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**To:** Richmond City Council  
**From:** David McLellan  
Chair, Development Permit Panel  
**Date:** February 6, 2002  
**File:** 0100-20-DPER1  
**Re:** **Development Permit Panel Meeting Held on January 2002**

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**Panel Recommendation**

That the recommendations of the Panel to authorize the issuance of:

- i) a Development Permit (DP 01-116677) for the property at 7451 & 7471 St. Albans Road;
- ii) a Development Permit (DP 01-189599) for the property at 5971 Arcadia Road;
- iii) a Development Variance Permit (DV 01-197537) for the property at 4331, 4333, 4335, 4337, 4339, 4371, 4373, 4375, 4379, 4391, 4393, 4395 Bayview Street; 12220, 12222, 12226, 12228, 12260, 12262, 12266, 12268, 12280, 12282, 12286, 12288, 12300 Ewen Avenue; 4460, 4468, 4480, 4482, 4486, 4488, 4471, 4473, 4475, 4477, 4479, 4491 Gerrard Place; and 4400, 4408, 4420, 4428, 4460, 4468 Moncton Street;

be endorsed, and the Permits so issued.

David McLellan  
Chair, Development Permit Panel

## Panel Report

The Development Permit Panel considered two development permits and one development variance permit at meetings held in January 2002 which should now be considered by Council.

### DP 01-116677 – TOMIZO YAMAMOTO ARCHITECT INC. – 7451 & 7471 ST. ALBANS ROAD

The proposal to construct seven townhouses on the west side of St. Albans Road near General Currie Road was previously considered by the Panel and referred to staff to deal with concerns raised by the neighbours to the south. The revised application increased the setbacks to the adjacent parcel and eliminated the variance for visitor parking and the Panel was satisfied that the applicant effectively dealt with the issues raised by the Panel. The neighbour remains unsatisfied with the design despite the changes made.

The Panel recommends that the permit be issued.

### DP 01-189599 – INTERFACE ARCHITECTURE INC. – 5971 ARCADIA ROAD

The proposal to construct a congregate care facility for Seniors at the north west corner of Westminster Highway and Arcadia Road generated some comment from neighbours who were particularly concerned with the impact on the adjacent trees, overlook from the proposed buildings, consistency with the height of neighbouring buildings and the size of the proposed living units. This was the second time the Panel considered this application as it was referred to staff for an arborist report on the trees in question and to the Seniors Advisory Council and to the Richmond Committee on Disability. Alternative design schemes were also given further consideration by staff and the applicant. The arborist was satisfied that the project should not impact the trees, the two advisory committees endorsed the project and offered comment on components of the design.

It is interesting to note that Council had previously approved a greater height variance for an earlier design on this site. There was general agreement on the Panel that the new design is superior to that previously approved by Council. It has also become clear to the Panel that there is an urgent need for this type of housing especially given the fact that it does not rely on government support. The Panel was of the view that there is compelling public interest in approving this project despite the concerns raised by some of the neighbours.

The Panel recommends that the permit be issued.

### DV 01-197537 – ONNI DEVELOPMENT (IMPERIAL LANDING) CORP. – 4331, 4333, 4335, 4337, 4339, 4371, 4373, 4375, 4379, 4391, 4393, 4395 BAYVIEW STREET; 12220, 12222, 12226, 12228, 12260, 12262, 12266, 12268, 12280, 12282, 12286, 12288, 12300 EWEN AVENUE; 4460, 4468, 4480, 4482, 4486, 4488, 4471, 4473, 4475, 4477, 4479, 4491 GERRARD PLACE; and 4400, 4408, 4420, 4428, 4460, 4468 MONCTON STREET

The proposal to vary a range of setbacks to accommodate architectural design features on the large development parcel south of Steveston Park generated some public comment. One gentleman objected particularly to the relaxation of the side yards on corner properties. The Panel agreed with this comment and the resolution adopted by the Panel had this variance

deleted. The other comment was from another builder who suggested that the variances would allow architectural improvements and that these should be allowed as a general rule in the City.

The Panel recommends that the permit be issued with the elimination of the variance for setbacks on corner lots.

DJM:djm



## Development Permit Panel

Wednesday, January 30, 2002

Time: 3:30 p.m.  
Place: Council Chambers  
Richmond City Hall  
Present: David McLellan, General Manager, Urban Development, Chair  
Jeff Day, General Manager, Engineering and Public Works  
Cathryn Volkering Carlile, General Manager, Parks, Recreation and Cultural Services

The meeting was called to order at 3:30 p.m.

### 1. Minutes

It was moved and seconded

*That the minutes of the meeting of the Development Permit Panel held on Wednesday, January 16, 2002, be adopted.*

### 2. Development Permit DP 01-189599 <sup>(518579)</sup> (Report: January 3/02 File No.: DP 01-189599) (REDMS No. 589921)

APPLICANT: Interface Architecture Inc.

PROPERTY LOCATION: 5971 Arcadia Road

INTENT OF PERMIT:

To allow the development of a 64-unit congregate housing project on a site zoned Comprehensive Development District (CD/75); and that would:

Vary the regulations in the Zoning and Development Bylaw to:

- increase the maximum building height from 14.03 m (46.03 ft.) to 18 m (59.055 ft.);
- reduce the length of parking stalls from 5.5 m (18.045 ft.) to 5 m (16.404 ft.);
- reduce the minimum drive aisle from 7.5 m (24.606 ft.) to 6.7 m (22 ft.); and to
- reduce the width of two (2) of the four (4) handicapped parking spaces from 3.7 m (12.139 ft.) to 2.65 m (8.694 ft.).

Prior to the applicant's presentation the Chair noted that this Development Permit application had been considered by the Panel at the meeting held on November 14, 2001, at which time the Panel had requested comment from the Richmond Committee on Disability and the Richmond Seniors Advisory Council.

### **Applicant's Comments**

Mr. Ken Chow, architect, provided information on the three outstanding issues from the November 14, 2001 Development Permit Panel meeting.

Several options of lowering the building height had been looked at but had proven to be unfeasible. Mr. Chow referred to a letter, dated November 27, 2001, attached to the staff report, in which CitiFund Capital Corp indicates that if the number of suites was reduced to 48 (by reducing the project by one full floor) it would withdraw its financing services.

Mr. Chow also referred to the arborist report attached to the staff report. The report indicated that the trees on the adjacent property would not be adversely affected by construction or fill in.

Mr. Chow had met with the Richmond Seniors Advisory Council and also the Richmond Committee on Disability and had received very positive comments including an encouragement for more of this type of valuable housing resource. A request had been made that more accessible washrooms be provided which had resulted in most of the second floor washrooms being converted.

### **Staff Comments**

The Development Co-ordinator, Mr. Holger Burke, said that staff continued to recommend approval of the development permit as the applicant had attempted to address the three concerns noted previously.

### **Correspondence**

Mr. Mario Polak, M.Sc., P.Eng., 5700 Arcadia Road Suite 113 – Schedule 1.

Ms. N.A. Wright, 105 – 8700 Ackroyd Road – Schedule 2.

Ms. Aileen Cormack, Chair, Richmond Seniors Advisory Council – Schedule 3.

Mr. Murray Lovelace, 11771 Daniels Road – Schedule 4.

Mr. Michael Henson, President, Cypress Properties Ltd. – Schedule 5.

### **Gallery Comments**

Mr. Mike Moore, 8651 Westminster Highway, said that he had thought that, as a result of the previous meeting on this matter, the existing trees would be looked at. Mr. Moore said that there were eight dead trees along his property line and that he was concerned about the remaining row of trees. In response to the concern, the Chair provided Mr. Moore with a copy of the arborist report on the trees in which it was indicated that no undue harm to the existing trees would be anticipated as a result of the construction process.

Councillor Don Lee, of Vancouver City Council, said he was in attendance to share the Mennonite Church experience with Richmond. Councillor Lee supported the Chinese Mennonite Church proposal for congregate housing in Richmond. Councillor Lee said that 631 congregate housing units are located in Vancouver of which the church was responsible for two projects with a total of 90 units. Councillor Lee commended the church's efforts to help the segment of the senior population that requires the most assistance.

Councillor Lee provided the information that the City of Richmond will have the largest absolute increase of 55 – 64 year olds in its population by the year 2020. As Richmond currently has only two congregate housing projects, neither of which is subsidized, an urgent local demand exists for the congregate and congregate care type of projects. Further to this, Councillor Lee suggested that an increase of congregate housing units in Richmond would relieve pressure on the Vancouver units.

Councillor Lee reported that having visited the projects mentioned, he had found the residents to be happy and content. Noting that the senior population is vulnerable to isolation as a result of living arrangements, Councillor Lee said that seniors require care and also a social environment such as that provided by congregate housing.

Councillor Lee concluded his comments with the note that as no government subsidies are available the projects must be affordable. In the case of the subject property, Councillor Lee considered that five stories were required to make the units affordable to seniors.

Mr. Steven Lee, a church pastor affiliated with a seniors home, provided statistics on four individuals living in a seniors home that are currently on a waiting list for congregate type housing. Mr. Lee also provided information on the number of individuals currently on the waiting list for seniors housing.

Ms. Nora Wright, 105 – 8700 Ackroyd Road, said that as her mother lives in congregate housing she realized the importance of congregate housing and so was not speaking against the concept. Ms. Wright, however, did object to small box housing and referred to a recent advertisement in which the building portrayed resembled the subject project and was considered to look like a warehouse. Ms. Wright also objected to the height of the proposed building as the height would impact, by way of shadowing and loss of privacy, an existing swimming pool. A lower building with larger rooms was requested. Ms. Wright said that she had attended the meeting of the Seniors Advisory Council on the proposal and said she was not impressed with the hostile reception she had received there.

Mr. Mario Polak, 5700 Arcadia Road, said that he was speaking for the second time on this issue as he had attended the November 14 Development Permit Panel meeting. Mr. Polak had two concerns: i) his perceived conflict of interest in Mr. Chow's responsibilities, and ii) the construction of a congregate housing project on Arcadia St. Mr. Polak provided a petition, attached as Schedule 6, containing 117 signatures opposed to the project.

In response to the first concern, the Chair advised Mr. Polak that he did not consider Mr. Chow, who was not a City employee, to be in conflict of interest. The Chair then provided an explanation on the procedures of the Advisory Design Panel in cases where an applicant was also a Design Panel member and also advised Mr. Polak on the Architectural Institute's role in the selection of candidates for the Advisory Design Panel.

Mr. Ric Woods, Vice President, CityFund Capital Corp, said that CityFund was fairly familiar with the financing of these types of projects and also the demographics related to them. The economics of this project had been looked at and found to meet the required criteria, however, a re-evaluation based on a lower density had found the project would not be economically viable and would result in CityFund Capital Corp. withdrawing its services.

In response to a question from the Chair on whether unit size was one of the criteria, Mr. Woods said not specifically in relation to other projects. Mr. Woods also said that CityFund Capital Corp had financed projects with units as small as 250 square feet.

Mr. Stephen Lee, speaking for the second time, said that the building originally approved was higher than the one currently proposed.

Mr. Chow, in reference to the 117 signatures received opposing the project, said that he thought that there might be a misunderstanding of what could be expected if the application was successful. Mr. Chow said the residents of the building would be able and mobile and therefore should not result in an increased noise level due to emergency vehicle attendance.

### **Panel Discussion**

The General Manager, Engineering and Public Works, Jeff Day, said that within the changing times there is a demonstrated need for this type of facility. Mr. Day said he understood the concerns relating to height, however, aside from the esthetic value of breaking up a landscape with differing building heights, a lower building height for this application would not be cost effective. Mr. Day also said that the determination of unit size was subjective.

The Chair also said that unit size was not of concern and that a height relaxation was preferable to a larger floor plate which would have had an affect on units within the project. Mr. McLellan further advised that Council had originally issued a permit with a greater height variance and that he considered the project to be totally appropriate within the City Centre.

### **Panel Decision**

It was moved and seconded

*That a Development Permit be issued for 5971 Arcadia Road that would:*

- 1. Allow the development of a 64-unit congregate housing project on a site zoned Comprehensive Development District (CD/75); and that would:*
- 2. Vary the regulations in the Zoning and Development Bylaw to:*

- *increase the maximum building height from 14.03 m (46.03 ft.) to 18 m (59.055 ft.);*
- *reduce the length of parking stalls from 5.5 m (18.045 ft.) to 5 m (16.404 ft.);*
- *reduce the minimum drive aisle from 7.5 m (24.606 ft.) to 6.7 m (22 ft.); and to*
- *reduce the width of two (2) of the four (4) handicapped parking spaces from 3.7 m (12.139 ft.) to 2.65 m (8.694 ft.).*

**CARRIED**

**3. Development Variance Permit DVP 01-197537**  
(Report: January 10/02 File No.: DV 01-197537) (REDMS No. 591118)

APPLICANT: Onni Development (Imperial Landing) Corp.

PROPERTY LOCATION: 4331, 4333, 4335, 4337, 4339, 4371, 4373, 4375, 4379, 4391, 4393, 4395 Bayview Street;  
12220, 12222, 12226, 12228, 12260, 12262, 12266, 12268, 12280, 12282, 12286, 12288, 12300 Ewen Avenue;  
4460, 4468, 4480, 4482, 4486, 4488, 4471, 4473, 4475, 4477, 4479, 4491 Gerrard Place; and  
4400, 4408, 4420, 4428, 4460, 4468 Moncton Street

**INTENT OF PERMIT:**

To vary the regulations in Comprehensive Development District (CD/102) as follows:

- 1) Allow an enclosed connection between the house and the garage;
- 2) Allow the accessory garage building to be constructed to a height of 6.1 m (20 ft. 0 in.) to accommodate living space over the garage;
- 3) Allow front roof gable to project beyond the Residential Vertical Envelope (lot depth);
- 4) Allow side roof gables to project beyond the Residential Vertical Envelope (lot width);
- 5) Allow bay window to project 0.60 m (2 ft. 0 in.) into required front yard setback;
- 6) Allow bay window and corner of house to project 0.60 m (2 ft. 0 in.) into required setbacks for end lots.
- 7) Allow porch columns supporting a porch roof to project into front and side yard setback 1 m (3.28 ft.);
- 8) Allow fireplace/chimney enclosures to encroach 0.60 m (2.0 ft.) into required side yard; and
- 9) Vary the side yard setback for corner lots from 3 m (9.843 ft.) to 2 m (6.56 ft.).

**Applicant's Comments**

Mr. Rod Lynde, Lynde Designs, and Mr. Charan Sethi, representing Onni Development Corp., were present. With the aid of display boards, Mr. Lynde said that the variances were required to allow for the addition of more character, such as that accomplished in Odlinwood, detail. Mr. Lynde provided photographs evidencing the increased detail.



### **Staff Comments**

The Manager, Zoning, Alan Clark, confirmed that the variances were requested in order to allow for more creative designs. With the note that a desire existed to facilitate some features similar to those undertaken in Odlinwood, Mr. Clark said that the corner variance requested was similar to that granted in Odlinwood and that it had been well received.

A brief discussion then ensued on the similarities between the corner lot setbacks requested and those allowed on Blanchard Road in Terra Nova. In response to a question from the Panel Mr. Sethi said that an attempt would be made to build certain character on the BC Packer site and that, at this point, six different house styles are planned.

### **Correspondence**

Ms. Anita Gent, 3551 Richmond Street – Schedule 7.

### **Gallery Comments**

Mr. Gordon Kibble, 11171 – 4<sup>th</sup> Avenue, said that he commended the traditional approach proposed but said that he was concerned about pushing the envelopes into the setbacks as too little space was left between the units which could pose a fire hazard. Of further concern to Mr. Kibble was the small backyard area and the outside only access to the furnace room. Mr. Kibble said that he hoped the city and the developer could negotiate a bigger lot to accommodate the appropriate setbacks and the size of housing.

Mr. Dana Westermarck said that he supported the application but questioned whether the enclosed connection between the house and the garage and also the living space over the garage were considered to be an addition to, or part of, the Floor Area Ratio. It was Mr. Westermarck's opinion that consideration should be given to exempting portions over the garage if that portion was contained within the roof form as this would allow for gain of space that could be used as storage. Mr. Westermarck said that there is clearly a lack of opportunity for accessory space in houses in Richmond due to the lack of basements. Mr. Westermarck said that the exemption would not contribute to the bulk of the building or detract from its esthetic value.

Mr. Lynde responded to Mr. Kibble's comment regarding the outside access to the furnace room by saying that the outside only access was an acceptable standard that lessened the fire hazard.

Mr. Kibble, having read the applicable bylaw, said that lot coverage requirements had been exceeded. The Chair then clarified the regulations.

### **Panel Discussion**

The Chair said that he agreed with Mr. Kibble on the issue of the corner setbacks in that the setbacks should be consistent with the rest of Richmond as opposed to the Steveston townsite.

### Panel Decision

It was moved and seconded

*That a Development Variance Permit be issued for 4331, 4333, 4335, 4337, 4339, 4371, 4373, 4375, 4379, 4391, 4393, 4395 Bayview Street; 12220, 12222, 12226, 12228, 12260, 12262, 12266, 12268, 12280, 12282, 12286, 12288, 12300 Ewen Avenue; 4460, 4468, 4480, 4482, 4486, 4488, 4471, 4473, 4475, 4477, 4479, 4491 Gerrard Place; and 4400, 4408, 4420, 4428, 4460, 4468 Moncton Street to vary the regulations in Comprehensive Development District (CD/102) as follows:*

- 1) Allow an enclosed connection between the house and the garage;*
- 2) Allow the accessory garage building to be constructed to a height of 6.1 m (20 ft. 0 in.) to accommodate living space over the garage;*
- 3) Allow front roof gable to project beyond the Residential Vertical Envelope (lot depth);*
- 4) Allow side roof gables to project beyond the Residential Vertical Envelope (lot width);*
- 5) Allow bay window to project 0.60 m (2 ft. 0 in.) into required front yard setback;*
- 6) Allow bay window and corner of house to project 0.60 m (2 ft. 0 in.) into required setbacks for end lots.*
- 7) Allow porch columns supporting a porch roof to project into front and side yard setback 1 m (3.28 ft.);*
- 8) Allow fireplace/chimney enclosures to encroach 0.60 m (2.0 ft.) into required side yard; and*
- 9) Vary the side yard setback for corner lots from 3 m (9.843 ft.) to 2 m (6.56 ft.).*

The question on the motion was not called as the motion was amended to delete item 9. The question was then called and it was **CARRIED**.

### 4. Adjournment

It was moved and seconded

*That the meeting be adjourned at 4:40 p.m.*

**CARRIED**

Certified a true and correct copy of the Minutes of the meeting of the Development Permit Panel of the Council of the City of Richmond held on Wednesday, January 30, 2002.

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David McLellan  
Chair

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Deborah MacLennan  
Recording Secretary

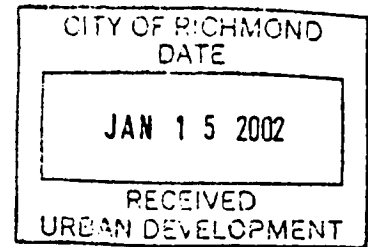
MARIO W. POLAK M.Sc., P.Eng.  
CONSULTING ENGINEER  
5700 ARCADIA ROAD SUITE 113  
RICHMOND BC V6X 2G9  
CANADA

TEL. 604 244 5835

FAX. 604 244 5807

<b>To Development Permit Panel</b>
Date: <u>JAN. 30, 2002</u>
Item # <u>2</u>
Re: <u>DP01-189599</u> <u>5971 ARCADIA RD.</u>

15 January 2002



City of Richmond  
Office of The Chairman  
Urban Development Division  
6911 No. 3 Road  
Richmond BC V6Y 2C1

REGISTERED MAIL

Dear Sir :

Re : Proposed Seniors Congregate Housing at 5971 Arcadia Road  
City of Richmond File DP01-189599, Applicant - Interface Architecture Inc.

Please note that the 14 November 2001 Meeting was attended by only 5 English speaking opposing parties including myself, this poor showing being chiefly due to the 3.30 p.m. meeting start time, a period when 90% of the residents of Arcadia Road were at work. Subsequent interviews by this writer reveal that, the majority did not write their opposition to the project because of timidity writing to governments or other authoritative bodies.

I am a senior STRATA Councilor for 5700 Arcadia Road complex, elected to office for the period 2001-2002 and, in this capacity, I discharge my duties diligently to protect all residents from harms-way of any origin including, but not necessarily limited to unscrupulous developers.

This project will be ultimately financed and paid for by the Canadian Old Age Social Insurance and Old Age Supplement Program, both in the form of rental fees charged the inmates of the shelter. The money trail leads to all of us who pay Income Tax, Property Tax, GST, HST and a host of other hidden taxes where, the Federal, Provincial, Municipal and City governments are the collectors and administrators of such public funds. In essence, all residents of Arcadia Road including myself as taxpayers, finance this project and, make it possible through our individual taxes. Based on the aforementioned analysis of the project funding, we have the right to dictate whether or not this, or any other publicly funded project is suitable for an area occupied by tax paying residents. I reiterate, 90% of Arcadia Road residents are working professionals and taxpayers thus, their decision is paramount.

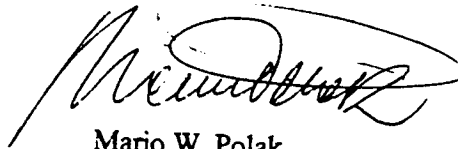
Moreover, since public monies are used to construct this facility, it is classed as a public building, its construction permit is not as simple as private interests or private investment, the decision as to its location cannot be made by the Urban Development Division of the City, permission to develop and area or a lot can only be granted by the majority of neighborhood residents. In such cases the City is instrumental in enforcing Bylaws, Building Codes and Regulatory Requirements.

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To this end, I am conducting a petition drive which, I estimate will be finished about 15 February 2002, the reason for the delay is that, practically everyone along Arcadia Road is working and home after 6.00 p.m. You are requested to hold the City of Richmond, Development Permit postponement, which is currently in force, until 15 February 2002, unless the Applicant, Interface Architecture Inc. withdraws his application DP01-189599 for the 5971 Arcadia Road location before that time.

In the event the Applicant withdraws his application before 15 February 2002, please let me know, so that my effort on the petition may stop.

Sincerely yours



Mario W. Polak

Note This mail was  
hand delivered &  
not Registered mail  
D.T. Jan 5/02

105 - 8700 Ackroyd Road  
Richmond BC  
V6X 3G2

To	Development Permit Panel
Date:	JAN 30, 2002
Item #	2
Re:	DP - 01 - 199599 5971 ARCADIA RD.

January 23, 2002

Development Permit Panel  
City Clerk  
Richmond City Hall

Dear Sirs:

**Re: 5971 Arcadia Road Proposed Development**

The Seniors Congregate Housing Complex proposed for the corner of Arcadia and Westminster Highway would certainly make a welcome addition to our neighbourhood.

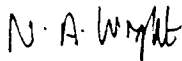
However, the present proposal will have a negative impact on the immediate area mainly due to the very high density and the additional one storey level, making it higher than all the other buildings.

I would like to propose that the developer look at reducing the height of the building to conform to the surrounding buildings, to reduce the number of units overall and allow for some set back from the walkway and include some greenery. The setback and greenery would allow a buffer zone from the constant traffic noise of Westminster Highway. The reduction in number of units would allow for an increase in living space which I believe should be 500 sq.ft at the very minimum.

I realize that funding is a prime consideration but so is the livability of the neighbours and the residents of this proposed housing development.

Your consideration would be appreciated.

Thank you.



Nora Ann Wright

To Development Permit Panel  
Date: JAN 30. 02  
Item #: 2  
Re: DP 01-189599  
5971 ARCADIA RD.

City of Richmond  
RECEIVED  
DEC 10 2001  
CAO'S OFFICE

SCHEDULE 3 TO THE MINUTES  
OF THE DEVELOPMENT PERMIT  
PANEL MEETING HELD ON  
JANUARY 30, 2002.

9 - 5531 Cornwall Drive  
Richmond, B.C. V7C 5N7  
December 5, 2001

Mr. Dave McLellan  
City of Richmond  
City Hall  
6911 No. 3 Road  
Richmond, B.C. V6Y 2C1

Dear Dave:

Re: Arcadia Place Seniors Congregate Housing


Mr. Ken Chow, Interface Architecture Inc. made a presentation to our Committee on November 28, 2001 regarding the above-noted project. I have enclosed a copy of our minutes which will provide you with a number of concerns that was addressed by the Richmond Seniors Advisory Council, as well as invited guests. You will note that a number of issues are items that cannot be amended (we would all like a perfect world), but there are a few of which that can be modified to suit seniors and disabled needs.

By consensus, we understand that there is a need for congregate housing, therefore, the Richmond Seniors Advisory Council supports this project with amendments as noted.

Our Committee appreciated this opportunity to take part in the development process. I hope that when another project presents itself, you will again call upon us to review and comment.

Thanking you again.

Sincerely yours,



Aileen Cormack  
Chair  
Richmond Seniors Advisory Council

Enclosure

CITY OF RICHMOND  
DATE  
DEC 10 2001  
RECEIVED  
URBAN DEVELOPMENT

Richmond Seniors Advisory Council

Meeting held Wednesday, ~~October 24~~ <sup>November 28</sup> 2001, at 9.30 am  
Meeting Room 1.002  
RICHMOND CITY HALL

In attendance: Neil Bernbaum, Aileen Cormack (Chair), Angela Gauld, Mohinder Grewal, Shams Jilani, Susan Higginbotham, Rob Howard (Richmond City Council Liaison), Pat Kaspro, Lesley Sherlock (City of Richmond Staff Liaison).

Guests: Suzy Chu, Elinor Ellis, Diane Eward, Anne Hopscott, Gladys Wilton

Richmond Committee on Disability Members: Frances Clark, Arlen Johnson, Alan Richards, James Sullivan

Arcadia Place Congregate Housing Development: Ken Chow, Rev. Stephen Lee

Regrets: Lois Carson Boyce, Lillian Durrant Jessie McCorkell, Carol Smith

1. Welcome and Introductions

Aileen welcomed Council members and guests and introduced Ken Chow, Architect, and Rev. Stephen Lee, Developer, Arcadia Place Congregate Housing Development. Mr. Chow reviewed the interior and exterior plans for the development and gave some background information. The project has the support of the City Planning department; it will be a five storey, half-brick, half-stucco building, on the corner facing Westminster Highway. The ground floor will consist of common areas, and there will be residential units on the other four floors. There will be 12 parking spaces, four of them for handicapped persons. He noted that the common areas exceed Vancouver City guidelines, and that there are two existing similar developments in Chinatown, both developed by the same group.

RSAC members and Representatives from the Richmond Committee on Disability expressed their concerns. The responses to these concerns are shown in italics:

- Scooter storage: It was noted that there is only one room for scooter storage.

*Mr. Chow commented that the targeted population is people from 75 to 85, who are all mobile. The maximum number of scooters that can be accommodated is ten, but there are other areas that could be adapted for storage if required.*

- Personal Storage areas:

*There is no individually assigned storage for tenants, only some general storage.*

- Lack of space:

*Mr. Chow reviewed the floor plans in response to comments regarding lack of space. He commented that the project meets Vancouver's new guidelines of a minimum of 275 to 280 square feet; some units in the project are 314 square feet, and most are 350. At this point it is not known whether the units are to be designated as strata or rental, but the small size makes the units more affordable.*

- The response was that, although the units exceed Vancouver standards, the City of Richmond prides itself on access for seniors and handicapped people, and indeed many who become handicapped move to Richmond because of easier accessibility. A major concern is the lack of space in the bathrooms to accommodate wheelchairs and walkers. There will be no room for turning circles, or to navigate.

*Mr. Chow responded that in his opinion, there would, in fact, be room to manoeuvre because there are no cupboards in the bathroom, but he admitted that the room would not allow for turning circles. However, there is room for flexibility in finishing the units and there are options regarding counter space, which might allow for more space to be allotted to bathrooms.*

*In response to comments regarding the lack of space for transferring from a wheelchair to the commode, Mr. Chow said that two units on each floor are designated wheelchair accessible. Levels two and four have shower and toilets for assisted bathing.*

- Aging in Place: Concern was expressed that people buying or renting the units may eventually be forced out if they lose their mobility. Granted that the targeted market is seniors who are mobile, it needs to be recognized that tenants or strata owners may be mobile when they move in, but as people age, incidence and severity of handicap increases. There is always the possibility that a buyer might find 2 or 3 years later that they need walkers or wheelchairs; they would then need to move out, causing major disruption as they go through the difficult process of finding alternative affordable accommodation. If the planning of the building were to take this into account, they could then stay as long as they are able.

*Ken Chow's response was that the project cannot be all things to all people. The developers are trying to cater to as wide a segment of the population as possible. In the other two projects, nobody uses a wheelchair.*

- It was observed that it is pointless to make only two washrooms wheelchair-accessible when all of the units could be made accessible with little extra cost and more thought.

*Ken Chow reiterated that the project is housing for seniors who are mobile. If the market indicates a necessity, accessible units would be built.*

- Everything nowadays is aimed at keeping seniors independent as long as possible; mobility needs are a huge issue.

*Rev. Lee commented that the aim is to help more seniors. Congregate housing has been cancelled by the BC government. Projects built by his organization fill a need; they are trying to help seniors by giving them a better chance to have affordable housing. Although everybody likes units with larger rooms, they are expensive to build. He feels that, although a limited number of units are wheelchair accessible at least that number is available. If his organization does not build the project, nothing will be available.*

- It was reiterated that the watchword now is "Aging in Place". Bigger bathrooms do not necessitate the need to make the units bigger. A compromise would give residents more stability and save them having to move out at a later date. In the long run, this would enhance the building and make it more appealing to a wider market. The bedroom size is liberal and space could be taken from there and given to the bathrooms.



# CHERRYWOOD MANOR

11771 Daniels Road  
Richmond, BC, V6X 1M7

January 30, 2002

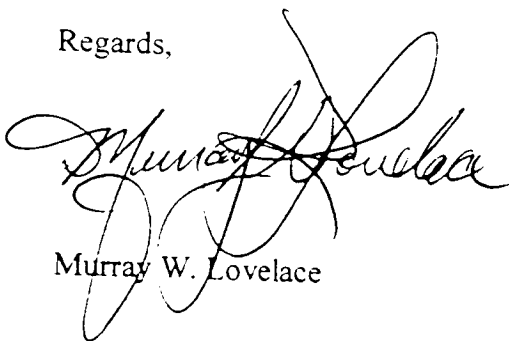
Attn: Richmond City Council

I am sending you this letter as the Manager of Cherrywood Manor, 11771 Daniels Road, Richmond. Cherrywood Manor is a 39 unit apartment building containing 26 strata titled units and 13 rental units owned by the Mennonite Housing Society. The rental units are available at a reasonable rent to individuals or couples who may be financially challenged by regular market rents. The building is available to 50 plus owners and renters, and 95% of the present occupants are members of various denominations of the Christian church.

Addressing the need for an aggregate living care facility I observe from the current and recent occupants of Cherrywood that there have been several residents who, due to increasing difficulty of maintaining an independent lifestyle, have applied for residency in intermediate care facilities. Due to the increasing demand for this type of care current residents are facing wait lists of eighteen month duration. Over the last year three residents have been able to move after a lengthy wait and there are currently three more residents waiting for space. This includes a resident of 83 years who is slowly recovering from a compression fracture of five lower vertebrae due to a fall in her home, a male resident whose wife has been moved to Lions Manor and his cognitive function is deteriorating while he awaits placement and , lastly, a female resident whose cognitive function has deteriorated to the point where she is unable to complete the task of giving the command to remotely open the Lobby doors to agencies delivering care and meal service to her.

The availability of an aggregate home in Richmond would fill an existing need for a residence where those who require care in obtaining their daily food and some form of intermediate healthcare/monitoring is available.

Regards,



Murray W. Lovelace

January 28, 2002



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

Dear Sirs:

**Proposed Development**  
**NW corner of Arcadia and Westminster Highway**

We act as Property Managers for forty-one (41) strata lot owners at Lansdowne Square (8700 Ackroyd and 8651 Westminster Highway). The proposed development at the northwest corner of Arcadia and Westminster Highway borders on Lansdowne Square. On behalf of our owners we object to the proposed height of the development and the reduction of the tree line between the two properties. As well as being aesthetically unacceptable, the proposed increase in height also presents problems of density and parking and ultimately a reduction in our property values.

We request a reduction in the proposed building height and provision for keeping the existing tree line.

Thank you for your co-operation and kind attention to this request.

Yours truly,  
**CYPRESS PROPERTIES LTD.**

Michael J. Henson  
President

MJH:li

Date JANUARY 16, 2002

**PETITION**  
To The City of Richmond

SCHEDULE 6 TO THE MINUTES  
OF THE DEVELOPMENT PERMIT  
PANEL MEETING HELD ON  
JANUARY 30, 2002.

File No. DP 01-189599

Having familiarized ourselves with all the negative aspects of the project, the undersigned petitioners object to the construction of a 04 unit ~~condominium~~ housing at 5971 Arcadia Rd.

Print Name	Address	Richmond BC	Telephone	Signature
GERALD CONNERS	112-8651 WESTMINSTER HWY	do	604 244 8409	<i>Gerald Connors</i>
Mike Moore	"	do	244-8409	<i>Mike Moore</i>
JOE CAMPBELL	324-8651 WESTMIN HWY	do	604 279-8651	<i>Joe Campbell</i>
YAI D'IEK	222-8651 WESTMIN HWY	do	604 44 7883	<i>Yai D'iek</i>
TRACY NGAI	112-8700 ACKROYD RD	do	604 214-0171	<i>Tracy Ngai</i>
PAUL CHAN	106	do	604-83-0288	<i>Paul Chan</i>
NORA WYNG	105-3700 ACKROYD	do	604-270-7312	<i>N.A. Wyng</i>
JAMES PIERRE	111-8700 ACKROYD RD	do	604 782-1842	<i>James Pierre</i>
DEN JAFUDA	200-8700 ACKROYD RD	do	604-244-1028	<i>Den Jafuda</i>
Serry Butler	118-8700 ACKROYD	do	604-273-9407	<i>Serry Butler</i>
IRZAK CHAN	117 8651 Westminister Hwy	do	604-273-8504	<i>Irzak Chan</i>
KEVIN E. HOLTZ	309-8651 Westminister Hwy	do	604 244 1783	<i>Kevin E. Holtz</i>
Jennifer Vanderhelm	309-8651 Westminister Hwy	do	604-244-1783	<i>Jennifer Vanderhelm</i>
IRZAK CHAN	202-8651 WESTMINSTER HWY	do	604-276 9173	<i>Irzak Chan</i>
JOE HARALSON	217-8700 ACKROYD RD	do	604-275-1558	<i>Joe Haralson</i>
KELLY HARALSON	217-8700 ACKROYD RD	do	604-277-1557	<i>Kelly Haralson</i>
		do		

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**PETITION**  
To The City of Richmond

Date JAN 21 2002

Having familiarized ourselves with all the negative aspects of the project, the undersigned petitioners object to the construction of a 64 unit congregate housing at 5971 Arcadia Rd.

Print Name	Address	Richmond BC	Telephone	Signature
James Fong	#13-5951 Arcadia Rd	do	(604) 276-0632	[Signature]
Leola Fong	"	do	(604) 276-0632	[Signature]
JENNIFER FONG	"	do	(604) 276-0632	[Signature]
JAMIE FONG	"	do	(604) 276-0632	[Signature]
NORMAN KWAN	#7-5951 ARCADIA RD	do	(604) 278-8784	[Signature]
Agnes Cheung	"	do	(604) 278-8784	[Signature]
CHAC WANG CHO	#14-5951 ARCADIA RD	do	(604) 821-0312	[Signature]
LA LO FONG	"	do	"	[Signature]
JARREN WONG	"	do	"	[Signature]
Doris WONG	"	do	"	[Signature]
WILLY KEI	#14-5951 ARCADIA RD	do	(604) 821-0312	[Signature]
YANG FONG	"	do	"	[Signature]
Catherine Fong	#14-5951 Arcadia Rd.	do	(604) 821-0312	[Signature]
YANG LAU CHUNG	"	do	"	[Signature]
Wendy Lau	#5-5951 Arcadia Rd	do	(604) 821-1589	[Signature]
Benny Lau	"	do	"	[Signature]
Carole Lau	"	do	"	[Signature]



**PETITION**  
To The City of Richmond

Date 12 JAN 02

Having familiarized ourselves with all the negative aspects of the project, the undersigned petitioners object to the construction of a 64 unit congregate housing at 5971 Arcadia Rd.

Print Name	Address	Richmond BC	Telephone	Signature
Chung Ching Wong	209-5700 Arcadia, Richmond	do	(604) 231-0058	Chung Ching Wong
Sean Chen	5700 Arcadia K.P.	do	(604) 271-8860	<i>[Signature]</i>
Winnie Pan	209-5700 Arcadia	do	(604) 231-0058	<i>[Signature]</i>
Huang Hsin Hsin	215-5700 Arcadia Rd.	do	(604) 276-2986	<i>[Signature]</i>
Pan Dicus Tien	215-5700 Arcadia Rd.	do	(604) 276-2986	<i>[Signature]</i>
Huang Ugi Ting	220-5700 Arcadia Rd.	do	(604) 276-2986	<i>[Signature]</i>
Chan Sam Sing	217-5700 Arcadia Rd.	do	(604) 276-2986	<i>[Signature]</i>
Li Min Wang	213-5700 Arcadia Rd.	do	(604) 3039032	<i>[Signature]</i>
Zoe Chen	5700 Arcadia Rd.	do	(604) 231-0058	<i>[Signature]</i>
Thompson	150-4751 Gardner City Rd.	do	604 278 1233	<i>[Signature]</i>
Thompson	132 4751 Gardner City Rd.	do	278 1233	<i>[Signature]</i>
Miao Yan Miao	2127 8600	do	278-8115	<i>[Signature]</i>
pei lan Chen	8400 BROWNGATE RD	do	880-6737	pei lan Chen
Susan	6311 Swift Ave	do	(604) 202-2603	Susan
Winnie	2150x6776	do	(604) 276-2986	<i>[Signature]</i>
Winnie	4156 6751 Gardner City Rd.	do	(604) 276-2986	<i>[Signature]</i>

Date 14 JAN 02

PETITION  
To The City of Richmond

File No. DP 01-189599

Having familiarized ourselves with all the negative aspects of the project, the undersigned petitioners object to the construction of a 64 unit congregate housing at 5971 Arcadia Rd.

Print Name	Address	Richmond BC	Telephone	Signature
MARGARET MATTHEWS	211-5700 ARCADIA RD	do	604-270-2620	Margaret A. Matthews
PETER MATTHEWS	211-5700 ARCADIA RD	do	604-270-2620	Peter Matthews
KENNETH CHING	105-5700 ARCADIA RD	do	604-270-8609	Kenneth Ching
NICOLE Q.W. LIU	105-5700 ARCADIA RD	do	604-270-8609	Nicole Q.W. Liu
ANTHONY MAX	15-5951 Arcadia Rd	do	604-273-9397	Anthony Max
Loren Rosenfeld	218-5700 Arcadia Rd	do	604-270-4251	Loren Rosenfeld
Emma Klavinski	211-5700 Arcadia Rd	do	604-270-4655	Emma Klavinski
BARRY STADEY	118-5700 ARCADIA RD	do	604-303-9333	B. J. Staley
LINDA STADEY	118-5700 ARCADIA RD	do	604-303-9333	Linda Staley
Raymond Gonzales	120-5700 Arcadia Rd	do	604-231-5846	Raymond Gonzales
Robert Lim	203-5700 Arcadia Rd	do	604-273-1868	Robert Lim
JUN YAO	126-5700 ARCADIA	do	604-233-1258	Jun Yao
GEORGE HOHLACOV	202-5700 ARCADIA RD	do	604-244-0663	George Hohlov
Todd Susper	201-5700 Arcadia Rd	do	604-303-7406	Todd Susper
Sami Soode	#114-5700 Arcadia Rd	do	604-303-7406	Sami Soode
Sean Lee	#101-5700 Arcadia Rd	do	604-207-4274	Sean Lee
LINDY TUN	#102-5700 Arcadia Rd	do	604-821-1702	Lindy Tun

