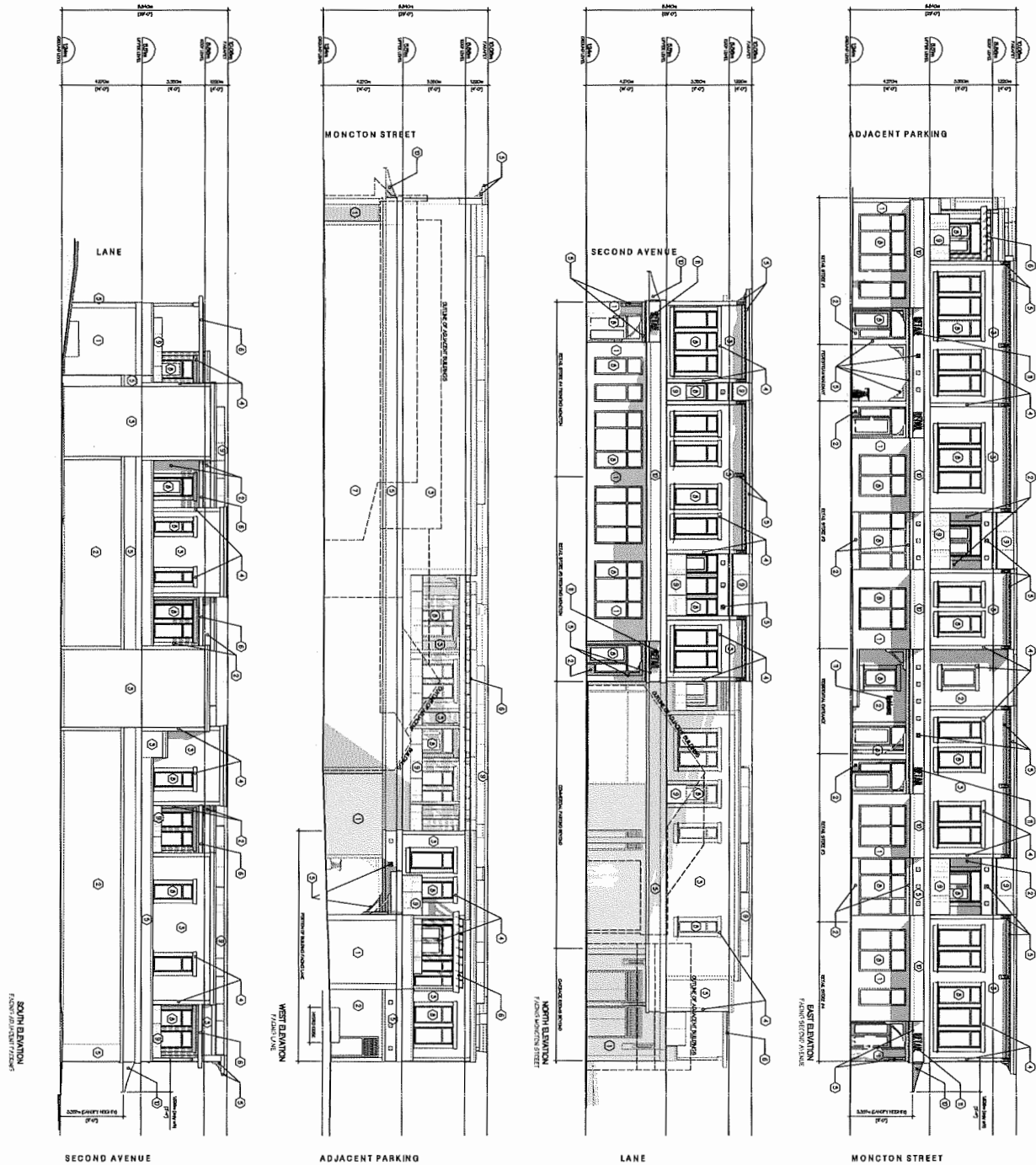
ROOF LAYOUT
INDICATING
DECK AREAS

MIXED USE BUILDING
3560 MONCTON STREET
RICHMOND, BC
INTER LUCK TRADING INC.

APR 22, 2016
JUN 04, 2016
MAY 03, 2016

REVISED PLANTS & SIZES LAYOUT
REVISED EXTERIOR WORK
SIGNED FOR BUILDING APPLICATION

Zaher Verjee Architect
213-9233 Government Street, Burnaby, Bc V3N 0A3



SOUTH ELEVATION
VIEWED FROM MONCTON STREET

WEST ELEVATION
VIEWED FROM LANE

NORTH ELEVATION
VIEWED FROM MONCTON STREET

EAST ELEVATION
VIEWED FROM LANE

SECOND AVENUE

ADJACENT PARKING

LANE

MONCTON STREET

FINISH SCHEDULE	FINISH DESCRIPTION
1	SMOKE AND WATER DAMP (STAIN COLOUR)
2	SMOKE AND WATER DAMP (SILVER COLOUR)
3	4" EXPOSED FINISHED CONCRETE, STAIN
4	1" FINISHED WOOD KNOCKOUT & COVER PANELS
5	FINISHED WOOD BRACKET, POST, FINISH, KNOCKOUT, JOISTS & SHIMLINGS
6	CONCRETE SLAB (ONLY WHERE VISIBLE OCCURRED BY ADJACENT BUILDING)
7	CONCRETE, 2 1/2" W/2" MAXIMUM ALUMINUM FINISH KNOCKOUT & JOISTS
8	THICKNESS SLAB JOISTS
9	STRUCTURAL STEEL FINISH CONCRETE FINISH & INTERIOR FINISH
10	ADJACENT FINISHED CONCRETE FINISH STEEL & STRUCTURAL STEEL FINISH

A-4

PROPOSED ELEVATIONS
 DATE: _____
 DRAWN BY: _____
 CHECKED BY: _____
 PROJECT: _____

MIXED USE BUILDING
 3580 MONCTON STREET
 RICHMOND, BC
 INTERLUCK TRADING INC.

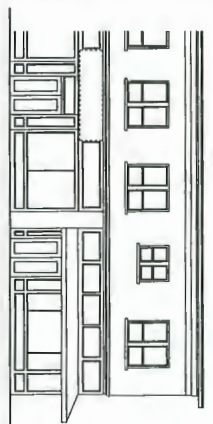
PLN - 172

Zaher Verjee Architect
 213-9233 Government Street, Burnaby, BC V3N 0A3

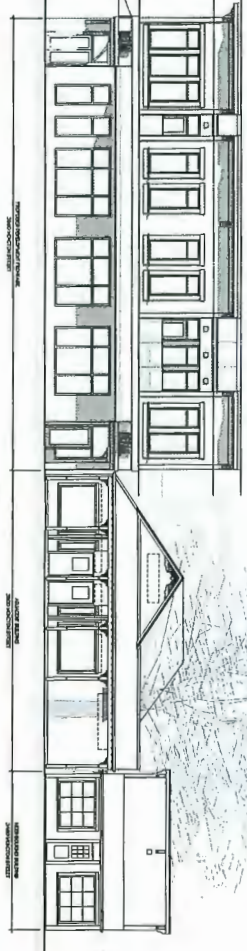
JAN 25 2018 CHECKS AT ROOF FLOOR LEVEL SHOWN
 JAN 26 2018 ISSUED FOR PERMITS
 JAN 26 2018 ISSUED FOR RECORD APPLICATION



COMPOSITE IMAGE OF EXISTING BUILDINGS ALONG MONCTON STREET



SECOND AVENUE

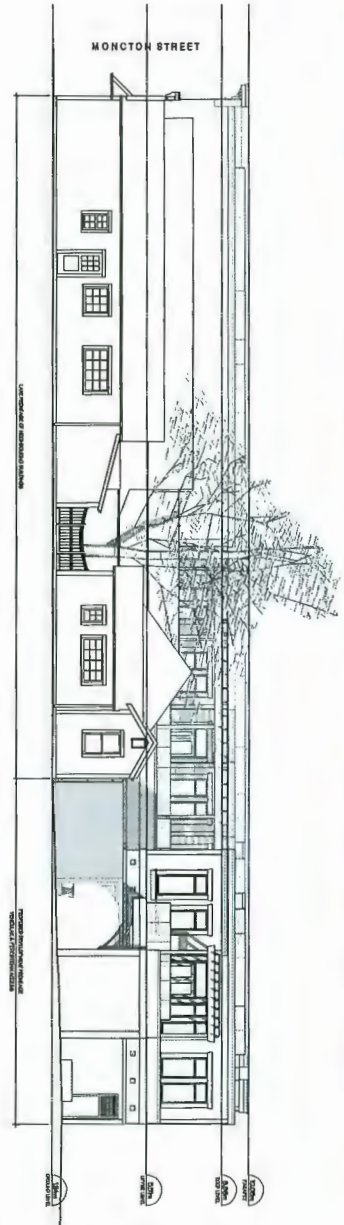


LANE

PROPOSED BUILDING SHOWN IN CONTEXT OF MONCTON STREETSCAPE



COMPOSITE IMAGE OF EXISTING BUILDINGS ALONG LANE

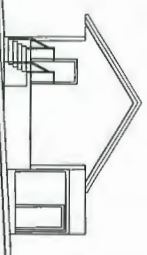


MONCTON STREET

ADJACENT PARKING

BAYVIEW STREET

PROPOSED BUILDING SHOWN IN CONTEXT OF LANE STREETSCAPE



PLN - 173

Zaher Verjee Architect
 213-9233 Government Street, Burnaby, Bc V3N 0A3

MIXED USE BUILDING
 3560 MONCTON STREET
 RICHMOND, BC
 INTER LUCK TRADING INC.

A-5

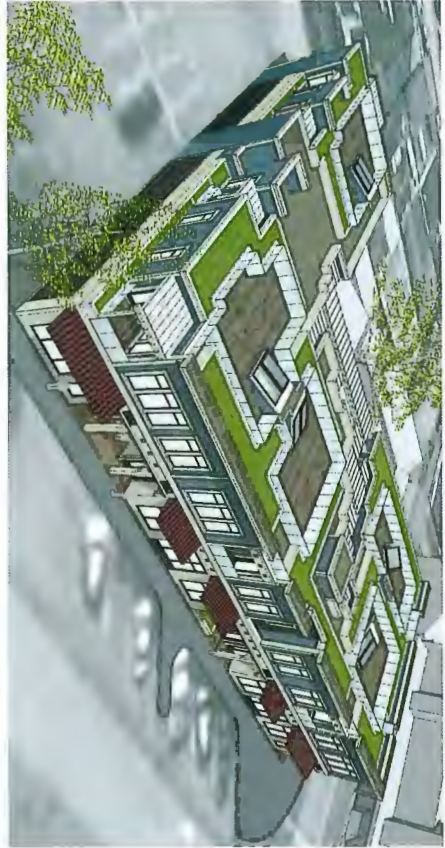
DATE: 11/11/2011
 PROJECT: 11111111
 DRAWING: 11111111

STREETScape
 ELEVATIONS AT
 MONCTON AVE
 AND
 LANE

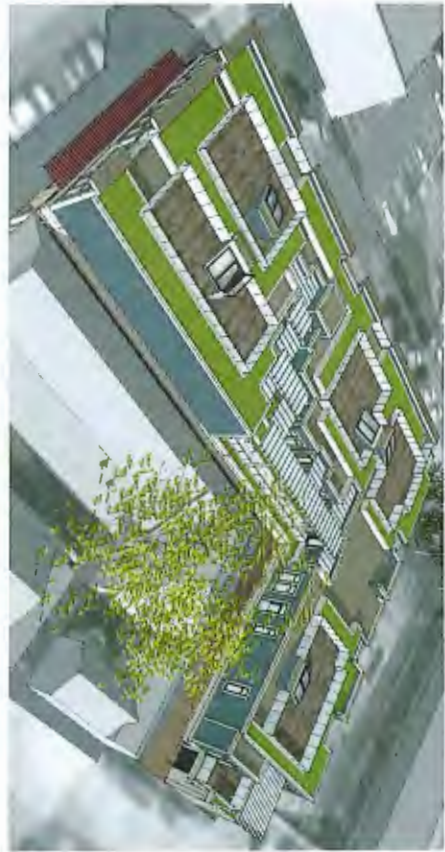
DATE: 11/11/2011
 TIME: 11:11:11
 USER: 11111111
 PROJECT: 11111111



PERSPECTIVE VIEW FROM NORTH



PERSPECTIVE VIEW FROM EAST



PERSPECTIVE VIEW FROM WEST

A-6

DATE: _____
 DRAWN BY: _____
 CHECKED BY: _____
 APPROVED BY: _____

RENDERINGS
 BIRD'S EYE VIEWS
 AND
 PERSPECTIVE

MIXED USE BUILDING
 3560 MONKTON STREET
 RICHMOND, BC
 BY
 INTER LUCK TRADING INC.

PLN - 174

JAN 23, 2016
 JUN 04, 2016
 MAY 20, 2016

CHANGES AT ROOF LEVEL SHOWN
 REVISIONS
 DRAFTER: [Name]


Zaher Verjee Architect
 213-9233 Government Street, Burnaby, BC V3N 0A3

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#	DATE	DESCRIPTION
1	25 JAN 21	REVISION APPLICATION

NORTH



Greenway
Landscape Architecture
206 Powell St. Suite 1174
Vancouver, BC V6C 1R4
T: 604.481.9120
E: info@greenway.ca
Paul Whitehead BSCSA
Registered Landscape Architect #216

CLIENT
Inter Luck Trading

PROJECT
**Mixed Use Bldg
3560 Moncton St
Richmond BC**

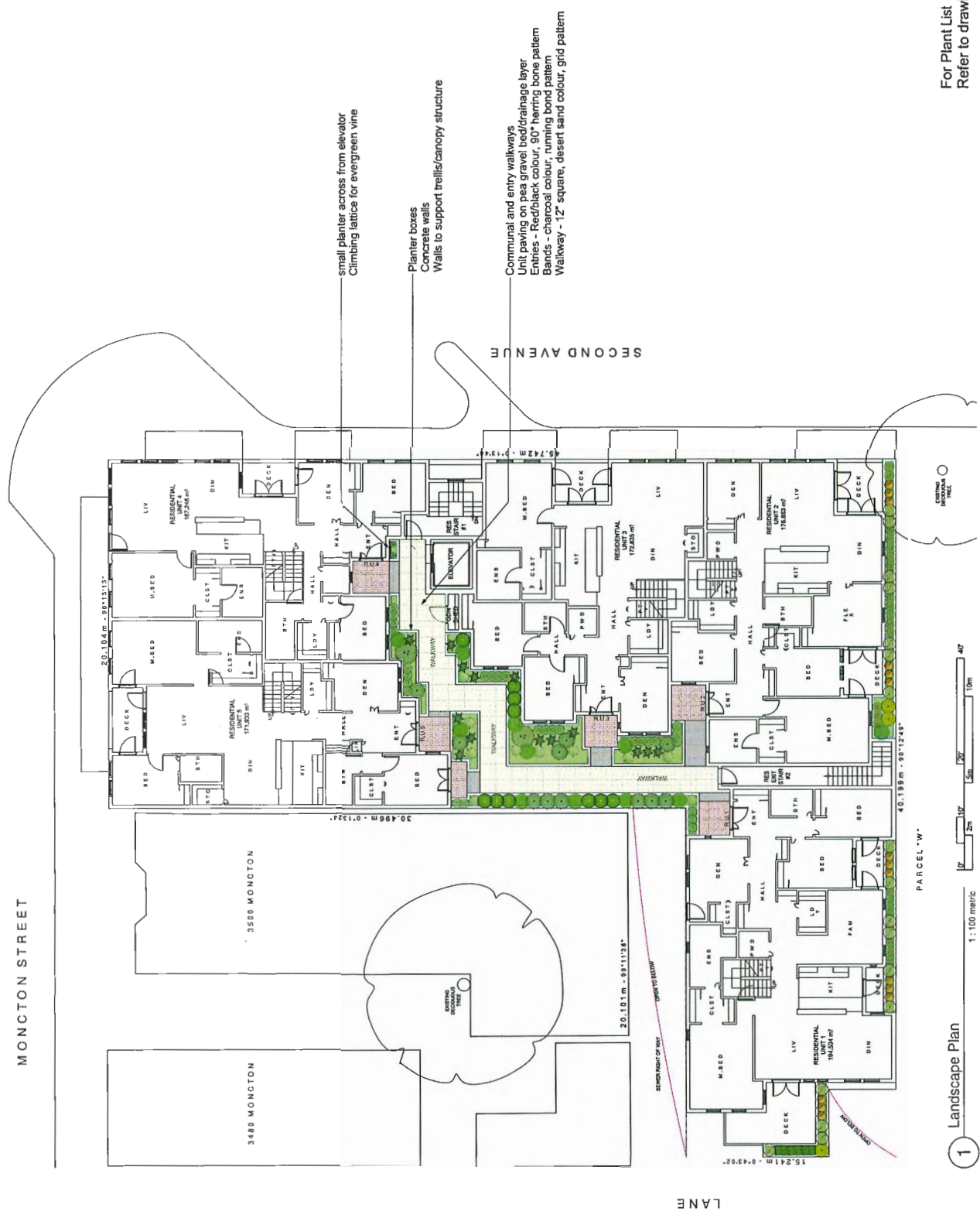
DESIGNER
**Level Two
Landscape
Plan
L-2**

DRAWING NUMBER
L-2

SCALE
AS NOTED

DRAWN
PACOV

PROJECT NUMBER
1825



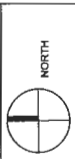
PLN - 176

For Plant List
Refer to drawing L-4

1 Landscape Plan

All drawings remain the property of Greenway Landscape Architecture. Use for any purpose and reproduction only by written consent.

1	DATE	REVISION/NOTATION
2	12 JUN 18	RESIDENTIAL APPLICATION
3	22 JUL 18	REVISION/NOTATION



Greenway
Landscape Architecture
2200 Pine Street, Suite 101
V6B 4T1
T 604 481 8120
E info@greenwayva.ca

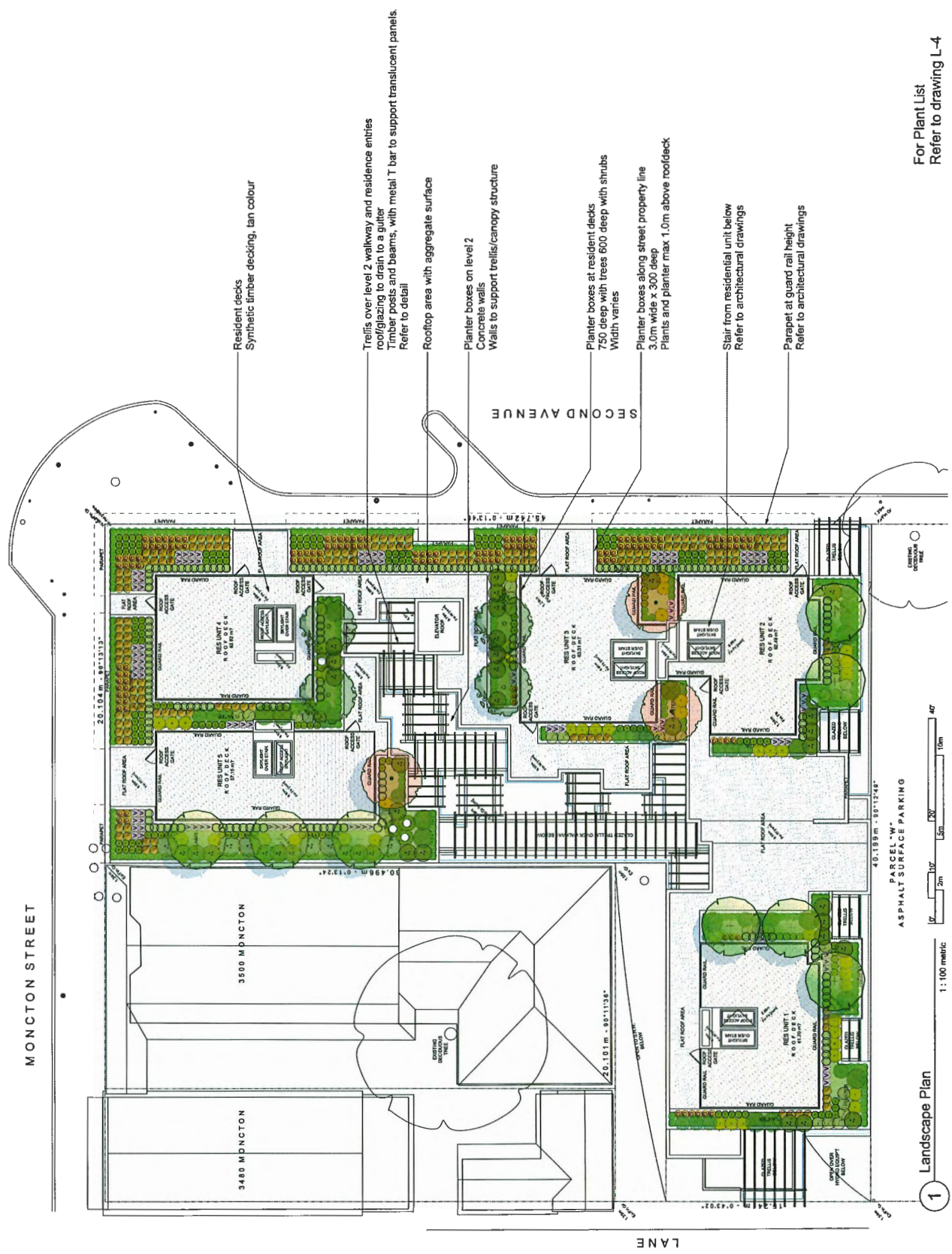
Paul Whitehead UBCSLA
Registered Landscape Architect #246

CLIENT
Inter Luck Trading

PROJECT
Mixed Use Bldg
3560 Moncton St
Richmond BC

DRAWING
Level Three
Landscape
Plan
DRAWING NUMBER
L-3

SCALE
AS NOTED
DATE
PROJECT
PROJECT NUMBER
1825



Resident decks
Synthetic timber decking, tan colour

Trellis over level 2, walkway and residence entries
roof/glazing to drain to a gutter
Timber posts and beams, with metal T bar to support translucent panels.
Refer to detail

Rooftop area with aggregate surface

Planter boxes on level 2
Concrete walls
Walls to support trellis/canopy structure

Planter boxes at resident decks
750 deep with trees 600 deep with shrubs
Width varies

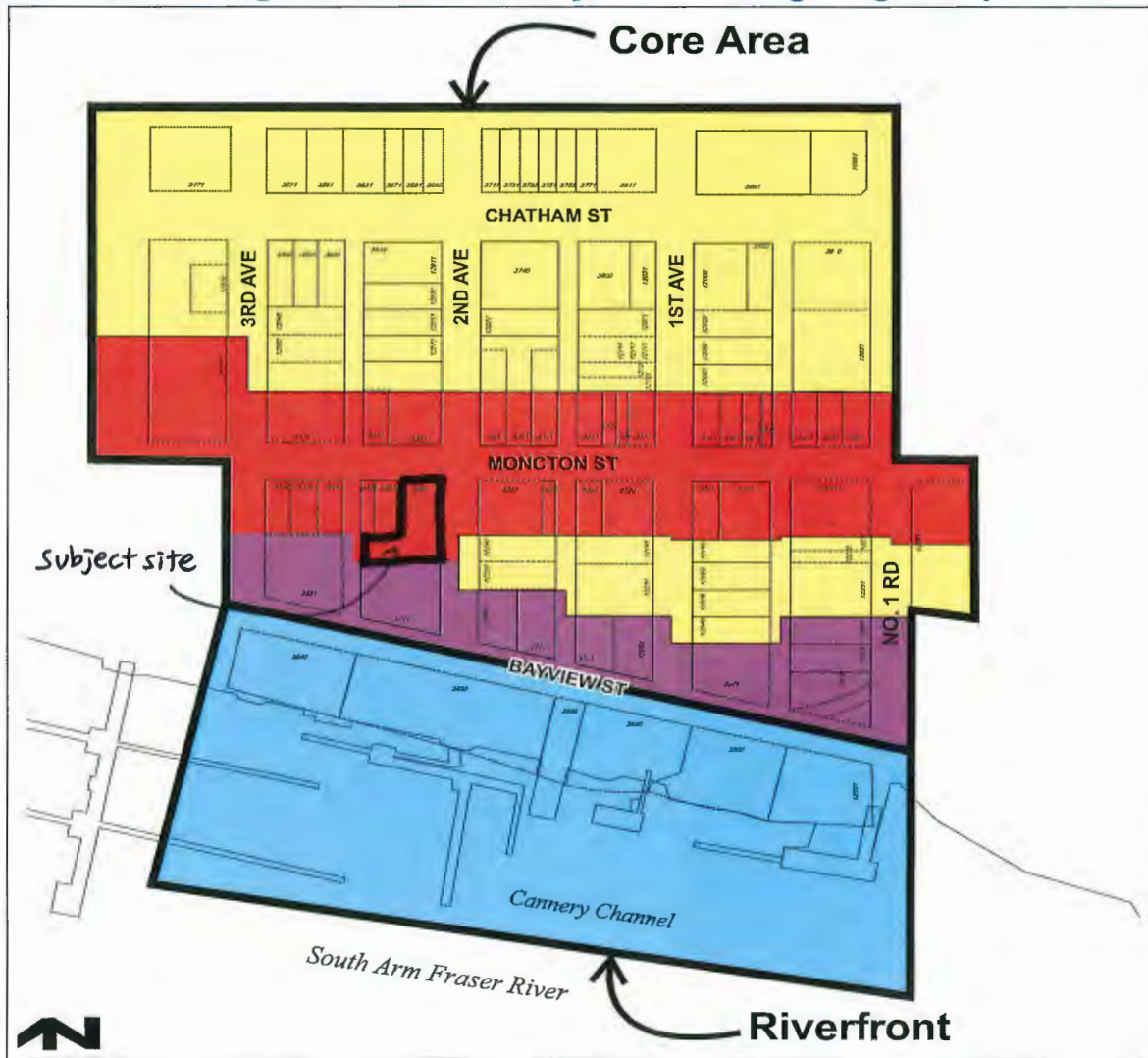
Planter boxes along street property line
3.0m wide x 300 deep
Plants and planter max 1.0m above roofdeck

Stair from residential unit below
Refer to architectural drawings

Parapet at guard rail height
Refer to architectural drawings

For Plant List
Refer to drawing L-4

Steveston Village Land Use Density and Building Height Map Bylaw 9797
2017/12/18



	Maximum FAR	Maximum Storeys	Maximum Building Height
Core Area, generally	1.6	3	12 m *
Core Area, Bayview Street (North)	1.2	3**	Varies due to grade elevation difference north of Bayview Street
Moncton Street **	1.2	2	9 m *
Riverfront Area	1.2	2	20 m GSC ***

* Maximum building height may increase where needed to improve the interface with adjacent existing buildings and streetscape, but may not exceed the maximum storeys.

** Three storey building height for buildings along the north side of Bayview Street shall include two storeys over a parkade structure.

*** Maximum building height may not exceed the height of the Gulf of Georgia Cannery, which is approximately 22 metres GSC.

From: MayorandCouncillors
Sent: Friday, 27 July 2018 08:24
To: 'June Stevens'
Subject: RE: Steveston Marine

Good morning Ms. Stevens,

This is to acknowledge and thank you for your email. Please be advised that copies of your email have been forwarded to the Mayor and each Councillor.

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

Hanieh Berg | Acting Manager, Legislative Services City Clerk's Office | City of Richmond
6911 No. 3 Road, Richmond, BC V6Y 2C1

-----Original Message-----

From: June Stevens [<mailto:jstevens0613@hotmail.com>]
Sent: Thursday, 26 July 2018 18:37
To: MayorandCouncillors
Subject: Steveston Marine

This is the first time I have ever made the move to voice my concerns about the way that Richmond seems to be "selling out" and changing the reason for my living here. I am usually a part of the silent majority but reading the latest issue of the Richmond News, has prompted me to protest vehemently.

I live in Steveston because of the character and pace of living but I have been watching this succumb to developers. Firstly it was Rod's Lumber being replaced with expensive condos. It is now going to be Steveston Marine being replaced with condos. We DO NOT need more condos, we need the character of our village to be maintained. May be you could take a leaf out of Fort Langley's book, the council seem to care more about keeping their character village than money. Development permits seem to be handed out like bus tickets without any consideration of the infrastructure. We still only have the same bridges and tunnel for as long as I have lived here, yet thousands of condos and mega houses bring more vehicles onto the island.

I could go on about the irresponsibility of allowing the gigantic houses in our agricultural land but I'll spare you my ire on this subject.

When I moved here in 1988 It was a great place to live. The last thing I want is to move from Richmond but the decisions of your staff, councillors and mayor push me closer to making this change.

June Stevens

Sent from my iPad

Park,Minhee

From: Linda Barnes <loulindy50@gmail.com>
Sent: Wednesday, 31 July 2019 09:26
To: Park,Minhee
Cc: Zaher Verjee
Subject: Re: 3560 Moncton Street (RZ18- 817742) Rezoning Plans

Thanks Michele! I did forward to them and asked them to reply to you directly. With holidays and summer in Steveston many are quite busy so am sorry if no one got back. I'm an example! My comments are as follows;
I feel its an acceptable design although nothing of notable excitement
The rooftop access should be accessible for people with disabilities. I understand the issue of the individual "dog houses" visible from street level but there must be a much better way of making the rooftop usable, green and accessible for all residents and their visitors. With so little green garden space in developments (understandable), especially in Steveston, the use of rooftops is really important and should be maximized.

Cheers
Linda Barnes
4551 Garry St
Richmond
604 787 3118

On Jul 30, 2019, at 4:00 PM, Park,Minhee <MPark@richmond.ca> wrote:

Hi Linda,

Just following up to see if you have received comments from Steveston 20/20 members and if you have any comments on the proposed development.

I am finalizing the rezoning staff report this week. If you want your comments to be attached to the staff report, please send me your written comments by the end of tomorrow.

Thanks.

Minhee Park, Planner 2
Policy Planning Department
City of Richmond
Tel. (604) 276-4188
Fax. (604) 276-4052

From: Park,Minhee
Sent: Wednesday, 26 June 2019 09:35
To: 'Linda Barnes'
Cc: Zaher Verjee
Subject: 3560 Moncton Street (RZ18- 817742) Rezoning Plans

Hi Linda,

Further to our meeting on June 20, 2019, please find attached a copy of the plans submitted for the rezoning application for 3560 Moncton Street. Please note that these plans are preliminary and more detailed plans will be provided and reviewed at the Development Permit stage.

The rezoning application is tentatively placed on the September 4 Planning Committee agenda for consideration. This means I need to finalize my report before the end of July. If you want your comments to be included in the staff report, please send me your written comments by July 31, 2019.

If the Planning Committee and Council decide to move the application forward, a Public Hearing for the rezoning bylaw will be held on October 21.

Please be advised that a Development Permit (DP) application has not been submitted yet. If the rezoning bylaw receives third reading, the applicant will be required to submit complete Development Permit and Heritage Alteration Permit applications and they must be processed to a level deemed acceptable by the Director of Development prior to final adoption of the rezoning bylaw.

Please let me know if you have any questions or need further information. Thanks.

Minhee Park, Planner 2
Policy Planning Department
City of Richmond
Tel. (604) 276-4188
Fax. (604) 276-4052

PD Riverside Ventures Inc.

#107-970 Burrard Street
Vancouver, B.C.
V6Z 2R4

August 20, 2019

City of Richmond

6911 No.3 Road
Richmond, BC
V6Y 2C1

Attention: **Ms. Minhee Park,**
Planner 2, Policy Planning Division.

Wayne Craig,
Director of Development

Dear Ms. Park and Mr. Craig,

Thank you for your email correspondence regarding the proposed Mixed Use Development of 3560 Moncton Street, located in the Steveston Village.

As requested, this letter outlines our main concerns of the proposed development as owners of the neighbouring property, 3480 Moncton Street and landlord for a new business tenant operating from that location.

Our primary concerns are as follows:

The proposed development redirects customer traffic away from Moncton Street with the focus being on Second Avenue as the major points of storefront entry and decorative access points are facing Second Avenue. Unlike the existing Marine building this proposed development does not support the historical influence of Moncton Street.

The size and overall mass of the proposed development overshadow the neighbouring buildings and do not support the concept of Steveston as a small heritage community and creates the illusion of engulfment of the existing buildings along Moncton Street. This proposal clearly does not support the current vision of a historical fishing vision and does nothing to preserving the historical aspects of Steveston for future generations.

The proposed parking includes nine commercial spaces and seven residential spaces and all of these parking stalls are accessed through the lane. Currently the lane is already extremely busy with heavy delivery and pedestrian traffic and services a condominium complex and several commercial businesses.

In fact our building is right at the property line to this lane and the entrance and exits to our property face into this lane. This includes emergency evacuation exit points. In addition, as a result of the lack of parking in Steveston this area is used for restaurant patio and takeout service, deliveries and parking for the existing commercial buildings and is always congested with cars, delivery and garbage trucks and pedestrian traffic. The proposed development includes one entrance off the lane which is the ONLY service entrance, delivery access, residential tenants access. The width of the lane and the visibility in the lane do not support the proposed pre and post construction traffic as it is too dangerous for pedestrian traffic.

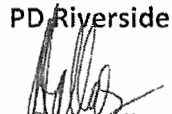
In addition, we do not see a designated loading area for the building included in the development proposal and therefore will be increased congestion in the lane. Garbage trucks will not be able to turn into their property and will have to block the lane to manually load the containers onto the truck. This garbage and recycling area is proposed for the area behind our building and will be extremely disruptive. The proposed drawings include a deck on the second level overlooking our building at 3480 Moncton these decks are greater than 180 square feet. We are concerned about the impact the closeness of the decks and the second floor of this building will have on our building and future redevelopment of our property.

The sewer right of way shown on the drawings appears to provide a ten foot buffer on the west side of the proposed building and ours building. This buffer is undersized considering the size of the new structure.

At this point we will be engaging construction and heritage professionals to help us further investigate the impact of this development on our property and business tenant in order to preserve and protect our property and business. Please feel free to contact me if you wish to discuss any of these points in more detail and we do look forward to working with you throughout this process.

With regards,

PD Riverside Ventures Inc.



Dyona Dallas,
Director

August 20, 2019

Ms Minhee Park
Policy Planning Department
City of Richmond

Re: Proposed Development at 3560 Moncton Street

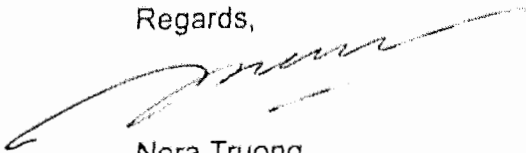
On August 19, 2019, we met with Mr. Patrick Chan, the owner of 3500 Moncton Street to discuss the geotechnical report prepared by Davies Geotechnical Inc. and to obtain his feedback on the proposed development.

The following were present at the meeting:

Parick Chan Owner 3500 Moncton Street
Nora Truong Owner 3560 Moncton Street
Zaher Verjee, Architect

1. A set of architectural/landscape plans of the proposed development and geotechnical report was given to Mr. Chan.
2. It was pointed out to Mr. Chan, as outlined under Section 8 of the report, the geotech engineers anticipate that "there will be some vibration from the ground improvement works which may result in minor cracking of brittle materials such as drywall and tiling within the adjacent building" They expect that this "damage will be limited to cosmetic damage only and that the risk of structural damage is low"
3. Ms Nora offered to hire a qualified consultant who will inspect and document the condition of the building prior to any works on the subject site as recommended by the engineers. The consultant will install survey points on the exterior of the building to monitor settlement.
4. Mr. Chan agreed to this arrangement in principle.
5. Regards to the existing door at the rear of 3500 Moncton opening onto proposed driveway, Mr. Chan and Ms Nora expressed willingness to enter into a written legal easement allowing the door to exist subject to City approval. Ms Nora may require a waiver from Mr. Chan.
6. Mr. Chan was very cooperative and did not have any comments on the proposed development.

Regards,



Nora Truong
Inter Luck Trading Corp.

8/20/2019

August 20, 2019

Ms Minhee Park,
Policy Planning Department
City of Richmond

Re: Proposed Development at 3560 Moncton Street

On August 7, 2019, we met with Ms Dyon Dallas, the owner of 3480 Moncton Street to discuss the geotechnical report prepared by Davies Geotechnical Inc. and to obtain her feedback on the proposed development.

The following were present at the meeting:

Dyona Dallas (and partner) --- Owner 3480 Moncton Street
Nora Truong Owner 3560 Moncton Street
Richard Truong
Zaher Verjee, Architect

1. A set of architectural/landscape plans of the proposed development and geotechnical report was given to Ms Dyona.
2. It was pointed out to Ms Dyona, as outlined under Section 8 of the report, the geotech engineers anticipate that "there will be some vibration from the ground improvement works which may result in minor cracking of brittle materials such as drywall and tiling within the adjacent building" They expect that this "damage will be limited to cosmetic damage only and that the risk of structural damage is low"
3. Ms Nora offered to hire a qualified consultant who will inspect and document the condition of the building prior to any works on the subject site as recommended by the engineers. The consultant will install survey points on the exterior of the building to monitor settlement.
4. Ms Dyona said she would study the report and respond and perhaps, she may want to hire her own consultant to monitor.
5. Ms Dyona had comments on the proposed treatment of the Moncton Street facade. She was advised to contact the Planning Department at the City.

Regards,



Nora Truong
Inter Luck Trading Corp

Excerpt from the Minutes
Richmond Heritage Commission Meeting

Wednesday, May 1, 2019 – 7:00 p.m.
Rm. M.2.002
Richmond City Hall

Rezoning Application for 3560 Moncton Street (RZ18-817742)

Staff introduced the rezoning application by providing the site context, and the applicant provided a more detailed presentation regarding the proposed development. The applicant noted that the proposed design was keeping with the heritage character of Steveston Village while introducing some modern elements such as different window sizes to provide a more open feel.

In response to Commission's query, staff noted that more detailed information about the proposed landscaping materials would be provided at the Development Permit application stage.

Commission appreciated the design that respects the heritage character of Steveston Village.

In response to Commission's query why the rooftop hatches were proposed instead of an elevator, the applicant noted that it was to minimize potential visual impact. Staff also noted that minimizing visual impacts of rooftop structures respects the heritage streetscape along Moncton Street, and was consistent with the design guidelines in the Steveston Area Plan.

Commission asked whether the Steveston Marine and Hardware store will be staying as a tenant in the building, and the applicant noted that the store will move out and there will be new tenants.

Commission complimented the design of the windows which are above ground floor level which follows the historic rhythm.

In response to Commission's query, the applicant noted that colours of the building will be muted heritage colours, and cladding materials will be 4" horizontal siding and board and batten, and fabric awnings are proposed along the street facades.

Commission noted that the proposed building is attractive and is effectively integrated into the existing streetscapes.

It was moved and seconded:

That the Richmond Heritage Commission support the rezoning application for the property at 3560 Moncton Street (RZ18-817742) as presented.

CARRIED



Address: 3560 Moncton Street

File No.: RZ 18-817742

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 10075, the developer is required to complete the following:

1. Granting a 2 m by 2 m Statutory Right-of-Way (SRW) at the northeast corner of the subject property.
2. The submission and processing of a Development Permit* and a Heritage Alteration Permit* (if required at the time of final adoption of the rezoning bylaw) completed to a level deemed acceptable by the Director of Development.
3. Registration of a flood indemnity covenant on title.
4. City acceptance of the developer's offer to voluntarily contribute \$10 per buildable square foot (i.e. \$106,216.7) for residential portion only to the City's affordable housing fund.
5. Registration of a legal agreement on title ensuring the shared use of the commercial and residential visitor parking spaces and prohibiting assignment of any of these parking spaces to a particular unit or user.
6. Registration of a covenant on title that identifies the building as a mixed use building indicating that they are required to mitigate unwanted noise and demonstrate that the building envelope is designed to avoid noise generated by the internal use from penetrating into residential areas that exceed noise levels allowed in the City's Noise Bylaw and noise generated from rooftop HVAC units will comply with the City's Noise Bylaw.
7. Enter into a Servicing Agreement* for the design and construction of the following works. A Letter of Credit or cash security for the value of the Service Agreement works, as determined by the City, will be required as part of entering into the Servicing Agreement. Works include, but may not be limited to the following:

Water Works

- Using the OCP Model, there is 432 L/s and 558 L/s of water available at a 20 psi residual at Moncton Street and the 2nd Ave. respectively. Based on your proposed development, your site requires a minimum fire flow of 220 L/s.
- Developer is required to:
 - Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm the development has adequate fire flow for onsite fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage and Building designs.
 - Provide fire hydrants at Moncton Road and 2nd Avenue frontage to meet minimum spacing and code requirements to service the proposed development.
- At the Developer's cost, the City is required to:
 - Abandon and cap at main the existing water service connection, and remove meter.
 - Install a new water service connection at the Moncton St frontage, complete with meter, meter box, and right-of-way. The dimensions of the right of way shall be finalized during the servicing agreement process.

Storm Sewer Works:

- The developer is required to:
 - Remove approximately 65 meters of existing 375mm diameter storm sewer along 2nd Avenue frontage from STMH9121 to STMH9138.
 - Install approximately 65 meters of new 600mm storm sewer along 2nd Avenue. The tie-in to the north shall be to a new 1200mm diameter manhole, which will replace the existing manhole STMH9121. Tie in to the south shall be to the manhole STMH9138. New storm sewer to be installed such that it is draining to the south, towards Bayview Street. **PLN - 188**

Initial: _____

- Protect existing AC watermain along Moncton Street during storm sewer installation. Any portions of the water main undermined or damaged by construction are to be replaced at developer's cost.
- Replace 6m portion of AC watermain at Moncton Street where storm sewer crosses
- Install a new storm service connection complete with inspection chamber at the 2nd Avenue frontage.
- At the Developer's cost, the City will:
 - Cut and cap at main all existing storm sewer connections to the development site.
 - Tie-in all the existing systems to the new system being installed.

Sanitary Sewer Works:

- The developer is required to:
 - Upgrade approximately 56 meters of existing 150mm diameter sanitary sewer to 200mm diameter sanitary sewer along the property frontage from MH 5119 to 5125 in the same alignment as the existing sewer. Tie-in to the existing sanitary sewers at both east and west ends shall be via new manholes.
 - Install a new sanitary service connection complete with an inspection chamber. Sanitary connection not to be made to sanitary sewer in rear lane.
 - Renew portions of the existing AC watermain along Moncton Street that will be impacted by the sanitary service connection.
- At the Developer's cost, the City will:
 - Cut and cap, at main, the existing sanitary sewer connections to the development site.
 - Tie-in all the existing systems to the new system being installed.

Moncton Street Frontage Improvements

- Construct a 2.0 m wide concrete sidewalk at the north property of the subject site. The remaining space between the edge of sidewalk and the existing south curb of Moncton Street is to contain hardscaped boulevard generally consisting of: stamped/tinted concrete; street trees (if applicable); street furniture (including benches, street lighting, bicycle racks, and garbage receptacles); and intermittent landscaping. The cross-section of the frontage improvements, measuring from the property line towards the south curb of Moncton Street, shall include the following:
 - 2.0 m wide concrete sidewalk
 - 0.88 m wide hardscaped boulevard
 - 0.15 m wide concrete curb and gutter.(Note: Should Council adopt the streetscape visions for the Steveston Village Area prior to the execution of the Servicing Agreement for the subject site, the above frontage improvements shall be adjusted to be in keeping with the adopted visions, in particular the corner treatment at the Moncton Street/2nd Avenue intersection).
- At the southwest corner of the Moncton Street and 2nd Avenue intersection, upgrade the existing wheelchair ramp with tactile warning strips for the visually impaired (MMCD R-15-SD).
- All existing driveways along the Moncton Street development frontage are to be closed permanently. The Developer is responsible for the removal of the existing driveway let-downs and the replacement with barrier curb/gutter and concrete sidewalk per standards described under item above.

2nd Avenue Frontage Improvements

- Construct a 1.67 m wide concrete sidewalk along the development frontage that matches the existing width of the sidewalk in this block of 2nd Avenue. The cross-section of the frontage improvements, measuring from the property line towards the west curb of 2nd Avenue, shall include the following:
 - 1.67 m wide concrete sidewalk.
 - 0.15 m wide concrete curb and gutter.(Note: Should Council adopt the streetscape visions for the Steveston Village Area prior to the execution of the Servicing Agreement for the subject site, the above frontage improvements shall be adjusted to be in keeping with the adopted visions).

- All existing driveways along the 2nd Avenue development frontage are to be closed permanently. The Developer is responsible for the removal of the existing driveway let-downs and the replacement with barrier curb/gutter and concrete sidewalk per standards noted under item above.
- Upon closing the existing driveways and back filling with new sidewalk and curb/gutter, the Developer is required to, across the 2nd Avenue development frontage, complete the following pavement marking and signage works:
 - Remove the existing pavement marking related to on-street parking. As part of the SA detailed design process, prepare a new pavement marking plan to back fill the development curb frontage with angle parking (45 degree at 5.5 m x 2.5 m car parking space dimensions).
 - Remove any affected traffic/parking signage and install new signage as required along the development frontage.

Lane Frontage Improvements

- The lane development frontage has a road right-of-way width of 10.06 m. The lane upgrade requirements shall include:
 - Upgrade the existing lane structure, including the construction of asphalt concrete pavement over the entire width of the lane, to comply with City of Richmond Engineering Design Standards. The upgrade is to match that carried out under SA 13-635022. The SA detailed design process shall determine the final cross-section profile, pavement structure, and other design details taking into considerations drainage and utility requirements.
 - The Developer is required to check the existing lighting levels in the lane to determine if lighting is adequate. If it is not adequate, lighting that meets City of Richmond lighting standards are to be provided at the cost of the Developer.
 - Construct a new driveway for vehicle access to the site. City design standards for commercial driveways are to be met (7.5 m driveway width at the property line).
- The required lane frontage improvements are limited to the site frontage only.

Statutory Right of Way Requirements

- A 2 m by 2m SRW is required at the northeast corner of the site (southwest corner of the Moncton Street and 2nd Avenue intersection.)
- All above ground hydro/telephone kiosk and other third party equipment must not be placed within any frontage works area including sidewalk and boulevard. On-site SRWs are to be secured for the placement of this equipment.

Other Frontage Improvements:

- The developer is required to:
 - Provide frontage improvements as per Transportation's requirements.
 - Coordinate with BC Hydro, Telus and other private communication service providers:
 - Before relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
 - To underground overhead service lines.
 - To locate/relocate all above ground utility cabinets and kiosks required to service the proposed development, and all above ground utility cabinets and kiosks located along the development's frontages, within the developments site (see list below for examples). A functional plan showing conceptual locations for such infrastructure shall be included in the development design review process. Please coordinate with the respective private utility companies and the project's lighting and traffic signal consultants to confirm the requirements (e.g., statutory right-of-way dimensions) and the locations for the aboveground structures. If a private utility company does not require an aboveground structure, that company shall confirm this via a letter to be submitted to the City. The following are examples of statutory right-of-ways that shall be shown on the architectural plans/functional plan, the servicing agreement drawings, and registered prior to SA design approval:
 - BC Hydro PMT – 4.0 x 5.0 m
 - BC Hydro LPT – 3.5 x 3.5 m

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- Street light kiosk – 1.5 x 1.5 m
- Traffic signal kiosk – 2.0 x 1.5 m
- Traffic signal UPS – 1.0 x 1.0 m
- Shaw cable kiosk – 1.0 x 1.0 m
- Telus FDH cabinet – 1.1 x 1.0 m
- Provide street lighting along the lane frontage with bollards offset 0.5m away from the street lighting poles.
- Review street lighting levels along all road and lane frontages, and upgrade as required.

General Items:

- The Developer is required to:
 - Enter into an encroachment agreement for the proposed canopy encroachment prior to building permit issuance, including payment of any required fees. An encroachment agreement will only be granted if the encroachment will not hinder the use of and access to City infrastructure. Any proposed encroachments must be easily removable, and in the event that the City requires removal of the encroachment (for example, to access City utilities), removal and replacement will be at the Owner's cost.
 - Provide, within the first servicing agreement submission or prior to start of site preparation works (whichever comes first), a geotechnical assessment of preload, de-watering, and soil preparation impacts on the existing utilities fronting the development site and provide mitigation recommendations.
 - Provide a video inspection report of the existing sanitary service connection on the ROW and the sanitary sewer running from manhole SMH5126 to SMH5125 prior to start of site preparation works or within the first servicing agreement submission, whichever comes first. A follow-up video inspection, complete with a civil engineer's signed and sealed recommendation letter, is required after site preparation works are complete (i.e. pre-load removal, completion of dewatering, etc.) to assess the condition of the existing utilities and provide recommendations to retain, replace, or repair. Any utilities damaged by the pre-load, de-watering, or other ground preparation shall be replaced or repaired at the Developer's cost.
 - Monitor the settlement at the adjacent utilities and structures during pre-loading, dewatering, and soil preparation works per a geotechnical engineer's recommendations, and report the settlement amounts to the City for approval.
 - Submit a proposed strategy at the building permit stage for managing excavation de-watering. Note that the City's preference is to manage construction water onsite or by removing and disposing at an appropriate facility. If this is not feasible due to volume of de-watering, the Developer will be required to apply to Metro Vancouver for a permit to discharge into the sanitary sewer system. If the sanitary sewer does not have adequate capacity to receive the volume of construction water, the Developer will be required to enter into a de-watering agreement with the City to discharge treated construction water to the storm sewer system.
 - Enter into, if required, additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering, including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.
 - Not encroach into the existing SRW with proposed trees, non-removable fencing, or other structures.

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

1. Submission of an appropriate landscape bond/letter of credit for on-site landscaping.

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

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2. Incorporation of accessibility measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
3. Registration of a subsidence covenant on title. A signed and sealed letter from a geotechnical engineer must be provided to confirm that the proposed development will not impact the serviceability of neighbouring buildings, including the properties at 3480, 3500 and 3580 Moncton Street, and they may continue to be safely used for their intended purposes. All buildings must be built only in strict compliance with the recommendations set forth in the geotechnical report.
4. Enter into an encroachment agreement for the proposed fabric awnings along Moncton Street and 2nd Avenue.
5. 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 Department at 604-276-4285.

Note:

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

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

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

- Additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering may be required including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.
- Applicants for all City Permits are required to comply at all times with the conditions of the Provincial *Wildlife Act* and Federal *Migratory Birds Convention Act*, which contain prohibitions on the removal or disturbance of both birds and their nests. Issuance of Municipal permits does not give an individual authority to contravene these legislations. The City of Richmond recommends that where significant trees or vegetation exists on site, the services of a Qualified Environmental Professional (QEP) be secured to perform a survey and ensure that development activities are in compliance with all relevant legislation.

Signed

Date



Richmond Zoning Bylaw 8500
Amendment Bylaw 10075 (RZ 18-817742)
3560 Moncton Street

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

- 1. Richmond Zoning Bylaw 8500 is amended by:
a. Inserting the following table into the existing table contained in Section 5.15.1(c):

Table with 2 columns: Zone, Sum Per Buildable Square Foot of Permitted Principal Building. Row 1: ZMU43, \$10.00 for wood frame construction, \$14.00 for concrete construction.

- b. Inserting the following into Section 20 – Site Specific Mixed Use Zones, in numerical order:

20.43 Commercial Mixed Use (ZMU43) – Steveston Village

20.43.1 Purpose

The zone provides for a combination of commercial, industrial and residential uses in the Steveston Village Conservation Area.

20.43.2 Permitted Uses

- animal grooming
• broadcasting studio
• child care
• education
• education, commercial
• government service
• health service, minor
• housing, apartment
• industrial, general
• liquor primary

20.43.3 Secondary Uses

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

- establishment
- **manufacturing, custom indoor**
- **microbrewery, winery and distillery**
- **office**
- **parking, non-accessory**
- **recreation, indoor**
- **recycling depot**
- **restaurant**
- **retail, convenience**
- **retail, general**
- **retail, second hand**
- **service, business support**
- **service, financial**
- **service, household repair**
- **service, personal**
- **studio**
- **veterinary service**

20.43.4 Permitted Density

1. The maximum **floor area ratio** is 1.0.
2. Notwithstanding Section 20.43.4.1, the reference to “1.0” **floor area ratio** is increased to a higher **density** of “1.15” **floor area ratio** if the **owner** pays into the **affordable housing reserve** the sum specified in Section 5.15.1 of this bylaw, at the time **Council** adopts a zoning amendment bylaw to include the **site** in the ZMU43 **zone**.
3. There is no maximum **floor area ratio** for **non-accessory parking** as a **principal use**.

20.43.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 100% for **buildings**.

20.43.6 Yards & Setbacks

1. There is no minimum **front yard, rear yard** or **side yard setback**.

20.43.7 Permitted Heights

1. The maximum **building heights** for the **site** is 9 m and two storeys.

20.43.8 Subdivision Provisions/Minimum Lot Size

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

20.43.9 Landscaping & Screening

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

20.43.10 On-Site Parking

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) Required **parking spaces** for residential **use** visitors and non-residential **uses** may be shared.
 - b) On-site **vehicle** parking shall be provided at the following rate:
 - i) Non-residential **uses** – on-site parking requirements contained in this Section 7.0 of this Bylaw are reduced by 33% with the exception that a rate of 2 spaces per 100 m² of **gross leasable floor area** be applied to **retail convenience, retail general, retail second hand, service business support, service financial and service personal.**
 - ii) Residential **uses** – on-site parking requirements contained in this Section 7.0 of this Bylaw are reduced by 13%.
 - c) Notwithstanding Section 7.5.13 of this Bylaw, one small space (i.e., 2.3 m by 4.6 m) is permitted.

20.43.11 Other Regulations

1. For **apartment housing**, no portion of the first **storey** of a **building** within 9.0 m of the **lot line abutting a road** shall be used for residential purposes.
 2. For **apartment housing**, an entrance to the residential **use** or parking area above or behind the commercial space is permitted if the entrance does not exceed 3.0 m in width.
 3. Signage must comply with the City of Richmond's *Sign Bylaw No. 9700*.
 4. In addition to the regulations listed above, the General Development Regulations in Section 4.0 and the Specific Use Regulations in Section 5.0 apply.”
2. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the

following area and by designating it **“COMMERCIAL MIXED USE (ZMU43) – STEVESTON VILLAGE”**.

P.I.D. 001-067-915

Lot 25 Section 10 Block 3 North Range 7 West New Westminster District Plan 25758

- 3. This Bylaw may be cited as **“Richmond Zoning Bylaw 8500, Amendment Bylaw 10075”**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED



MAYOR

CORPORATE OFFICER



City of Richmond

Report to Committee

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

Staff Recommendation

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

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

Att. 4

REPORT CONCURRENCE		
ROUTED TO: Finance Department Law Development Applications Policy Planning	CONCURRENCE <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	CONCURRENCE OF GENERAL MANAGER
REVIEWED BY STAFF REPORT / AGENDA REVIEW SUBCOMMITTEE	INITIALS: 	APPROVED BY CAO

Staff Report

Origin

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

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

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

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

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

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

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

This report supports the following Social Development Strategy actions:

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

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

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

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

Background

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

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

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

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

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

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

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

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

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

- (c) Remuneration and costs, including without limitation expenses and travel costs, for consultants and City personnel to support the development and quality of child care within the city.

3. Richmond Zoning Bylaw No. 8500 – Section 5.16

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

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

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

Analysis

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

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

Section I: Child Care Development Policy 4017 Review

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Summary of Recommendations:

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

Financial Impact

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

Conclusion

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

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



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

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



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Adopted by Council: January 24, 2006

Policy 4017

Amended by Council: April 10, 2012; December 8, 2014;
September 14, 2015

File Ref: 3070

Child Care Development Policy

POLICY 4017:

It is Council policy that:

1. GENERAL

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

2. PLANNING

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

3. PARTNERSHIPS

- 3.1 The City of Richmond is committed to:

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

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

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

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- (b) Monitoring the need for new child care spaces to support Richmond residents, employee and student populations.
- (c) Providing, when appropriate, new child care spaces and/or facilities to meet existing needs and future population growth.
- (d) Requesting senior governments and other stakeholders to provide ongoing funding for affordable child care facilities, spaces, operations and programming.

4. RICHMOND CHILD CARE DEVELOPMENT ADVISORY COMMITTEE (CCDAC)

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

5. CHILD CARE RESERVE FUNDS

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

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

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

- (i) Establishing child care facilities and spaces in:
 - City buildings and on City land.
 - Private developments.
 - Senior government projects.
 - Community partner projects.
- (ii) Acquiring sites for lease to non-profit societies for child care; and
- (iii) Providing grants to non-profit societies for capital purchases and improvements, such as equipment, furnishings, renovations and playground improvements.
- (b) Child Care Operating Reserve Fund (established by Child Care Operating Reserve Fund Establishment Bylaw No. 8827)
 - (i) The City will administer the Child Care Operating Reserve Fund to financially assist with non-capital expenses relating to child care within the City, including the following:



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Adopted by Council: January 24, 2006

Policy 4017

Amended by Council: April 10, 2012; December 8, 2014;
September 14, 2015

File Ref: 3070

Child Care Development Policy

- Grants to non-profit societies to support child care professional and program development within the City;
- Studies, research and production of reports and other information in relation to child care issues within the City; and
- Remuneration and costs, including without limitation expenses and travel costs, for consultants and City personnel to support the development and quality of child care within the City.

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

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

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

6. DEVELOPMENT OF CHILD CARE FACILITIES

6.1 To facilitate consistent, transparent and sound planning, the City will:

- (a) Undertake periodic child care needs assessments to update its child care strategy.
- (b) Use its powers through the rezoning and development approval processes to achieve child care targets and objectives.
- (c) Prepare Child Care Design Guidelines which articulate the City's expectations for the design and development of City-owned or leased child care facilities, whether they are built as City capital projects or by developers as community amenity contributions.
- (d) Make the Child Care Design Guidelines available to members of the public as a resource, and to City staff, developers, and architects as a guide for planning child care spaces in City-owned or leased facilities or developer-built community amenities being contributed to the City.



6.2 The City will further facilitate the establishment of child care facilities by:

- (a) Encouraging adequate child care centre facilities throughout the City where needed, particularly in each new community.
- (b) Providing City land and facilities for child care programs in locations throughout the City.
- (c) Encouraging child care program expansion through the enhancement of existing community facilities.

7. CHILD CARE GRANTS POLICY

7.1 Through City child care grants, support child care:

- (a) Facilities.
- (b) Spaces.
- (c) Programming.
- (d) Equipment and furnishings.
- (e) Professional and program development support.

8. PROFESSIONAL CHILD CARE SUPPORT RESOURCES

8.1 Support resources for child care providers as advised by the Child Care Development Advisory Committee and as the need requires and budgets become available.

9. POLICY REVIEWS

9.1 From time to time, the City will:

- (a) Review child care policies, regulations and procedures to ensure that no undue barriers exist to the development of child care.
- (b) As appropriate, develop targets for the required number, type and location of child care services in Richmond.

10. AREA PLANS

10.1 The City will ensure that area plans contain effective child care policies.



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11. INFORMATION

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

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

12. PROMOTION

12.1 The City will:

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



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Child Care Development Policy

POLICY 4017:

It is Council policy that:

1. GENERAL

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

2. PLANNING

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

3. PARTNERSHIPS

- 3.1 The City of Richmond is committed to:

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

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

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

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- (b) Monitoring the need for new child care spaces to support Richmond residents, employee and student populations.
- (c) Providing, when appropriate, new child care spaces and/or facilities to meet existing needs and future population growth.
- (d) Requesting senior governments and other stakeholders to provide ongoing funding for affordable child care facilities, spaces, operations and programming.

4. RICHMOND CHILD CARE DEVELOPMENT ADVISORY COMMITTEE (CCDAC)

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

5. CHILD CARE RESERVE FUNDS

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

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

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

- (i) Establishing child care facilities and spaces in:
 - City buildings and on City land.
 - Private developments.
 - Senior government projects.
 - Community partner projects.
- (ii) Acquiring sites for lease to non-profit societies for child care; and
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Promote and support child care initiatives and awareness activities.



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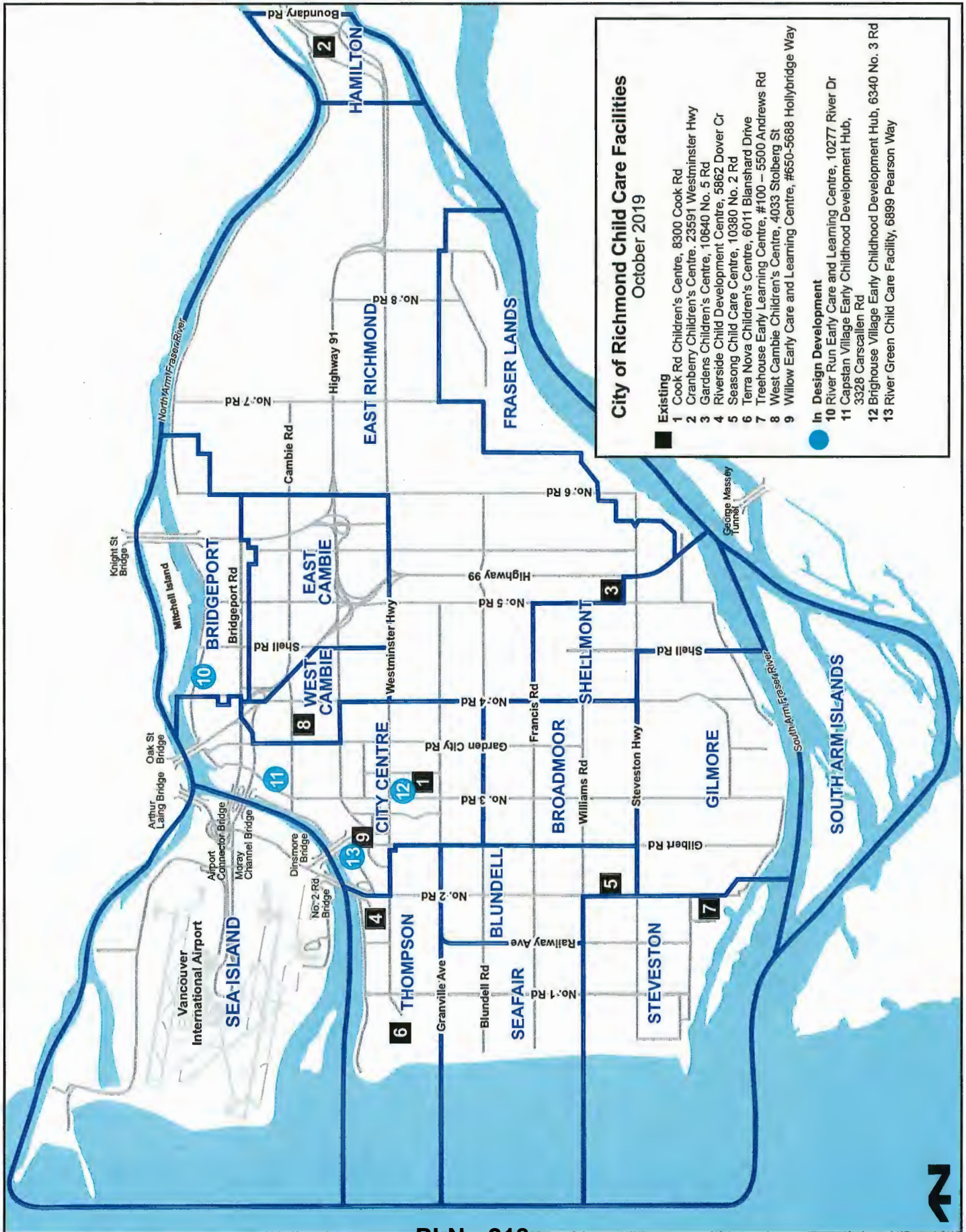
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11. PROMOTION

11.1 The City will:

- (a) Promote and support child care initiatives and awareness activities.



City of Richmond Child Care Facilities October 2019

Existing

- 1 Cook Rd Children's Centre, 8300 Cook Rd
- 2 Cranberry Children's Centre, 23591 Westminister Hwy
- 3 Gardens Children's Centre, 10640 No. 5 Rd
- 4 Riverside Child Development Centre, 5862 Dover Cr
- 5 Seasing Child Care Centre, 10380 No. 2 Rd
- 6 Terra Nova Children's Centre, 6011 Blanshard Drive
- 7 Treehouse Early Learning Centre, #100 - 5500 Andrews Rd
- 8 West Cambie Children's Centre, 4033 Stolberg St
- 9 Willow Early Care and Learning Centre, #650-5688 Hollybridge Way

In Design Development

- 10 River Run Early Care and Learning Centre, 10277 River Dr
- 11 Capstan Village Early Childhood Development Hub, 3328 Carscallen Rd
- 12 Bingham Village Early Childhood Development Hub, 6340 No. 3 Rd
- 13 River Green Child Care Facility, 6899 Pearson Way



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

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

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

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

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

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

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

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

ADOPTED

Four horizontal lines for signature or date entry.

CITY OF RICHMOND
APPROVED by
APPROVED by Director or Solicitor

MAYOR

CORPORATE OFFICER