



CITY OF RICHMOND
URBAN DEVELOPMENT DIVISION

REPORT TO COMMITTEE

TO: Planning Committee
FROM: Joe Erceg
Manager, Development Applications
RE: **Agricultural Land Reserve Appeal Application by The Salvation Army for Non-Farm Use (Hospice) at 6460 No. 4 Road**

TO PLANNING - DECEMBER 5, 2000
DATE: November 20, 2000
FILE: AG 00-183223

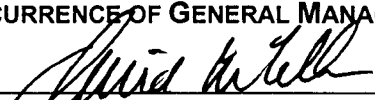
STAFF RECOMMENDATION

That authorization for The Salvation Army to apply to the Land Reserve Commission for Non-Farm Use (Hospice) at 6460 No. 4 Road, be approved.



Joe Erceg
Manager, Development Applications

JE:jl
Att. 2

FOR ORIGINATING DIVISION USE ONLY
CONCURRENCE OF GENERAL MANAGER


STAFF REPORT

ORIGIN

The Salvation Army has submitted an Agricultural Land Reserve (ALR) Appeal Application for Non-Farm Use at 6460 No. 4 Road (**Attachment 1**). The applicant proposes to replace an existing single-family house and shed with a hospice for 10 residents and a 4-car garage.

The property is located within the ALR and although it is less than 2 acres in size, it was not on a separate Certificate of Title on December 21, 1972. Hence, an application for approval of non-farm use by the Land Reserve Commission is required. The applicant requires the City's support of its application and authorization to proceed.

FINDINGS OF FACT

ITEM	EXISTING	PROPOSED
Owner	The Salvation Army	No change
Applicant	The Salvation Army	No change
Site Size	4,498.2 m ² (1.11 acres)	No change
Land Uses	Single-family house with shed; blueberry bushes	10-resident, single-storey hospice with 4-car garage; blueberry bushes and fruit trees
Zoning	Agricultural District (AG1)	No change
OCP Designation (East Richmond McLennan Sub-Area Plan)	Agricultural	No change
Building Details	Existing buildings to be demolished	Total Building Area: 810.8 m ² Site Coverage: 18% Front Yard Setback: 6.0 m North Side Yard: 2.1 m South Side Yard: 3.0 m Rear Yard Setback: 42.2 m Building Height: 8.7 m (No Zoning Bylaw variances are required)

PROJECT PROPOSAL

The hospice is a joint project of the Salvation Army and Richmond Rotary Club. It will provide 24-hour care for terminally ill people in the final stages of life. The Salvation Army anticipates that 6 residents may be accommodated in 2002 and 4 more residents may be added by 2003. Clients will be referred to the hospice by local health agencies.

The proposed hospice is a single-storey building with private accommodation for residents as well as common lounge, dining and terrace areas. A paved courtyard in front of the building provides access to a 4-car garage as well as additional surface parking for up to 6 cars. The current dual-access driveway will be reconfigured to provide only one access point to the site (**Attachment 2**).

A number of coniferous trees currently exist on the property along the front property line and within the front yard area. The hospice is sited so that all but two trees will be retained on the site. Additional trees are to be planted along side property lines to provide privacy for neighbours.

The rear of the property is occupied by blueberry bushes, some of which require removal to accommodate the hospice. Additional fruit trees are proposed to be planted to maintain the agricultural nature of the area.

STAFF COMMENTS

No staff members expressed any objections to the proposed development.

Policy Planning

- Detailed plans to be reviewed at Building Permit submission.
- Requires a Community Care Facility Licence.
- Conforms to group home distance separation policy.
- Ensure adequate parking for staff and visitors.
- Ensure a home-like design that blends with the residential character of the neighbourhood.
- Provide connections to the site from bus stops along No. 4 Road.
- Provide outdoor seating areas.
- Garage should be designed so that there is not a blank wall that faces onto No. 4 Road.

Permits

- No objections.
- 10 residents would require 4 parking stalls.
- Setbacks are to conform to the AG1 zone.

Transportation

- No objections provided that adequate off-street parking and manoeuvring is provided.
- Location of proposed access to site is acceptable.

Engineering Works

- All services other than sanitary sewer are available in this area.
- On-site sewage disposal is necessary as City would not support connection to the sanitary sewer in McLennan North.
- No off-site improvements are necessary.

Environmental Health

- No objections.
- On-site sewage disposal is necessary. Applicant should examine the size and cost of such a disposal system as it may affect the proposed agricultural use of the rear half of the property.
- A holding tank is not recommended for this use/site.

Community Care Facilities Licensing

- Requires a Community Care Facility Licence.
- Will have to comply with Provincial Community Care Facility Act and Regulations.
- Applicant should review options for on-site sewage disposal.

ANALYSIS

The proposed hospice is permitted in the AG1 (Agricultural District) zone as a "Residential" use, which includes group homes up to a maximum of 10 residents. Rezoning, therefore, is not required. However, approval for Non-Farm Use by the Land Reserve Commission is required since the property is in the Agricultural Land Reserve and, although it is less than 2 acres in size, was not on a separate Certificate of Title on December 21, 1972 (when the original land freeze from development was imposed pending identification of ALR boundaries).

The location of the hospice conforms to the City's policy that no other group homes be located within 200 m of the subject property. The site is deemed appropriate for this use as it is centrally located, along a major arterial road, accessible to transit, and is a large site able to accommodate the building and parking requirements.

The mature coniferous vegetation around the perimeter of the site will help to reduce any visual impacts on the streetscape. Additional vegetation to be planted on the site will also provide more privacy for neighbouring properties.

Upon review, there were no objections to the proposed development expressed by Staff. A comment raised by several departments was the need for the applicant to review options for on-site sewage disposal. Policy Planning Staff also wish to review final plans to ensure that building design is compatible with the neighbourhood.

Prior to establishment, the hospice will require a Provincial Community Care Facility Licence. The operators will have to consult with Provincial Licensing Staff to ensure that the facilities and care meet the standards of the *Community Care Facility Act* and *Regulations*.

Demographic forecasts indicate that Richmond has an aging population. Although palliative care is currently provided by Richmond Hospital, this service is expected to come under pressure with increased demands as more and more people become unable to remain in their homes with support by caregivers. Richmond currently does not have community based hospice care. If this application is forwarded to and approved by the Land Reserve Commission, this hospice will be the first one established in Richmond.

FINANCIAL IMPACT

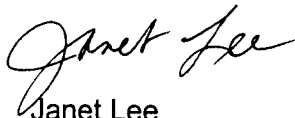
None.

OPTIONS

1. Support the Agricultural Land Reserve Appeal Application by the Salvation Army for Non-Farm Use at 6460 No. 4 Road to enable development of a hospice. **(Recommended)**
2. Deny the Agricultural Land Reserve Appeal Application.

CONCLUSION

1. The proposed hospice conforms to the zoning requirements and OCP designation of the area.
2. Staff have not expressed any objections to the development proposal.
3. The establishment of a hospice will address the needs of the community.
4. It is therefore recommended that Council support the Agricultural Land Reserve Appeal Application by the Salvation Army for Non-Farm Use at 6460 No. 4 Road to enable development of a hospice.



Janet Lee
Planner 2

JL:cas

Agricultural Land Reserve Application: Rotary Hospice House, 6460 No. 4 Road Richmond, BC
The Salvation Army

PROPOSED PLAN
NSDA ARCHITECTS - November 2, 2000

