



To: Planning Committee  
From: Terry Crowe  
Manager, Policy Planning  
Re: **Application by LPA Development & Marketing Consultants Ltd. for an Official Community Plan Amendment and for the Rezoning of 5411 Moncton Street from "School & Public Use District (SPU)" to "Comprehensive Development District (CD/169)"**

To Planning - July 19, 2005  
Date: June 29, 2005

RZ 05-292498

File: R-8060-20-7962/7961

**Staff Recommendation**

1. That Official Community Plan Amendment Bylaw No. 7961, to redesignate 5411 Moncton Street from:
  - "Public Open Space" to "Neighbourhood Residential" in Attachment 1 of Schedule 1 of Official Community Plan Bylaw 7100 (General Land Use Map);
  - "Public Open Space" to "Multiple-Family" on the Steveston Area Land Use Map in Schedule 2.4 of Official Community Plan Bylaw No. 7100 (Steveston Area Plan), be introduced and given first reading;
2. That Bylaw No. 7961, having been considered in conjunction with:
  - the City's Financial Plan and Capital Program; and
  - the Greater Vancouver Regional District Solid Waste and Liquid Waste Management Plans;is hereby deemed to be consistent with the said program and plans, in accordance with Section 882(3)(a) of the Local Government Act;
3. That Bylaw No. 7961, having been considered in accordance with the City Policy on Consultation During OCP Development, is hereby deemed not to require further consultation; and
4. That Bylaw No. 7962 to introduce a new Comprehensive Development District (CD/169), and for the rezoning of 5411 Moncton Street from "School & Public Use District (SPU)" to "Comprehensive Development District (CD/169)", be introduced and given first reading.

Terry Crowe  
Manager, Policy Planning

CA:blg  
Att.

FOR ORIGINATING DIVISION USE ONLY

CONCURRENCE OF GENERAL MANAGER

## Staff Report

### Origin

LPA Development & Marketing Consultants Ltd. has applied on behalf of United Chinese Community Enrichment Services Society (S.U.C.C.E.S.S.) to amend the Official Community Plan and Steveston Area Plan and to rezone 5411 Moncton Street (**Attachment 1**) from “School & Public Use District (SPU)” to a “Comprehensive Development District (CD/169)” zone in order to permit the development of a two-storey, 50-unit seniors assisted living residence (congregate housing) on the site (**Attachment 2**).

### Findings of Fact

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

### Surrounding Development

- The site is currently vacant with an informal pathway system that the community uses to connect travel from Moncton Street to Osprey Crescent to the west, Kingfisher Drive to the north and Plover Drive to the east.
- To the North: Existing single-family subdivision zoned Single-Family Housing District, Subdivision Area E (R1/E) accessible by a pedestrian pathway;
- To the East: Existing single-family subdivision zoned Land Use Contract 32 (LUC 032) and R1/E;
- To the South: Existing single-family subdivision across Moncton Street zoned Single-Family Housing District, Subdivision Area B (R1/B) and R1/E; and
- To the West: Existing single-family subdivision zoned Single-Family Housing District, Subdivision Area B (R1/B).

### Related Policies & Studies

#### Official Community Plan (OCP)

- The OCP defines “Public & Open Space Use” to allow “health care facility” in an institutional setting, which may include facilities as licensed by Community Care Facility Act or the Hospital Act. As the proposed development is intended to provide independent assisted living to seniors who require a lesser level of care than those permitted in a “health care facility”, an amendment to the OCP is required to reflect the level of care to be provided in the proposed development.
- In addition, an OCP amendment is required to change the designation on the General Land Use Map of Schedule 1 of the OCP from “Public & Open Space Use” to “Neighbourhood Residential” and in the “Steveston Area Land Use Map” in Schedule 2.4 to from “Public Open Space” to “Multiple-Family” to permit congregate housing for seniors. The proposed development and land use are consistent with the existing low-density residential neighbourhood surrounding the site. The proposed use provides diversity in housing options and facilitates aging in place, which are both encouraged in the OCP.
- The proposed OCP amendments (Bylaw No. 7961) have been considered in conjunction with the City’s Financial Plan and Capital Program and the Greater Vancouver Regional District Solid Waste and Liquid Waste Management Plans. The proposed amendments are

considered to be consistent with the Program and Plan in accordance with Section 882(3)(a) of the Local Government Act.

### **Official Community Plan Consultation**

- The Richmond School Board-School District # 38 has been consulted, in accordance with Council Policy 5403, and has no concerns with respect to the proposed land use. Consultation with other external agencies, organizations and authorities was not deemed to be required given the extensive public consultation process described below.

### **City Park Space**

- Council decided to focus on future land acquisition along the waterfront in the Steveston area as opportunities arise to meet both neighbourhood and city-wide needs instead of pursuing the Austin Harris site at the Council meeting on December 13th, 2004,

### **Public Input**

#### Pre-Application Open Houses

- The applicant held two separate pre-application Open Houses in June 2004 and January 2005 prior to submitting a rezoning application. Significant changes have been incorporated into the rezoning proposal to address public input received from these Open Houses and direct contact with neighbouring residents.
- The proposed development for the rezoning responded to all the initial comments provided by the neighbouring residents including:
  - A preference for limiting the building height to two-storey;
  - Immediate neighbours expressed preference that the form and character of the proposal be in keeping with the surrounding homes;
  - Incorporate pedestrian walkway through the site to connect to the existing paths;
  - Adequate on-site parking be provided for staff, residents and visitors; and
  - General support for seniors' residence on this site.

#### Public Information Meeting

- The applicant held a Public Information Meeting on May 4, 2005 at the Steveston Community Centre. 103 residents representing 86 households attended the meeting.
- A summary of the May, 2005 Public Information Meeting and background on the previous Open Houses provided by the applicant, is included as **Attachment 4**, together with additional correspondence received in **Attachment 5**. Two complete copies of the May 2005 Public Information Meeting Summary including all the comment sheets have been placed in the Council's Reading Room for reference.
- The applicant provided a questionnaire for comments at the Public Information Meeting. 86 questionnaires were completed, of which 93% of the respondents expressed support for the proposed seniors' housing project.

#### Development Sign

- A development sign has been posted on site. No significant opposition to the proposed development has been received to date.

#### Other Input

- The application was presented to the Richmond Seniors Advisory Committee on September 8, 2004. The Richmond Seniors Advisory Committee has written Council in support of this development. A copy of the letter is on file for reference.

### **Staff Comments**

- The City has a need for purpose-built seniors' housing in Steveston to increase housing choice and to support aging in place.
- Moncton Street is well serviced by public transit to facilitate seniors to travel to Steveston or City Centre.
- The proposed two-storey built form fits with the existing single-family home context.
- There are no social planning concerns regarding this development. This development will help fill a critical need for affordable, supportive housing for seniors in Richmond.
- No significant concerns have been identified through the technical review.

### **Analysis**

#### Engineering Works Comments

- Engineering Department staff have reviewed the analysis on the storm and sanitary capacity submitted by the applicant. An upgrade of the stormwater servicing capacity is required. The developer has agreed to pay up to \$ 72,000 towards the servicing upgrade. The exact amount and engineering design will be addressed as part of the Servicing Agreement prior to the final approval of the rezoning.
- Any upgrading identified by the consultant will be at the applicant's cost and will not be eligible for Development Cost Charge (DCC) credits.
- The Developer to register a Statutory Right of Way (R.O.W.) on title to permit Public Rights-of-Passage (P.R.O.P.) for the proposed walkways connecting through the site that connects Moncton Street to Osprey Crescent to the west, Plover Drive to the east and Kingfisher Drive to the north. Design and construction of the pathway will be part of the Servicing Agreement. The landscaping design will be part of the Development Permit Landscape Plan and subsequent landscape inspection will be done as part of the Development Permit.
- In addition, the developer is to design and construct, via the City's standard Servicing Agreement, minor frontage upgrades by removing the existing sidewalk and lighting strip, creating a 1 m grass boulevard with a 1.5 m concrete sidewalk behind (existing walk is 1.2 m).
- The applicant proposes to plant trees in the boulevard (as shown on the application landscaping plan). (Note: This site will be the only site along Moncton Street between No. 1 to No. 2 Road to have boulevard trees in the foreseeable future given the established streetscape in this area. Staff encourage the proposed trees but note that they may conflict with existing underground utilities. Staff are still evaluating the viability of the proposed boulevard trees as part of the Development Permit application. The City may eliminate the proposed street trees if the technical conflict with the pipes cannot be resolved). The sidewalk as proposed will be immediately beside the three (3) power poles that are along this frontage; this is to avoid relocating the poles. Works are at the developer's sole expense; no Development Cost Charge (DCC) credits are available.
- Dedication of the land for the sidewalk encroachment at no cost to the City if necessary to accommodate realigned sidewalk.

The following are to be addressed as part of the Development Permit application:

- The sole driveway access should be moved from the existing crossing point opposite Trites Road to minimize conflict with a pole and the existing crosswalk.
- The Transportation Department has indicated that the sidewalk at the driveway access should be pulled back from the street alignment to avoid conflict with the driveway letdown ramp; dedication may be required for the sidewalk encroachment into the private property.
- The private hydro pole line currently on the west side of the site must be removed. Hydro servicing is to be re-routed underground along Moncton Street, per City bylaws.

#### Transportation

- Transportation Department is satisfied with the proposed parking and loading numbers and arrangement.
- The applicant to register a Statutory Right of Way (R.O.W.) on title for a Public-Rights-of-Passage (P.R.O.P.) for the walkway connecting Moncton Street, the path to Osprey Crescent to the west, Plover Drive to the east and Kingfisher Drive to the north.
- The following revisions are to be addressed in the Development Permit application:
  - The dimensions of the handicapped parking spaces should meet the City's bylaw.
  - The applicant will be responsible for the upgrade of the existing crosswalk on Moncton Street just west of the development driveway to a special crosswalk. The cost is estimated to be around \$30,000.
  - It is preferred that:
    - the length of the passenger pick-up/drop-off zone to be increased to 15 m.
    - the driveway be widened to 7.5 m for at least 15 m from the property line.
    - the driveway be relocated eastward to reduce opposing traffic manoeuvres.
    - the driveway be developed with a letdown and continuous crosswalk.
- The following must be provided at the Building Permit stage to the satisfaction of Transportation Department:
  - Prior to commencement of construction, the contractor must provide to Transportation Department, construction parking and traffic management plans. The plans should include:
    - the location for parking for services, deliveries and workers;
    - the application for the request for any lane closures (including dates, times and duration) and
    - proper traffic control as per Traffic Control Manual for Works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.

#### Parking

- Both the resident and visitor parking that have been provided are in compliance with Zoning Bylaw standards and the Comprehensive Development District (CD/169) requirements.
- Parking has been provided to the satisfaction of the Transportation Department based on the operational demand for other seniors' projects through out the Lower Mainland. A total of 20 parking spaces, including three (3) handicapped stalls are provided to serve the residents, staff and visitors.
- Scooter storage has also been provided to accommodate this alternative mode of motorized transportation for the seniors.
- In addition, the operator will provide van pick-up/drop-off to take the residents on outings.

### Interface With Existing Single-Family Residential Neighbourhood

- The proposed development abuts existing single-family homes on three sides. In response, the proposed building has been limited to two (2) storeys and a pitched roof to provide a compatible interface with the adjacent homes.
- Vehicular access is from Moncton Street and pedestrian pathways link the site to the north, east and west. Five (5) existing mature trees east of the proposed driveway will be retained to provide visual screening along Moncton Street frontage. Three (3) trees will be removed due to poor structure and proximity to proposed and existing foundations. Additional trees will be planted to replace the three (3) being removed.
- A minimum setback of 6 m (19.7 ft.) has been provided along the east side, with the majority of the building façade being setback 7.2 m (23.6 ft.) to minimize impact on the existing single-family homes to the east. The generous setback minimizes shadowing and the visual impact to the residential rear yards.
- A minimum setback of 10.4 m (34.1 ft.) has been provided along the west property to accommodate the driveway for the seniors' residence, perimeter landscaping and the privately owned, publicly accessible (P.O.P.A.) pedestrian path. The proposed path maintains the pedestrian connection from Moncton Street to Osprey Drive to the west, Plover Drive to the east and Kingfisher Drive to the north.
- A substantial rear yard setback of approximately 37.5 m (123 ft.) is provided. On site parking for staff and residents, a portion of the perimeter pathway, P.O.P.A., a fenced private open space for the seniors and landscaping are provided within the rear yard.

### Public Pedestrian Path

- The developer has agreed to register a Statutory Right of Way (R.O.W.) on title for a Public-Rights-of-Passage (P.R.O.P.) for the walkway to formalize public access. The developer will design and the City will need to approve the plans for the pathway connecting Moncton Street, Osprey Crescent to the west, Plover Drive to the east and Kingfisher Drive to the north. The applicant will install the pedestrian path and the City will be responsible for the maintenance.
- The developer will be responsible for the maintenance and liability associated with the landscaping. This sharing of maintenance and liability between the City and the developer is a fair and equitable way to formalize a highly desirable public access on a privately owned site.

### Tree Retention

- The applicant has agreed to submit an arborist's report to address retention strategies and tree protection of the existing mature trees along Moncton Street. A survey was provided and eight (8) trees along the Moncton Street frontage have been identified as having the potential for retention. Upon further investigation, the arborist has determined that the combination of the preload requirements and the actual construction itself would impact the line of three (3) northerly trees on the site. These three (3) trees will need to be removed and replaced as a result of the preload requirements and their proximity to the southerly foundation wall of the proposed new residence. Ninety-nine trees have been proposed as part of the landscaping scheme. This offers a tree replacement ratio significantly beyond that recommended in the OCP Guidelines. In addition, the applicant will be required to upsize some of the replacement trees and use species compatible with the trees to be retained along the Moncton Street frontage to provide a better transition between the existing and proposed replacement trees adjacent the five (5) trees to be retained.

- The applicant will be required to retain an arborist to carry out inspections during the construction to ensure that proper measures have been taken to protect the trees.
- A landscaping Letter of Credit will be required at the Development Permit stage for an amount equivalent to the cost of the landscaping including the value of any existing trees to be retained that may be damaged by construction or other causes.

#### Amenity Space and Services for the Residents

- Centrally located common indoor amenities and services have been provided for the development including common dinner area, TV room and craft/multi-purpose room. Twenty-four hour staffing provides services including communal meals, laundry services, as well as activity programming for the residents.
- A fenced landscaped back yard with seating area, arbours and walking paths, shade trees and a variety of planting material provide common outdoor amenity for the residents. In addition, an outdoor terrace within easy access of the communal indoor activity area and seating areas adjacent to the entrance is proposed.

#### **Financial Impact or Economic Impact**

None.

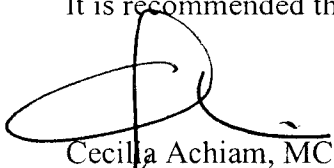
#### **Rezoning Conditions**

A list of rezoning conditions is included as **Attachment 6**. The applicant has agreed to all conditions. A signed acceptance of the conditions is on file.

#### **Conclusion**

The proposed development responds to community housing, planning and urban design needs. The proposed form and character of the building complies with the desired form of development in this part of Steveston. Issues of adjacency with existing single-family homes that arose during the pre-application public consultation processes have been resolved.

It is recommended that this application be approved.



Cecilia Achiam, MCIP  
Urban Design Planner  
(4122)

CA:blg

Attachment 1: Location Map

Attachment 2: Conceptual Development Plans

Attachment 3: Development Application Data Sheet

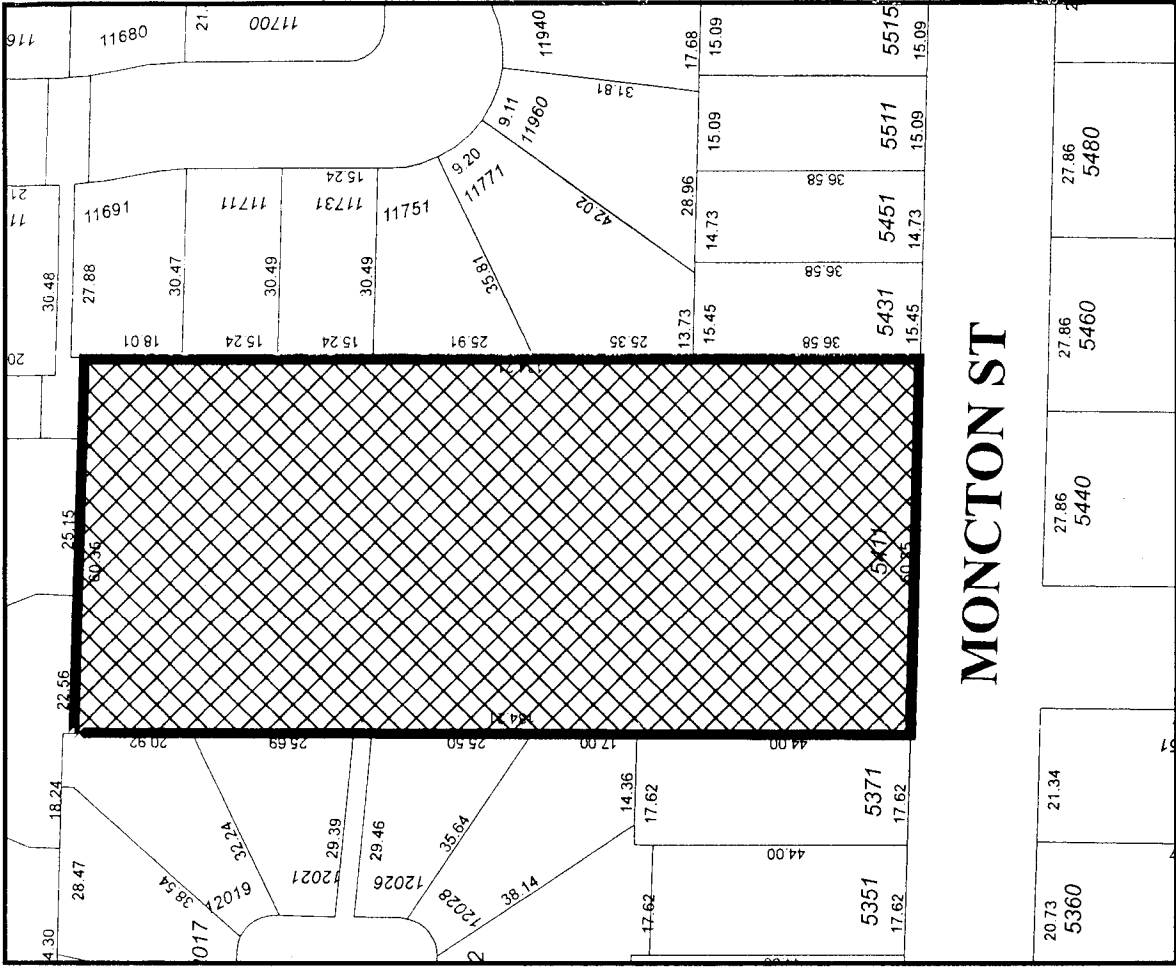
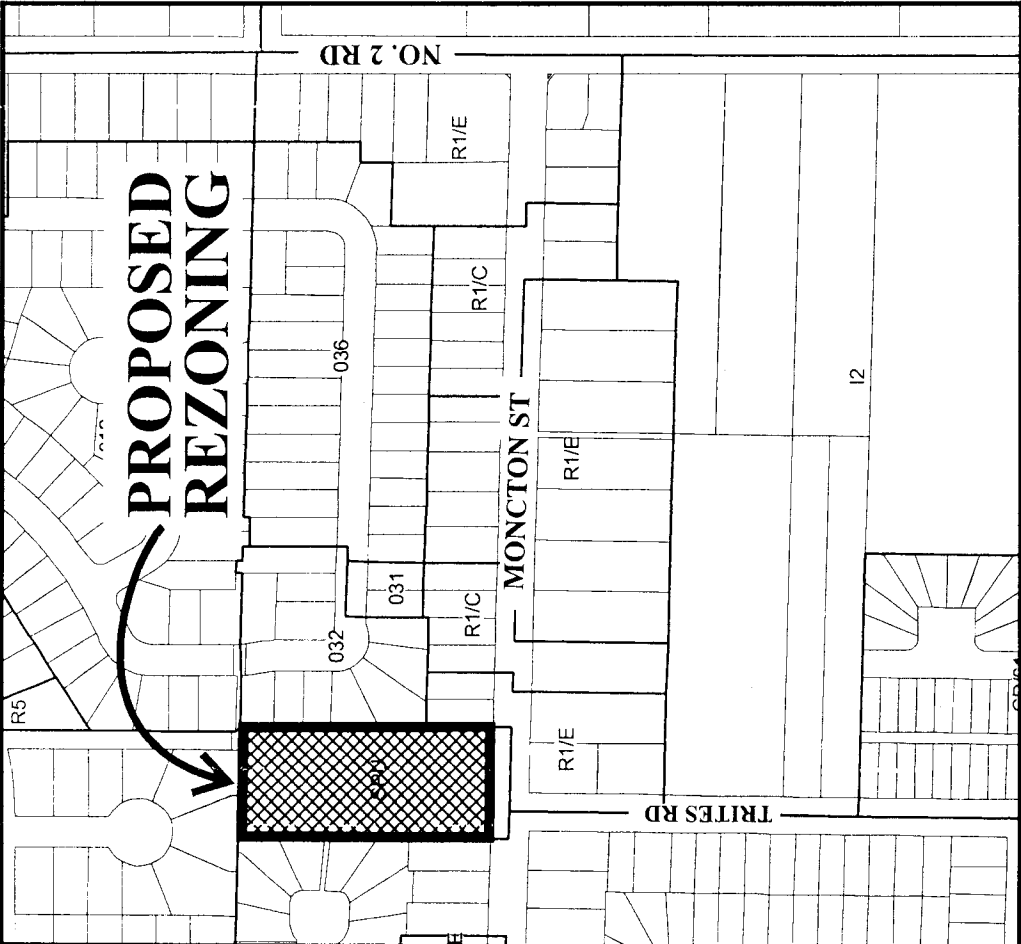
Attachment 4: Public Consultation Summary

Attachment 5: Other Public Input Correspondence

Attachment 6: Conditional Rezoning Requirements Concurrence



# City of Richmond

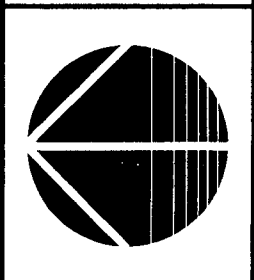


Original Date: 02/17/05

Revision Date:

Note: Dimensions are in METRES

# RZ 05-292498







DATE: MAY 6, 2005  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 PROJECT NUMBER: A004793

NO.	DATE	DESCRIPTION
1	MAY 6, 2005	PERMITS
2	MAY 6, 2005	PERMITS
3	MAY 6, 2005	PERMITS

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 PROJECT ADDRESS:  
 PROJECT CITY/STATE/ZIP:

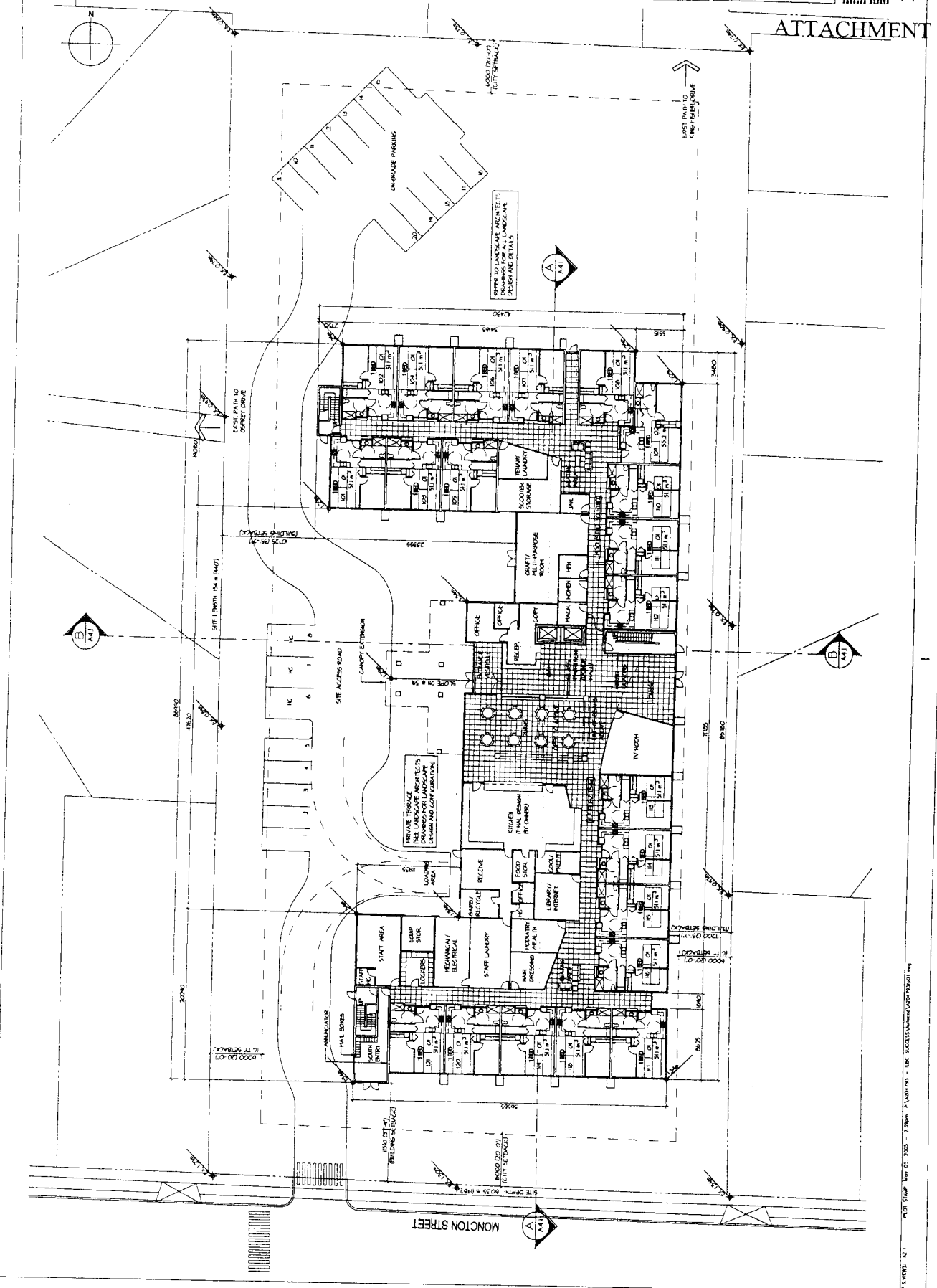
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 PROJECT CITY/STATE/ZIP:

PROJECT NAME:  
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PROJECT NAME:  
 PROJECT ADDRESS:  
 PROJECT CITY/STATE/ZIP:

PROJECT NAME:  
 PROJECT ADDRESS:  
 PROJECT CITY/STATE/ZIP:



ATTACHMENT 2



100 - 1000 Avenue Road  
Suite 100  
Richmond, BC V6V 2G9  
Tel: 604-273-1111  
Fax: 604-273-1112

DATE: APRIL 28, 2005  
SCALE: 1:200  
PROJECT NO: A001793

PROJECT NAME:  
AUSTIN HARRIS  
ASSISTED LIVING  
RESIDENCE  
5411 MONCTON ST.  
RICHMOND, B.C.

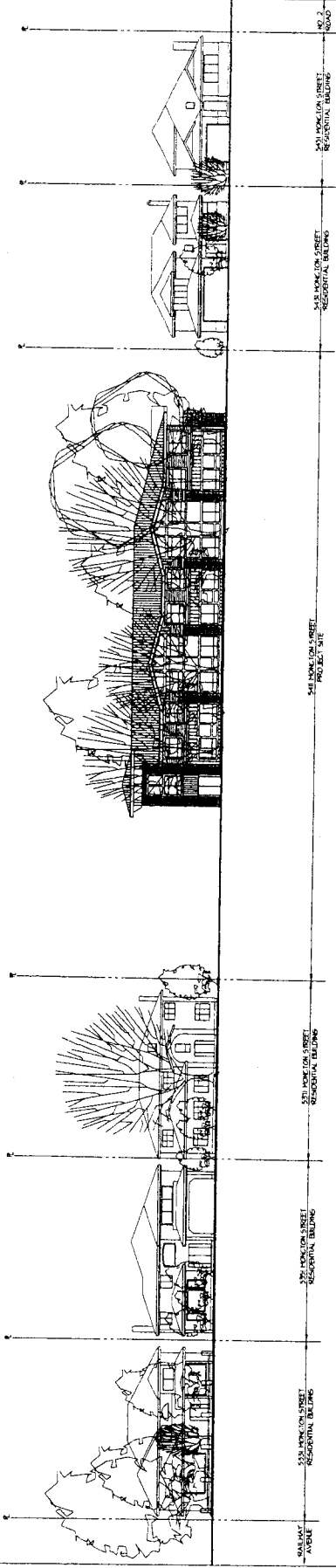
DATE: APRIL 28, 2005  
SCALE: 1:200  
PROJECT NO: A001793

PROJECT NAME:  
STREETSCAPE  
LOOKING NORTH

DATE: APRIL 28, 2005  
SCALE: 1:200  
PROJECT NO: A001793

PROJECT NAME:  
STREETSCAPE  
LOOKING NORTH

PROJECT NO: A001793



STREETSCAPE ELEVATION ALONG MONCTON STREET LOOKING NORTH

DAVIDSON  
ARCHITECTS  
1000 14th Street, Suite 100  
Richmond, BC V6Y 1R3  
Tel: 604-271-1111  
Fax: 604-271-1112  
www.davidsonarchitects.com

NO. 001	DATE	DESCRIPTION
1	JAN 28	ISSUED FOR PERMITTING
2	JAN 28	APPLICATION
3	FEB 25	REVISIONS
4	MAR 25	DEVELOPMENT PERMIT

PROJECT TITLE  
**AUSTIN HARRIS  
 ASSISTED LIVING  
 RESIDENCE**  
 5411 MONCTON ST.  
 RICHMOND, B.C.

CLIENT TITLE  
**BUILDING  
 ELEVATIONS**

DATE  
 APRIL 28, 2005

SCALE  
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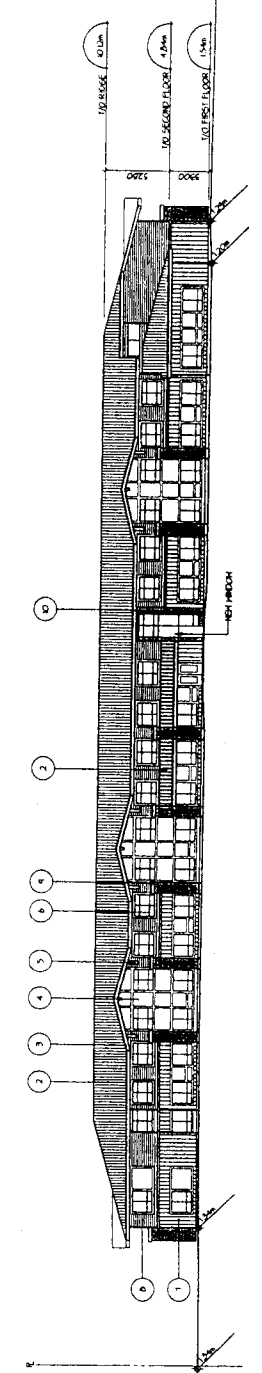
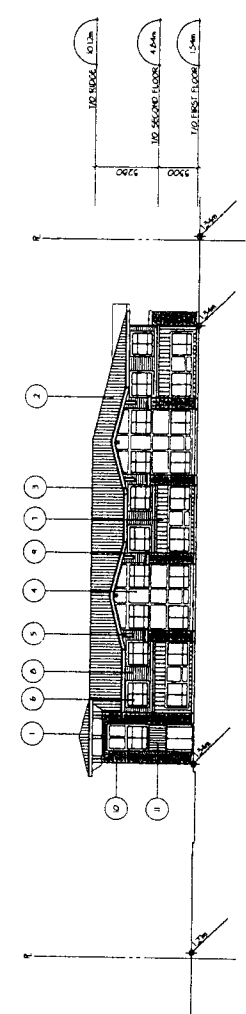
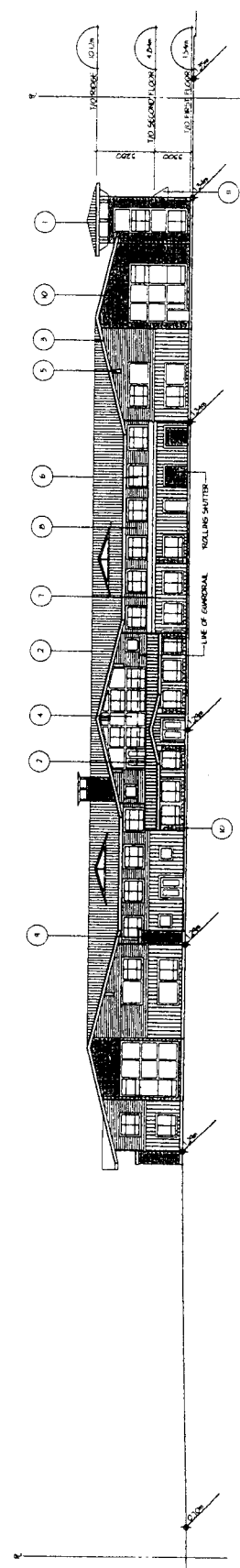
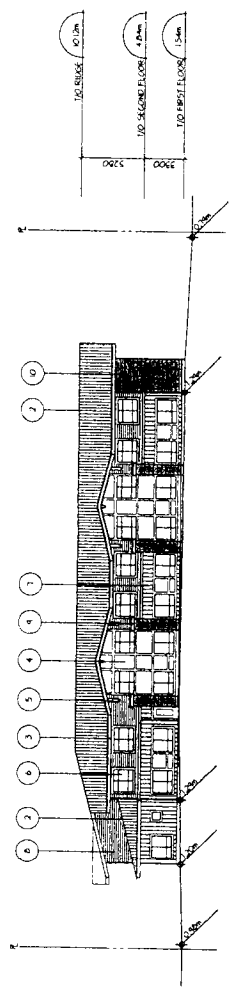
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 A31

DATE  
 APRIL 28, 2005

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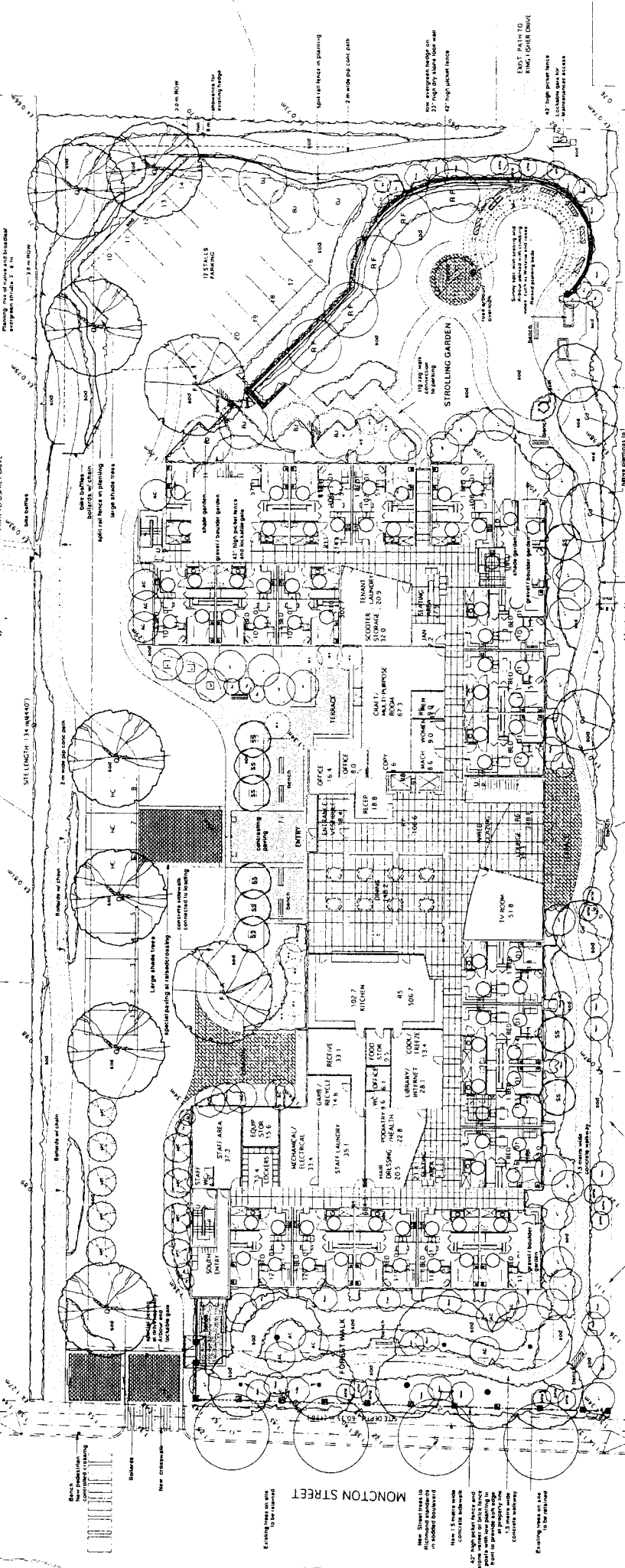
PROJECT NUMBER  
 A31

- EXTERIOR MATERIALS LEGEND
- 1 METAL ROOF
  - 2 ASPHALT SHINGLES
  - 3 BRICK
  - 4 WOOD PANEL
  - 5 WOOD BRACKET
  - 6 VERTICAL SLAT
  - 7 VERTICAL SLAT IN ANK
  - 8 BRICK
  - 9 BRICK
  - 10 BRICK
  - 11 METAL CLAMP



# Plant List - Trees

QUAN	CODE	BOTANICAL NAME	COMMON NAME	SPECIAL	ROOT
14	AC	Acacia corymbosa	Viva WACA	2M IN	BBB
28	AD	Acacia dealbata	Green Wattle	2M IN Full	BBB
7	AD	Acacia dealbata	Green Wattle	5 cm cal	BBB
7	AD	Acacia dealbata	Green Wattle	5 cm cal	BBB
5	CJ	Calleryna speciosa	Calleryna	5 cm cal	BBB
2	ESA	Fragaria virginiana	Raspberries	6 cm cal	BBB
2	ESA	Fragaria virginiana	Raspberries	6 cm cal	BBB
7	DA	Daphne genkwa	Genkwa	40 cm	BBB
7	DA	Daphne genkwa	Genkwa	40 cm	BBB
9	RF	Robinia pseudoacacia	Black Locust	6 cm cal	BBB
9	RF	Robinia pseudoacacia	Black Locust	6 cm cal	BBB
5	SS	Sideroxylon lanuginosum	Chinese Elm	5 cm cal	BBB
31	COM	Compositae	Compositae	40 cm	BBB
31	COM	Compositae	Compositae	40 cm	BBB
13	SY	Syringa vulgaris	Maive	1 M IN	Com



# AUSTIN HARRIS ASSISTED LIVING RESIDENCE

5411 MONCTON STREET, RICHMOND, B.C.

landscape  
plan

Jonathan Locke Ltd  
Landscape Architecture  
102 1861 West 2nd Avenue  
Vancouver, B.C. V6J 1H3  
Ph: 609-1003 Fax: 609-0402

2 Year 2008, 2009 for Design Permit



**City of Richmond**

6911 No. 3 Road  
 Richmond, BC V6Y 2C1  
 (604) 276-4000

**Development Application  
 Data Sheet**

**RZ 05-292498**

**Attachment 3**

Address: 5411 Moncton Street

Applicant: LPA Development & Marketing Consultants Ltd.

Planning

Area(s): 2. 4 Steveston Area Plan

	Existing	Proposed
<b>Owner:</b>	Provincial Rental Housing Corporation	Provincial Rental Housing Corporation
<b>Site Size (m<sup>2</sup>):</b>	8, 067 m <sup>2</sup>	8, 067 m <sup>2</sup>
<b>Land Uses:</b>	Vacant	Congregate housing
<b>OCP Designation:</b>	Public Open Space	Neighbourhood Residential
<b>Area Plan Designation:</b>	Public Open Space	Multiple-Family
<b>702 Policy Designation:</b>	N/A	N/A
<b>Zoning:</b>	School & Public Use (SPU)	Comprehensive Development District (CD/169)
<b>Number of Units:</b>	0	50

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Density (units/acre):	N/A	25 upa	Complies
Floor Area Ratio:	Max. 0.65	0.61	Complies
Lot Coverage – Building:	Max. 40%	34%	Complies
Lot Size (min. dimensions):	8,000 m <sup>2</sup>	8, 067 m <sup>2</sup>	Complies
Setback – Front Yard (m) Moncton Street:	Min. 10 m	10.7 m	Complies
Setback – East Side Yards (m):	Min. 6 m	Min. 6 m	Complies
Setback – West Side Yards (m):	Min. 10 m	Min. 10.4 m	Complies
Setback –Rear Yards (m):	Min. 35 m	Min. 37.5 m	Complies
Height (m):	10 m	9.7 m	Complies

<b>On Future Subdivided Lots</b>	<b>Bylaw Requirement</b>	<b>Proposed</b>	<b>Variance</b>
Off-street Parking Spaces – Regular (R) / Combined Visitor & Staff (V):	0.2 (R) and 0.2 (V) per unit	0.2 (R) and 0.2 (V) per unit	Complies
Off-street Parking Spaces – Total:	10 (R)/10 (V) 20 total	10 (R)/10 (V) 20 total	Complies
Amenity Space – Indoor:	100 m <sup>2</sup>	+ 450 m <sup>2</sup>	Complies
Amenity Space – Outdoor:	300 m <sup>2</sup>	+/-2000 m <sup>2</sup>	Complies

**Proposed Austin Harris Assisted Living Residence**

**Community Open House Report**

**Held at**

**Steveston Community Centre**

**Wednesday, May 4, 2005**

**Sponsored by**

**S.U.C.C.E.S.S.**

**Prepared for:  
City Of Richmond**

**Prepared by:  
LPA Development & Marketing Consultants Ltd.  
May 5, 2005**

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**1.1 June 10, 2004 Open House**

**1.2 January 19, 2005 Open House**

## **2.0 May 4<sup>th</sup> 2005 Open House sponsored by S.U.C.C.E.S.S.**

## **3.0 Description - May 4<sup>th</sup> 2005 Open House Held at Steveston CC**

## **4.0 Residents' Responses – Letter to Council**

## **5.0 Summary – Table II – Residents' Responses**

## **Appendices**



# Community Open House

Held at Steveston Community Centre on Wednesday, May 4, 2005

Sponsored by S.U.C.C.E.S.S.

## Report to City of Richmond

### **1.0 Background – The Public Consultation Process**

Since June 2004, three public information sessions have been held with Richmond residents. The purpose of the meetings has been to discuss the proposed development of the Austin Harris site at 5411 Moncton Street for much-needed subsidized seniors housing.

The availability of capital funding from senior governments via a program called Independent Living BC (ILBC) created the opportunity to construct the proposed seniors' assisted living residence. However, the site requires rezoning from its current institutional designation to allow the proposed 50-unit residence to proceed.

The Open Houses have provided an opportunity for dialogue with residents about the need for the residence and to discuss design parameters and community benefits for the site. It has proved to be a valuable and successful bridge-building opportunity for S.U.C.C.E.S.S., the non-profit Society who is the project proponent and future operators of the residence, and Richmond residents, particularly immediate neighbours, to share views and preferences and to come to amicable resolution about mutual objectives.

### **1.1 June 10, 2004 Open House**

- An Open House sponsored by Vancouver Coastal Health Authority was held at Steveston Community Centre on June 10, 2004 to introduce the concept of an Independent Living BC residence being constructed on the former Austin Harris School site that had been acquired by the Health Authority for a care residence or similar purpose in the 1990's
- 57 people attended the June 10<sup>th</sup> 2004 Open House and made the following comments on the proposed options presented:
  - Building Height – A preference for a two-storey development was expressed
  - Building Character – Several people expressed preference that the “fit” and “character” of the new residence be in keeping with surrounding homes.

- The Pathway through the site that connects the area's public pathway network – People expressed the preference to retain a pathway links through the site
- Parking and traffic – Preference was expressed to have sufficient on-site parking for projected residents, staff and visitors
- The appropriateness of the site for the proposed development – Support was expressed for the use as an ILBC residence
- Use as a Park - A few neighbours opposed the Assisted Living use and expressed a desire to retain the site as a park. The Health Authority, in cooperation with Richmond Parks Department, agreed in the mid 1990's to allow the public temporary use and access through the site. Signs clearly noted the use as a "temporary park".

## 1.2 January 19, 2005 Open House

- A second Open House sponsored by S.U.C.C.E.S.S was held at Steveston Community Centre on January 19, 2005.
  - **A postal drop to over 2,200 households and businesses** in an area surrounding the site described the proposal and extended an invitation to attend the Open House and comment on planning options presented. The mail drop covered the area between Steveston Highway, Railway Avenue, the Fraser River and No. 1 Road
  - **Ads** were also placed in the Richmond Times, Richmond News, Ming Pao and Sing Tao Newspapers
- The purposes of the January 19, 2005 Open House were:
  - To introduce to the community the S.U.C.C.E.S.S Board, staff and Consulting Team who had been selected by BC Housing and Vancouver Coastal Health to develop and operate the proposed 50-unit ILBC residence subject to Richmond City Council approving a rezoning of the Austin Harris site for that purpose.
  - To show neighbours, Richmond residents and local business owners site plans, a landscape plan, and elevations of the proposed residence.
  - To demonstrate how the proposed plans responded to community comments and concerns received and documented at the June 10, 2004 Open House sponsored by Vancouver Coastal Health and held at Steveston Community Centre.
  - To receive community comments about the new proposal
  - To report the results of the Open House to City of Richmond Council and staff as part of a rezoning application to develop the site for a 50-unit ILBC residence.

### 1.3 Open House Results

Table I below provides a summary of the January 19<sup>th</sup> attendees' responses to the four questions posed in the Letter to Mayor and Council:

QUESTIONS					TOTAL
<b>Q.4 PROPOSAL</b>	<b>SUPPORT</b>	<b>MORE INFO</b>	<b>OPPOSE</b>	<b>N/C*</b>	
	<b>81 (82%)</b>	<b>7 (7%)</b>	<b>7 (7%)</b>	<b>4 (4%)</b>	<b>99</b>
<b>Q.1 HEIGHT</b>	<b>YES</b>		<b>NO</b>	<b>N/C</b>	
	<b>90 (91%)</b>		<b>5 (5%)</b>	<b>4 (4%)</b>	<b>99</b>
<b>Q.2 PARKING</b>	<b>YES</b>		<b>NO</b>		
	<b>83 (84%)</b>		<b>12 (12%)</b>	<b>4 (4%)</b>	<b>99</b>
<b>Q.3 WALKWAY</b>	<b>YES</b>		<b>NO</b>		
	<b>91 (92%)</b>		<b>4 (4%)</b>	<b>4 (4%)</b>	<b>99</b>

\* N/C = No Comment

### 2.0 May 4, 2005 Open House

Neighbours, area and citywide Richmond residents, and community organizations were notified of the May 4<sup>th</sup> Open House at Steveston Community Centre by the following mediums:

- **An Open House flyer** was sent by way of **mail drop to over 4,550 households** and businesses in an area surrounding the site at 5411 Moncton Street. Canada Post made the mail drop as part of their regular delivery service during the week of April 25<sup>th</sup> 2005. The notice described the proposal, extended an invitation to attend the May 4th Open House and encouraged comments to be made on the plans to be shown. (**Attachment I – Sample Mail Drop**)
- The mail drop covered the area between Steveston Highway, No. 1 Road, the Fraser River and No. 2 Road.
- **Public announcement ads** about the Open House were also placed in the Richmond Review, Richmond News, Ming Pao and Sing Tao Newspapers on Wednesday, April 27<sup>th</sup> and Saturday April 30<sup>th</sup>, 2005 respectively. (**Attachment II - Sample Ad**)

### **3.0 Description - May 4<sup>th</sup> 2005 Open House at Steveston Community Centre**

The well-publicized Community Open House was held in the Seiner Room of Steveston Community Centre between 6:00 and 9:00 PM on Wednesday, May 4<sup>th</sup>, 2005. (See 2.0 Community Notification of the Open House above)

Members of S.U.C.C.E.S.S. and the Project Consulting Team (Architects, Landscape Consultant and Project Managers) were in attendance to meet community residents. In addition, representatives from VCHA were present to answer questions regarding the ILBC program.

Two S.U.C.C.E.S.S. staff members manned the reception table to receive and welcome attendees at the entry to the Seiner Room.

Approximately 103 community residents representing 86 households signed the attendance sheet (**Attachment III – Sign-in sheets listing all attendees**) maintained by S.U.C.C.E.S.S. Staff.

Attendees were invited by staff to identify the location of their home in relationship to the proposed residence at 5411 Moncton Street on a street map of the area.

Upon signing in, each attendee was also given a Response Letter **addressed to Mayor and Council**. They were advised that the letter would form part of a report that would be sent to Council and staff describing the results of the Open House.

The Response Letter posed three questions that attendees were asked to answer after they had an opportunity to view the plans and/or speak with the Society, and/or Health representatives. The questionnaire also provided a section for attendees to provide additional comments. (**Attachment IV – Sample Response Letter**)

Attendees were given the option to be escorted around by members of the Society/Consulting Team or to do a self-guided tour in order to view the display boards and to ask questions that arose as a result of their viewing the proposed plans for the site.

S.U.C.C.E.S.S. and VCHA representatives were also present throughout the room. This enabled the most knowledgeable person(s) available to answer questions arising from attendees. At the end of the tour of plans, attendees then filled out the Response Letters.

### **4.0 Open House – Residents’ Responses - Letter to Council**

Approximately 103 community residents representing 86 households signed the attendance sheet maintained by S.U.C.C.E.S.S. Staff.

Eighty-six (86) individuals returned completed Questionnaires to S.U.C.C.E.S.S. staff by evening’s end. This is an 83.5% response rate, an extremely high rate or return for an open house. (**Attachment V – Copies of each completed response letter**)

Attendees receiving the questionnaire were advised that the information contained in all completed questionnaires would be tabulated and summarized for Council’s information.

Attendees were also advised that a copy of each completed questionnaire would be included in a report to City staff and Council about the results of the Open House that would accompany our rezoning application.

The letter posed three questions of residents soliciting definitive responses about their support for the proposed rezoning request, the amount of parking proposed and the location and design of the proposed public walkway.

**Table II** below sets out a summary of the 86 questionnaires completed by those who attended the Open House and who filled out a Questionnaire.

### 5.0 Summary – Table II – Questionnaire Responses – May 4, 2005

Eighty attendees, **93% of those attending the Open House, expressed support** for the proposal to develop the 50-unit ILBC Assisted Living residence. **None (including immediate neighbours) expressed opposition to the proposal.**

Table II below displays a summary of attendees’ responses to the three questions posed in the Letter to Mayor and Council at the May 5, 2004 Open House:

QUESTIONS					TOTAL
<b>Q.1 PROPOSAL</b>	<b>SUPPORT</b>	<b>MORE INFO</b>	<b>OPPOSE</b>	<b>N/C*</b>	
	<b>80 (93%)</b>	<b>4 (4.7%)</b>	<b>0 (0%)</b>	<b>2 (2.3)</b>	<b>86</b>
<b>Q.2 PARKING</b>	<b>YES</b>		<b>NO</b>		
	<b>81 (94.2%)</b>		<b>1 (1.1%)</b>	<b>4 (4.7%)</b>	<b>86</b>
<b>Q.3 WALKWAY</b>	<b>YES</b>		<b>NO</b>		
	<b>82 (95.4%)</b>		<b>1 (1.1%)</b>	<b>3 (3.5%)</b>	<b>86</b>

\* N/C = No Comment

Amongst these were area residents, other interested Richmond residents and several Richmond seniors (or their children) either seeking immediate housing, or planning for the future and seeking information on eligibility for such accommodation when it is constructed.

Overall, approximately **95 % of those who attended the Open House supported the public walkway as proposed and the 20 surface parking stalls** plus one loading space that would serve both to receive deliveries and evening parking for the mini-bus that will be purchased to serve residents during their stay.

# APPENDICES

- I. **Attachment I – Sample Mail Drop**
- II. **Attachment II - Sample Ad**
- III. **Attachment III - Sign-in Sheet Listing all Attendees**
- IV. **Attachment IV - Sample Response Letter**
- V. **Attachment V - Copies of each completed Response Letter**
  - a. **SUPPORT**
  - b. **NEED MORE INFORMATION**

TO: MAYOR & EACH COUNCILLOR  
FROM: A/CITY CLERK

pc: Director, Development  
for information



Richmond Seniors Advisory Committee  
Serving Richmond since 1991



November 1, 2004

Mayor & Council  
City of Richmond  
6911 No. 3 Road  
Richmond, BC V6Y 2C1

PHOTOCOPIED & DISTRIBUTED  
DATE: Dec 10 2004

	DW	DW
	KY	
	AS	
	DB	
	WB	

Dear Sirs/Madams:

Re: Proposed Assisted Living Residence on Austin Harris Site, Moncton St. @ Trites Road

4057-03

Richmond Seniors Advisory Committee (RSAC) is writing in support of Senior's housing in Richmond. We respectfully request that when the proposed Assisted Living Residence on the former Austin Harris School site is presented for approval that Council approve it!

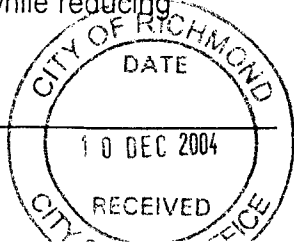
I am sure you are aware that we continue to be advocates for assisted living residences in Richmond, particularly for low income seniors. This has been and continues to be a grave concern of the RSAC.

The need for such projects in our community is already acute, and given the average age of Richmond's population, this need will not diminish in the future. Indeed, forecasts indicate that our seniors population will grow- from today's 19,000 to approximately 54,000 by 2026-- almost triple!!

Unless council shows the vision and leadership to ensure the sufficiency of such facilities, the results could well impact negatively on our well-planned city.

We recommend the Austin Harris development be approved for the greater good of our community at large. It represents an incredible opportunity to take a small step along the path toward providing much needed facilities for our growing seniors population. The present proposal is a low-rise 50 unit assisted living complex that is desperately needed, and is proposed for an area that is ideal, and was always intended for some form of residential care senior's housing. From information received, we understand that Vancouver Coastal Health is committed to preserving safe pathways for community use through the property.

The RSAC believe this development to be in the best interest of the community; it will allow Richmond seniors to remain in their own community when they are no longer able to remain in their own homes. This project is designed for those who do not need 24 hour care; however, a development of this nature will allow the residents to live more independently and with the amenities offered, maintain their health and well-being. This will delay their entrance to a care facility or hospital, thereby providing a win/win situation - a superior quality of life while reducing costs otherwise involved in residential long term care.



Affordable rents will include accommodation, a certain amount of personal care and hospitality services such as meals, housekeeping, laundry, recreational opportunities and a 24-hour response system. It is sufficiently close to an established community and within walking distance of a community centre and library. An architecturally pleasing building enhances a neighbourhood and would be very beneficial. This site would appear to be ideal for this project!

In conclusion, the members of RSAC feel that this project, and many more like it, are essential if the vision of our city, to be "the most appealing, liveable and well managed community in Canada", is to be achieved and maintained.

We therefore unanimously request that the Mayor and Council approve the establishment of this assisted living proposal.

Respectfully submitted,

  
M. Olive Bassett, Chair  
Richmond Seniors Advisory Committee



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

*pc: Director, Development  
for attachment to Planning  
Ck Report.*

		INT
	IRM	
✓	DW	DW
	KY	
	AS	
	DB	
	WB	

05-292498

Olive Cartwright  
214 - 4200 Garry Street  
Richmond, BC V7E 2V1  
604-271-1733

May 9, 2005

Re: Proposal for Assisted Living Residence at 5411 Moncton Street, Richmond, BC

Dear Mr. Mayor and City Councilors:

As a Senior Citizen in my late 80's I would like to request that you please pass the proposal for the above Assisted Living Residence and allow it to be completed as soon as possible.

This kind of dwelling is badly needed in Richmond, as there are numerous seniors like myself who as we age are in need of daily assistance which living in a Seniors Residence does not afford us in order to retain our independence. I think this type of development will be a big asset to the community and I hope that you all agree to let it go forward without further delay.

Thank you for your consideration in this matter.

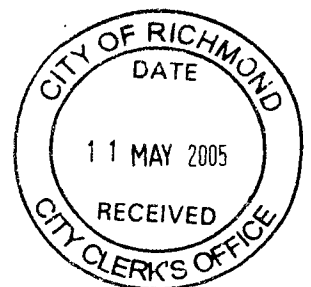
Your Sincerely

Olive Cartwright

PHOTOCOPIED

MAY 12 2005

& DISTRIBUTED



To: Director, Development  
for attachment to Planning Ct. report

		INT
	JRM	
✓	DW	DW
	KY	
	AS	
	DB	
	WB	

**OPEN HOUSE PRESENTATION SPONSORED BY S.U.C.C.E.S.S.**

To: Mayor and Council, City of Richmond

Re: REZONING AND DEVELOPMENT PERMIT APPLICATION

50-Unit Assisted Living Residence, 5411 Moncton Street, Richmond, BC

05-292498

Name:

BEN W. GWARTNEY  
(PLEASE PRINT)

I/we visited the Open House held between 6-9 PM at the Seiner Room, Steveston Community Centre, on Wednesday, May 4th, 2005 to view a presentation about the Rezoning and Development Permit (DP) Applications for a proposed seniors' ILBC Assisted Living Residence at 5411 Moncton Street. S.U.C.C.E.S.S. and Vancouver Coastal Health (VCH) representatives were available to respond to questions and discuss the Rezoning Application before the City.

We understand that, if Council approves the rezoning, S.U.C.C.E.S.S. will build and operate the two-storey, 50-unit seniors' assisted living residence. VCH will be responsible for the assessment and referral of Richmond seniors to the new residence. It will have a full dining room, commercial kitchen, lounges, activity areas and other amenities for use by residents. Surface parking for 20 cars for the exclusive use of residents, staff and visitors, a public pathway link to Moncton Street, and professional landscaping are also part of the plan.

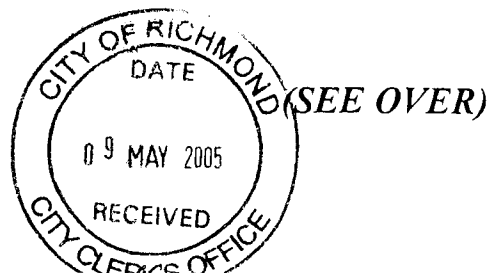
My/our views about the proposed development are:

1. Regarding the proposal for an ILBC Assisted Living Residence at 5411 Moncton Street:  
(PLEASE MARK ONE ONLY)

- A. I SUPPORT THE PROPOSED REZONING REQUEST \_\_\_\_\_
- B. I NEED MORE INFORMATION (Please comment below) \_\_\_\_\_
- C. I AM OPPOSED TO THE PROPOSED REZONING REQUEST   X

2. Support 20 surface parking stalls for residents, staff, & visitors      YES \_\_\_ NO   X  

3. Support the location and design of the proposed public walkway      YES \_\_\_ NO   X  



PLEASE SIGN THE LETTER AND, IF DESIRED, PROVIDE ANY COMMENTS YOU WISH TO MAKE.

I/We have the following comments:

- ① CITY HAS BEEN "SHOE HORNING" MORE & MORE HIGH DENSITY HOUSING INTO AREA - MUST STOP.
- ② LOCATION NOT CONVENIENT FOR SENIORS - NOT CLOSE ENOUGH TO AMENITIES (STORES, REC CENTRE, CAFES, DR.'S ETC) - LOCATED ON BUSY THROUGH FARE - BETTER TO LOCATE CLOSE TO COMMERCIAL FACILITIES
- ③ POOR ACCESS FOR FIRE-RESCUE IN EVENT OF EMERGENCY
- ④ PRESERVE THIS GREEN SPACE - YOU HAVE JUST JAMMED A BUNCH MORE HIGH DENSITY INTO THE AREA - WAIT TO SEE WHAT THIS IMPACT IS BEFORE JAMMING MORE HIGH DENSITY. IF YOU MUST DO HIGH DENSITY - THEN TAKE EXISTING DC FISH PACKING OFFICE AREA. IT IS AT LEAST CLOSE TO COMMERCIAL & REC FACILITIES

Signed

Ally Gussachy

Address

5127 - WARETAIL AVE

Postal Code V7E 4W8

Telephone

604-271-3051

E-Mail

\_\_\_\_\_

Date May 4th, 2005

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

1057-03

**MayorandCouncillors**

**From:** on behalf of MayorandCouncillors  
**Subject:** FW: Send a Submission Online (response #26)

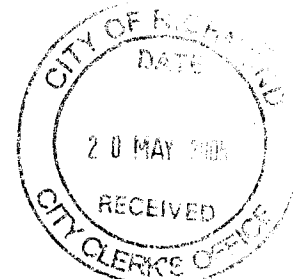
PC: Development Coordinator  
for attachment to Planning  
Cte. report } via email

**From:** Webgraphics  
**Sent:** Monday, 16 May 2005 10:50 AM  
**To:** MayorandCouncillors  
**Subject:** Send a Submission Online

PHOTOCOPIED  
MAY 20 VMD

Your Name:	Anne Cavazzi
Your Address:	10571 Trepassey Drive
Subject Property Address OR Bylaw Number:	Austin Harris Site for Seniors' Residence
Comments:	I wish to support this option for the old Austin Harris School site. It would be perfect for seniors - close to shopping, etc. The idea that some residents believe it is "their park" is not valid. There are lots of parks/school grounds nearby for children to access. My only hope is that a public walkway would be made available for access to Moncton Street.

& DISTRIBUTED



**MayorandCouncillors**

TO: MAYOR & EACH  
COUNCILLOR  
FROM: A/CITY CLERK

4/100-01

From: MayorandCouncillors  
Sent: October 5, 2004 3:33 PM  
To: 'LISA CHARTWELL'  
Subject: RE: Austin Harris Park

PHOTOCOPIED  
& DISTRIBUTED  
DATE: Oct 6/04 RJ

Dear Ms. Chartwell,

This is to acknowledge and thank you for your email regarding Austin Harris Park and other matters, a copy of which has been forwarded to the Mayor and each Councillor for information.

Thank you for taking the time to make Council aware of your views.

Yours truly,

David Weber

David Weber  
Manager, Legislative Services,  
City Clerk's Office,  
City of Richmond  
6911 No.3 Road, Richmond, BC  
voice: 604-276-4098  
fax: 604-278-5139  
e-mail: dweber@city.richmond.bc.ca

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

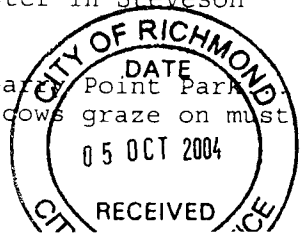
From: LISA CHARTWELL [mailto:lchartwell@shaw.ca]  
Sent: October 2, 2004 10:19 AM  
To: MayorandCouncillors  
Subject: Austin Harris Park

Dear Mayor and Concillors of Richmond,  
I have just found out about the proposed development on the Austin Harris Park site in Steveston and I am shocked!! Seems every bit of free space green space is deemed to fall into the hands of the big dollar developers eventually! Look at the disaster on Moncton street as you drive west past the community center. I don't believe anyone expected how huge that Onni apartment building was going to be! It's a shame that you have allowed this beautiful village to be destroyed by allowing this high density housing to proceed!! But I guess it's a known fact who runs Onni, and the political and financial benefits to the the city and the councillors who voted for it!

During one of the open houses for this Onni development, I personally asked Mr. Sharan Sethi, what he thinks about this high density development in such a small village. I asked about how the already overbooked community center and the local schools, the parking infactructure.... how all this will be affected by all theses hundreds of new families. Hi response to me was "It's not my problem. That's the city's problem!" I was shocked by his response, but yet, he was correct. If you people approve it, then why not build it!

And now the development in the news on Steveston Hwy! What's the issue there? Middle of nowhere!! Why is this getting so much attention, but again, this disaster in Steveson just slid right through?

I am waiting for the day that someone will propose to build condos on Garry Point Park or on the outside of the dike on big stilts! The land Harrold Steve's cows graze on must be worth a fortune! I guess it's only a matter of time.



I am ashamed of this council and the decisions being made without the public's input. And even with the input, it's pushed aside and things still proceed the way council feels is best for their pockets! Don't even get me started on the whole oval issue!

Lisa Chartwell  
Steveston

**Burke, Holger**

---

**From:** MayorandCouncillors  
**Sent:** Friday, 20 May 2005 2:27 PM  
**To:** Burke, Holger  
**Subject:** Austin Harris Site

Holger, Can you please place the following on file to be brought forward when the report comes to Planning Committee.

Thanks, David

---

David Weber  
 Director, City Clerk's Office  
 City of Richmond  
 6911 No.3 Road, Richmond, BC, V6Y 2C1  
 voice: (604) 276-4098  
 fax: (604) 278-5139  
 email: dweber@richmond.ca  
 web: www.richmond.ca

---

**From:** Webgraphics  
**Sent:** Monday, 16 May 2005 10:50 AM  
**To:** MayorandCouncillors  
**Subject:** Send a Submission Online (response #26)

Your Name:	Anne Cavazzi
Your Address:	10571 Trepassey Drive
Subject Property Address OR Bylaw Number:	Austin Harris Site for Seniors' Residence
Comments:	I wish to support this option for the old Austin Harris School site. It would be perfect for seniors - close to shopping, etc. The idea that some residents believe it is "their park" is not valid. There are lots of parks/school grounds nearby for children to access. My only hope is that a public walkway would be made available for access to Moncton Street.

**Garnett, Cathie**

R2 05-292498

**From:** Burke, Holger  
**Sent:** Monday, 1 November 2004 2:08 PM  
**To:** Garnett, Cathie  
**Cc:** Brownlee, David; Lee, Janet  
**Subject:** FW: To whom it may concern,

Cathie - for scanning when we get an application.

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

**From:** MayorandCouncillors  
**Sent:** October 28, 2004 4:39 PM  
**To:** Allueva, Raul; Burke, Holger  
**Subject:** FW: To whom it may concern,

Please file and bring forward for attachment to planning committee report

---

David Weber  
Manager, Legislative Services,  
City Clerk's Office,  
City of Richmond  
6911 No.3 Road, Richmond, BC  
voice: 604-276-4098  
fax: 604-278-5139  
e-mail: dweber@city.richmond.bc.ca

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

**From:** Quentin Smith [mailto:quentin@pacific-coastal.com]  
**Sent:** October 25, 2004 2:39 PM  
**To:** MayorandCouncillors  
**Subject:** To whom it may concern,

To whom it may concern,

Re: Austin Harris Park

I recently received a letter in my mail box regarding the rezoning application of the Austin Harris Park so that a Seniors Facility can be built.

I was extremely taken aback by the insinuation that people with psychiatric disabilities will be a threat to the community.

I live very near the Park and, quite honestly, I feel it is very rarely used for anything other than a means to access the different paths and roadways which connect to the Park. Steveston already has many parks and walking areas which have been developed through long term consultation.



We hardly need another "out of the way" park. Steveston is a great community to live in and I look forward to having a Seniors facility in the community.

I would hope that during the planning stages consideration is taken to provide public access to the pathways which presently connect to the park.

Yours truly,

Quentin Smith  
Steveston Resident

---

## **Conditional Rezoning Requirements**

### **5411 Moncton Street RZ 05-292498**

Prior to final adoption of Zoning Amendment Bylaw 7962, the developer is required to complete the following requirements:

Legal requirements, specifically:

- a. Developer to enter into the City's standard Servicing Agreement. The Servicing Agreement to include the following:
  - Design and construct minor frontage upgrades by removing existing sidewalk and lighting strip, creating a 1 m grass boulevard with a 1.5 m concrete sidewalk behind that (existing walk is 1.2 m). The applicant proposes to plant trees in the boulevard (as shown on the application landscaping plan). (Note: This site will be the only site along Moncton Street between No. 1 to No. 2 Road to have boulevard trees in the foreseeable future given the established streetscape in this area. Staff encourage the proposed trees but note that they may conflict with existing underground utilities. Staff are still evaluating the viability of the proposed boulevard trees as part of the Development Permit application. The City may eliminate the proposed street trees if the technical conflict with the pipes cannot be resolved). The sidewalk as proposed will now be immediately beside the three (3) power poles that are along this frontage; this is to avoid relocating the poles. Works are at the developer's sole expense; no Development Cost Charge (DCC) credits are available.
- b. Registration of a Statutory Right-Of-Way (R.O.W.) on title to permit Public Rights-of-Passage (P.R.O.P.) for the proposed walkways connecting through the site that connects Moncton Street to Osprey Crescent to the west, Plover Drive to the east and Kingfisher Drive to the north. Design and construction of the pathway will be part of the Servicing Agreement. The landscaping design will be part of the Development Permit Landscape Plan and subsequent landscape inspection will be done as part of the Development Permit.
- c. Dedication of land at no cost to the City for the sidewalk encroachment if necessary to accommodate realigned sidewalk.

Other requirements, specifically:

- The developer has agreed to pay up to \$72,000 towards upgrading stormwater service. The exact amount and engineering design will be addressed as part of the Servicing Agreement prior to the final approval of the rezoning.

Development requirements, specifically:

- a. Processing of a Development Permit to the satisfaction of the Director of Development.
- b. The applicant will be required to retain an arborist to carry out inspections during the construction to ensure that proper measures have been taken to protect the trees.
- c. A landscaping Letter of Credit will be required at the Development Permit stage for an amount equivalent to the cost of the landscaping including the value of any existing trees to be retained that may be damaged by construction or other causes.

Prior to the issuance of a Building Permit:

- a. Prior to commencement of construction, contractor must provide to Transportation Department, construction parking and traffic management plan. Plan should include: location for parking for services, deliveries and workers; application for request for any lane closures (including dates, times and duration) and proper traffic control as per Traffic Control Manual for Works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.

(Signed copy placed in the file)

(July, 2005)

\_\_\_\_\_  
Signed

\_\_\_\_\_  
Date



**Richmond Official Community Plan Bylaw 7100  
Amendment Bylaw 7961 (RZ 05-292498)  
5411 Moncton Street**

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

1. Richmond Official Community Plan Bylaw 7100 is amended by:
  - a) Repealing the existing land use designation in Attachment 1 to Schedule 1 (General Land Use Map) thereof of the following area and by designating it "Neighbourhood Residential".
 

P.I.D. 004-886-976  
Lot 3 Section 12 Block 3 North Range 7 West New Westminster District Plan 2794
  - b) Repealing the existing land use designation on the Steveston Area Land Use Map in Schedule 2.4 of Official Community Plan Bylaw No. 7100 (Steveston Area Plan) thereof of and by designating it "Multiple-Family".
 

P.I.D. 004-886-976  
Lot 3 Section 12 Block 3 North Range 7 West New Westminster District Plan 2794
2. This Bylaw may be cited as "**Richmond Official Community Plan Bylaw 7100, Amendment Bylaw 7961**".

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

ADOPTED

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_



\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CORPORATE OFFICER



**Richmond Zoning and Development Bylaw 5300  
Amendment Bylaw 7962 (RZ 05-292498)  
5411 Moncton Street**

The Council of the City of Richmond enacts as follows:

1. Richmond Zoning and Development Bylaw 5300 is amended by adding the following new zone to Section 291:

**"291. 169 COMPREHENSIVE DEVELOPMENT DISTRICT (CD/169)**

The intent of this zoning district is to provide for **congregate housing**.

**291.169.1 PERMITTED USES**

**CONGREGATE HOUSING;  
ACCESSORY USES, BUILDINGS & STRUCTURES.**

**291.169.2 PERMITTED DENSITY**

.01 Maximum **Floor Area Ratio**: 0.65

**291.169.3 MAXIMUM LOT COVERAGE: 40%.**

**291.169.4 MINIMUM SETBACKS FROM PROPERTY LINES**

.01 **Public Road** Setback: 10 m (32.8 ft.).

.02 East **Side Yard**: 6 m (19.7 ft.).

.03 West **Side Yard**: 10 m (32.8 ft.).

.04 **Rear Yard**: 35 m (114.8 ft.).

**291.169.5 MAXIMUM HEIGHTS**

.01 **Buildings and structures**: 10 m (32.8 ft.) except that one stair tower may project a maximum of 2 m (6.0 ft.) above this permitted maximum **building height**.

**291.169.6 MINIMUM LOT SIZE**

.01 Minimum lot area: 8,000 m<sup>2</sup>

**291.169.7 OFF-STREET PARKING**

.01 Off-street dimensions shall be provided, developed and maintained in accordance with Division 400 of this bylaw, except that:

- a. For residents: 0.2 parking spaces for each **dwelling unit**;
- b. For visitors and staff: 0.2 parking spaces for each **dwelling unit** for combined visitors' and staff parking; and
- c. The minimum manoeuvring aisle width shall be 6.7m (22.0 ft.)."

2. The Zoning Map of the City of Richmond, which accompanies and forms part of the Richmond Zoning and Development Bylaw 5300, is amended by repealing the existing zoning designation of the following area and by designating it **COMPREHENSIVE DEVELOPMENT DISTRICT (CD/169)**:

P.I.D. 004-886-976

Lot 3 Section 12 Block 3 North Range 7 West New Westminster District Plan 2794

3. This Bylaw may be cited as "**Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7962**".

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

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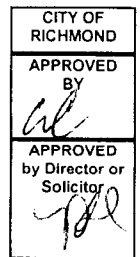
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MAYOR

\_\_\_\_\_  
CORPORATE OFFICER