



City of Richmond

Report to Committee

To Council - Jun 29, 2004

To: Planning Committee
From: Raul Allueva
Director of Development
Re: **REFERRAL ON APPLICATION BY NCL REAL ESTATE MANAGEMENT FOR OFFICIAL COMMUNITY PLAN AMENDMENT AND REZONING AT 12251 NO. 2 ROAD**

*To Planning - June 22, 2004
Date: June 30, 2004*

RZ 03-252028

File: 12-8060-20-7723 / 7722

Staff Recommendation

1. That Official Community Plan Amendment Bylaw No. 7722, to redesignate a portion of 12251 No. 2 Road from "Industrial" to "Multiple Family" in 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. 7722, having been considered in conjunction with:
 - the City's Financial Plan and Capital Program;
 - the Greater Vancouver Regional District Solid Waste and Liquid Waste Management Plans;
 is hereby deemed to be consistent with said program and plans, in accordance with Section 882(3)(a) of the Local Government Act.
3. That Bylaw No. 7722, having been considered in accordance with the City Policy on Consultation During OCP Development, is hereby deemed not to require further consultation.
4. That Bylaw No. 7723, for the rezoning of a portion of 12251 No. 2 Road from "Light Industrial District (I2)" to "Comprehensive Development District (CD/84)", be introduced and given first reading.

Raul Allueva
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Director of Development

Att. 7

FOR ORIGINATING DIVISION USE ONLY
CONCURRENCE OF GENERAL MANAGER
<i>Joe Eves</i>

2 1

Staff Report

Origin

On May 18, 2004, Planning Committee considered an application to amend the Official Community Plan (OCP) land use designation of and rezone a portion of 12251 No. 2 Road to permit a seniors' independent living facility. A copy of the Staff report is provided in **Attachment 7**. After hearing several delegations, Planning Committee passed the following resolution:

“That Bylaws 7722 and 7723 be referred to staff so that a map which outlined access options (e.g. lane and roads) for the south end properties on the south side of Moncton Street could be provided.”

The major concerns expressed by area residents and Planning Committee were:

- Future redevelopment potential for properties along Moncton Street, particularly 5580, 5600 and 5620 Moncton Street;
- Overall height of the proposed building; and
- The need to preserve some of the existing light industrial uses in the area.

Analysis

Development Pattern

Through previous planning initiatives in the Trites Area, a pattern of redevelopment is beginning to emerge. Single-family development is being established on the west side of the Trites Area and multiple-family development on the east side.

Several industrial warehouse buildings in the area (12280 & 12320 Trites Road, 12417, 12431 & 12491 No. 2 Road) are expected to remain in the foreseeable future. All other properties have some degree of redevelopment potential. **Attachment 1** is a context map of the Trites Area.

Options for development of 5580 to 5620 Moncton Street

The properties at 5580, 5600 and 5620 Moncton Street are currently single-family lots that are approximately 28 m (92 ft.) wide and 73 m (240 ft.) deep. These properties back onto a 23 m (75 ft.) wide portion of 12251 No. 2 Road that will not be developed as part of the current application.

Planning Committee wanted to ensure that, if the proposed development at 12251 No. 2 Road was approved, the properties along Moncton Street would retain redevelopment potential for single-family and/or townhouse uses.

There are two main redevelopment concepts for these properties:

Option 1: Development as strata lots (**Attachment 2**)

Concept:

- The three properties could develop, either individually, or as a consolidated group.
- A possible development scenario is locating detached townhouses along Moncton Street to maintain the appearance and aesthetics of single-family housing. Attached townhouses could be constructed at the rear of the properties.
- If the properties develop individually, cross-access agreements could be registered to ensure access between clusters of buildings and possibly to minimize entrances to the site.
- Transportation could allow for one to three access points onto Moncton Street. Alternatively, the development could obtain access from the lane to the east of the properties.

Pros:

- Each property could develop individually (in phases) or as a consolidated group.
- Development of the site would be independent of surrounding parcels of land.
- Access to the backlands would be obtained from Moncton Street.

Cons:

- Should any existing homeowners wish to remain on their property, they would become part of a strata corporation rather than a freehold landowner.

Option 2: Consolidation of Backlands With Other Properties (**Attachment 3**)

Concept:

- The three properties would extend the lane (begun by development at 12251 No. 2 Road) through their properties.
- The north (front) portions of the properties could subdivide into two single-family lots.
- The south (rear) portions of the properties would have to be consolidated with the backlands of 12251 No. 2 Road and with properties further south (12311 No. 2 Road) to develop as a townhouse site.

Pros:

- The backlands could be incorporated into a comprehensive development with properties to the south.

Cons:

- It would be difficult for each individual property owner to develop on his/her own since the backlands of all three properties have to be consolidated with properties to the south.
- If the backlands of the three Moncton Street properties consolidated only with the backlands of 12251 No. 2 Road, then road access would have to be obtained from the west side of the Trites Area because neither of the backlands has direct access onto a road.

Area Road Network

A conceptual area road network was also considered in order to examine the relationship of 5580 to 5620 Moncton Street to the surrounding neighbourhood.

Various alternatives for road development exist to service future development in the area. For the purposes of reviewing possible development options, two options for an area road network are presented for information:

Option 1: Interim Road Network (Attachment 2)

The interim road network provides for the possibility that several existing industrial buildings in good condition are likely to remain as industrial in the foreseeable future. The conceptual sketch illustrates that the road pattern on the west half of the Trites Area can be established and, if needed, be extended to serve properties on the east side.

Option 2: Ultimate Road Network (Attachment 3)

The ultimate road network illustrates potential road alignments if the entire Trites Area redeveloped to residential use. There are many options and alignments possible to provide access to all areas.

Based on Staff's assessment of road patterns and development options, it appears that the proposed development at 12251 No. 2 Road, as presented, does not prevent the neighbouring properties at 5580 to 5620 Moncton Street from redeveloping with new uses in a reasonable way. There are options for roads and lanes to connect or provide access that allows these properties, and others in the vicinity, to develop in the future.

Building Design

The applicant was requested to review the proposed design of the seniors' independent living complex to determine opportunities to reduce the height of building and casting of shadows into neighbours' yards to the north.

The applicant has undertaken the following changes from the earlier plan:

- The geometry of the building has been modified so that the north wall of the complex is set back an additional 0.9 m (3 ft.) from the north property line (**Attachment 4**); and
- The height of the main floor of the building has been reduced by 0.6 m (2 ft.).

As a result, the overall height of the building has been reduced by 1.5 m (5 ft.) from 15 m (49 ft.) to 13.5 m (44 ft.). The extent of the shadows into the rear yards of the adjacent properties to the north, therefore, has also decreased correspondingly by approximately 1.5 m (5 ft.) (**Attachment 5**).

While the revised proposal is an improvement, some minor shadowing on the adjacent properties to the north continues to exist. Although Staff feels further minor refinements to the height and setbacks may be possible, the applicant advises that these are not desirable for the following reasons:

- Potential negative impacts on the size and configuration of the outdoor amenity areas;
- Potential negative impacts on internal dwelling units (size, depth and livability);
- Functional efficiency of the main floor common areas is affected by altering the floor plan;
- Shadows are mainly caused by the roof peak appurtenances;
- Retention of the roof peaks help to articulate the building and make it more visually attractive;
- The shadows that result from siting the building at the proposed 10 m (33 ft.) setback along the north property are similar to the shadows that would result from a three-storey townhouse building located with a 6 m (19.7 ft.) setback along the same property line or a two-storey townhouse building located with a typical 3 m (10 ft.) sideyard setback along the same property line (**Attachment 6**).

On this basis, Staff support the revised proposal to be forwarded to a Public Hearing.

Industrial Uses in the Trites Area

Concerns were expressed by Planning Committee that new redevelopment in the Trites Area would displace or eliminate much of the existing industrial uses in the area. Staff are currently in the process of meeting with area property owners, developers and Steveston Harbour Authority representatives to review options for industrial uses in the Trites and London-Princess Areas. Staff will report back to Planning Committee on this issue in July or August 2004 and will provide an update at the June 22, 2004 Planning Committee meeting.

Options

Option 1: Approve the proposed OCP amendment and rezoning application for 12251 No. 2 Road (**Recommended**)

Staff is satisfied that proposed building revisions (reduced height, increased setbacks) have addressed neighbours' concerns to an acceptable degree considering the similar or worse impacts that would be generated by a townhouse development closer to the property line, and that the proposed development does not prevent neighbouring properties from developing with new uses in a reasonable manner. Therefore, Staff recommend that application be approved.

Option 2: Deny the application

Should Planning Committee still have doubts about the appropriateness of the proposed development for this site, the application can be denied.

Option 3: Refer the application back to Staff

The application can be referred back to Staff to continue working with the applicant on a re-design of the building. The applicant has indicated that any further delay in processing of the application would greatly reduce the likelihood of the project to proceed.

Financial Impact

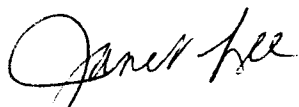
None.

Conclusion

The ability of the properties along Moncton Street to develop townhouses at the rear and/or create single-family housing at the front does not appear to be precluded by development at 12251 No. 2 Road. There are road and lane access options that can adequately service the properties, either individually or as a consolidated group.

The applicant has attempted to reduce the overall building height through a combination of increasing the setback along the north property and reducing the height of the main floor. These changes have resulted in a 1.5 m (5 ft.) reduction in the building's height and will result in a project that provides a reasonable interface in terms of shadowing relative to an alternative townhouse development placed closer to the property line.

Any delays in the Public Hearing will cause significant hardship to the applicant. On balance, the changes improve the relationship of the proposed building to the surrounding neighbourhood. Staff therefore recommend that the application be supported and forwarded to a Public Hearing.



Janet Lee
Planner 2
(4108)

JL:jl

MONCTON ST

5580 5600 5620

AREA UNDER
APPLICATION

12280

12251

12320

12311

NO. 2 RD

TRITES RD

12417

12431

12491

ANDREWS RD



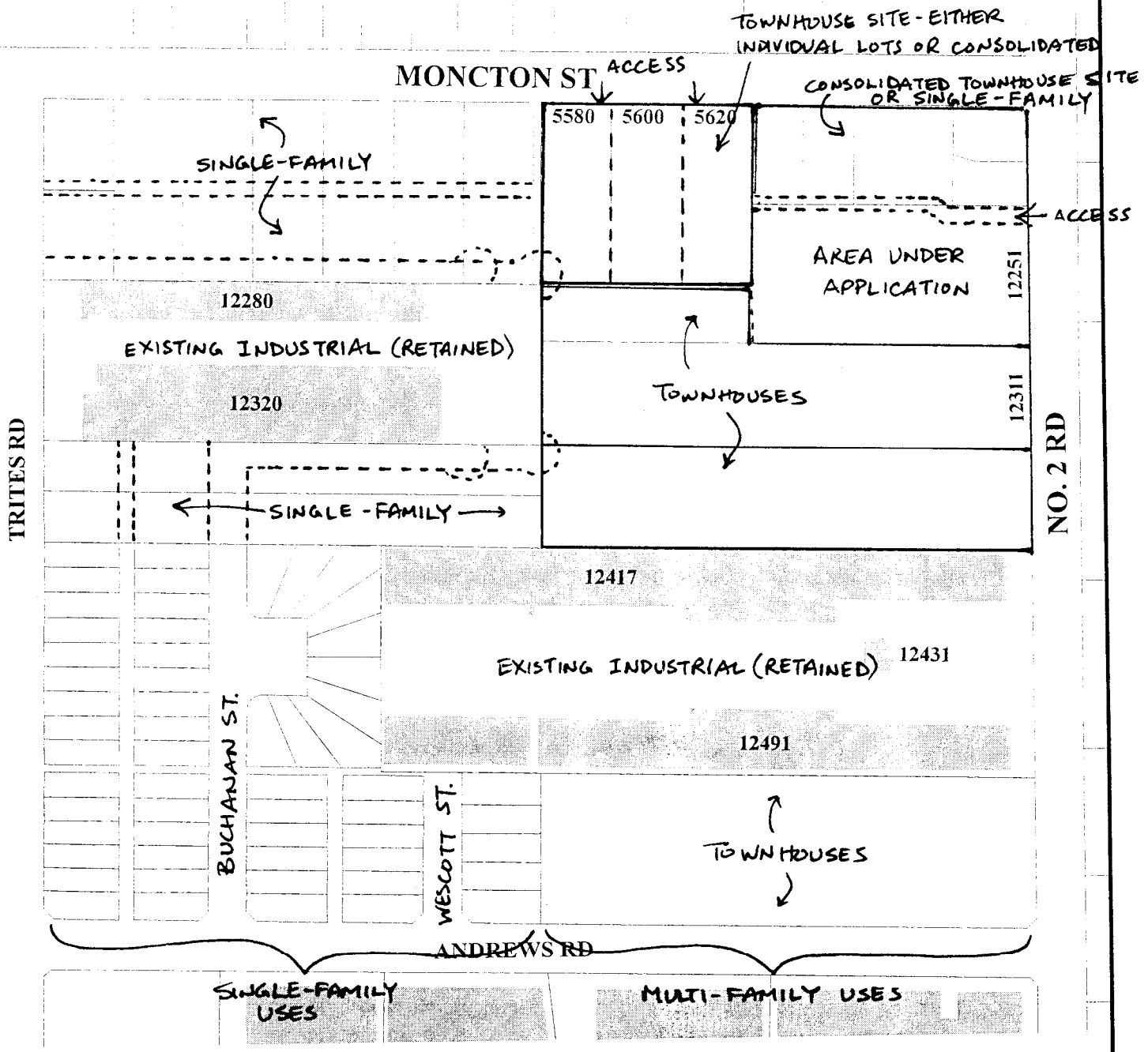
Trites Area

2 7

Adopted Date: 06/09/04

Amended Date:

Note: Dimensions are in METRES



--- POTENTIAL LANE, ROAD AND LOT LINE CONFIGURATIONS

- INTERIM ROAD NETWORK (IF SOME INDUSTRIAL USES DO NOT RE-DEVELOP IN NEAR FUTURE)
- OPTION 1 FOR 5580-5620 MONCTON

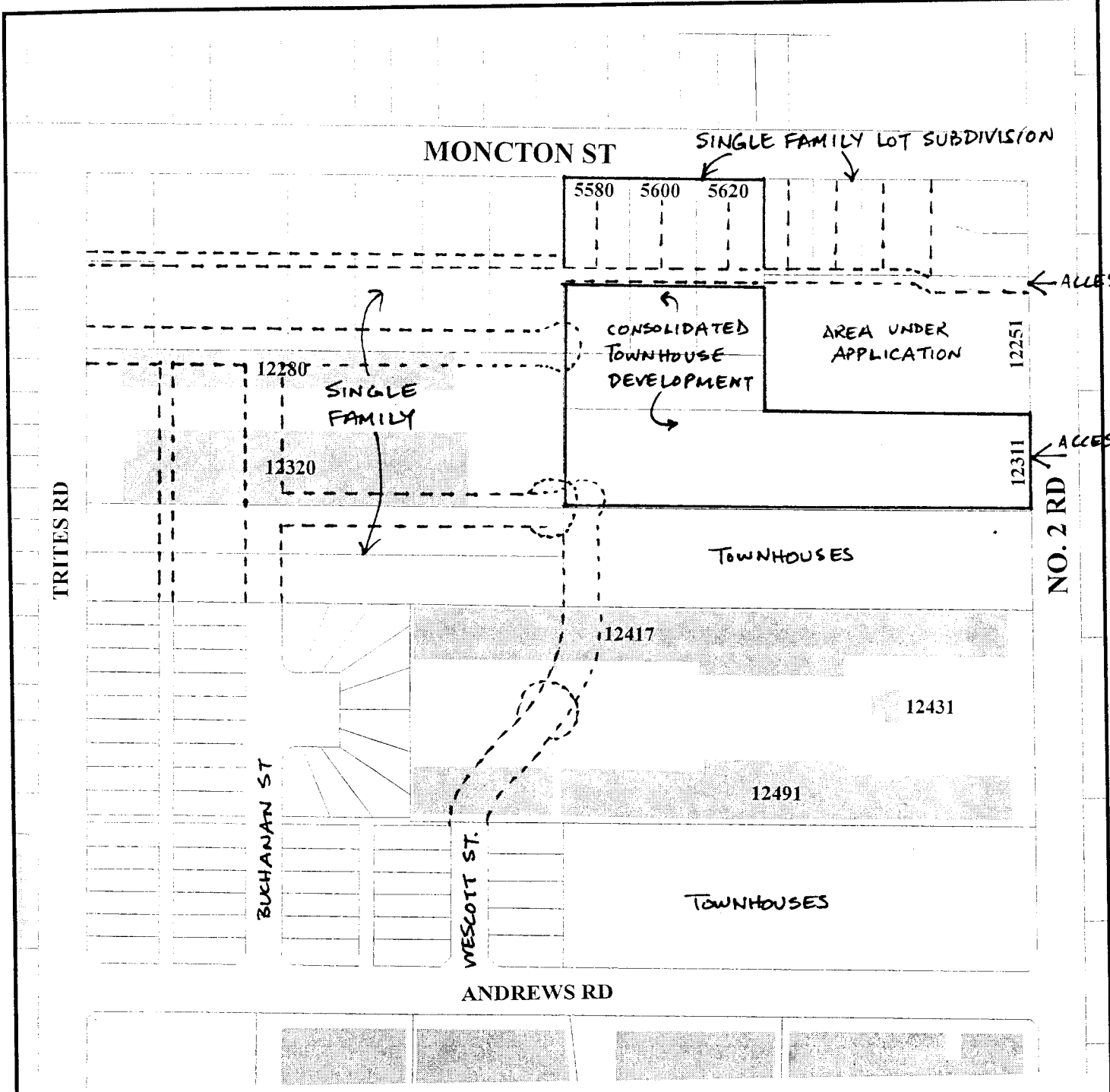


Trites Area

Adopted Date: 06/09/04

Amended Date:

Note: Dimensions are in METRES



----- POTENTIAL LANE, ROAD AND LOT LINE CONFIGURATIONS

- ULTIMATE ROAD NETWORK
- OPTION 2 FOR 5580-5620 MONCTON



Trites Area

2 9

Adopted Date: 06/09/04

Amended Date:

Note: Dimensions are in METRES



Chandler Associates

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1000 West 10th Avenue
Suite 1000
Denver, CO 80202
Tel: 303.733.1100
Fax: 303.733.1101
www.chandlerassociates.com

PROPOSED SENIORS RESIDENTIAL DEVELOPMENT

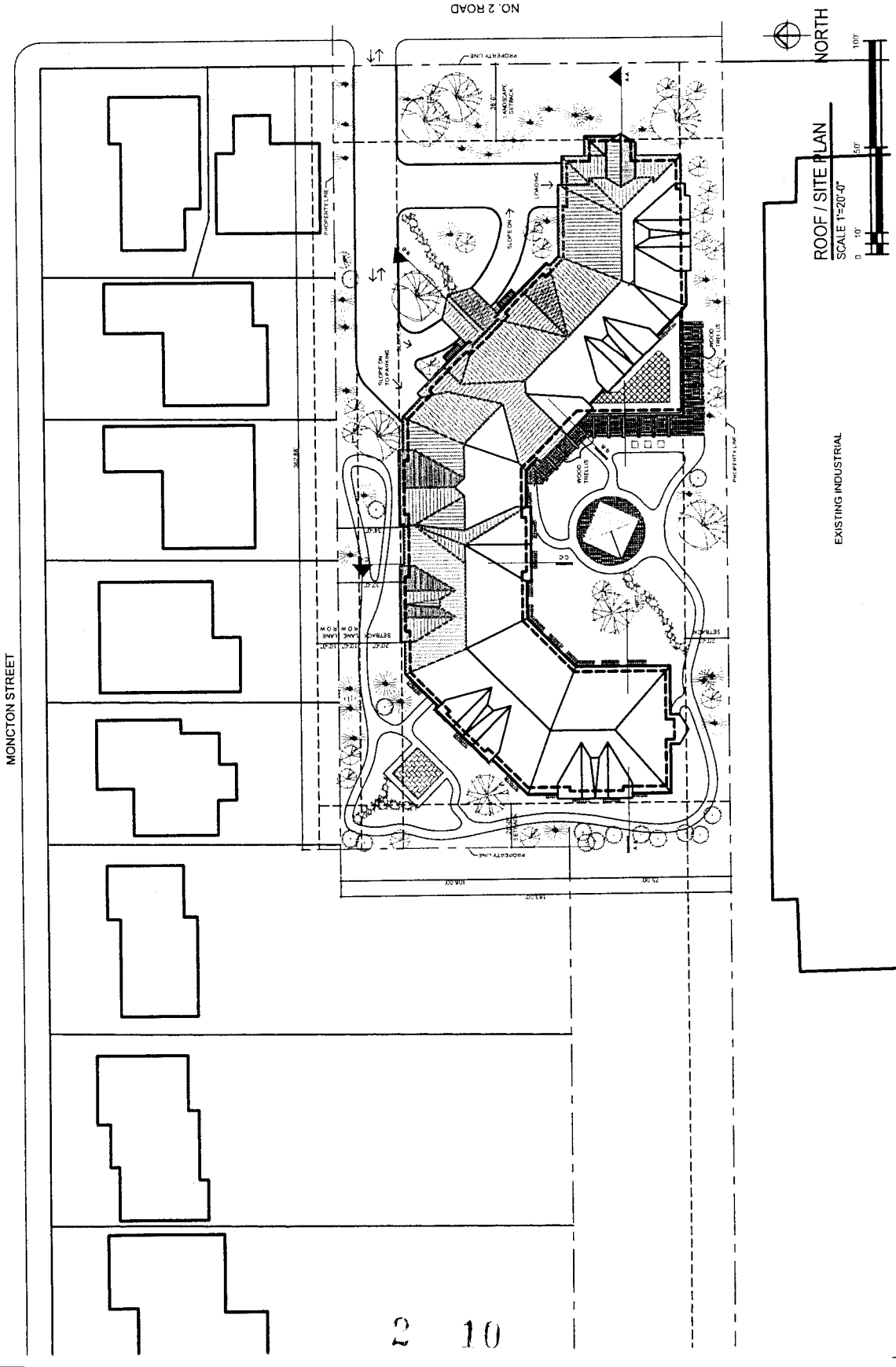
SITE PLAN

June 3, 2004

ISSUED FOR PERMITS

SCALE AS NOTED
PROJECT # 306

A-1a





Professional Seal
Architect
10000 Chandler Blvd.
Suite 200
Chandler, AZ 85226
Tel: 480-750-1234
Fax: 480-750-1235
www.chandleraz.com

PROPOSED
SENIORS
RESIDENTIAL
DEVELOPMENT

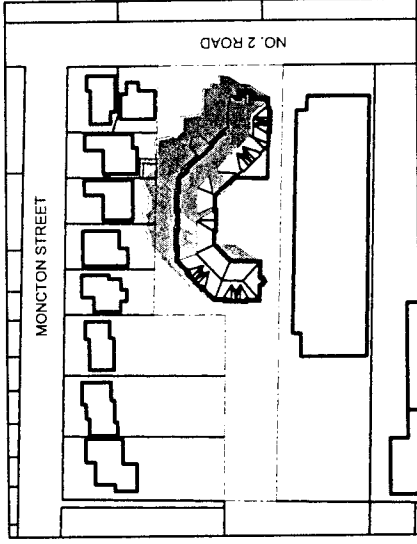
SHADOW
ANALYSIS

June 3, 2004

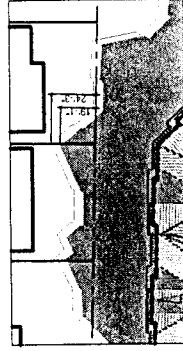
PROJECT # 3000

SCALE: NTS

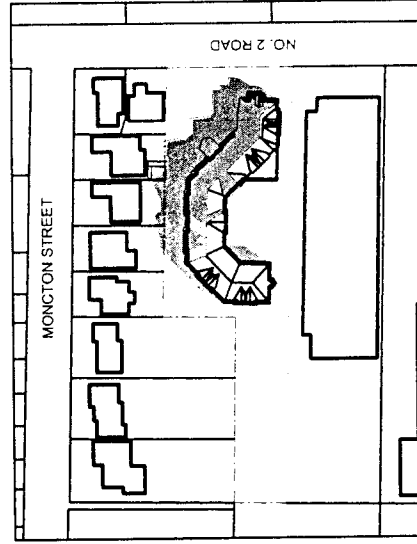
A-1b



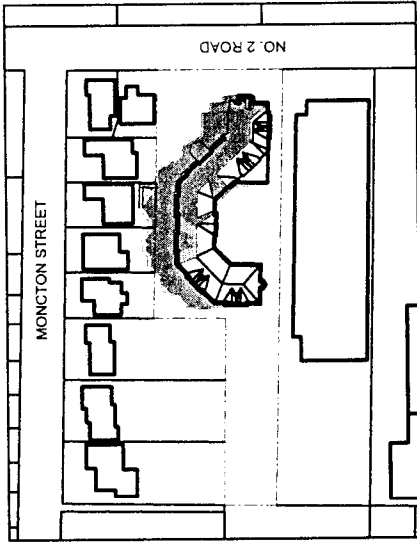
March 21 14:00 pm



Shadow detail



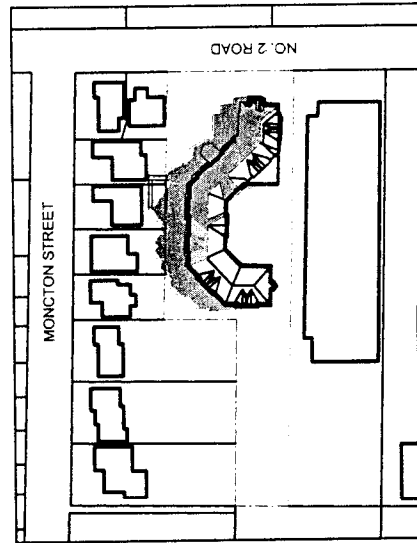
September 21 14:00 pm



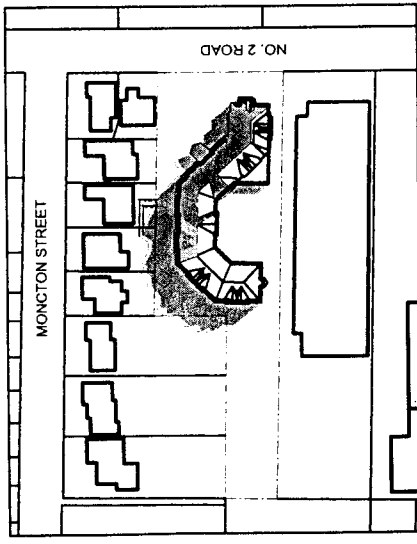
March 21 12:00 am



Shadow detail



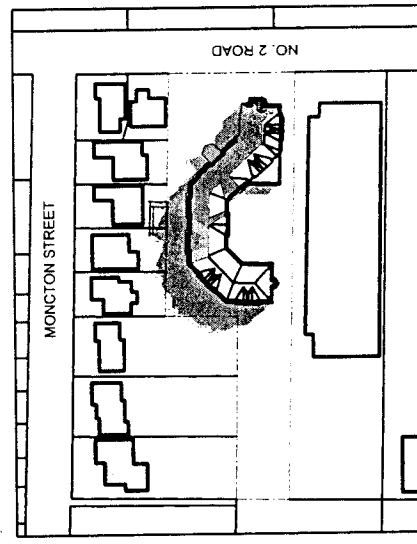
September 21 12:00 am



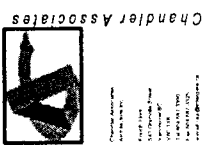
March 21 10:00 am



Shadow detail



September 21 10:00 am

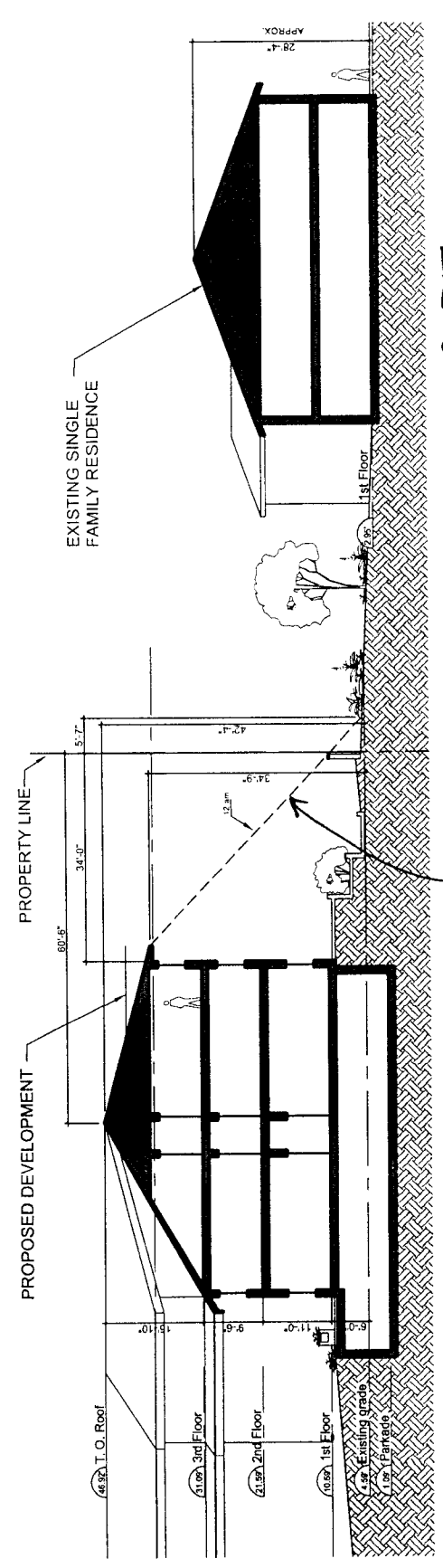


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PROPOSED SENIORS RESIDENTIAL DEVELOPMENT

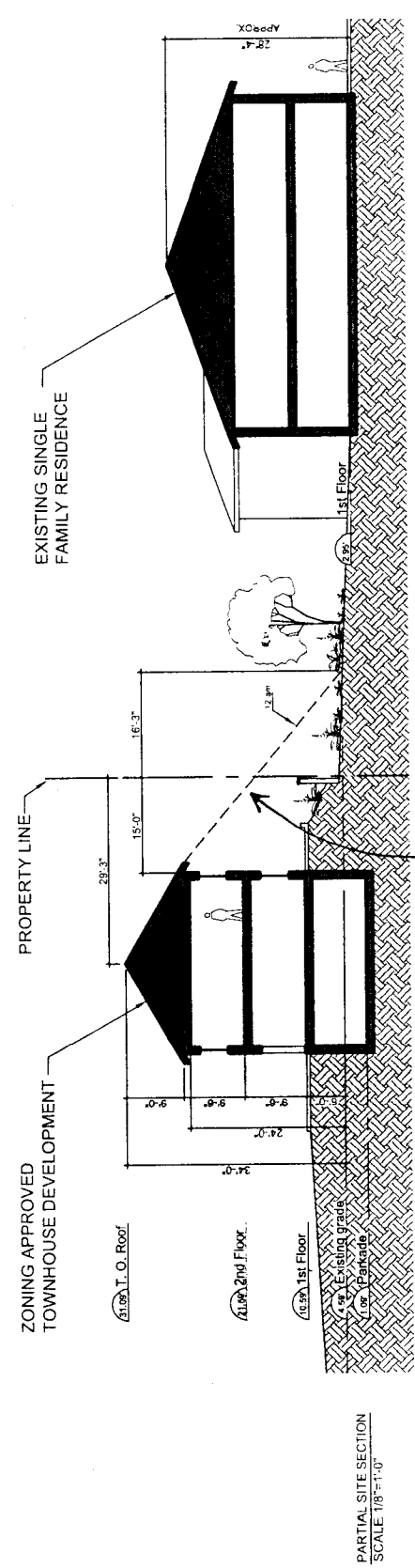
SECTIONS
 June 3, 2004
 ISSUED FOR PERMITTING
 SCALE AS NOTED
 PROJECT # 04-0000

A-1c



SHADOWS CAST BY PROPOSED DEVELOPMENT.

PARTIAL SITE SECTION - PROPOSED DEVELOPMENT
 SCALE 1/8"=1'-0"



SHADOWS CAST BY A 3-STORY TOWNHOUSE BUILDING WITH A TYPICAL 6m (15 FT.) SETBACK
 * (SIMILAR TO A 2-STORY TOWNHOUSE BUILDING WITH A TYPICAL 3m (10 FT) SIDNEYARD SETBACK

PARTIAL SITE SECTION
 SCALE 1/8"=1'-0"



City of Richmond
Urban Development Division


Report to Committee

To: Planning Committee
From: Raul Allueva
Director of Development
Date: May 4, 2004
File: RZ 03-252028

RE: APPLICATION BY NCL REAL ESTATE MANAGEMENT LTD. FOR OFFICIAL COMMUNITY PLAN AMENDMENT OF A PORTION OF 12251 NO. 2 ROAD FROM "INDUSTRIAL" TO "MULTIPLE FAMILY" AND FOR REZONING OF THAT PORTION FROM "LIGHT INDUSTRIAL DISTRICT (I2)" TO "COMPREHENSIVE DEVELOPMENT DISTRICT (CD/84)"

Staff Recommendation

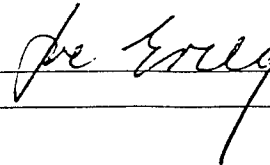
1. That Official Community Plan Amendment Bylaw No. 7722, to redesignate a portion of 12251 No. 2 Road from "Industrial" to "Multiple Family" in the Steveston Area Land Use Map in Schedule 2.4 of Official Community Plan Bylaw No. 7100 (Steveston Area Plan), be introduced and given first reading.
2. That Bylaw No. 7722, having been considered in conjunction with:
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Raul Allueva
Director of Development

RV:jl
Att. 5

FOR ORIGINATING DIVISION USE ONLY

CONCURRENCE OF GENERAL MANAGER



Staff Report

Origin

NCL Real Estate Management Ltd. has applied to amend the Official Community Plan (OCP) designation of a portion of 12251 No. 2 Road from “Industrial” to “Multiple-Family” and to rezone that portion from “Light Industrial District (I2)” to “Comprehensive Development District (CD’84)”. The applicant proposes to develop an independent living seniors’ residence on the east portion of the site (**Attachment 1**). The remaining west end of the site will not be developed at this time.

The applicant manages several other similar facilities and will be targeting the new facility to the same clientele. The applicant advises that the average age of residents in their other facilities is over 80 years old. The dwelling units are rented out to the residents.

Findings of Fact

Item	Existing	Proposed
Owner	Berar and Sons Holding Ltd., Panatch Holdings Ltd., Palisade Management Inc.	NCL Real Estate Management Ltd.
Applicant	NCL Real Estate Management Ltd.	No change
Site Size	6,273.6 m ² (67,531 ft ²) portion	No change
Land Uses	Industrial	Residential
OCP Designation	Mixed Use	No change
Area Plan Designation	Industrial	Multiple-Family
Zoning	I2	CD/84

Project Description

The applicant proposes to develop a 109-unit independent living seniors’ housing complex on the east 110 m (360.9 ft.) of the site. This portion of the site is 56 m (184 ft.) wide and approximately 6,273.6 m² (67,531 ft²) in area.

The rear portion of the site, which extends behind three single-family houses fronting Moncton Street, is approximately 23 m (75 ft.) wide and 84 m (276 ft.) in length. This rear portion, which is approximately 1,819.4 m² (19,584 ft²) in area, is not proposed to be developed at this time. The applicant is reviewing options for the backlands.

Access to the proposed seniors’ complex is from No. 2 Road. There is a vehicle turnaround at the front of the building as well as an access point to an underground parking structure that contains 64 parking spaces for residents and visitors.

The 109 dwelling units are located in a three-storey building over the underground parking structure. The size of units range from 30.2 m² (325 ft²) to 55.7 m² (600 ft²). Each unit has its own ensuite and kitchenette.

The total proposed building floorspace is 5,497.5 m² (59,176 ft²). Of this, approximately 954.1 m² (10,270 ft²) of floorspace, or 17% of the building, is allocated to common amenity areas for residents, including dining facility, social lounge, library, hair salon, crafts room and exercise room. Although the proposed facility will not provide medical services, it will provide meals, housekeeping, laundry, and social/recreational programs.

The proposed building is oriented towards the south in order to create a common outdoor amenity area. Walking paths within the sideyard areas around the building supplement the outdoor amenity area.

The site plan, floor plans and elevations are included as **Attachment 2**.

Site Context

The site context is as follows:

North:	Single-family houses (zoned R1/C and R1/E)
East:	Agricultural land (zoned AG1)
South:	Industrial building (zoned I2)
West:	Industrial building (zoned I2) and single-family housing (zoned R1/E)

Related Policies & Studies

Trites Area Planning

Between 1996 and 1999, an extensive public planning process took place to develop an Area Plan for the Trites Road Area. While the process did not result in an area plan, it was acknowledged that area residents favoured low density single-family residential development along Trites Road and would consider forms of medium-density, multi-family development along No. 2 Road.

The first multi-family development in the Trites Area is a townhouse development at 5999 Andrews Road (at the corner of No. 2 Road and Andrews Road) which is currently under construction. Other single-family developments are also under construction along Trites Road, near Andrews Road.

Seniors Supportive Housing Design Guidelines

On November 18, 2002, Council adopted a set of Design Guidelines for Affordable Seniors Supportive Housing. The guidelines are intended to provide guidance for the development of both market and non-market seniors supportive housing projects. "Supportive housing" was broadly defined to cover the wide variety of housing options for seniors, including, but not limited to, assisted living, congregate housing, sheltered housing and Abbeyfield houses.

Consultation

Public Information Meeting

Due to the nature and form of the proposal, the applicant held a Public Information Meeting with area residents on November 27, 2003 at the Steveston Community Centre.

Results from the meeting are summarized in the letter from the applicant dated December 2, 2003 (**Attachment 3**). Five questionnaires were returned to the applicant and are also attached to the letter. The respondents were in favour of a seniors' housing development in their neighbourhood and felt that it was an appropriate and complementary use.

Agricultural Advisory Committee

Due to the property's location across the street from the Agricultural Land Reserve (ALR), the proposal was referred to the City's Agricultural Advisory Committee (AAC) for review and comment.

At the April 8, 2004 meeting, the AAC supported the application and advised the applicant to follow the Agricultural Land Commission's (ALC's) Landscape Buffer Specifications along No. 2 Road. The details of the landscape buffer, including number and species of trees and shrubs, will be determined at the Development Permit stage.

Richmond Seniors Advisory Committee

At their December 10, 2003 meeting, the Richmond Seniors Advisory Committee did not express any concerns about the proposal.

Staff Comments

Policy Planning

1. There is a need for purpose-built seniors' housing in Steveston to add housing choice and enable aging in place.
2. The site has access to public transit along Moncton Street and No. 2 Road (north of Moncton Street) to enable travel to Steveston or Downtown Richmond.
3. Service commercial uses are developing in the south end of No. 2 Road (at London-Princess) to serve residents in this area.
4. The transition from two-storey single-family housing to a three-storey over parking structure requires careful consideration.
5. There are no social planning concerns regarding this development.

Transportation

1. Frontage improvements along No. 2 Road are to be done to the standard set by development at Andrews Road and No. 2 Road.
2. The 6.0 m lane requirement can be incorporated into the driveway access.
3. The applicant should consider providing at least 70% parking spaces plus sufficient parking for staff. This works out to 77 parking spaces plus staff parking spaces. (Note: The Zoning Bylaw requirement for Congregate Housing is for 71 parking spaces.)

Engineering Works and Services

1. Development Applications generally supports the rezoning application.
2. Prior to final reading of the rezoning application, the following shall be in place:
 - Granting of a 6 m Public Rights Of Passage Right Of Way across the north property line from No. 2 Road, west to the west edge of the "driveway" of the seniors' complex, where it can taper down to 3 m along the entire north property line to the east edge of 5620 Moncton. This is for future lane access to those properties at 5700, 5706, 5720 and 5740 Moncton, all of which have homes that were built between 1991 and 1994. The design and construction costs of the 3 m portion of the lane will be borne by the Moncton properties if and when they redevelop.
3. Prior to issuance of future Building Permit, the developer is required to:
 - Enter into the City's standard Servicing Agreement to design and construct both No. 2 Road frontage improvements and 6 m laneworks off No. 2 Road which doubles as the driveway entrance for this project. Works include but are not limited to, road widening, curb & gutter, creation of a minimum 1.6 m wide grass and treed boulevard, creation of a concrete bus stop pad, davit arm street lights (std L11.1) with a 1.5 m concrete sidewalk behind that. (Should be the same or very similar to works done on No. 2 Road via SA 03-242897 to the south, but NOT including the curb & gutter on the east side creating the 7 m road). No. 2 Road is on the DCC program, so credits will apply. Laneworks include a 5.1 m wide asphalt surface with roll curb & gutter on both sides, storm sewer and laneway lighting.

Health Department

The Richmond Health Department did not express any concerns about the project. It noted that the Provincial Ministry of Health Services is in the process of creating an Assisted Living Registration Project.

Assisted living residences provide housing and a range of supportive services, including personalized assistance, meal services, housekeeping, laundry, social and recreational opportunities and 24-hour emergency response system.

The Province is moving towards the registration of assisted living residences in order to ensure that the services delivered by the operator retain a high level of quality.

The Health Department recommends that the applicant contact the Registrar of Assisted Living to determine if the project requires registration as an Assisted Living Residence.

Analysis

Housing Demand

The subject property is being considered for an independent living seniors' residence due to proximity to amenities and good access. There are few projects of this type in the Steveston Area. In Richmond, Gilmore Gardens (at 4088 Blundell Road) and Oak Tree House (at 7831 Minoru Boulevard) are the predominant suppliers of market independent living seniors' housing.

The applicant asserts that with approximately 20,000 seniors, Richmond has a potential market demand for over 1,000 independent living seniors' units. Gilmore Gardens and Oak Tree House provide approximately 150 units and there is a new development of approximately 120 units at the corner of Westminster Highway and Arcadia Road. Based on the applicant's research, the demand for such housing far exceeds the supply. The applicant is confident that with continued growth in both Richmond and Steveston, an independent living seniors' residence would be desirable and readily accepted by the market.

Location

The applicant followed specific criteria in selecting the subject property as the project location. The site is large enough to accommodate a building with relatively low site coverage, enabling the provision of significant and secure walking paths and green space (for healthy recreation, gardening, etc.).

The site is located within 61 m (200 ft.) of bus service along Moncton Street and No. 2 Road (north of Moncton Street). The bus routes connect this area to Steveston Village as well as Richmond Town Centre. The City and Translink are also in the process of discussing future extension of bus service south of Moncton Street to the London-Princess area. It is anticipated that bus service along No. 2 Road in front of the subject property will be in place by 2007.

To help facilitate future bus service, it is recommended that as part of rezoning, the applicant deposits funds (\$6,000) with the City for a future decorative bus shelter. The concrete pad in front of the building for a bus stop would be created as part of the Servicing Agreement.

In addition to public bus routes, the proposed development plans to operate its own shuttle bus service to assist residents with their local shopping needs.

Setbacks, Height and Massing

The key issue with this proposal is the relationship of the building's three-storey height and massing with the single-family (two-storey) neighbours to the north. While Staff had contemplated townhouse development in the east side of the Trites Area, this type of land use (seniors' housing) is better suited to the apartment style of building due to residents' level of mobility and need for centralized facilities.

The project has been designed to address interface conditions and reduce potential impacts on surrounding lots. Sideyards of 6 m (19.7 ft.) have been provided to the west and the south. The north sideyard, which abuts single-family lots, is 9 m (29.5 ft.) wide at the closest point between the proposed building and north property line. Approximately two-thirds of the building is set back greater than 9 m from the north property line. The front yard setback is 11 m (36 ft.).

Staff are willing to consider an apartment building form for this proposal as there are community benefits. The Steveston area does not have a lot of seniors' housing as most of it is located in Downtown Richmond. It is desirable to spread seniors' housing to various neighbourhoods throughout the City in order to provide more housing options within neighbourhoods and to allow aging in place. The site is also well connected by transit to the Steveston Core Area, where adequate commercial and medical services are available.

Due to the nature of the proposal and the desired housing form, the applicant was directed by Staff to hold a Public Information Meeting for neighbours and area residents. The feedback from the meeting, which was held on November 27, 2003, did not indicate opposition to the building form. Respondents seemed pleased with a seniors' housing project in their neighbourhood.

Since then, Staff have received one letter of concern from an immediate neighbour to the north (**Attachment 4**). The occupant of the single-family dwelling objects to the height of the building and its potential impact on quality of life and property values. The applicant has since met with the author of the letter in order to clarify and address the issues of concern.

Staff also previously raised the issue of building height with the applicant. After several modifications, the current design is deemed to adequately respond to the single-family/multi-family interface in the following ways:

- The minimum building setback from the north property line, which is the property line shared with the single-family lots, is proposed to be 9.0 m (30 ft.). Two examples of three-storey buildings with similar interface provide the following side yard setbacks adjacent to single-family zoned properties:
 - Ukrainian Seniors' Housing (8720 Railway Ave.) – 3.0 m (9.8 ft.)
 - Gilmore Gardens (4088 Blundell Road) – 7.0 m (23 ft.)
- The building is sited in a way that minimizes the amount of building face that is situated at the 9.0 m setback line. The site plan (**Attachment 2**) shows that approximately two-thirds of the building is situated further away than 9.0 m from the north property line.

- The roof plan has been designed with a series of cut-outs to reduce the bulk of the roof and allow for sun angles to the properties to the north. In some locations, the roof line is brought down to the second floor level.
- The roof line has been kept as low as possible, with a shallow pitch, to minimize the overall building height and still achieve an aesthetic appeal. The proposed building height is 15 m (49 ft.) from the lowest floor of the underground parking structure. To compare:
 - The height of the townhouses now under construction at 5999 Andrews Road is 12 m (39 ft.) measured from the lowest floor of the parking level.
 - The four-storey over parking condominium building at 5800 Andrews Road measures approximately 17.7 m (58 ft.) from the bottom of the underground parking structure.

If townhouses were proposed for the site, it is quite likely that the buildings would be sited closer to the single-family houses than what is presently proposed due to the need for ground orientation of townhouse development and more on-site drive aisle space and separation between building clusters. Such a proposal would likely also result in a higher lot coverage and less open space. Although taller, the apartment form of development allows for a more flexible arrangement of mass on the property.

Staff originally suggested lowering the underground parking structure so that all of it is completely below existing grade. After consideration, the applicant advised that the construction costs associated with lowering the parking structure would be too high to make the project economically feasible. However, modifications to the site plan and building elevations were in turn completed as noted above to create an appropriate scale and reasonable interface with adjacent single-family lots.

Staff are satisfied that the applicant has thoughtfully considered ways to address issues of privacy and land use transition.

Parking

A total of 64 parking spaces are proposed for the residents and staff of the 109-unit complex, or approximately 0.58 parking spaces per dwelling unit.

The Zoning Bylaw parking requirement for “Congregate Housing” is 0.65 parking spaces per dwelling unit. Using this provision, the proposed development would be required to provide 71 parking spaces.

For comparison, the Design Guidelines for Affordable Seniors’ Supportive Housing recommends that parking be provided at a ratio of 0.20 parking spaces per dwelling unit. Using this guideline results in a lower parking requirement of 22 parking spaces.

In support of the proposed parking provided, the applicant submitted empirical information on their experience of operating similar projects in Richmond. The information is included as **Attachment 5**.

As the expected average age of residents, according to the applicant, is 80 years old, few residents are expected to own cars. The applicant is confident that the amount of parking provided will be more than adequate to serve the facility's needs.

To determine if the requested variance is reasonable, the number of proposed parking spaces in this application was compared to other similar projects. The parking ratios of other complexes are outlined below:

Project	No. of Dwelling Units	No. of Parking Spaces Provided	Parking Space/ Dwelling Unit Ratio
Oak Tree House	38	25	0.65
Gilmore Gardens	117	40	0.34
Richmond Grace Seniors' Home	123	52	0.40
Proposed development at 12251 No. 2 Road	109	64	0.58

Based on the above information, it is apparent that there have been variances to the parking requirements granted in the past. The proposed 0.58 parking ratio is comparable to the ratios provided in other projects, and Staff is not aware that any parking problem exists in these projects. Staff are comfortable that the proposed development is providing a reasonable number of parking spaces on the basis of the target age group of residents (80 years old) and availability of transit service to the site. The variance, therefore, is supported and will be specified in the new zone to be created for this site.

Agricultural Buffering

The OCP requires a minimum of 5 m (16.4 ft.) of landscape buffer between urban development and the ALR, if the two uses are separated with a road. The applicant proposes to provide this 5 m requirement, plus additional 6 m setback, for a total of 11 m (36 ft.) from No. 2 Road.

The width of the buffer conforms to the OCP requirements. The AAC has requested that the landscape buffering meet the standards of the ALC's Landscape Buffer specifications. The details of the landscape treatment will be dealt with at the Development Permit stage with the AAC's direction in mind.

As part of this rezoning application, a restrictive covenant will be registered over 5 m of the front yard setback area in order to identify that it is an agricultural buffer area and to prevent removal of the trees and vegetation planted as buffer material. The covenant would also notify prospective residents of this project that adjacent lands are agricultural and therefore, to expect noise, dust odours, etc. associated with the normal operations of farms. The building is also designed so that the end of the building faces onto No. 2 Road in order to minimize the number of dwelling units that face directly onto the ALR.

Relationship to Surrounding Area

The Trites Area is undergoing a transition from industrial to residential land use on an incremental basis. Each application in the area, therefore, is evaluated on its individual merits to ensure that it contributes to the local land use and road pattern and enhances the area.

Staff have determined that a lane parallel to Moncton Street is desirable to facilitate future access to the site's backlands and surrounding properties. Future development would be able to access this lane in order to minimize vehicle access onto Moncton Street.

The applicant has agreed to register public rights-of-passage (variable 3.0 m and 6.0 m wide) along the north property line from No. 2 Road to the east property line of 5620 Moncton Street. At the east end of the proposed lane, the public rights-of-passage will be 6.0 m (19.7 ft.) in width and constructed as part of this project to enable access to the site from No. 2 Road. The 3.0 m public rights-of-passage will not be developed at this time, as there is no need to do so.

The 1,819 m² (19,584 ft²) backlands at the west end of the site will not be developed as part of this project. It cannot be subdivided from the larger parcel as the backlands does not have frontage on a road. Future development of the backlands alone will be awkward due to its narrow shape and lack of access. It will need to be amalgamated with neighbouring properties in order to achieve a better development site.

Zoning Amendment

Given that there are increased setbacks on parts of the building and a parking variance requested, a new Comprehensive Development District (CD/84) will be created to accommodate this proposal.

The list of permitted uses will include, among other things, "Congregate Housing" (no medical service) and "Congregate Care Facility" (provides medical service). The limited list of permitted uses in the proposed zone ensures that the building cannot be converted to market housing for non-seniors, thereby resulting in a parking shortage. It does, however, allow for some flexibility should the operator decide, in the future, to add medical services.

In addition to specifying the parking requirement, the proposed CD/84 zone will also include the increased building setbacks along the north and east property lines to address the issue of residential interface.

Industrial Displacement

Due to recent Council concerns about the loss of industrial land through residential redevelopment in the Trites Area, the applicant provided information on the relocation plans of the businesses in the existing building.

There are five businesses in the existing building that are impacted by the development. Two of the tenants are planning to purchase property in Richmond for their needs. The other three businesses are actively looking for space in Richmond.

The applicant notes that if residential redevelopment was not contemplated for the site, significant investment and retrofit would be required to maintain and enhance the existing industrial building. This upgrade, the applicant argues, would also lead to rent increases which would likely result in the relocation of the existing tenants.

Staff are currently working on a report back to Planning Committee on the issue of industrial displacement in the Trites Area, based on an earlier referral. In a report presented to Planning Committee on April 20, 2004, Staff excluded several in-stream properties from the calculation of existing industrial floorspace in the Trites Area, including the subject site.

Community Amenity Contribution

The applicant has agreed to contribute \$54,500 towards community amenities. Half of the amount, \$27,250, will be directed to the Affordable Housing Statutory Reserve Fund. The remaining half will go towards on-site public art features, achieved through the City's Public Art Program.

Financial Impact

None.

Conclusion

The proposed development will add a new independent living seniors' residence in the Steveston Area, which will offer more housing choice and enable aging in place. The project has been sensitively designed to respond to existing neighbourhood context.

Staff recommend that this application be approved to proceed.



Janet Lee
Planner 2
(4108)

JL:cas

There are requirements to be dealt with prior to final adoption:

Legal requirements, specifically:

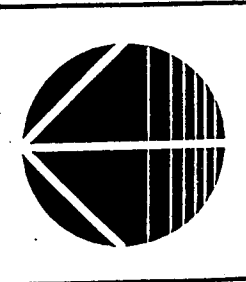
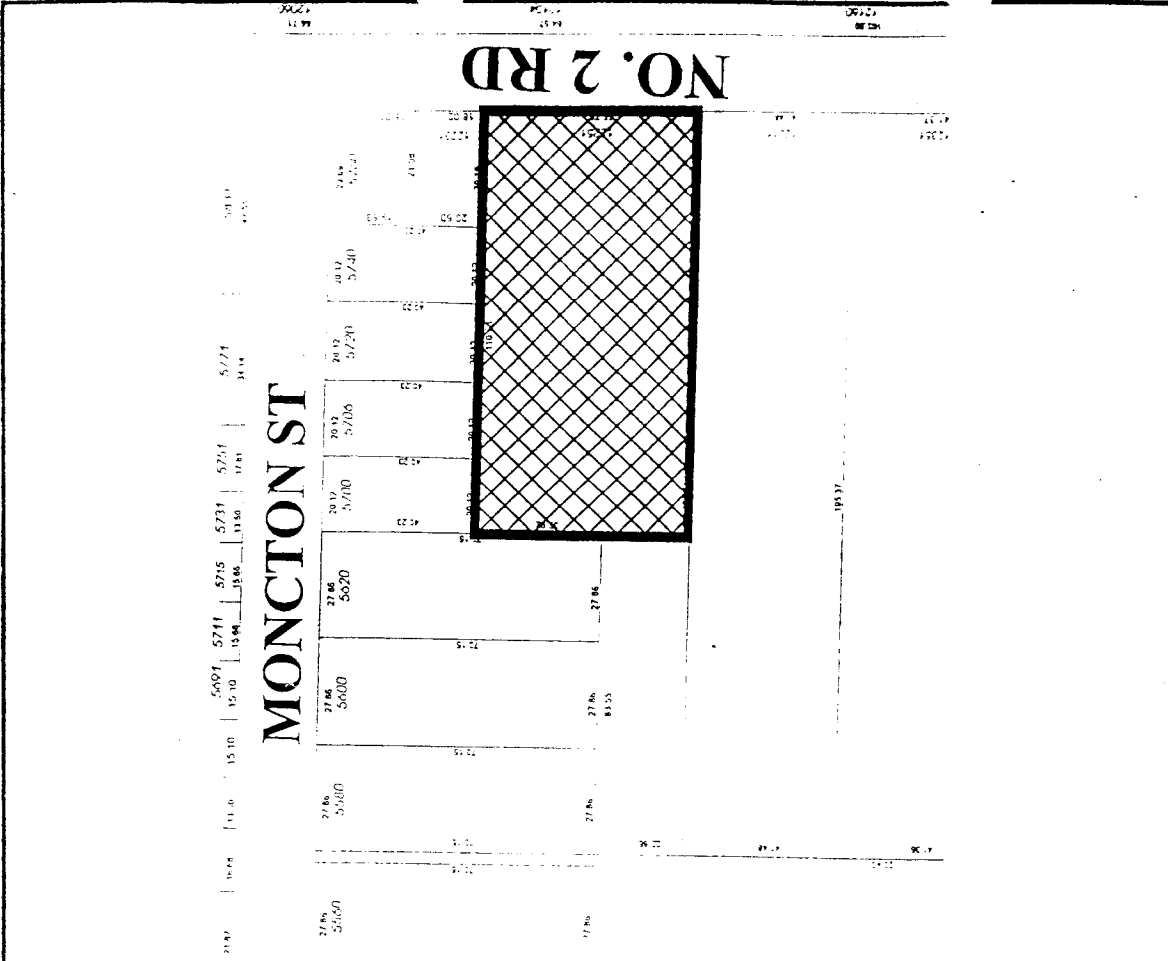
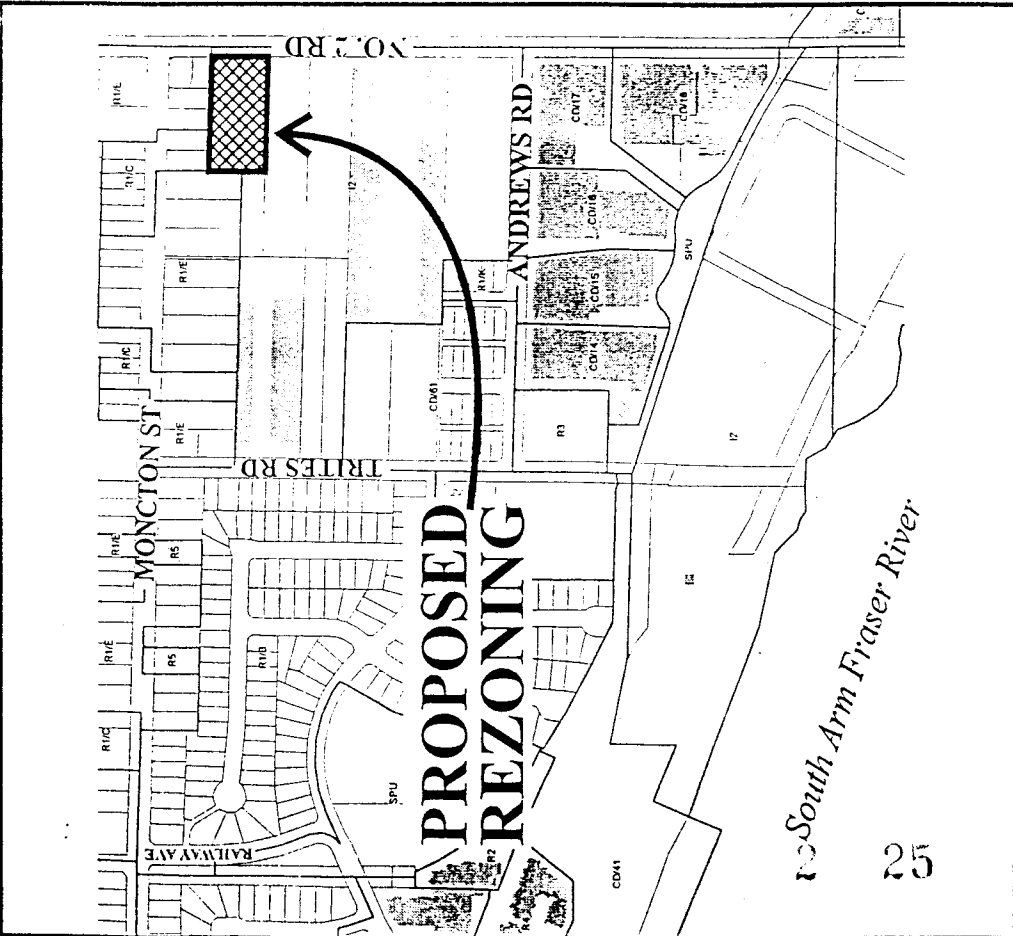
- a. Registration of a 6 m Public Rights Of Passage Right Of Way across the north property line from No. 2 Road, west to the west edge of the "driveway" of the seniors complex, where it can taper down to 3 m along the entire north property line to the east edge of 5620 Moncton;
- b. Registration of a restrictive covenant over a 5.0 m wide portion of the property along No. 2 Road to prevent removal of the landscape buffer and to notify prospective residents of nearby agricultural activities.

Development requirements, specifically:

- a. Submission of \$27,250 to the Affordable Housing Statutory Reserve Fund;
- b. Submission of \$27,250 to a Public Art Program to provide for on-site public art;
- c. Submission of \$6,000 for a decorative bus shelter to be constructed when bus service is extended along No. 2 Road in front of the property;
- d. Processing of a Development Permit, to the satisfaction of the Director of Development.



City of Richmond



RZ 03-252028

Original Date: 12/08/03
 Revision Date: 04/20/04
 Note: Dimensions are in METRES



1000 ...
 1000 ...
 1000 ...
 1000 ...
 1000 ...

**PROPOSED
 SENIORS
 RESIDENTIAL
 DEVELOPMENT**

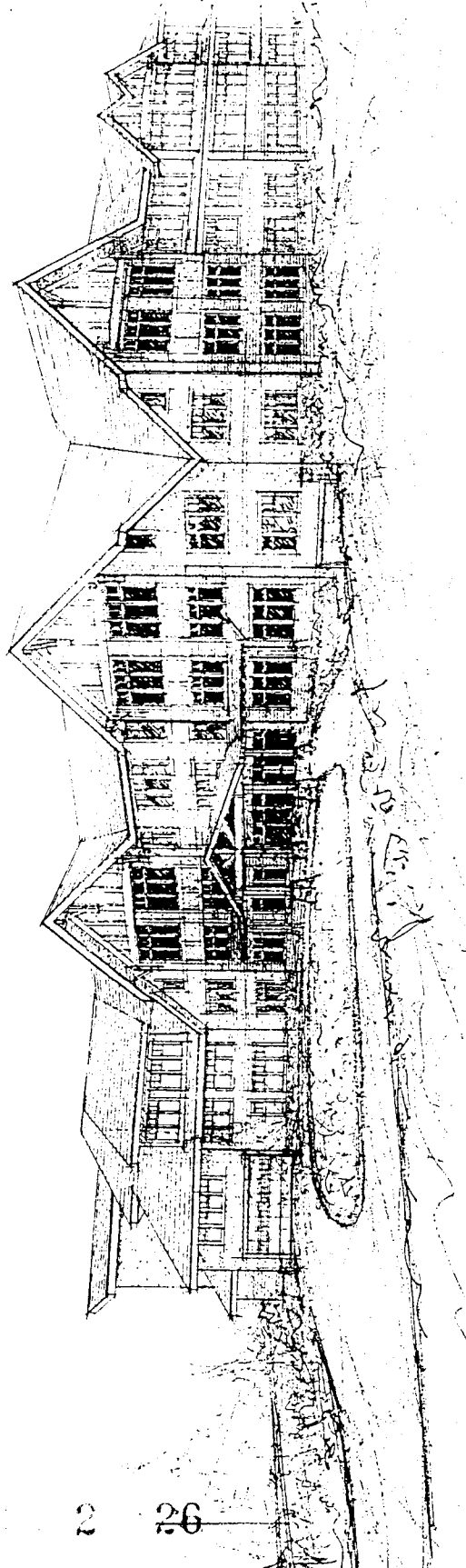
**PERSPECTIVE
 VIEW**

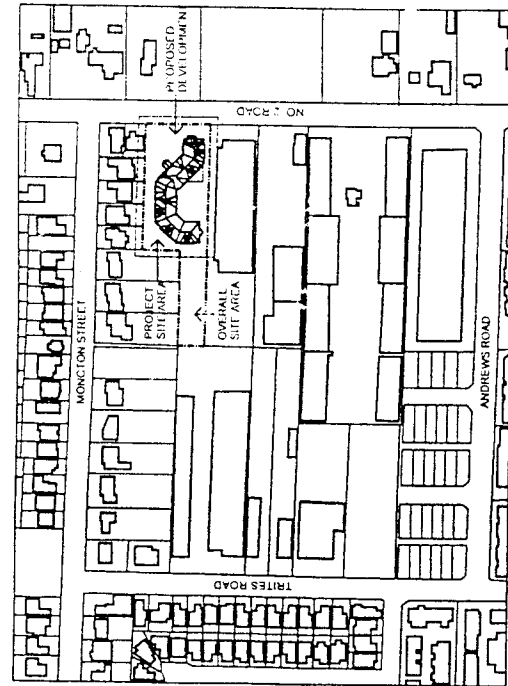
February 18, 2004

SCALE: 1/8"
 PROJECT # 100
 SHEET # 100

A-0

ATTACHMENT 2

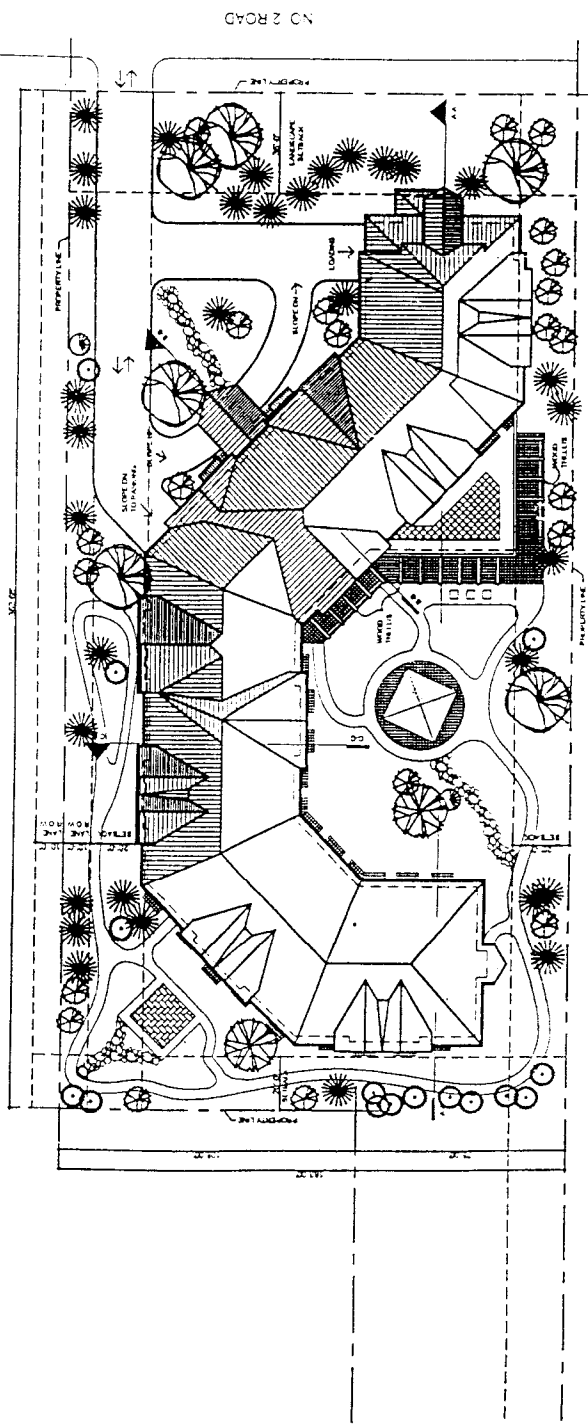




CONTEXT PLAN
RTS

SITE STATISTICS

OVERALL SITE AREA	87,115 sq. ft.
PROJECT SITE AREA	67,531 sq. ft.
RESIDENTIAL	Main 21,000 sq. ft. Second 20,240 sq. ft. Third 17,934 sq. ft.
TOTAL RESIDENTIAL FSR (OVERALL SITE)	59,176 sq. ft.
FSR (PROJECT SITE)	109
RESIDENTIAL UNITS	64 studios 2 1/2 stories
PARKING	64 studios 2 1/2 stories
LOADING	2 1/2 stories
BUILDING HEIGHT	39.75'



ROOF / SITE PLAN
SCALE 1"=20'



**PROPOSED
SENIORS
RESIDENTIAL
DEVELOPMENT**

CONTEXT PLAN/
SITE PLAN

FEBRUARY 19, 2014

SCALE: AS SHOWN
PROJECT # 200

SCALE: AS SHOWN
PROJECT # 200

A-1



Chandler Associates
10000 10th Ave.
Denver, CO 80231
Tel: 303.733.8800
Fax: 303.733.8801
www.chandlerassociates.com

**PROPOSED
SENIOR
RESIDENTIAL
DEVELOPMENT**

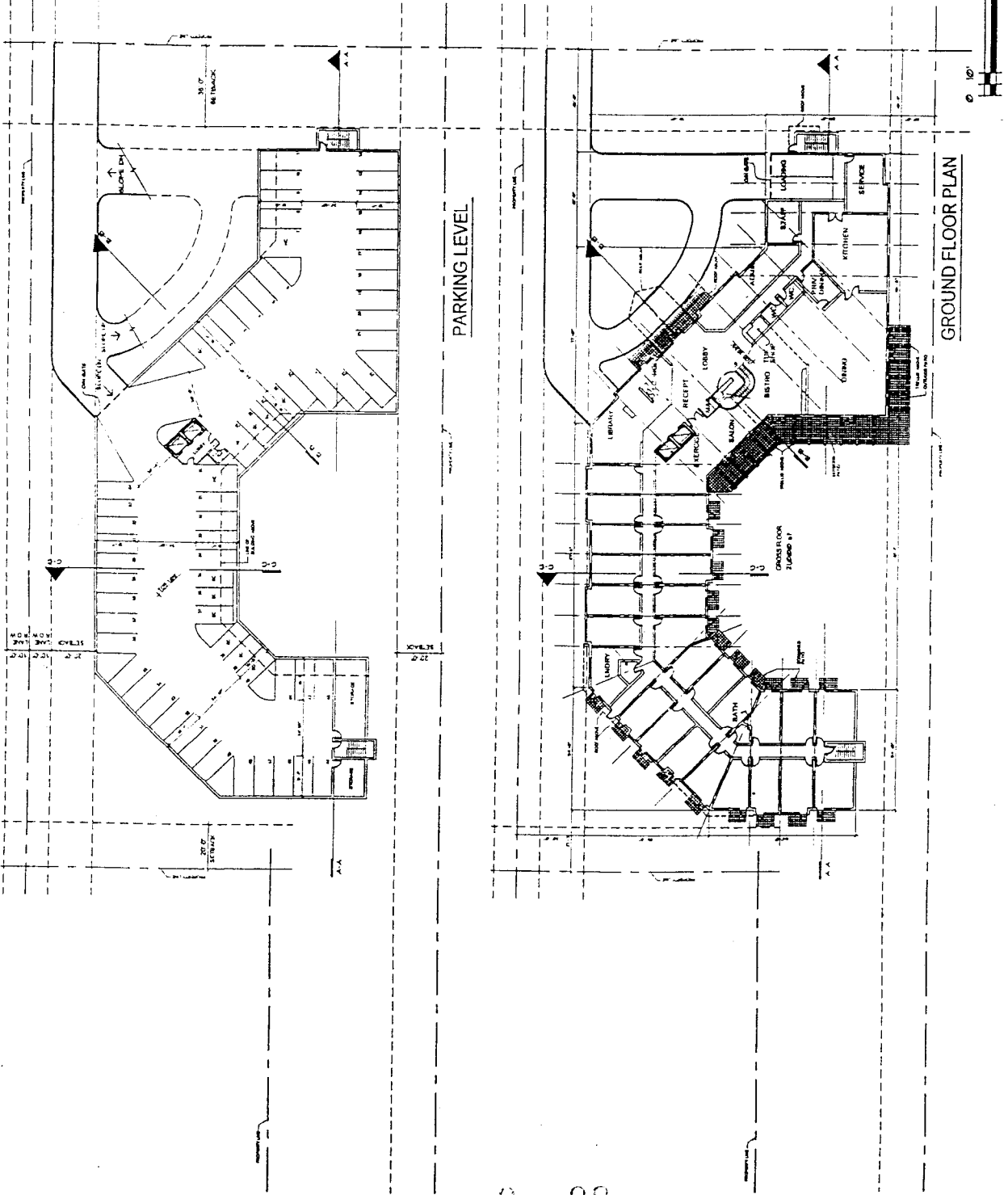
**PARKING/
GROUND
FLOOR PLANS**

February 19, 2004

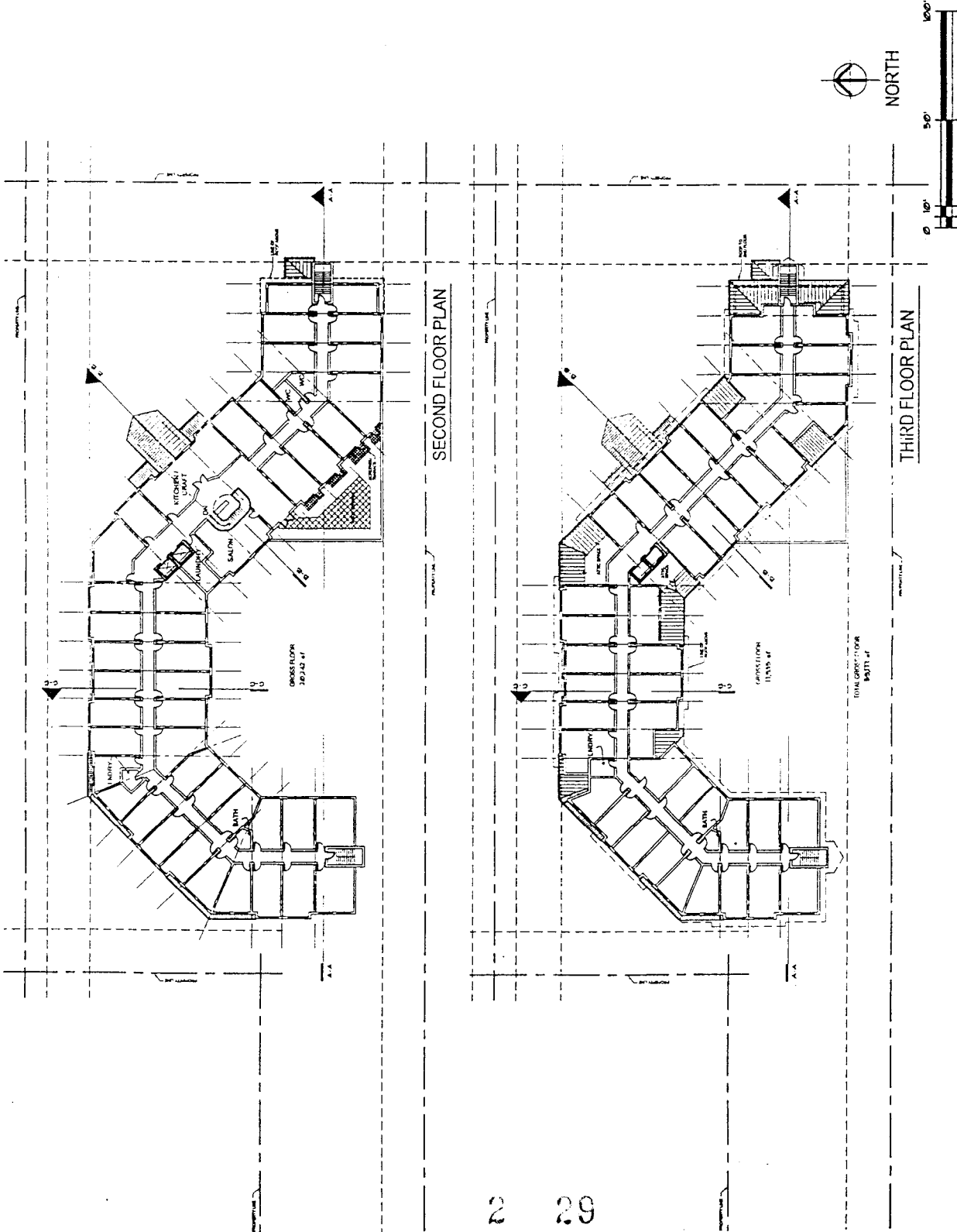
DS# 01/04/RE 214443

SCALE: 1" = 30'-0"
PROJECT # 2000

A-2



2 28



**PROPOSED
SENIORS
RESIDENTIAL
DEVELOPMENT**

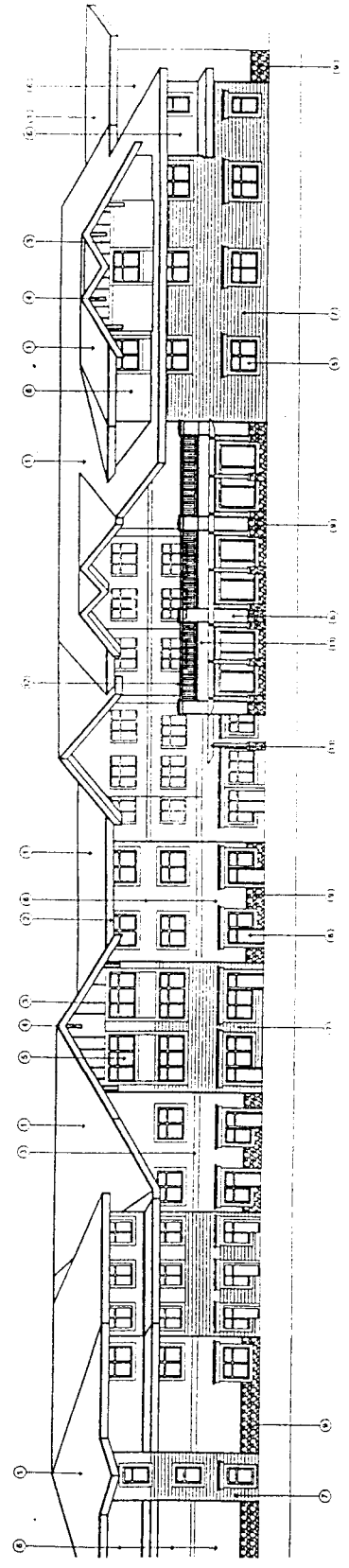
ELEVATIONS

February 19, 2004

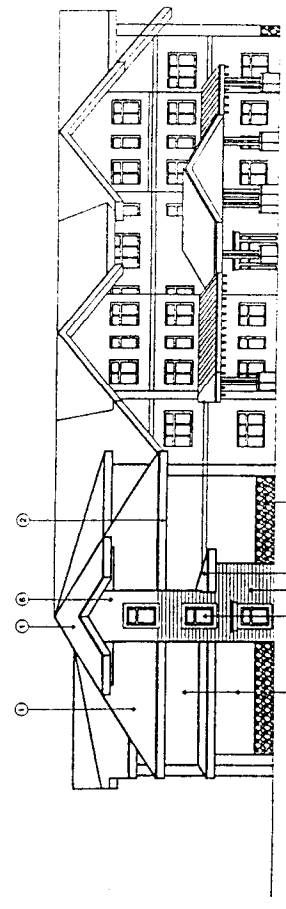
ISSUED FOR PERMITTING

SCALE: 1/4" = 1'-0"
PROJECT # 2003

A-4



SOUTH ELEVATION



EAST ELEVATION

- MATERIALS / FINISHES:**
- (1) ASPHALT SHINGLE ROOF
 - (2) STAINED FACED BOARD
 - (3) WOOD TRIM, STAINED COLOR
 - (4) WOOD SHAKET, STAINED COLOR
 - (5) PRE-FINISHED VINYL WINDOW ON ALUMINUM CASING
 - (6) ACRYLIC FINISH (TUCCO) PAINTED FINISH
 - (7) METAL PLANK TEXTURE BOND, PAINTED FINISH
 - (8) EXTERIOR DOOR, PAINTED FINISH
 - (9) STONE VENEER
 - (10) STAINED WOOD POST
 - (11) WOOD TRELLIS
 - (12) ALUMINUM QUADRAL

**PROPOSED
SENIORS
RESIDENTIAL
DEVELOPMENT**

ELEVATIONS

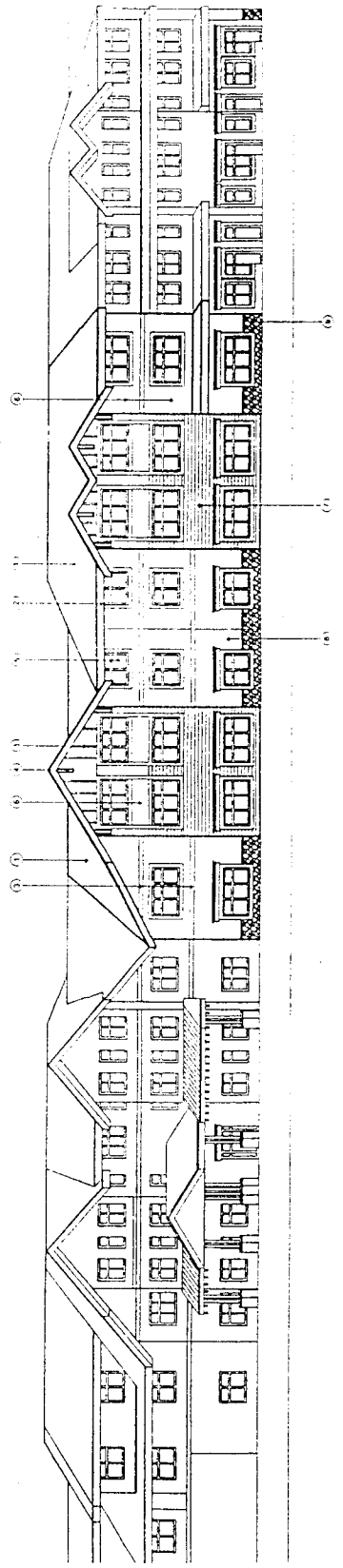
February 19, 2004

DESIGNED FOR: BE 2004

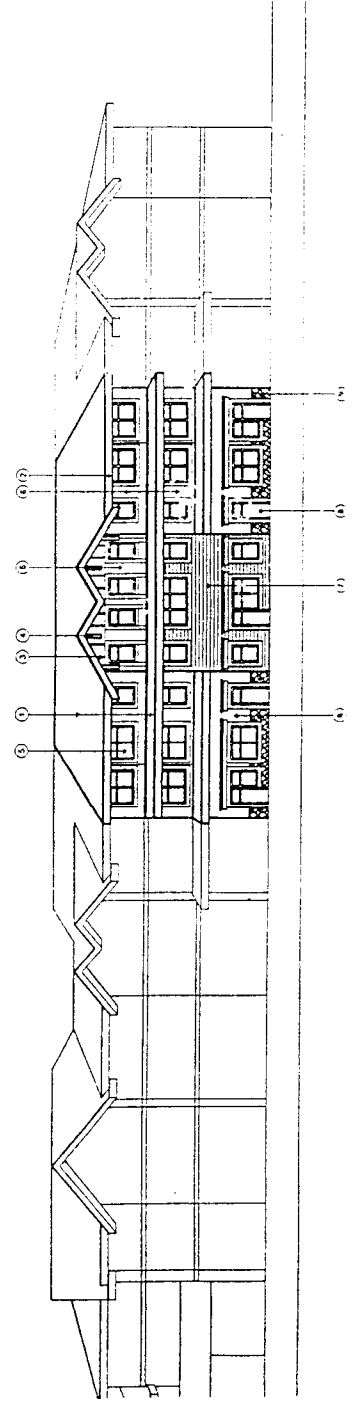
SCALE: 1/4" = 1'-0"

PROJECT # 2004

A-5

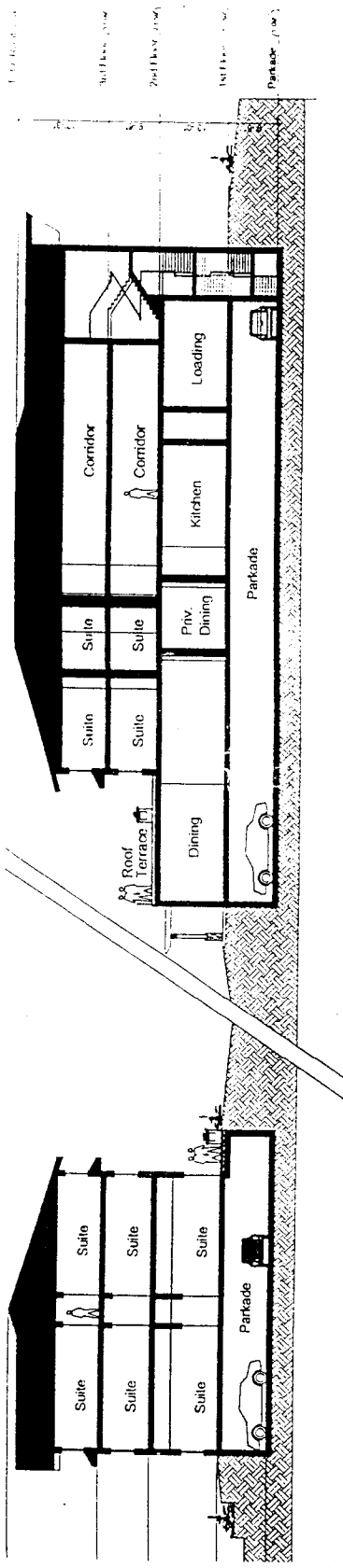


NORTH ELEVATION



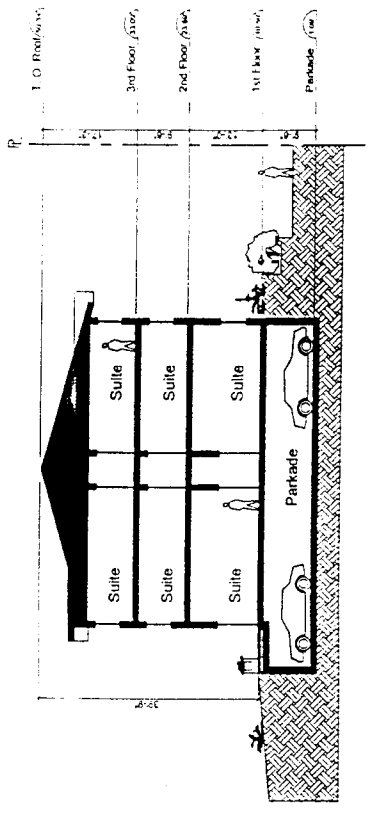
NORTH-WEST ELEVATION

- MATERIALS/FINISHES:**
- 1 ASPHALT SHINGLE ROOF
 - 2 STAINED PALISADE BOARD
 - 3 WOOD TRIM, STAINED COLOR
 - 4 WOOD BRACKET, STAINED COLOR
 - 5 PRE-FINISHED VINYL WINDOW/CY SEALE UNIT, CLEAR GLASS
 - 6 ACRYLIC FINISH STUDIO PAINTED FINISH
 - 7 HAND-PAINTED TEXTURE SMOOTH PAINTED FINISH
 - 8 EXTERIOR DOOR, PAINTED FINISH
 - 9 STONE VENEER
 - 10 STAINED WOOD FINISH
 - 11 WOOD TRIM
 - 12 ALUMINUM CLADDING

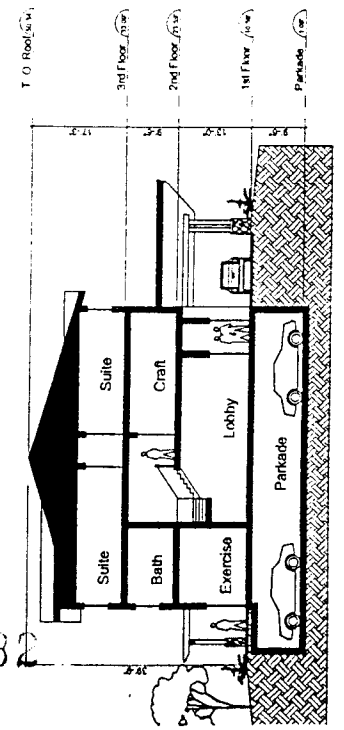


PROPOSED SENIORS RESIDENTIAL DEVELOPMENT

SECTION A-A



SECTION C-C



SECTION B-B

SECTIONS

February 19, 2004

RSB/N FOR RE ZONING

SCALE: 1" = 16'-0"

PROJECT # 2003

A-7

ATTACHMENT 3

December 2, 2003

CITY OF RICHMOND
6911 No. 3 Road
Richmond, B.C.
V6Y 2C1



NCL REAL ESTATE
MANAGEMENT LTD.

#220 - 3771 Jacombs Road
Richmond, B.C. V6V 2L9
Tel: (604) 231-9050
Fax: (604) 278-9535
E-mail: ncl@ncl.ca
Website: www.ncl.ca

Attention: **Janet Lee**, Planner
Policy Plans Division

Dear Ms. Lee,

Re: **Public Information Meeting Held November 27, 2003
For Independent Living Seniors Residence
12251 No. 2 Road, Richmond, B.C.**

As you are aware, we held a Public Information Meeting for our Independent Living Seniors Residence (The Atrium) proposed for 12251 No. 2 Road. It was held at the Steveston Community Centre on November 27, 2003 from 6:30 p.m. to 8:30 p.m. Notices were sent to the neighbourhood (see attached distribution map) by direct mail (see attachment #1) to approximately 80 residences. Notices were also placed on bulletin boards at multi family complexes along Andrews and notices hand delivered to business Stratas on No. 2 Road and Trites Road. We had ads placed in the weekend edition of the Richmond Review and the Wednesday edition of the Richmond News (please see attachment #2).

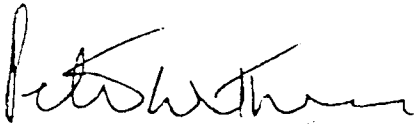
We had approximately fifteen people attend the meeting with ten people signing in and five people filling out the questionnaire. Please see attached copies of the questionnaires and note that we have blocked out, for privacy reasons, the names of the individuals. We have them on file should you require.

As we have expressed in the past, we believe Richmond and this Community in particular, is desirous of such a facility as our proposal and we look forward to working with you through to a successful conclusion of our application.

Thank you.

Yours truly,

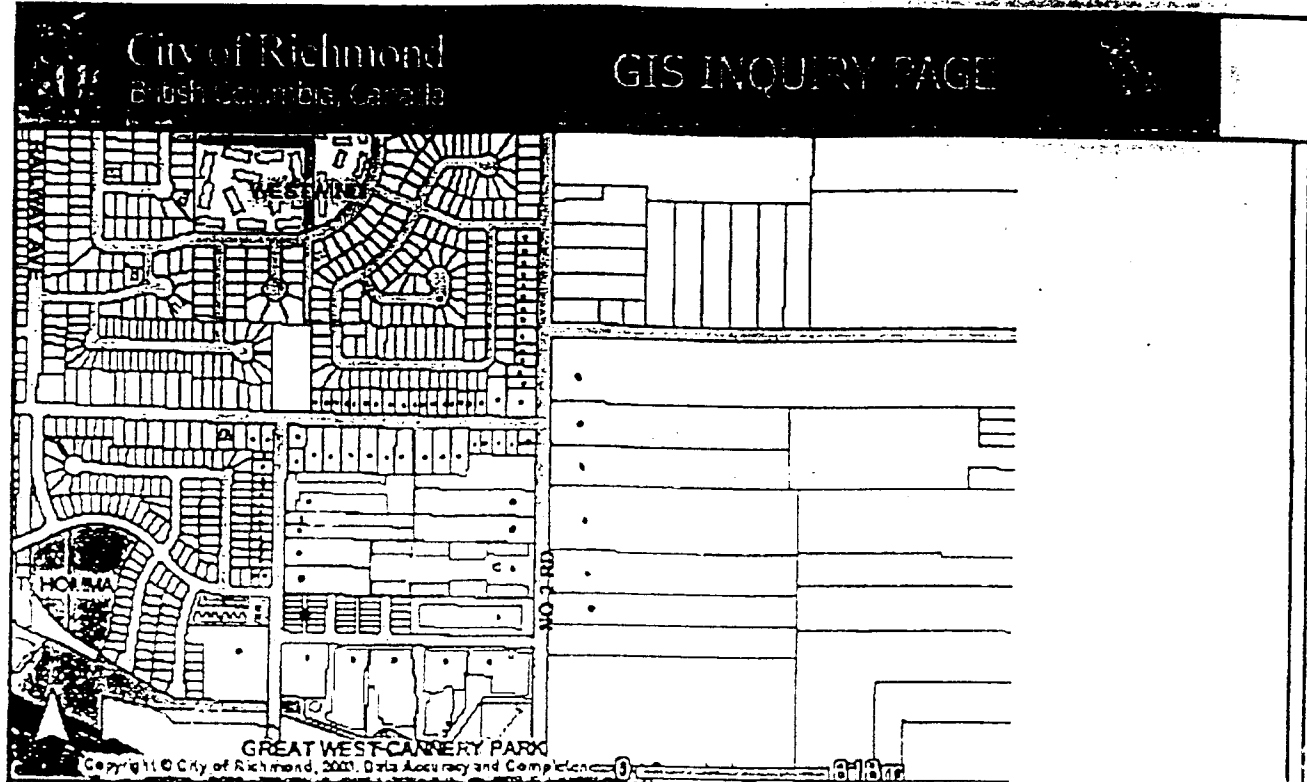
NCL REAL ESTATE MANAGEMENT LTD.



Peter Withers
Associate

RH/pwhp

2 33



Disclaimer

GIS information is provided as a public resource for general information purposes only. The information shown on this map is compiled from various sources and the City makes no warranties, expressed or implied, as to the accuracy or completeness of the information. Users are reminded that lot size and legal description must be confirmed at the Land Title office in New Westminster. These maps are NOT a legal document, and is published for information and convenience purposes only.
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 All rights reserved. Not to be reproduced or distributed without permission.

Richmond Review

NOTICE OF PUBLIC MEETING



Notice of a public information meeting for residents living in the area of No. 2 Road and Moncton Street in Richmond B.C.

Date: Thursday, November 27, 2003
Time: 6:30 p.m. to 8:30 p.m.
Location: Steveston Community Centre
4111 Moncton Street
Richmond, B.C.

The Developer is seeking permission from the City of Richmond to construct an Independent Living Seniors Residence on the property located at 12251 No. 2 Road, South of Moncton Street in Richmond, B.C.

Richmond News

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PUBLIC INFORMATION MEETING
Held November 27, 2003

For
THE ATRIUM
An Independent Living Seniors Residence

COPY

QUESTIONNAIRE

We thank you for your interest and taking the time to join us at this Information Meeting. We request that you provide us with feedback by answering the following questions.

With the information given tonight do you support this project in principal? YES!

If not, what are your main concerns? _____

If yes, what are your main positive thoughts on our project? ADDS A GOOD

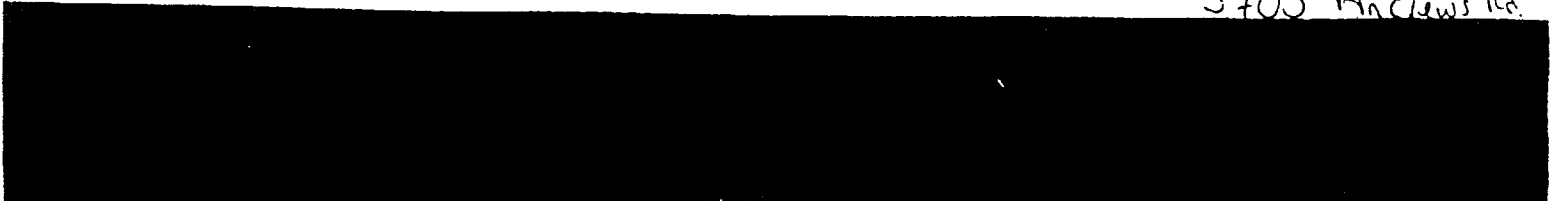
MIX OF AGE GROUPS TO OUR NEIGHBOURHOOD.

MY MUM WOULD LOVE BEING CLOSER TO

ME - I'M ON ANDREWS.

If you have any other comments we would appreciate hearing them.

5700 Andrews Rd.



Please return this sheet to one of our Staff, or fax to (604) 278-9535, or mail to #220 - 3771 Jacombs Road, Richmond, B.C. V6V 2L9.

Thank you.

PUBLIC INFORMATION MEETING
Held November 27, 2003
For
THE ATRIUM
An Independent Living Seniors Residence

COPY

QUESTIONNAIRE

We thank you for your interest and taking the time to join us at this Information Meeting. We request that you provide us with feedback by answering the following questions.

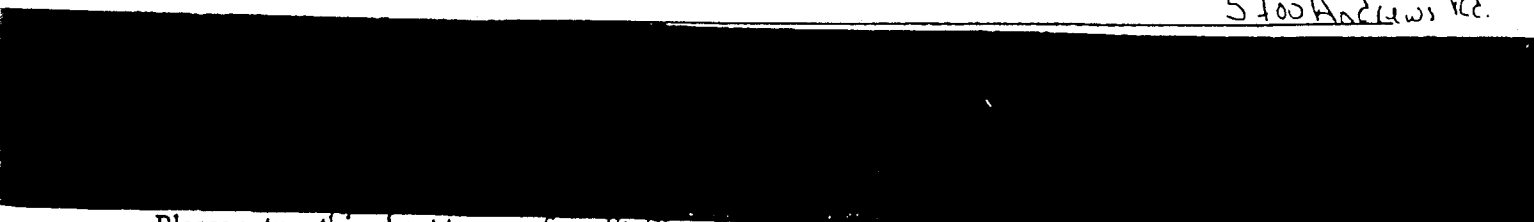
With the information given tonight do you support this project in principal? Yes

If not, what are your main concerns? _____

If yes, what are your main positive thoughts on our project? Will be a nice addition to my neigh. hood. Create a good demographic mix. Not too far to move when I get older. Nice place for Seniors

If you have any other comments we would appreciate hearing them.

5700 Andrews Rd.



Please return this sheet to one of our Staff, or fax to (604) 278-9535, or mail to #220-3771 Jacobus Road, Richmond, B.C. V6V 2L9.

Thank you.

PUBLIC INFORMATION MEETING
Held November 27, 2003
For
THE ATRIUM
An Independent Living Seniors Residence

COPY

QUESTIONNAIRE

We thank you for your interest and taking the time to join us at this Information Meeting. We request that you provide us with feedback by answering the following questions.

With the information given tonight do you support this project in principal? YES

If not, what are your main concerns? _____

If yes, what are your main positive thoughts on our project? ANYTHING WOULD
BE BETTER THAN THE CURRENT JUNK YARD

If you have any other comments we would appreciate hearing them.

PLEASE KEEP US INFORMED OF
THE DEVELOPMENT.
No. JRB



Please return this sheet to one of our Staff, or fax to (604) 278-9535, or mail to #220 - 3771 Jacombs Road, Richmond, B.C. V6V 2L9.

Thank you.

PUBLIC INFORMATION MEETING
Held November 27, 2003
For
THE ATRIUM
An Independent Living Seniors Residence

COPY

QUESTIONNAIRE

We thank you for your interest and taking the time to join us at this Information Meeting. We request that you provide us with feedback by answering the following questions.

With the information given tonight do you support this project in principal? YES

If not, what are your main concerns? _____

If yes, what are your main positive thoughts on our project? LOCATION (SOUTH RICHMOND)

If you have any other comments we would appreciate hearing them.

HAVE CONCERN ABOUT NEED FOR SUBSIDIZED,
LEVELS 1, 2, 3 - DON'T THINK THERE IS ENOUGH
AS BELIEVE THESE LEVELS ARE THE MAJORITY

Please return this sheet to one of our Staff, or fax to (604) 278-9555, or mail to #220-5111 Jacques
Road, Richmond, B.C. V6V 2L9.

5500 Andrews Rd

Thank you.

2 39

NCL REAL ESTATE MANAGEMENT LTD.

PUBLIC INFORMATION MEETING
Held November 27, 2003
For
THE ATRIUM
An Independent Living Seniors Residence

COPY

QUESTIONNAIRE

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If not, what are your main concerns? _____

If yes, what are your main positive thoughts on our project? _____

SCHEMATIC LOWER COST / GOOD LOCATION
MEALS / ELECTRIC SCOOTER STORAGE
LAUNDRY / ON SITE HAIRDRESSER

If you have any other comments we would appreciate hearing them.

Bebes Rd.

Please return this sheet to one of our Staff, or fax to (604) 278-9535, or mail to #220 - 3771 Jacombs Road, Richmond, B.C. V6V 2L9.

Thank you.

2 40

NCL REAL ESTATE MANAGEMENT LTD.

GREGG E. RAFTER

5740 Moncton Street
Richmond, B.C. V7E 3B4

E-mail: grafter@brahko.com
Direct Line: (604) 717-6352

April 13, 2004

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

Attention: Janet Lee, Planner

Dear Ms. Lee:

Re: Application RZ03-252028

I am writing to express the concerns of persons affected by the above rezoning application. The rezoning application requests approval for three-storey condominiums built above parking. As observed in other similar developments, this will result in a structure close to four storeys tall. I have canvassed a number of the residents on both the north and south sides of Moncton Street between No. 2 Road and Trites Road and, with a single exception, the response has been overwhelmingly against approval of the rezoning application as it presently exists.

While the residents do not oppose the rezoning of the property from commercial to residential we are very much concerned about the impact on our quality of life and our property values if a close-to-four-storey building is allowed to be constructed immediately next to our homes. There is no reason to allow such tall buildings to be constructed adjacent to single-family dwellings and, in our view, nothing more than two storeys (including parking) should be allowed. Structures such as those being constructed near the intersection of Andrews Road and Trites Road would be more aesthetically appropriate and much less intrusive.

Would you please provide me with your comments on the foregoing. We, the residents most closely impacted by this decision, would like to participate in the rezoning process so that our very real concerns are heard.

I look forward to hearing from you. Kindly contact me should you have any questions.

Yours truly,

Per:

Gregg E. Rafter

GER/ld



NCL REAL ESTATE
MANAGEMENT LTD.
#220 - 3771 Jacombs Road
Richmond, B.C. V6V 2L9
Tel: (604) 231-9050
Fax: (604) 278-9535
E-mail: ncl@ncl.ca
Website: www.ncl.ca

April 14, 2004

THE CITY OF RICHMOND
6911 No. 3 Road
Richmond, BC
V6Y 2C1

BY FAX to the Dev. Division: 604-276-4052

Attention: Ms. Janet Lee, Planner

Re: 12251 No. 2 Road (Your file RZ 03-252028)

Further to our letter of March 29, 2004, please find following the response to your letter of March 26, 2004 (Transportation – 3 “Transportation Request that you Demonstrate, through other examples of similar types of housing projects, that the parking spaces provided is sufficient”).

In response to the transportation request, we have consulted with the two “competing” Richmond developments, being Oak Tree House and Gilmore Gardens.

Oak Tree House - (located at the corner of Blundell Road and Minoru Blvd.)
Comprised of 38 units and 25 parking stalls. It should be noted that from a practical standpoint, the demand driven by residents of Oak Tree House is less than 8 stalls.

Gilmore Gardens - (located at the corner of Blundell Road and No. 1 Road)
Comprised of 112 units, and offers 40 parking stalls to its residents. The Society currently reports that not all parking stalls are consumed, and that they are finding they run at about 70%, or 28 stalls.

Please do not hesitate to contact the undersigned if you have question or comment.

Thank you.

Yours truly,

NCL REAL ESTATE MANAGEMENT LTD.

Peter Withers
Associate

PW/th

D:/NCL2004/ILSR/Corresp./City of Richmond re-parking stalls.1.04-14-04



**Richmond Official Community Plan Bylaw 7100
Amendment Bylaw 7722 (RZ 03-252028)
Portion of 12251 No. 2 Road**

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

- 1. Richmond Official Community Plan Bylaw 7100 is amended by repealing the existing land use designation in the Steveston Area Land Use Map in Schedule 2.4 thereof of the following area and by designating it "Multiple Family".

That area shown cross-hatched on "Schedule A attached to and forming part of Bylaw No. 7722"

- 2. Richmond Official Community Plan Bylaw 7100 is amended by replacing the existing Steveston Area Land Use Map in Schedule 2.4 (Steveston Area Plan) and replacing it with Schedule B, which is attached to and forms part of this Bylaw.
- 3. This Bylaw may be cited as "**Richmond Official Community Plan Bylaw 7100, Amendment Bylaw 7722**".

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

ADOPTED

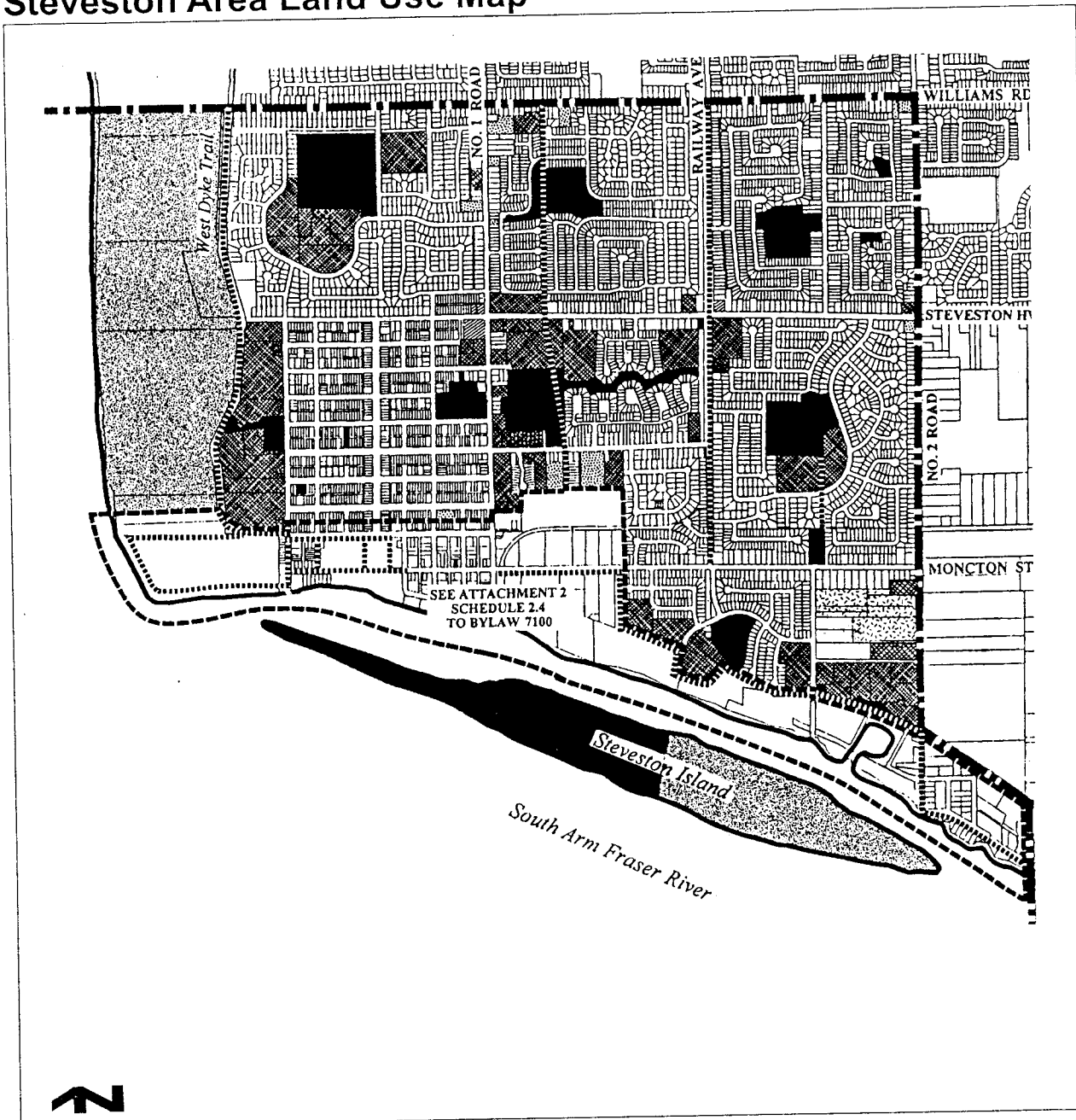
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









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

MAYOR

CITY CLERK

Steveston Area Land Use Map



	Single-Family		Commercial		Conservation
	Multiple-Family		Industrial		Trail
	Public Open Space		Institutional		Steveston Area Boundary
					Steveston Waterfront Neighbourhood Boundary



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 7723 (RZ 03-252028)
PORTION OF 12251 NO. 2 ROAD**

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

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

“291.84 COMPREHENSIVE DEVELOPMENT DISTRICT (CD/84)”

The intent of this zoning district is to permit an independent living seniors residence.

291.84.1 PERMITTED USES

- CONGREGATE HOUSING
- CONGREGATE CARE FACILITY
- COMMUNITY USE
- ACCESSORY USES, BUILDING & STRUCTURES

291.84.2 PERMITTED DENSITY

Maximum Floor Area Ratio: 0.9

291.84.3 MAXIMUM LOT COVERAGE: 35%

291.84.4 MINIMUM SETBACKS FROM PROPERTY LINES

.01 **Front Yard:** 11 m (36.089 ft.)

.02 **Side Yards:** 6 m (19.685 ft.)

EXCEPT THAT where the **side property line** abuts property zoned for **One Family Dwelling** use, the minimum **side yard** setback shall be 9 m (29.528 ft.);

AND FURTHER EXCEPTING THAT trellises may project into the required **side yard** setback for a distance of not more than 3 m (9.843 ft.);

.03 **Rear Yards:** 6 m (19.685 ft.)

291.84.5 MAXIMUM HEIGHTS 2 45

Buildings and Structures: 15 m (49.212 ft.)

291.84.6 OFF-STREET PARKING

Off-street parking shall be provided at a ratio of 0.58 spaces per dwelling unit."

- 2. The Zoning Map of the City of Richmond, which accompanies and forms part of 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/84)**.

That area shown cross-hatched on "Schedule A attached to and forming part of Bylaw No. 7723"

- 3. This Bylaw may be cited as "**Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7723**".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

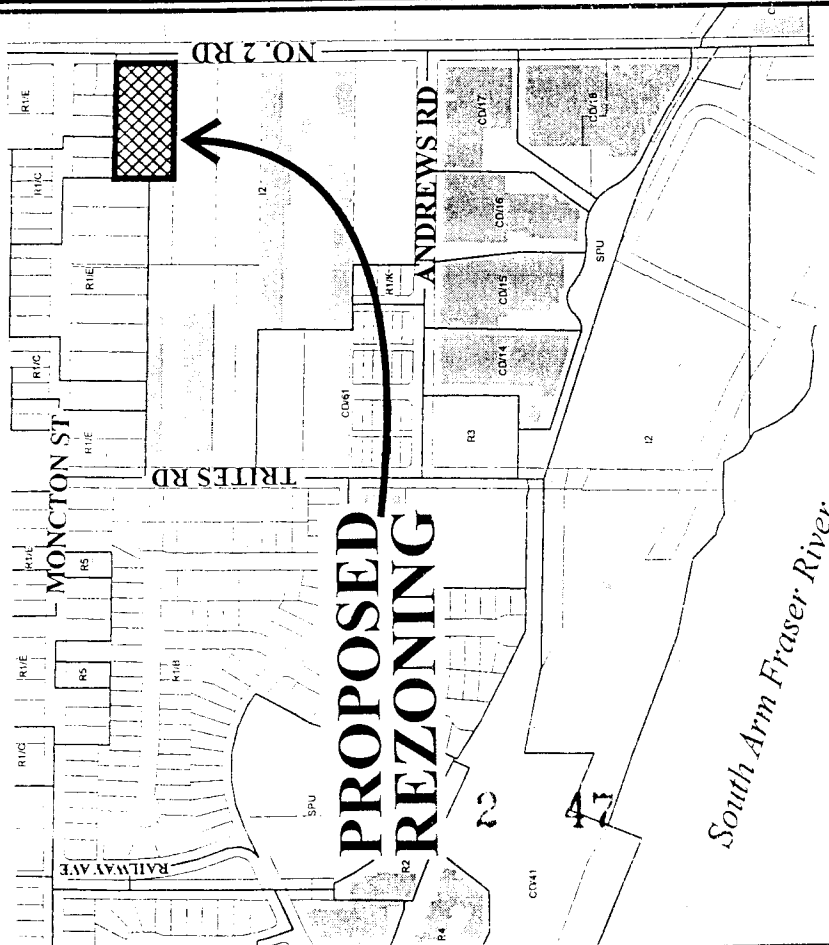
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MAYOR

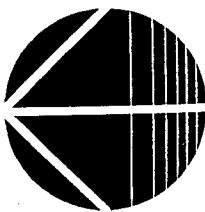
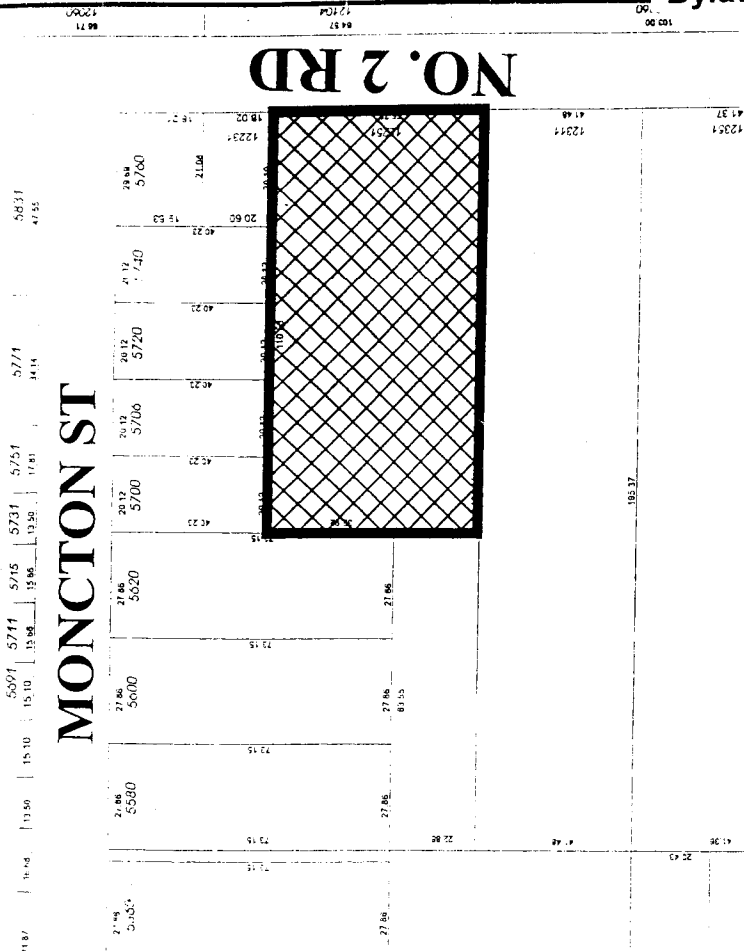
CITY CLERK

City of Richmond



**PROPOSED
REZONING**

South Arm Fraser River



RZ 03-252028

Original Date: 12/08/03

Revision Date: 04/20/04

Note: Dimensions are in METRES