



City of Richmond
Urban Development Division

Report to Committee

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 Council - July 25, 2005
To Planning - July 19, 2005
Date: June 29, 2005

RZ 05-292498

File: RZ 8060-20-7962/7961

Xr: 4045-00

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

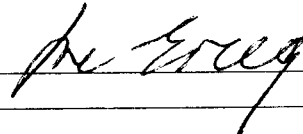
Manager, Policy Planning

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.

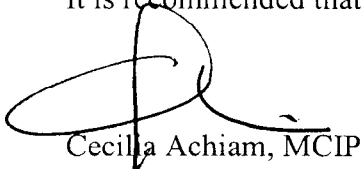
Rezoning Conditions

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.



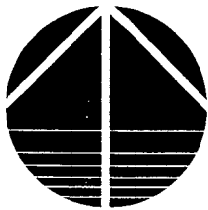
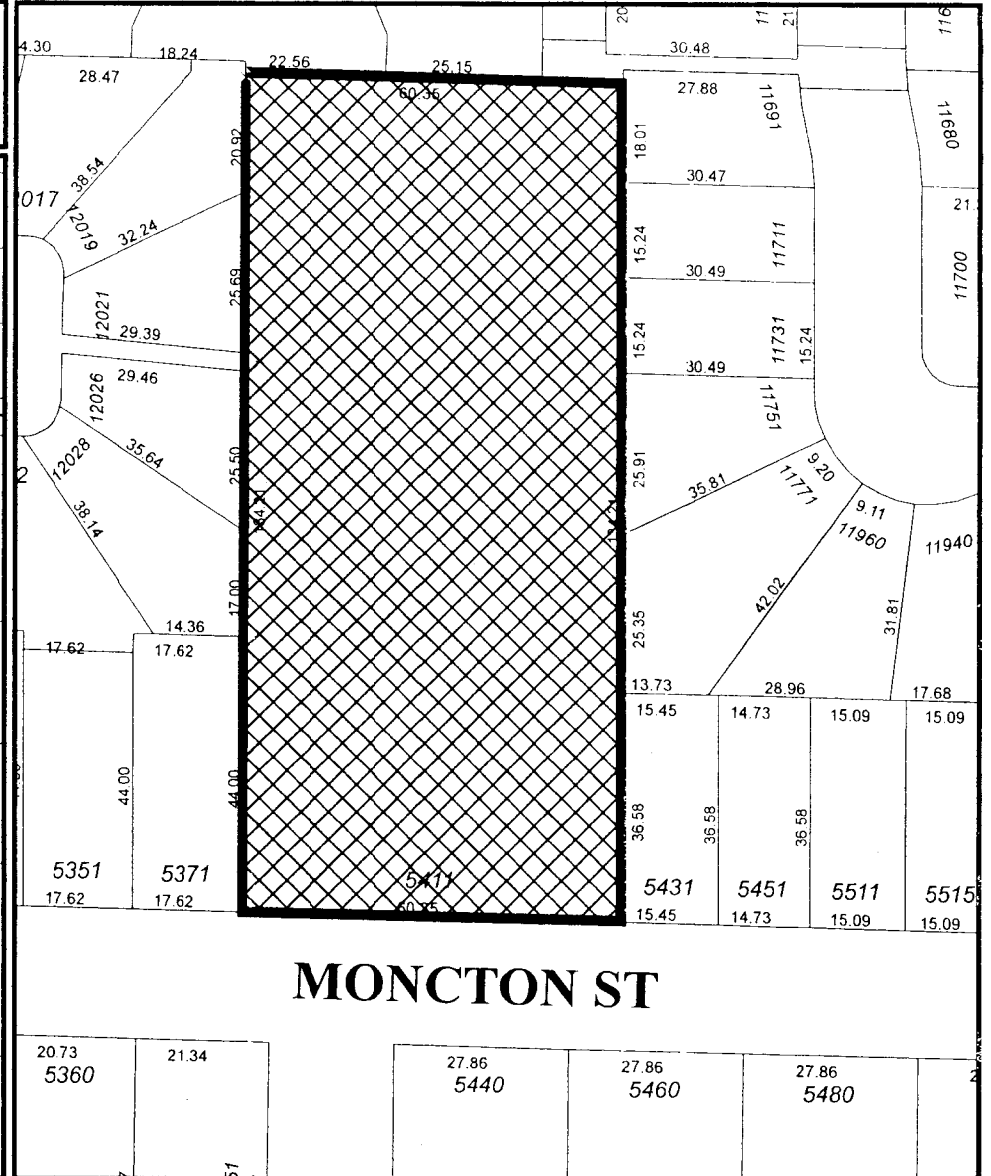
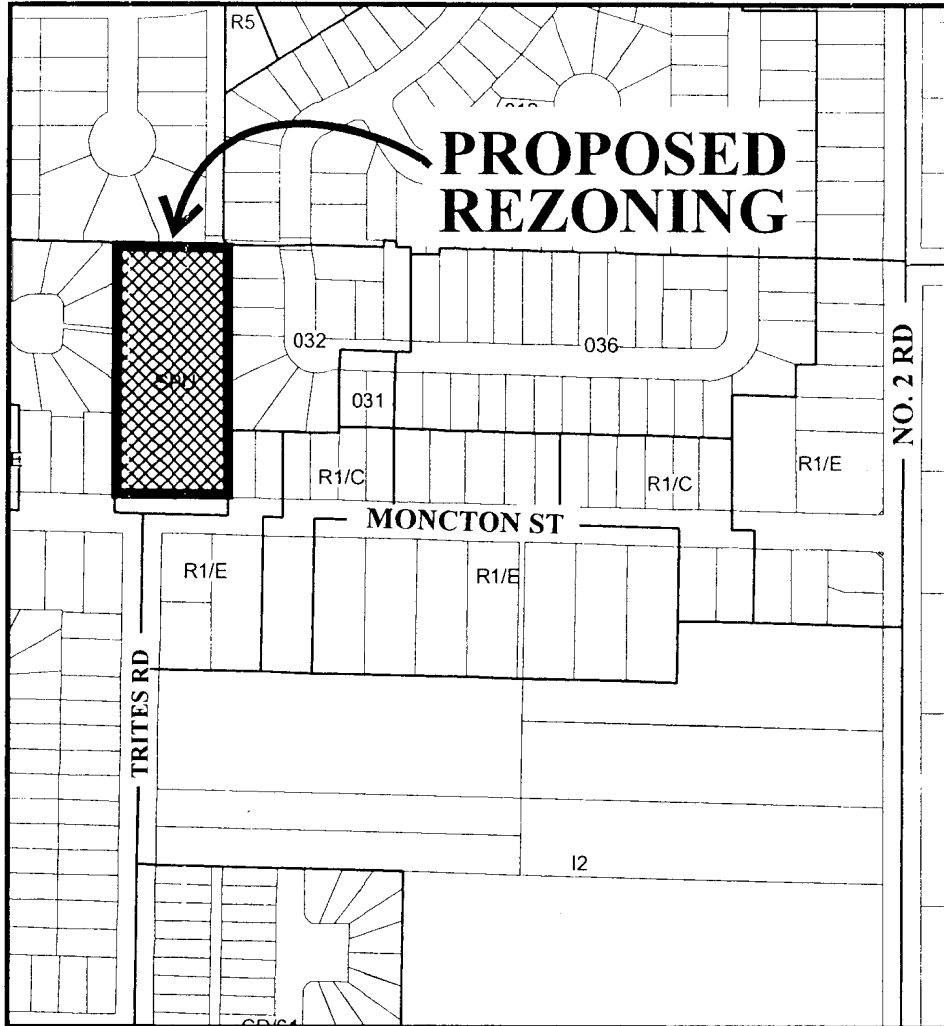
Cecilia Achiam, MCIP
Urban Design Planner
(4122)

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



RZ 05-292498

Original Date: 02/17/05

Revision Date:

Note: Dimensions are in METRES



200 - 2014 Murray Street
V6B 3P6
416-947-8888 FAX: 416-947-8889
www.davidsonconsulting.com

| NO. / DATE / ISSUE | | |
|--------------------|---------------|-----------------------------------|
| 1 | JAN. 31, 2005 | ISSUED FOR THE ZONING APPLICATION |
| 2 | MAY 6, 2005 | ISSUED FOR THE DEVELOPMENT PERMIT |

NO. / DATE / REVISION

PROJECT TITLE
AUSTIN HARRIS ASSISTED LIVING RESIDENCE

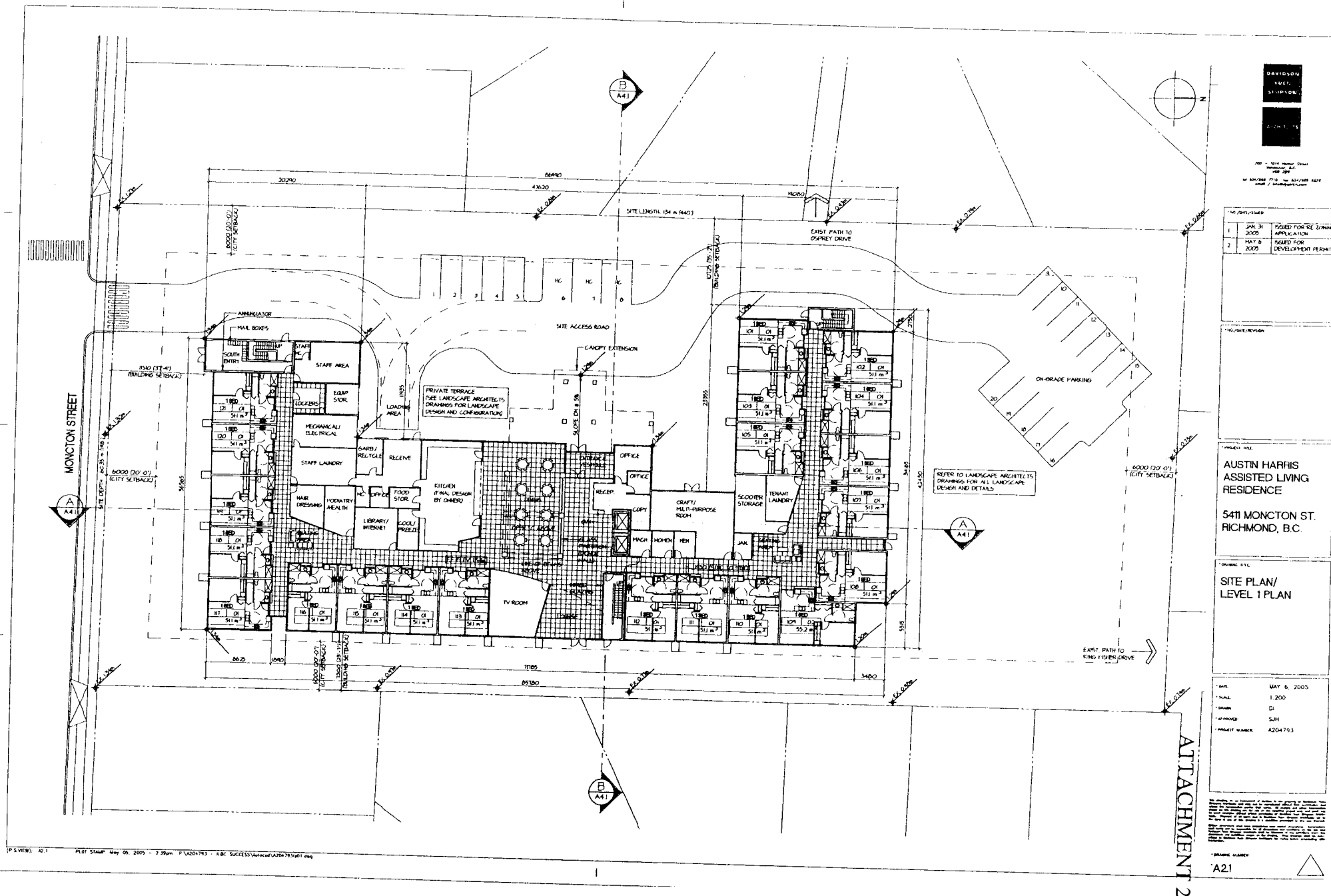
5411 MONCTON ST.
RICHMOND, B.C.

DRAWING TITLE
SITE PLAN / LEVEL 1 PLAN

DATE: MAY 6, 2005
SCALE: 1:200
DRAWN: DJ
APPROVED: SJH
PROJECT NUMBER: A204753

DATE: MAY 6, 2005
SCALE: 1:200
DRAWN: DJ
APPROVED: SJH
PROJECT NUMBER: A204753

DRAWING NUMBER
A21





200 - 1014 Marine Street
Richmond, B.C.
V6V 2G9
416-944-7718 fax: 416-944-7828
info@dauidson.com

| | |
|---------------------|--|
| NO. DATE / REVISION | |
| 1 | APRIL 28, 2005 ISSUED FOR DEVELOPMENT PERMIT |

| | |
|---------------------|--|
| NO. DATE / REVISION | |
| | |

PROJECT TITLE
**AUSTIN HARRIS
ASSISTED LIVING
RESIDENCE**

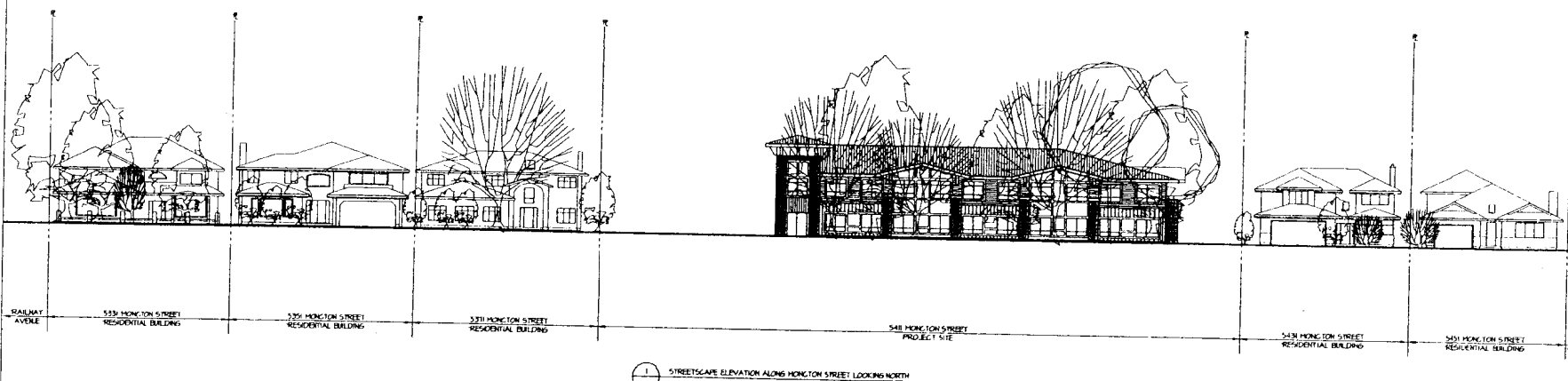
5411 MONCTON ST.
RICHMOND, B.C.

DRAWING TITLE
**STREETSCAPE
LOOKING NORTH**

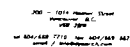
DATE: APRIL 28, 2005
SCALE: 1/200
DRAWN: DJ
APPROVED: SJH
PROJECT NUMBER: A204793

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DRAWING NUMBER
A12



1 STREETSCAPE ELEVATION ALONG MONCTON STREET LOOKING NORTH



| EXTERIOR MATERIALS (SECOND) | |
|-----------------------------|--------------------------|
| 1 | METAL ROOF |
| 2 | ASPHALT SHINGLES |
| 3 | WOOD FACIA |
| 4 | WOOD PANEL |
| 5 | WOOD BRACKET |
| 6 | VINYL SIDING |
| 7 | VERTICAL HARD PLANK |
| 8 | HORIZONTAL HARD PLANK |
| 9 | PRE-CAST CONCRETE CANOPY |
| 10 | BRICK |
| 11 | METAL CANOPY |

| * NO. DATE ISSUED | | |
|-------------------|------------------|-------------------------------------|
| 1 | JAN 31 2005 | ISSUED FOR RE-ZONING APPLICATION |
| 2 | APRIL 20 2005 | ISSUED FOR DEVELOPMENT PERMIT |

^a The ZIMM-AUSTRALIAN

• **Prüfung:** mündlich

AUSTIN HARRIS
ASSISTED LIVING
RESIDENCE

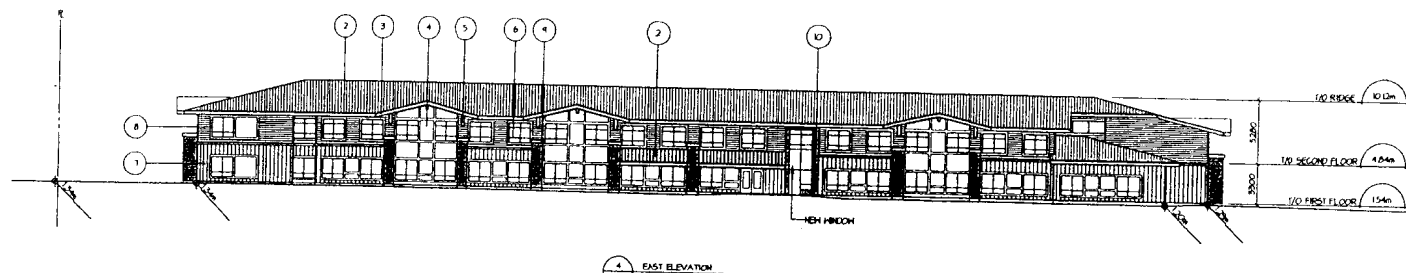
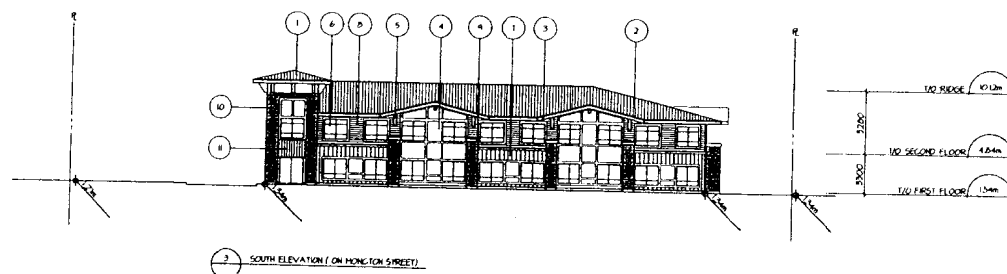
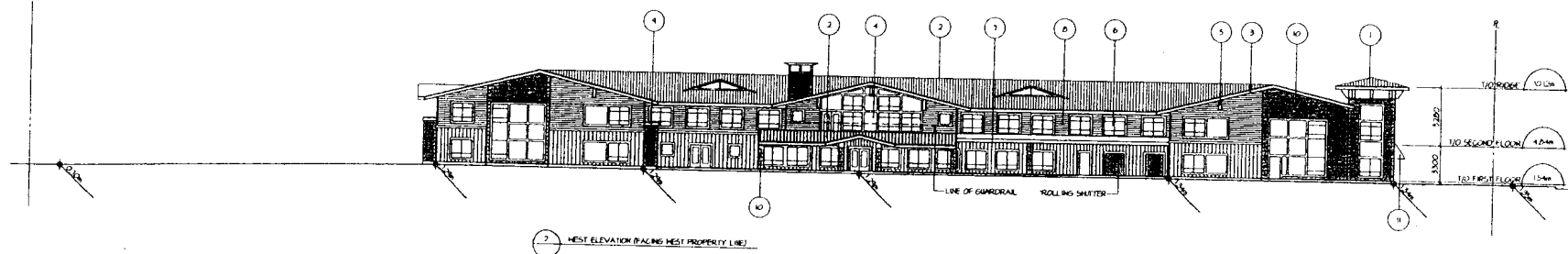
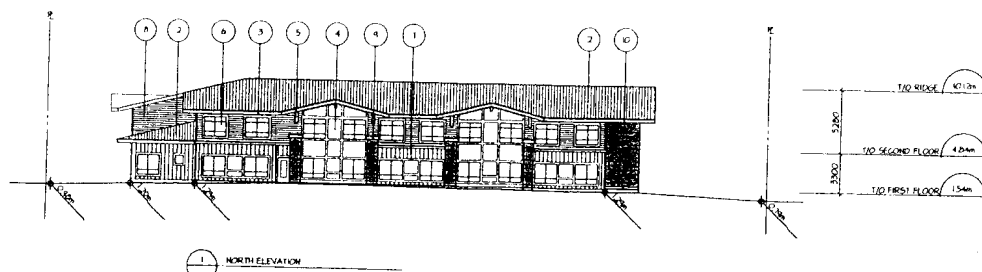
5411 MONCTON ST.
RICHMOND, B.C.

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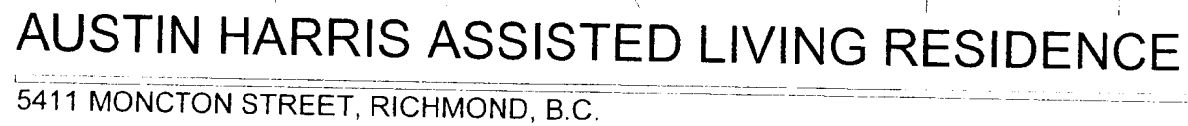
BUILDING
ELEVATIONS

| | |
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| * DATE | APRIL 28, 2005 |
| * SCALE | 1:200 |
| * DRAWN | DN |
| * APPROVED | SJH |
| * PROJECT NUMBER | A204793 |

* DRAGAGE NABRE



| QUAN TREES | CODE | BOTANICAL NAME | COMMON NAME | SIZE/CAL | ROOT |
|---------------|------|--------------------------------|--------------------------|-----------|------|
| 14 | AC | <i>Acro carpinatum</i> | Vine Maple | 2M x H | BB |
| 10 | AP | <i>Acer glabrum</i> | Red Japanese Maple | 2M x Full | BB |
| 9 | APR | <i>Acer platanoides</i> | Columbian Compact | 5 cm cal | BB |
| 7 | BJ | <i>Betula japonensis</i> | White Birch | 5 cm cal | BB |
| 6 | CJ | <i>Cedrodiphyllum japonica</i> | Katsura Tree | 5 cm cal | BB |
| 5 | FS | <i>Ficus sylvatica</i> | Purple Fig | 5 cm cal | BB |
| 13 | MS | <i>Magnolia stellata</i> | Copper Beech | 6 cm cal | BB |
| 7 | QU | <i>Quercus palustris</i> | Star Magnolia | 6 cm cal | BB |
| 5 | SH | <i>Quercus palustris</i> | Pin Oak | 6 cm cal | BB |
| 5 | RP | <i>Rhus pauciflorus</i> | Golden-leaf Black Locust | 6 cm cal | BB |
| 15 | SA | <i>Sorbus aucuparia</i> | Cornus Steuderae | 5 cm cal | BB |
| 13 | HA | <i>Hamamelis mollis</i> | Coast Service Berry | 8 cm cal | BB |
| 13 | HA | <i>Hamamelis mollis</i> | Cornus Wiegandii | 8 cm cal | BB |
| 13 | SY | <i>Syringa vulgaris</i> | Mauve | 1 M x H | BB |



plan

Jonathan Losee Ltd
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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 |
|-----------------------------------|---------------------------------------|---|
| Owner: | Provincial Rental Housing Corporation | Provincial Rental Housing Corporation |
| Site Size (m²): | 8, 067 m ² | 8, 067 m ² |
| Land Uses: | Vacant | Congregate housing |
| OCP Designation: | Public Open Space | Neighbourhood Residential |
| Area Plan Designation: | Public Open Space | Multiple-Family |
| 702 Policy Designation: | N/A | N/A |
| Zoning: | School & Public Use (SPU) | Comprehensive Development District (CD/169) |
| Number of Units: | 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 ² | 8, 067 m ² | 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 |

| On Future Subdivided Lots | Bylaw Requirement | Proposed | Variance |
|---|------------------------------|------------------------------|-----------------|
| 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 ² | + 450 m ² | Complies |
| Amenity Space – Outdoor: | 300 m ² | +/-2000 m ² | 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 4th 2005 Open House sponsored by S.U.C.C.E.S.S.

3.0 Description - May 4th 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 10th 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 19th attendees' responses to the four questions posed in the Letter to Mayor and Council:

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

* 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 4th 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 25th 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 27th and Saturday April 30th, 2005 respectively. (**Attachment II - Sample Ad**)

3.0 Description - May 4th 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 4th, 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 of 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 |
|---------------------|-------------------|------------------|-----------------|-----------------|-----------|
| Q.1 PROPOSAL | SUPPORT | MORE INFO | OPPOSE | N/C* | |
| | 80 (93%) | 4 (4.7%) | 0 (0%) | 2 (2.3) | 86 |
| Q.2 PARKING | YES | | NO | | |
| | 81 (94.2%) | | 1 (1.1%) | 4 (4.7%) | 86 |
| Q.3 WALKWAY | YES | | NO | | |
| | 82 (95.4%) | | 1 (1.1%) | 3 (3.5%) | 86 |

* 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**

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 14/04 38

Dear Sirs/Madams:

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

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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!

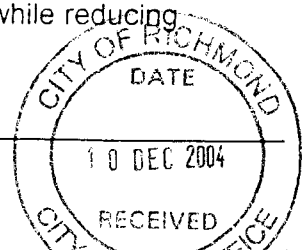
I am sure you are aware that we continue to be advocates for assisted living residences in Richmond, particularly for low income seniors. This has been and continues to be a grave concern of the RSAC.

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

per Director, Development
for attachment to Planning
Clerk Report.

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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

Olive Cartwright

PHOTOCOPIED

MAY 12

& DISTRIBUTED



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

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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

Name: BEN W. GUARALEY
(PLEASE PRINT)

05-292498

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)

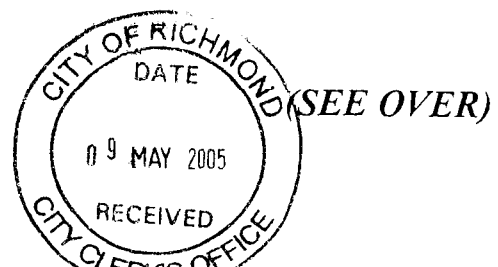
A. I SUPPORT THE PROPOSED REZONING REQUEST _____

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 "SHOEHORNING" 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 & SEE WHAT THIS IMPACT IS BEFORE JAMMING MORE HIGH DENSITY. IF YOU MUST DO HIGH DENSITY - THEN TAKE EXISTING BC FISH PACKING OFFICE AREA. IT IS AT LEAST CLOSE TO COMMERCIAL & REC FACILITIES

Signed

Mike Gussack

Address

5674 - WALTAIL AVE

Postal Code V7E 4V8

Telephone

604-271-3051

E-Mail

Date May 4th, 2005

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

1057-03

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

PC: Development Coordinator
for attachment to Planning
Cte. report

vca
email

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

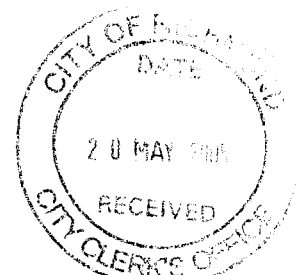
PHOTOCOPIED

MAY 20

MP

| | |
|--|--|
| 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



Mayor and Councillors

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

4/100-01

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

PHOTOCOPIED
& DISTRIBUTED
DATE: Oct 6/04 RS

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-----

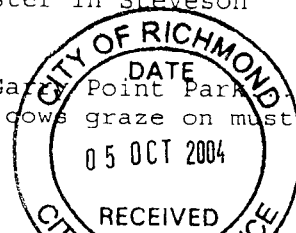
From: LISA CHARTWELL [mailto:lchartwell@shaw.ca]
Sent: October 2, 2004 10:19 AM
To: Mayor and Councillors
Subject: Austin Harris Park

Dear Mayor and Councillors 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 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 infrastructure.... how all this will be affected by all these hundreds of new families. His 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 Steveston 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 Harold Steve's cows graze on must be worth a fortune! I guess it's only a matter of time.



I am ashamed of this coucil and the decisions being made without the public's input. And even with the input, it's pushed aside and things still proceed they 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

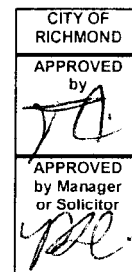
JUL 25 2005

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 m²

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:
- For residents: 0.2 parking spaces for each **dwelling unit**;
 - For visitors and staff: 0.2 parking spaces for each **dwelling unit** for combined visitors' and staff parking; and
 - 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

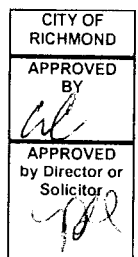
SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

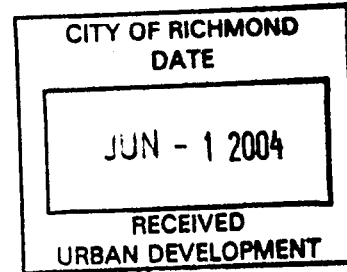
JUL 25 2005

_____
MAYOR_____
CORPORATE OFFICER

4/100-02-01

May 31, 2004

Mayor Brodie and Council
City of Richmond
6911 No 3 Road
Richmond, BC
V6Y 2C1



Dear Mayor Brodie and Councillors;

Vancouver Coastal Health and BC Housing are in the preliminary planning stages for a 50-unit low-rise assisted living building for seniors on the former Austin Harris Elementary School site at 5411 Moncton Street. All of these units would be affordable to seniors living in Richmond, with subsidies provided by both VCH and BC Housing.

We are in the very early stages of a rezoning process for this VCH-owned site and have been working closely with Richmond Planning staff. We will be hosting an Open House for our neighbours to provide their input into the project.

Date: Thursday June 10, 2004

Time: 6 pm - 9 pm

Place: Steveston Community Centre, 4111 Moncton Street (Seiner Room -3rd floor)

Attached is a copy of the leaflet that will be distributed this week to approximately 2300 households and businesses in the area bounded by Railway Avenue, Steveston Highway, No 2 Road and the Fraser River. As well, I have attached a copy of our advertisement that will run in the Richmond News, Ming Pao and Sing Tao papers later this week.

Assisted Living is a relatively new housing model that combines affordable rental housing with a package of personal care and hospitality services. It is an apartment-style setting for individuals who can no longer be supported in their own home, but who do not require more complex care. VCH and BC Housing are committed to finding opportunities to provide 116 subsidized assisted living units in Richmond, under the Independent Living BC (ILBC) Program.

We look forward to meeting with our neighbours and hope you will be able to drop by during the evening.

Sincerely yours

A handwritten signature in cursive script, reading "Lesley Wood Bernbaum".

Lesley Wood Bernbaum
Acting Director - External Communication
Vancouver Coastal Health

cc. Joe Encey - fm-

Proposed Austin Harris Assisted Living Residence

5411 Moncton Street, Richmond

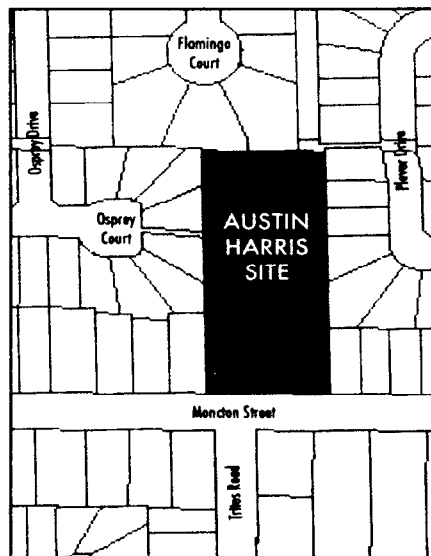
NEIGHBOURHOOD OPEN HOUSE... NEIGHBOURHOOD INPUT

Vancouver Coastal Health Authority and BC Housing are planning a 50-unit low-rise assisted living building for seniors on the former Austin Harris Elementary School site.

We are presently in the very early stages of a rezoning process and would like to meet with neighbours and other interested members of the public to examine site development options.

Some of the areas we're looking for your feedback about include:

- Ways to incorporate the existing pathway through the site to provide safe access to Moncton Street from the Osprey Court, Plover Drive and Kingfisher Drive areas
- Ways to arrange parking onsite to serve the needs of residents, visitors and staff while respecting neighbours
- Does a two-storey building that covers more of the ground area or a two and a half to three-storey building with more green space fit better into the neighbourhood
- Various design elements that will make this an attractive building for the neighbourhood and a wonderful living environment for residents
- Landscaping



**PLEASE COME TO ASK
QUESTIONS AND PROVIDE
YOUR INPUT.**

when:

Thursday, June 10th, 2004 from 6 to 9 pm

where:

**Steveston Community Centre
(Seiner Room 2nd Floor)
4111 Moncton Street Richmond**

For more information, contact Karen Condon
at 604.875.4111, local 68571.

vancouver
coastalHealth

open house

Proposed - Austin Harris Assisted Living Residence 5411 Moncton Street, Richmond

Vancouver Coastal Health Authority and BC Housing are planning a 50 unit low-rise assisted living building for seniors at 5411 Moncton Street – the former Austin Harris Elementary School site in Steveston. We are in the very early stages of the process and looking for your input. Find out more information and share your thoughts with us.

Please come to our Open House:

Date: Thursday, June 10

Time: 6:00 pm to 9:00 pm

Place: Steveston Community Centre – Seiner Room (3rd floor)
4111 Moncton Street, Richmond

For more information: Karen Condon 604-875-4111, Local 68571

**Vancouver
CoastalHealth**
Promoting wellness. Ensuring care.

www.vch.ca

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4057-04

** forwarded
Copy rec'd for each
Councillor, the Mayor
and Manager Policy
Planning*

July 7, 2004

Mayor Brodie and Council
City of Richmond
6911 No 3 Road
Richmond, BC
V6Y 2C1

Dear Mayor Brodie:

Re: Proposed Austin Harris Assisted Living Residence- Update

Vancouver Coastal Health is moving forward with plans to provide affordable, assisted living accommodation for Richmond's seniors' population. In keeping with our on-going steps to keep all of Richmond Council apprised of plans for this site, please find attached the Neighbourhood Open House report. Please take a few moments to read the report as it contains thoughtful feedback from Richmond citizens.

The open house took place on Thursday, June 10th at the Steveston Community Centre. The purpose of the open house was to provide neighbours and other interested members of the public the opportunity to look at conceptualized site drawings and plans, as well as providing important input and feedback. The next step is for VCH and BC Housing to prepare a Request for Qualifications (RFQ) for non-profit societies interested in developing a 50-unit Assisted Living residence on the site. We plan to issue the RFQ before the end of July.

I would like to take this opportunity to thank Councillors' Dang and Evelina Halsey-Brandt for attending the Councillor information session at Richmond City Hall on June 29. We very much appreciated their feedback.

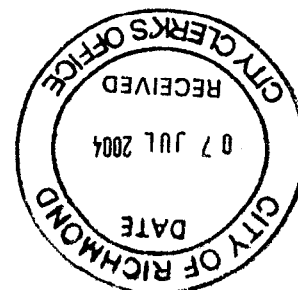
As you know from previous presentation and discussions with Council, we are building for the future. VCH is committed to providing choices for Richmond seniors. Should you have any questions, please don't hesitate to contact me at 604-244-5537 or Lesley Wood Bernbaum at 604-708-5325.

Sincerely yours,



Dr. Jeff Coleman
Chief Operating Officer

cc. Gene Durnin, Director Community Care Network
Karen Condon, Regional Assisted Living Leader- VCH
Lesley Wood Bernbaum, Acting Director External Communication-VCH





Proposed Austin Harris Assisted Living Residence **NEIGHBOURHOOD OPEN HOUSE REPORT**

July 5, 2004

C I T Y  S P A C E S

Planning. Development. Management

Austin Harris Assisted Living Residence Neighbourhood Open House Report

1.0 Objectives of Open House

The open house was targeted toward area residents, area businesses, and residents in Richmond interested in assisted living units provided through the ILBC Program by Vancouver Coastal Health (VCH) and BC Housing. The four key objectives were to:

- Increase community awareness of the project, the ILBC Program and assisted living in general.
- Provide an opportunity for area residents, area businesses and interested Richmond residents to give input into the design decisions for the site at a very early stage;
- Provide two preliminary site development concepts that illustrated the difference between a two storey and a three-storey project to help residents better visualize the possibilities;
- Help VCH and BC Housing understand the community perspective in order to better define the RFP to prospective non-profit societies

This report contains a summary of the process and contacts, notes from the public open house and responses to an open house feedback comment form.

2.0 Contact with the General Public

Area residents, businesses and the general public were notified of the open house by the following means:

- A Canada Post mail drop of over 2,200 leaflets to households and businesses in the area bounded approximately by Railway Avenue, Steveston Highway, No. 2 Road and the Fraser River (see Appendix 1 for sample leaflet).
- An advertisement was placed in the Richmond News, the Richmond Times, the Sing Tao and Ming Pao the week before the open house (see Appendix 2 for Advertisement template).
- Local neighbours to the site sent their own leaflet to residents within 2-3 blocks of the site encouraging them to attend the meeting (see Appendix 3 for sample leaflet)

3.0 Contact with the City of Richmond

Vancouver Coastal Health and their planning consultant have had several telephone conversations and meetings with City of Richmond planning staff from the end of February to May 2004. These discussions dealt with issues of zoning of the site and the steps toward rezoning the site to a Comprehensive Development (CD) zone to accommodate 50 assisted living apartment units.

A letter was sent to the Mayor and Council on May 31, 2004 informing them of the neighbourhood open house and VCH's intention to make an application to



loss of privacy from a 3-storey apartment building. Those supporting 3-storeys liked having more open space at ground level.

The Pathway

Sixteen (16) people gave a comment on the path. Fifteen (15) people wanted a pathway maintained through the site. Their preference was that all three access points be connected. Other comments about the path included separating it from adjoining properties, providing landscape buffering, incorporating lighting for safety and building it with a hard surface.

Parking/Traffic

Eleven (11) people provided comments on parking. Eight (8) commented that enough spaces need to be provided to prevent possible overflow onto residential streets especially in the Osprey, Plover and Pintail areas. Other comments included that there be sufficient landscape buffering and space between parking and adjacent properties, the need to provide sufficient vehicular maneuverability on site and some concern of the potential for increased traffic in the area.

The Assisted Living Concept

Seven (7) people indicated that they supported the concept of assisted living and thought Steveston and this site were good locations for a project like this.

Appropriateness of the Development

Three (3) people indicated that they did not support this project on the site. They felt that it should remain as a park.

Building Design

Three people made comments on the design. They wrote about the need for the project to 'fit' or be in 'character' with the neighbourhood, that building materials be residential in texture, and one suggested a roof garden.

Various Comments

Several individual comments were made. Two suggested that the site incorporate more uses than just housing and include a church with housing above. Several also commented on what a great place Steveston is to live in and were proud of their neighbourhood.

6.0 Project Contact

A representative from Vancouver Coastal Health including contact information was identified on all public information.



Proposed Austin Harris Assisted Living Residence
5411 Moncton Street, Richmond

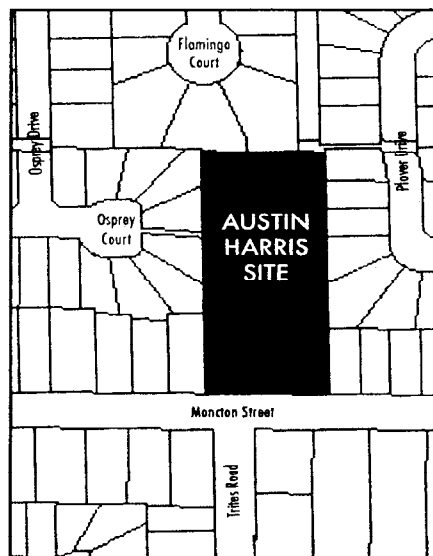
NEIGHBOURHOOD OPEN HOUSE... NEIGHBOURHOOD INPUT

Vancouver Coastal Health Authority and BC Housing are planning a 50-unit low-rise assisted living building for seniors on the former Austin Harris Elementary School site.

We are presently in the very early stages of a rezoning process and would like to meet with neighbours and other interested members of the public to examine site development options.

Some of the areas we're looking for your feedback about include:

- Ways to incorporate the existing pathway through the site to provide safe access to Moncton Street from the Osprey Court, Plover Drive and Kingfisher Drive areas
- Ways to arrange parking onsite to serve the needs of residents, visitors and staff while respecting neighbours
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- Various design elements that will make this an attractive building for the neighbourhood and a wonderful living environment for residents
- Landscaping



**PLEASE COME TO ASK
QUESTIONS AND PROVIDE
YOUR INPUT.**

when:

Thursday, June 10th, 2004 from 6 to 9 pm

where:

**Steveston Community Centre
(Seiner Room - 3rd Floor)
4111 Moncton Street Richmond**

For more information, contact Karen Condon
at 604.875.4111, local 68571.

**vancouver
coastalHealth**
Promoting wellness. Ensuring care.

open house

Proposed - Austin Harris Assisted Living Residence 5411 Moncton Street, Richmond

Vancouver Coastal Health Authority and BC Housing are planning a 50 unit low-rise assisted living building for seniors at 5411 Moncton Street – the former Austin Harris Elementary School site in Steveston. We are in the very early stages of the process and looking for your input. Find out more information and share your thoughts with us.

Please come to our Open House:

Date: Thursday, June 10

Time: 6:00 pm to 9:00 pm

Place: Steveston Community Centre – Seiner Room (3rd floor)
4111 Moncton Street, Richmond

For more information: Karen Condon 604-875-4111, Local 68571

**Vancouver
Health**

Promoting wellness. Ensuring care.

Hello
Neighbours

WESTWIND message board

RE: Old Austin Harris School Site
a neighbourhood path thru it

Dear Westwind Neighbours

The Vancouver Coastal Health Authority (VCHA) is proposing to build 50 units of subsidized assisted living housing on the Austin Harris school site. The VCHA will need to apply for rezoning as the lot is currently zoned for school and public use only. The VCHA have hired a consultant to assist with the rezoning process and are proposing an information meeting on June 10th from 6:30 - 8:30 pm at Steveston Community Centre. They have indicated that they will be making out invitations to this meeting soon.

It is important for the neighbourhood to be aware of these potential changes and to be involved in order to ensure that we achieve a good outcome for our community. If we support an assisted living development on that lot, what kind of development would we like to advocate for? Would we like to see:

- Maintenance of a trail through the site from Kingfisher, Osprey and Plover through to Moncton and on to the Steveston waterfront? (This trail is part of the Richmond 2010 Trails Strategy.)
- Conservation of at least some of the large trees at the south end of the site?
- Height restrictions so that only a 2-story building can be put on the site?
- Minimum setbacks so that the building is not overlooking anyone's backyard?
- Minimum amounts of asphalt or parking coverage?
- Protection from the installation of cell phone towers or other additional uses of the site?
- Residential parking restrictions?

Alternatively the neighbourhood may support that the lot continue to be zoned for school and community use and can ask City Council to deny this application for rezoning. Historically this lot has been available for public use and while we may not be asking Council to provide a new park we may wish to advocate that they not take a park away.

It may be true that we cannot stop progress but we should be involved to make sure that progress is not blind and that any zoning or development of that lot be consistent with neighbourhood and community life.

For updates on this issue and to participate in a neighbourhood discussion please go to www.westwindlifestyles.com and click on westwind message board. Also if you are interested in receiving email updates about this issue please email Sally Breen Indigo@shaw.ca.

WELCOME

Public Open House

Austin Harris Assisted Living Residence

5411 Moncton Street

Tonight Vancouver Coastal Health (VCA) is pleased to present design concepts for the former Austin Harris School site, which is owned by VCH.

As you walk around you will see that the display boards illustrate two conceptual approaches for the site.

We're interested in your comments on design aspects of the project to help it become an integral part of the neighbourhood.

The project would be developed by a non-profit society and your comments will be used to prepare their more detailed drawings.

The project is to be funded through the Independent Living BC program, a partnership between BC Housing, the VCH and other regional health authorities.

Vancouver Coastal Health and BC Housing representatives are present to answer any questions and listen to your suggestions.

Please take a moment to complete the comment form before leaving this evening.

Thank you for coming.



Design questions about the site?

Should it be a two-storey or a three-storey building?

- Either form or a combination is possible.
- Two-storeys means a lower building form, but uses more land.
- Three-storeys means a higher building form, but gives more setback from neighbours.

What about the path that runs through the site?

- Many people in the neighbourhood use this pathway.
- We recognize the community would like a public path through the site.
- The conceptual drawings illustrate different ways to incorporate a path.

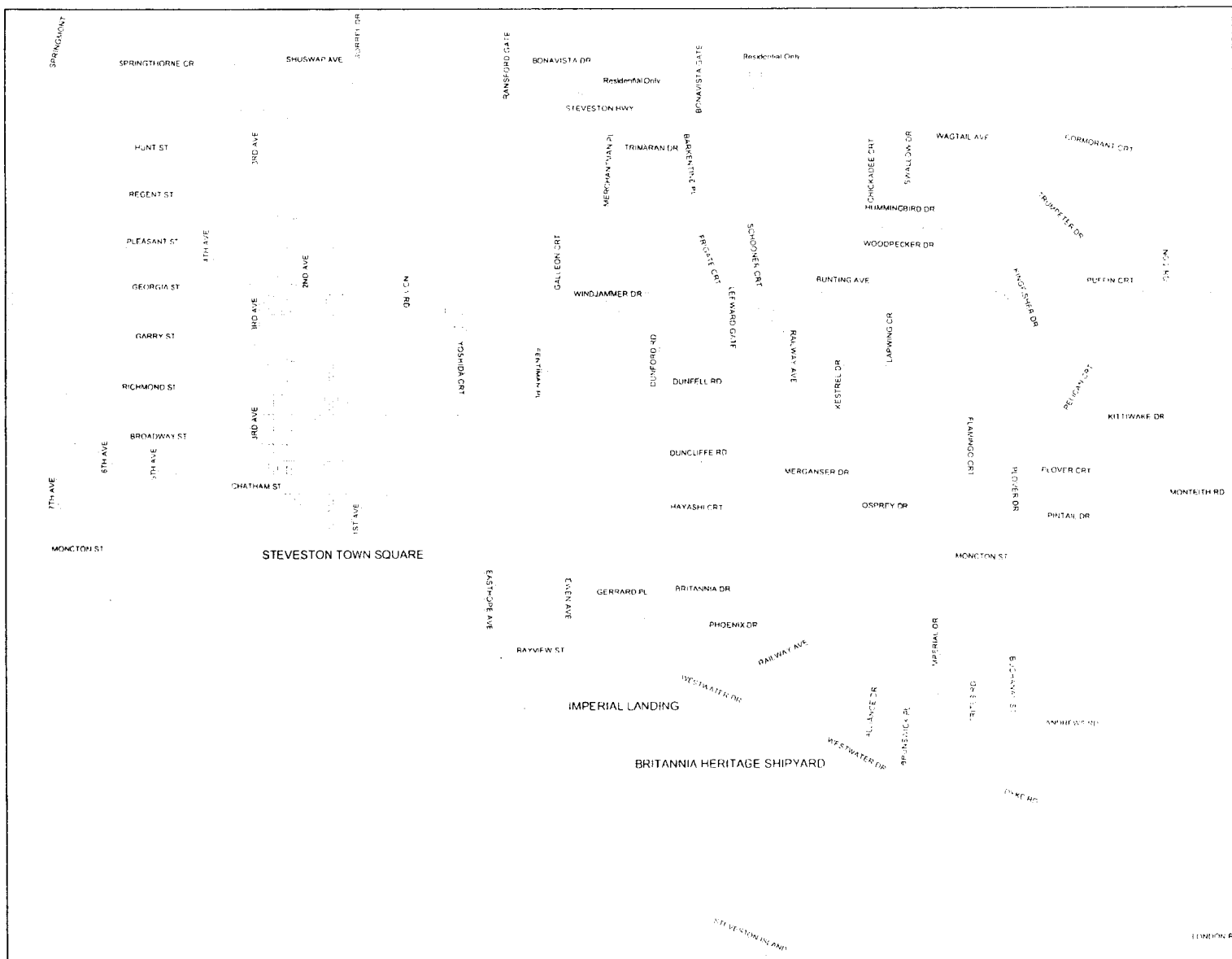
What about parking?

- The typical resident will not be operating a vehicle.
- Parking is needed primarily for staff and visitors.
- Parking will be provided on-site to prevent parking on neighbourhood streets.
- Parking for similar projects in Richmond has varied from 0.34 spaces per unit to 0.65 spaces per unit.

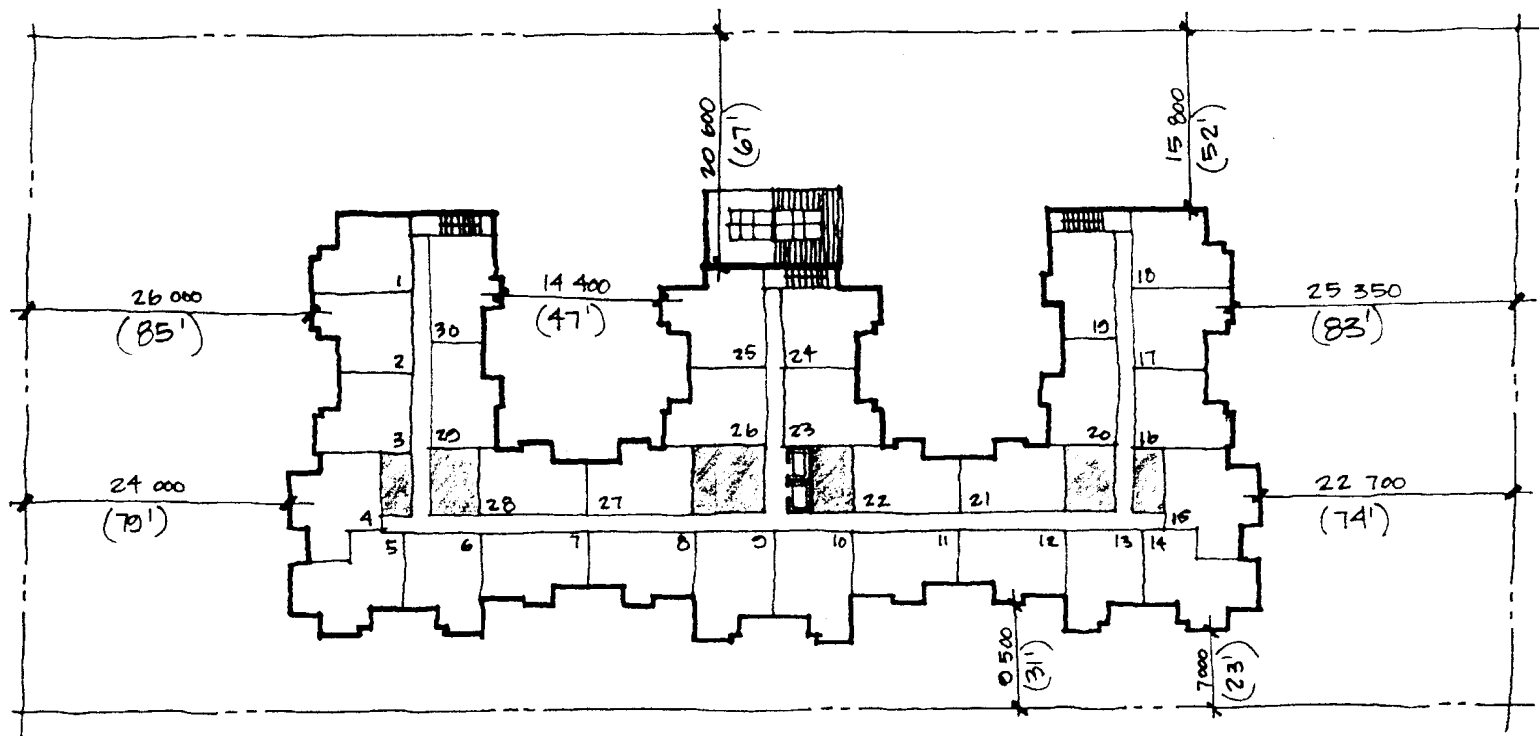
What are your thoughts on these questions?

Do you have any other questions?





MONCTON STREET.



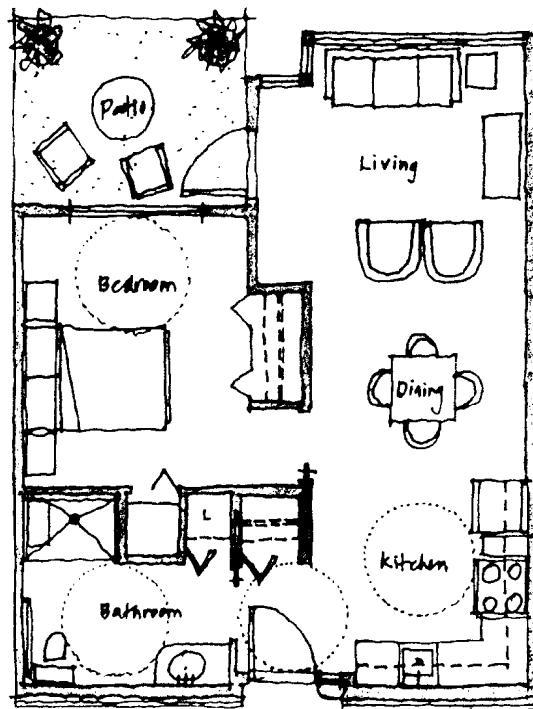
Second Floor Plan

Austin Harris Assisted Living Project Conceptual Design - 50 Units

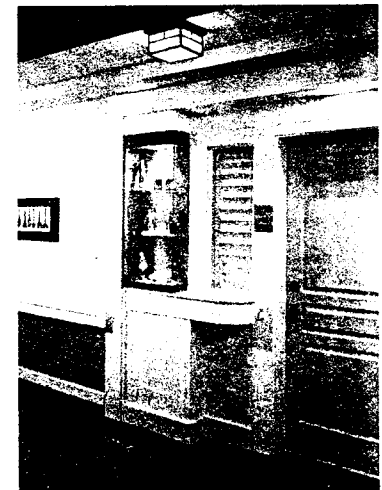
5411 Moncton Street, Richmond, BC

Scheme A - 2 Storey

ARCHITECTS



Typical 1 Bedroom Suite
51 sq metres 550 sq feet

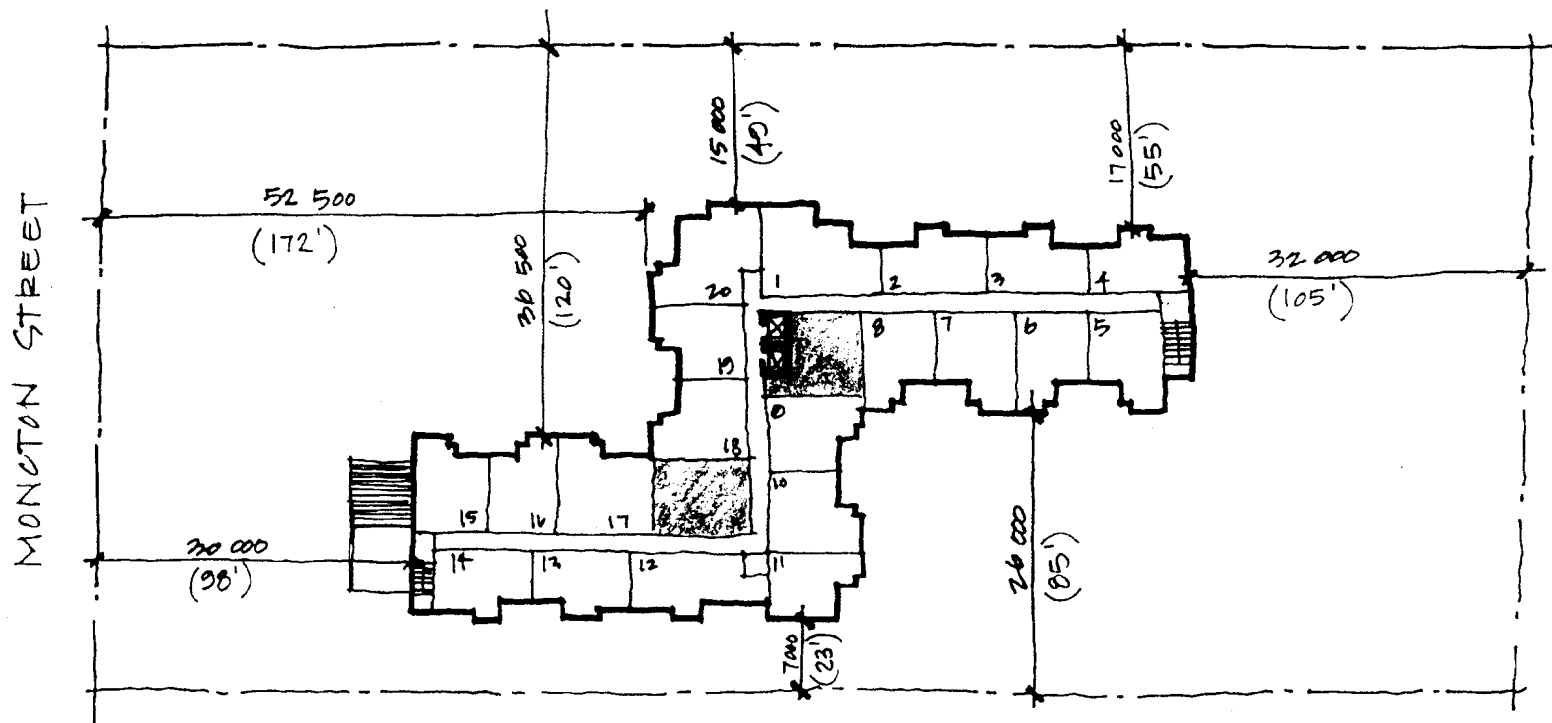


Austin Harris Assisted Living Project Conceptual Design - 50 Units

5411 Moncton Street, Richmond, BC

Architectural Design & Construction

ARCHITECTS



Second/Third Floor Plans

Austin Harris Assisted Living Project Conceptual Design - 50 Units

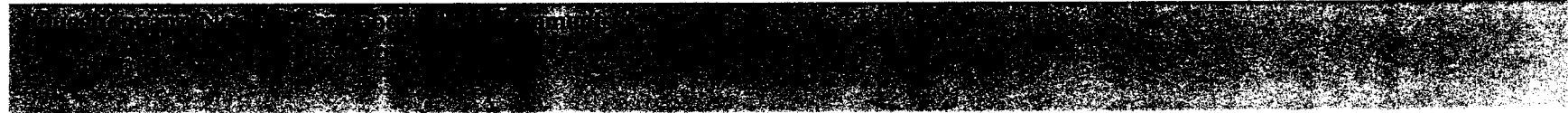
5411 Moncton Street, Richmond, BC

Scheme B - 2 Storey

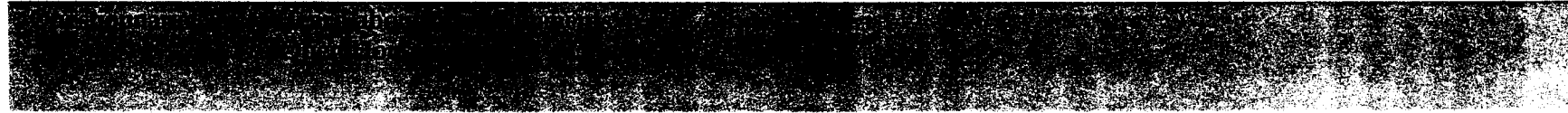
ARCHITECTS

Appendix 5





001 b Of the plans shown, if building remains to be built as shown on design drawings, 2 floor plan is only option when taking into account surrounding neighbourhood, i.e., impact on site coverage, privacy of existing housing. What will happen to north properties easement? Not shown on plans. Concern about traffic into site. Parking to back (north) end. Major concern for impact on Osprey Drive regarding parking overflow with visitors. Cul-de-sac has no parking as it is and this will cause back up along both arms of Osprey Drive. On normal days street parking is heavily used. Also because of 2 level plans, Main Entrance is almost across from walkway and with building in full view; this will be a drop off point for workers, easy entrance for visitors and residents. This will heavily impact Osprey Drive and especially the residents of Osprey Court due to increased traffic. This cul-de-sac is always in use by young people, children playing street ball, hockey, etc. Our streets are normally filled with children and young people, neighbours having get-togethers on driveways and this will definitely affect the atmosphere in our area. To stop this from happening, make covenant with city to close the pathway and give adjoining neighbours options to buy/take over pathway. Any added traffic on Osprey will put our children/quiet residential street at risk. North pathway at end of property to Kingfisher will need to be heavily upgraded. Anyone who has walked that path knows it is an extremely dark and hazardous way (concrete/asphalt heaving constantly due to tree roots). The danger for residents of complex is very real. Impact of external security lighting of facilities to surrounding houses. Impact of flood plain on finished grade will this be higher than surrounding home making facility ground level higher still. Very concerned for all neighbours bordering property regarding parking areas and loading food service areas. I agree we do need more housing for the aging population but NOT to impact existing residences.



I like the configuration on the 2-storey drawing. Since the construction will take several months - 1 year and the pathways are used so much - would it be possible to build the path first - fence it off (construction fencing or something) and then proceed with building the assisted living complex. That way the neighbourhood could continue to use the path. Could the complex be named "The Austin Harris Assisted Living."? Everyone refers to it as Austin Harris anyway (whoever he was!).

004

a/c


My concerns regarding the proposed development are the following. Continued access through the grounds. The 3 levels do not have a path on the Plover Drive side. Children and the public will walk that way regardless of a path. Level of privacy. The higher the building, the less privacy we will have. Will all apartments have balconies? The actual visual appearance of the building. Will it "fit" the tone of the community? Although, the bulk of seniors will not have cars, I am concerned about family, friends and staff having to find additional parking on the surrounding streets. This also leads to more traffic on our streets for our children to have to deal with. Fair weighting given to residents' comments who actually live beside this property and not to those just seeking to secure a unit for themselves. The loss of our property value due to a building potentially being out of character with the neighbourhood and too invasive with our privacy. Have the service amenities so close to our property line. I am worried about the noise and environmental pollution that will result from the building needing to be serviced. Although I am grateful for the open house, I am also concerned about how much information will be available to the public on a continual basis. Unfortunately there has been precedence set in our community where public opinion has been sought, only to be later tossed aside for the financial benefit of developers and city council.

005

c

Assisting living is a great use for this site. Prefer the 3-storey design as it provides more landscaping opportunities (good for both residents and neighbours) and better parking arrangement. Consideration of neighbours should be included. Minimum of overlooking and noise and traffic problems. Pathways through the site very important. Should be welcoming, wide enough and well lit.

- [REDACTED]
- 011 c I think it's a wonderful idea. The sooner this housing development is built for the seniors, the better. We need affordable housing for seniors (and families). Assisted living is so important for seniors and handicapped people like me (though not a senior). I think a three-storey development is better. An elevator would have to be put in for a two-storey building, why not give the building maximum elevator use and make it a three-storey building. I live very close to this proposed housing development and would welcome more affordable housing. There are too many luxury housing developments going up that do not help the poor or the handicapped, seniors or families. I certainly hope this housing development is erected soon. Keep a little path somewhere for people and dogs but I'm not an expert on this area. I wish you the best and may God assist in your endeavours. Thank you.
- 012 d I think this concept is a grand idea. I prefer a three-storey building.
(a good friend)
- 013 c My husband and I like this independent living with assisting. The plans and pictures are very appealing and it is good to see that there are opportunities like this. And when the time comes we might be interested in this idea. Ferdi and Elizabeth Wedarczak
- 014 a This property would seem to be too small even for the 50 beds, not considering the needs for expansion. I support the concept of "Campus of Care" and it would seem this property would not provide space for such a development. As well, I consider the location does not have any nearby shops or theatre as I see some courtyard gardens residents walking in Minaru Park and in the mall.
- 015 c I find it important to not only keep all three access ways open but to also keep the pathway linked together (as projected in scheme B) since this would provide access for all residents of Westwind to not only Moncton Street, but to reach other parts of Westwind as well. If possible I would suggest these pathways to have sufficient lighting if possible. A pathway linking each of the three access ways (i.e., Osprey, Kingfisher, and Pintail) would provide the greatest flexibility and provide the most options for everyone in the Westwind area.

- 
- 022 a/b Land use is an important consideration in Steveston where available property is becoming scarce. What if more than one non-profit society got together and came up with a shared use plan? For example, add a level for church use and create a blended community with shared costs. Steveston Christian Church represents a faith community that has been leasing from the school board for over a decade and has not been able to secure property in the V7E area. Contact Rev. Ken Kutney (604) 271-3786). I don't think there is enough vision for the potential this parcel of land represents with a comprehensive zoning (Gilmore Park United Church & Seniors Housing).
- 023 a Great concept. Sure to be very welcomed by all seniors - personal experience with Seniors in Independent Living has enabled me to gain valuable knowledge about their "real" concerns. Steveston is a truly excellent community for all levels of living and a seniors independent residence (suites, etc) will enhance seniors quality of life.
- 024 b 3-storeys. More green space.
- 025 a Would like to see that pathways from Moncton Street to existing pathways at N/E corner and on west side do not require walking through parking lot, garden areas or beside lower floor windows. Ensure adequate maneuvering room in parking areas so that people can turn around easily - not back out onto Moncton Street. I prefer the 2-storey concept. It gives more privacy to those whose lots are adjacent to the proposed development. I hope that facilities like this are available when I am a "little older".
- 026 d Resident parking: Would the number of parking spaces meet City standards? If yes, how many would be usual for tenants? How many handicapped spaces? Amenity space: Appears to be reduced for 3 level concept. No provision made for the "wellness" space in this drawing. Would consideration be given to a "roof top garden"? How about a "hospitality suite" (visitors)? Is one being considered? How close to the main entrance would the bus stop be?

- 032 a/b/c Strongly against any further development of any kind in Westwind. This area has been designated for public use for years and should be kept that way. Austin Harris is a place for our children, a place that adds calm to a busy neighbourhood. Public space such as Austin Harris makes Steveston different from the city. One comment I heard tonight was that a park was not a good use of space. Would you say the same thing of Steveston Park, Stanley Park? We need our green space and trail systems to keep Richmond a special place.
- 033 a There should be no smoking or drunks, no drugs, no pets. In the local paper the landlord have these rules. How come so many parking spots when the over 75 don't have a car?
- 034 What about a shared use plan like Gilmore Park United Church and housing to divide the cost of development? What about putting the parking under the building - there are many higher buildings going up. More land use options. If people drive N to drop people off how and where do they turn their cars around to get out.
- 035 One of the plans shows that parking stalls are planned on the west side of Austin Harris property, right up against the property boundary. Having parking stalls this close to existing backyards and houses will be a problem for the residents, because of the noise, exhaust fumes, and other activity on the parking lot at any time day or night. Several houses on that side have narrow gardens only, and have their bedrooms on that side. The design should be changed so that parking is further away from existing homes.

MayorandCouncillors

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

4100-02-01

From: MayorandCouncillors
Sent: October 21, 2004 9:01 AM
To: 'Linda Li'
Subject: RE: Austin Harris Park

pc: GM - Parks, Rec. + Culture + EA (via email)
GM - UD + EA (via email)

PHOTOCOPIED
& DISTRIBUTED

DATE: Oct 21/04 RL

Dear Ms. Li,

This is to acknowledge and thank you for your email to the Mayor and Councillors, in connection with Austin Harris Park, a copy of which has been forwarded to the Mayor, each Councillor and to City staff for their information.

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

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: Linda Li [mailto:lindachanli@hotmail.com]
Sent: October 19, 2004 6:57 PM
To: MayorandCouncillors
Subject: Austin Harris Park

Dear Sir/Madam:

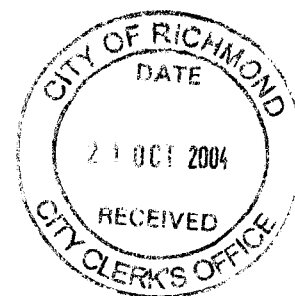
For years, young families from the neighbourhood have enjoyed Austin Harris Park - whether it is to walk their dogs, enjoy a game with their kids, for jogging, for cycling, for access to Moncton, or for community get-together like Halloween fireworks etc.

There is currently a sense of over-development in the Steveston area and parking is already an issue at the community centre and Steveston village, although the condominium development at Steveston Village has not yet reached completion.

Please, please spare the Austin Harris Park!! Let the children continue to enjoy this open area.

Sincerely,

Linda Li



10/21/2004

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

PHOTOCOPIED
& DISTRIBUTED

DATE: Oct 29/01 B8

MayorandCouncillors

From: info@austinharrisark.com
Sent: October 29, 2004 2:36 PM
To: MayorandCouncillors
Cc: dwebber@city.richmond.bc.ca
Subject: Austin Harris Park

4100 CR-01

An Invitation! (see attached)

Dear Mayor and Councillors:

As you know the issue of saving Austin Harris Park is heating up in the Westwind neighbourhood. This Sunday at 8:30 PM on Halloween night the neighbourhood will be gathering at Austin Harris Park for a fireworks display in support of keeping the park a public space. Up to 250 residents are expected to attend. We would like to invite both you and your families to attend this event and enjoy the fireworks display with us.

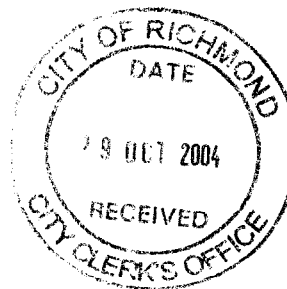
The council has always been very supportive of keeping Austin Harris green and although this event is designed to raise public awareness you will not be called on to publicly speak but instead observe the neighbourhood's close ties to this long standing green space.

I hope you will find the time to attend,

Very sincerely,

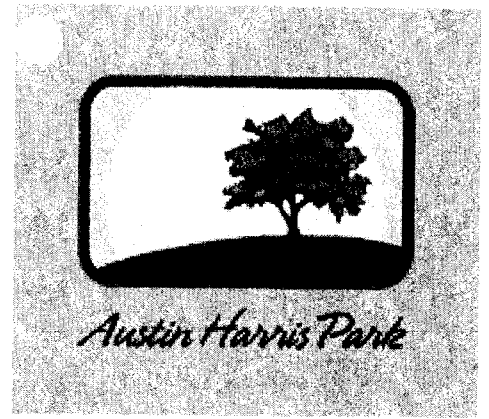
Gary Faryon

Save Austin Harris Park Committee



An Invitation!

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I hope you will find the time to attend,

Very sincerely,

Gary Faryon
Save Austin Harris Park Committee

PHOTOCOPIED
& DISTRIBUTED
DATE: Nov 5 10 4 AM

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

pc: Dir. Corp. + Intergov. Relat
GM-UD
GM-Parks, Rec. + Culture
for information
(via email)

Mayor and Councillors

From: Wood Bernbaum, Lesley [CORP] [Lesley.WoodBernbaum@vch.ca]
Sent: Thursday, 4 November 2004 12:36 PM
To: Mayor and Councillors; Brodie, Malcolm
Cc: MacKinnon, Deb; Kane, Melissa [CORP]
Subject: VCH Keeping you informed

4057-04



Austin Harris4.pdf

Good afternoon;

Please find below the news release issued yesterday regarding the selection of S.U.C.C.E.S.S., as the preferred proponent to develop the former Austin Harris School site. We had hoped to send to you yesterday afternoon, however our computer network went down.

As well, I have attached an updated Austin Harris info sheet. In chatting with some members of Council over the last couple of days, I have included a bit more information on statistics about Richmond's seniors.

Once again, if you have any questions please don't hesitate to get in touch with me.
Cheers

Lesley

<<Austin Harris4.pdf>>

>
> Lower income seniors in Richmond will be one step closer to new affordable housing and care options with today's announcement of the non-profit society invited to develop a detailed submission for 50 units of assisted living in Richmond.

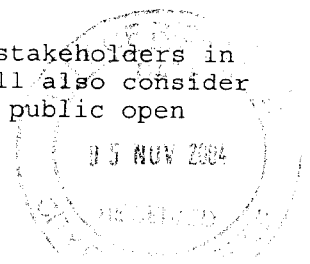
>
> Through a competitive Request for Qualifications process, Vancouver Coastal Health (VCH) and BC Housing have invited S.U.C.C.E.S.S., a community-based organization with experience in health care and social services, to develop a detailed proposal for an assisted living development of the former Austin Harris School site. The project will be known as Austin Harris Residences and, pending the outcome of further community consultation, is expected to be built at 5411 Moncton Road, currently a vacant lot owned by VCH.

>
> "There is a need for assisted living and increased options for seniors in Richmond," said Geoff Plant, MLA for Richmond-Steveston. "Seniors are asking to continue to live independently in the communities they helped to create. Assisted living is an excellent option for these seniors and we are trying to make it accessible and affordable across the province."

>
> Assisted living is for seniors who require additional support to remain independent but do not need 24-hour residential care. Assisted living units are self-contained apartments in developments where tenants receive hospitality and personal care services, such as meals, housekeeping and laundry services, recreational opportunities, assistance with medications, mobility and personal hygiene and a 24-hour response system.

>
> "> Austin Harris Residences will begin to form the missing link in a continuum of care we seek to provide for our seniors in the Steveston area of Richmond," said Dr. Jeff Coleman, Chief Operating Officer for Richmond Health Services, VCH. "> Plans are already underway to add more residential and assisted living housing to the options available to Richmond seniors wishing to remain in their community and live as independently as possible.">

>
> S.U.C.C.E.S.S. will engage in ongoing community consultation with key stakeholders in Richmond as it works through the development and rezoning process. It will also consider input on design preferences, concerns and feedback expressed at a recent public open house and another to take place before the end of the year.



> "> S.U.C.C.E.S.S is proud to be working in partnership with the Richmond community to provide affordable housing for seniors,> "> said Kenneth Kwan, Chair of S.U.C.C.E.S.S. > "> All seniors in Richmond will benefit from this new assisted living development.> "> S.U.C.C.E.S.S. will contribute \$1 million towards the construction of the building and providing quality services and care to Richmond seniors of diverse backgrounds.

>
> Once Richmond Council approves rezoning of the site, Austin Harris Residences would be the first assisted living project in the community.

>
> This development will be funded under the Independent Living BC program, a housing and health partnership funded by the federal government through Canada Mortgage and Housing Corporation (CMHC) and the provincial government through BC Housing and VCH. CMHC provides capital grants under the Canada-BC Affordable Housing Agreement, BC Housing provides financing and annual operating subsidies to keep the units affordable for lower income seniors and VCH funds the personal care services to allow seniors to maintain their independence while accessing the care they need.>

>
> VCH is responsible for the delivery of acute, residential and community care to over one million people in communities from Richmond through Vancouver, the North Shore, Sunshine Coast, Sea to Sky area, Powell River, Bella Bella and Bella Coola.

>
Lesley Wood Bernbaum
Acting Director, External Communication

VCH Communications and Community Engagement
tel: 604-708-5325
cell: 604-319-7531
fax: 604-874-9182

email: lesley.woodbernbaum@vch.ca
VCH website- www.vch.ca

Looking for health news and healthy living tips?
Sign up today for the new VCH Health Link e-newsletter
<http://www.vch.ca/enewsletter/files/subscribe.html>

>

Austin Harris Assisted Living Residence



History

1995

Ministry of Health provided Richmond Lions Manor (Richmond Lions Long Term Care Society) with \$2M to purchase property.

Richmond Lions Manor purchased Moncton Road property from the Richmond School District #38.

1997

Before Richmond Lions Manor could negotiate a replacement building, it was amalgamated with the Richmond Health Services Society (RHSS).

RHSS inherited both Richmond Lions Manor and the Moncton Road property.

2003

Vancouver Coastal Health able to consider use of the Moncton Road property for assisted living through the ILBC program.

Did you Know?

By 2020 Richmond's 75 and over population will increase by 64 per cent, and the 85 and older population will increase by 73 per cent.

43 per cent of Richmond seniors have an income of less than \$30,000

72 per cent of Richmond seniors have an income of less than \$50,000

Overview

Nestled within a safe neighbourhood setting, 50 affordable, low-rise residences for Richmond seniors is proposed to be built at 5411 Moncton Street. Based on public feedback the building will be two stories, with green space and a community pathway.

Why Austin Harris?

- Affordable seniors housing is urgently needed in Richmond.
- Richmond has a growing seniors population. There are currently no publicly-funded assisted living options for Richmond seniors.
- The property has been owned by the health authority for eight years and has always been earmarked for health purposes. With VCH contributing the land, the cost of re-development will be reduced providing a cost effective and responsible use of tax dollars.
- The location is accessible to public transportation and close to other community amenities.
- Timing is key—Funding is in place and a preferred non-profit proponent has been selected.
- Austin Harris Residence will be one of the first publicly-funded assisted living in Richmond (already in place in many other communities across BC). Delays could jeopardize this project and Richmond seniors are in need of affordable assisted housing now.

Consultation and Communication

- Communications with Richmond City staff commenced in February 2004
- Community Open House held June 16, 2004 (Council notified by letter May 31/04)
- Special meeting arranged for City Council- June 29, 2004
- Letter and completed Open House Report sent to Council
- Information shared on AL proposal at General Purpose Committee of City Council and VCH Local governance liaison group meetings

Next steps

- Preferred proponent announcement
- Community Open House- first week of December
- January 2005 re-zoning application from School and Public Use (SPU) to Comprehensive Development (CD) for 50 Assisted Living units filed

4057-01

PHOTOCOPIED
& DISTRIBUTED
DATE: NOV 18 2004

Weber, David

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

From: MayorandCouncillors
Sent: Wednesday, 17 November 2004 2:53 PM
To: 'Don & Sherry Pfeffer'
Subject: RE: Development of Austin Harris Property

per GM-UD
GM-Parks, Rec, Culture
for info

Dear Mr. and Mrs. Pfeffer,

This is to acknowledge and thank you for your email in support of the development of the Austin Harris School site. A copy of your email has been forwarded to the Mayor, each Councillor and to City staff for information.

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

Yours truly,

David Weber

David Weber
Manager, Legislative Services
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

-----Original Message-----
From: Don & Sherry Pfeffer [mailto:pfeffer_langvineyards@telus.net]
Sent: Sunday, 14 November 2004 4:42 PM
To: MayorandCouncillors
Subject: Development of Austin Harris Property

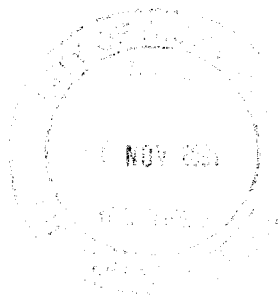
We would like to lend our support and give our vote of confidence on behalf of developing the former school site as a seniors residence.

We have lived in the Westwind subdivision since 1972 and have seen a great deal of development in the 32 years since in our neighbourhood. We believe that the building of housing for seniors is a wonderful complement to the area.

As a couple that values the outdoors, and the Austin Harris site being on our walking route 5 plus times a week, I find it hard to believe that there are so many NIMBY's. The site is rarely used by any of the neighbours. The most common use seems to be as an off-leash area for dogs when no one is around to complain.

The main complaint that I hear while talking to people in the neighbourhood is regarding parking. The consensus of some is that people working and visiting at a seniors residence would be parking on neighbourhood streets because of inadequate parking on site. And how about fear mongering, in a recent flyer distributed to homes in the neighbourhood, it was highlighted that there would be people with psychiatric disabilities housed at the residence.

When we suggest that many of the people that are against the plan may be candidates as residents in such a facility in the future, we get the 'not-me' response or 'maybe they could build it somewhere else that is



nearly as close'.

There are several letters that have been written to you and also published in the local newspapers that point out the fact that there are other parks in the local vicinity, the need for additional seniors housing and many other positive attributes.

We urge you to listen to the larger community, those that do speak out in support and those that know that this is a worthwhile use of the land but do not put pen to paper. The NIMBY's may get most of the 'press' but that is usually the case.

Please, proceed with the necessary zoning approvals so that we will see the site developed into a care facility that we will be proud of in the future.

Thanks for listening to us

Don & Sherry Pfeffer
11400 Pelican Court

1057-04

Mayor and Councillors

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

From: Mayor and Councillors
Sent: Monday, 6 December 2004 11:52 AM
To: 'Dave Track'
Subject: RE: Austin Harris Park

pc: GM - Parks, Rec. + Culture + EA
Director, Parks

via email

PHOTOCOPIED
& DISTRIBUTED
DATE: Dec 6, 2004

Dear Mr. Track,

This is to acknowledge and thank you for your email in connection with the former Austin Harris School site, a copy of which has been forwarded to the Mayor, each Councillor and to City staff for information.

Thank you for taking the time to convey your sentiments to Council.

Yours truly,

David Weber

David Weber
Manager, Legislative Services
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

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

From: Dave Track [mailto:Dave.Track@corusent.com]
Sent: Friday, 3 December 2004 4:52 PM
To: Mayor and Councillors
Subject: Austin Harris Park

I just want you to know how I feel.

This is the Letter I wrote to my poor misguided neighbours:

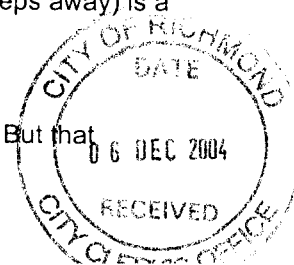
The first assisted living center in Richmond, and you want to get upset because you lose an empty lot?
The care and health of sick, elderly people is less important than a fireworks display once a year?

Currently, elderly people who need the kind of care that this sort of center would offer have to move to Vancouver.

Away from their families, which they need more than ever and away from the life that they have lived.
Austin Harris is not a park. Westwind (only 65 steps away) is a park. Homma (only 134 steps away) is a park. Steveston (only 304 steps away) is a park.

Austin Harris is an Empty lot.

As a former student of Austin Harris School, I recognize its importance to the community. But that



12/06/2004

importance ended over 14 years ago.

I was there for the pot-luck dinners. I was there when a kid fell from the tree and broke his back. My first kiss was at Austin Harris.

But now it's a place where teenagers smoke pot, where dog owners can be irresponsible and not clean up.

This isn't about kids having a place to play. There are three within excellent walking distance.

This is about a neighbourhood, afraid of change, afraid to admit that their kids and community are all grown-up.

Richmond needs an assisted living center. People are only getting older.

I'm disgusted that my neighbours would turn this into an issue.

As my grandmother continues getting sicker, without the help she needs at Richmond General Hospital, I get angrier and angrier.

This city can continue to deteriorate and gamble and shop at their disgusting mega-mall...

But an assisted living center to help the old and the sick is chased and criticized and fought.

If this is the way it is. Count me out. The old people can have my bed.

Dave Track