



City of Richmond

Report to Committee

To: General Purposes Committee

Date: February 4, 2021

From: Wayne Craig
Director, Development

File: TU 20-918062

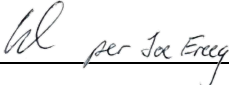
Re: **Application by BC Housing Management Commission for a Temporary Use Permit at 2520, 2540, 2560, 2580, 2600, 2640 Smith Street and 9031 Bridgeport Road**

Staff Recommendation

1. That the application by BC Housing Management Commission for a Temporary Use Permit for the properties at 2520, 2540, 2560, 2580, 2600, 2640 Smith Street and 9031 Bridgeport Road to permit a three-storey supportive housing building with 40 studio units and vehicle access from Smith Street be considered for three years from the date of issuance; and
2. That this application be forwarded to the March 15, 2021 Public Hearing at 7:00 pm in the Council Chambers of Richmond City Hall.

Wayne Craig
Director, Development
(604-247-4625)

WC:jl
Att. 6

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Real Estate Services	<input checked="" type="checkbox"/>	 per Joe Frey
Affordable Housing	<input checked="" type="checkbox"/>	

Staff Report

Origin

The BC Housing Management Commission (BC Housing) has applied to the City of Richmond for a Temporary Use Permit (TUP) to allow a three-storey modular supportive housing building with 40 studio units and access from Smith Street at 2520, 2540, 2560, 2580, 2600, 2640 Smith Street and 9031 Bridgeport Road (Attachment 1). The 2,348 m² City-owned site is zoned “Light Industrial (IL),” and the TUP would allow for temporary supportive housing and associated support services.

BC Housing intends to enter into a three-year ground lease with the City to occupy the subject site and has committed to funding the development of modular supportive housing on the site to provide safe, rental housing and support services for 40 Richmond residents that are currently experiencing homelessness or at risk of homelessness in the community. In Fall 2020, BC Housing issued a request for proposals to select an operator for this development. Based on a careful review of proposals, BC Housing selected Community Builders, an experienced housing provider in managing supportive housing developments. Staff is in the initial phases of developing a Memorandum of Understanding (MOU) with Community Builders and BC Housing to secure the City’s terms and conditions related to building operations, similar to what was created for the Alderbridge Supportive Housing building. The MOU will be brought to Council for approval via a future staff report.

This staff report addresses the relevant policies as well as the form and character of the building and landscaping secured under the proposed TUP. If approved by Council, the TUP would be valid for a period of up to three years from the date of issuance, at which time an application for an extension of the Permit may be made and issued for up to three additional years. If approved by Council, building completion and occupancy would be targeted for early 2022.

Findings of Fact

There are no existing buildings or structures on the subject properties. A Development Application Data Sheet providing the details about the development proposal is attached (Attachment 2).

Surrounding Development

Development immediately surrounding the subject site is as follows:

- To the North: Across Charles Street, a parking lot on property zoned “Light Industrial (IL),” which is subject to a Temporary Commercial Use Permit (TU 20-891050) to temporarily permit the outdoor storage of rental vehicles on site.
- To the South: A vacant lot zoned “Light Industrial (IL),” which is subject to a proposed Development Permit (DP 18-825663) for a three-storey light industrial building with vehicle access from Beckwith Road. The Development Permit was endorsed by the Development Permit Panel on February 26, 2020.
- To the East: Across Great Canadian Way, a vacant lot zoned “Single Detached (RS1/F)” and a warehouse building on property zoned “Light Industrial (IL)”.

To the West: Across Smith Street, single-family dwellings, a warehouse building, and a vacant lot on properties zoned “Light Industrial (IL)”.

Related Policies & Studies

Official Community Plan and City Centre Area Plan

The Official Community Plan (OCP) land use designation for the subject site is “Commercial”. The City Centre Area Plan (CCAP) and Bridgeport Village Land Use Map designation for the subject site is “Urban Centre T5,” which permits a range of uses including commercial, retail, and service uses. The CCAP also identifies the subject site as being included within the CCAP Commercial Reserves and Richmond Arts District. As provided in the OCP, a TUP may be considered by Council on the subject site due to its designation as “Commercial”.

Flood Plain Designation and Protection Bylaw 8204

The proposed development must meet the requirements of Richmond Flood Plain Designation and Protection Bylaw 8204. Compliance with Flood Plain Designation and Protection Bylaw 8204 will be a condition of the Building Permit and the three-year ground lease agreed to by the City and BC Housing.

Aircraft Noise Sensitive Development Policy

The subject site is located within Aircraft Noise Area 1A, where aircraft noise sensitive land uses (i.e., residential, institutional, hospital and daycare) are discouraged. To address the subject site’s exposure to aircraft noise, the applicant has provided a report from an acoustical engineer that confirms that the project will be in compliance with the CMHC residential interior noise standards. A separate report from a Professional Engineer confirming that the building system will be designed to meet the ASHRAE 55-2004 “Thermal Environmental Conditions for Human Occupancy” is to be received prior to the TUP being forwarded to the Public Hearing for issuance. As a condition of TUP issuance, written confirmation from the project mechanical engineer is required to confirm that the Building Permit submission meets the ASHRAE 55-2004 standards for interior living spaces while also meeting the CMHC residential interior noise standards.

To further mitigate aircraft noise and promote awareness, the following additional measures will be undertaken:

1. The requirement for the development to meet the applicable CMHC and ASHRAE 55-2004 standards for interior noise and thermal conditions will be a condition of the three-year ground lease agreed to by the City and BC Housing.
2. The operator of the facility will advise all potential residents of the aircraft noise exposure in the area, which will be a condition of the future operating agreement between BC Housing and the operator. A letter from Community Builders confirming this undertaking is provided as Attachment 3.

The Vancouver International Airport Authority (YVR) has been consulted on the proposal and supports the mitigation measures identified above.

Local Government Act

The *Local Government Act* states that TUPs are valid for a period of up to three years from the date of issuance, and that an application for one extension to the Permit may be made and issued for up to three additional years. Only one extension is permitted, after which a new application is required. The *Local Government Act* allows Council to consider TUP issuance on its own merits and does not limit the number of TUP issuances allowed on a site.

Public Consultation

On October 28, 2020, City staff initiated a neighbourhood consultation program to create dialogue with stakeholders, including business owners and residents who live and work in the Bridgeport neighbourhood, to obtain feedback on the project, and to build awareness of the need for supportive housing initiatives in Richmond. The consultation program included three virtual stakeholder meetings, an online survey hosted on BC Housing's Let's Talk Housing website, and letters and e-mails sent to nearby residents and businesses within a 200-metre radius of the subject site. Table 1, below, summarizes the feedback received by participants of the consultation program and how the proposal responds to concerns and comments. The full engagement summary is included as Attachment 4.

Table 1: Summary of Neighbourhood Consultation Program Feedback

Topic	Proposal
Accessibility	<ul style="list-style-type: none"> An accessible ramp is provided leading to the main entrance of the building, and all walkways to and within the development site are accessible by residents with wheelchairs and walkers. Four accessible, barrier-free units are provided on the main floor.
Building Height	<ul style="list-style-type: none"> The current zoning of the site permits a maximum building height of 12 m (39.5 ft.). The height of the proposed three-storey building will not exceed 10 m (33 ft.).
Crime Prevention	<ul style="list-style-type: none"> The building design and site planning incorporates Crime Prevention Through Environmental Design (CPTED) principles including low-height perimeter fencing, highly visible outdoor areas, and exterior lighting throughout the site. The Royal Canadian Mounted Police (RCMP) has been consulted on the proposal and supports the proposed mitigation measures to minimize crime and unsafe activities. It is noted that statistics provided by BC Housing indicate that supportive housing has no negative impacts to community safety.
Facility Operations	<ul style="list-style-type: none"> The facility will be managed by Community Builders, a non-profit housing provider with significant experience in managing supportive housing buildings and associated nuisances. A minimum of two staff members will be on site at all times (24/7) to provide support for residents and to maintain the building and property.
Frontage Improvements	<ul style="list-style-type: none"> A new sidewalk will be constructed along the Charles Street and Smith Street frontages to improve pedestrian connectivity.
Project Funding	<ul style="list-style-type: none"> Capital and operating funding for this project will be provided by BC Housing.

Topic	Proposal
Exterior Lighting	<ul style="list-style-type: none"> Exterior lighting is designed and placed to focus lighting on the site, enhance the safety of residents, and avoid unnecessary light spill onto surrounding properties.
Outdoor Open Space	<ul style="list-style-type: none"> The development includes two outdoor amenity areas for residents at the north and south ends of the building which will include covered seating, garden plots, landscaping, and grassed areas.
Vehicle and Bicycle Parking	<ul style="list-style-type: none"> The operator has demonstrated that the proposed amount of vehicle parking spaces is sufficient in meeting their maximum anticipated daily need for staff and visiting professionals. Residents are not anticipated to have personal vehicles. Secured bicycle lockers are provided to secure residents' bicycles and belongings.

Should the General Purposes Committee endorse this application and Council resolve to move the staff recommendation, the application will be forwarded to the March 15, 2021 Public Hearing where any area resident or interested party will have an opportunity to comment. Public notification for the Public Hearing will be provided as per the *Local Government Act*.

Analysis

Urban Design and Site Planning

- The proposed site layout is a direct response to the limited area available for the building footprint when accounting for tree retention and the required space for vehicle parking and loading.
- The layout of the building is oriented parallel to Great Canadian Way with a 3 m (10 ft.) landscaped setback, providing a suitable interface with the street and existing sidewalk.
- The main pedestrian entrance to the building is provided from Smith Street, which provides separation from high-traffic streets and convenient access by emergency response vehicles. There are two secondary entrances on the north and south ends of the building which may be accessed by residents and staff only. An entrance to the electrical room on the main floor is also provided along the west elevation of the building, restricted to access by staff only. All building entrances are accessed by stairs, with an accessible ramp provided to the main pedestrian entrance.
- Vehicle access is also provided from Smith Street. The driveway is located to provide tree retention opportunities as well as minimize conflict with local vehicle traffic.
- The garbage/recycling enclosure is provided within the vehicle parking and loading area along the internal (south) side yard setback to minimize visual impacts from any street frontage. The location of the enclosure across from the driveway provides convenient access by waste collection vehicles.
- Eight on-site vehicle parking spaces are provided for the use of staff and visiting professionals only, one of which will be accessible. Richmond Zoning Bylaw 8500 requires one parking space per staff member in addition to 0.3 parking spaces per dwelling unit, amounting to a total of 20 required parking spaces for the development. The City's

Transportation Department supports the provision of eight vehicle parking spaces as the project provides supportive housing to individual residents who will not typically have the resources to own and operate vehicles. Furthermore, the operator has provided a letter confirming that, based on their experience in operating similar facilities, eight parking spaces would be sufficient in meeting their maximum anticipated daily need for staff and visiting professionals (Attachment 3).

- One vehicle parking space is located immediately along the west property line abutting Smith Street. Richmond Zoning Bylaw 8500 requires a 3 m (10 ft.) landscaped setback for parking spaces that abut a public road. The current parking layout is in response to the irregular shape of the subject site and the requirement for adequate on-site vehicle parking and truck turn-around facilities to support the development. The parking space will be screened from the street by 1.2 m (4 ft.) tall fencing and landscaping which will also provide separation from the future sidewalk along Smith Street.
- 40 Class 1 bicycle parking spaces in the form of secured bicycle lockers are located on the ground floor along the west and south building facades. Richmond Zoning Bylaw 8500 requires 1.25 Class 1 bicycle parking spaces per dwelling unit, amounting to a total of 50 required Class 1 spaces for the development. The provision of 40 Class 1 spaces ensures there will be a maximum of one resident per dwelling unit for a total of 40 residents living within the building.
- The Class 1 bicycle locker areas will be secured by 1.8 m (6 ft.) tall chain link fencing with gates, which may be accessed by residents and staff only.
- Eight Class 2 bicycle parking spaces in the form of bicycle racks are provided near the main building entrance for use by residents, visitors, and staff.

Conditions of Adjacency

- The subject site is located in the Bridgeport Village area of the CCAP and has frontages on Smith Street (west), Charles Street (north), Great Canadian Way (east), and portion of Beckwith Road (south). The location of the outdoor amenity areas and cedar perimeter fencing supplemented by a variety of trees and plantings provide an active and pedestrian-friendly environment along all street frontages.
- To the south, the subject site surrounds a vacant lot which is proposed to be the site of a three-storey light industrial development (DP 18-825663). The proposed light industrial building to the south is proposed to be located along the shared property lines. A 1.8 m (6 ft.) tall chain link fence will be provided along the shared property line.

Architectural Form and Character

- The three-storey building will not exceed 10 m (33 ft.) in height and is comprised of stacked rectangular modules with large inset windows and architectural frame elements to provide articulation to the elevations. The dominant building materials and colours on the front (west) and rear (east) building elevations are light brown hardi panel with white hardi trim accents.

- The side (north and south) elevations of the building are clad in brown metal cladding, with each elevation having several windows and main floor doors at the ends of the building's corridors and stairwells to enhance accessibility and visual surveillance.
- The front entrance, office, and kitchen, located along the west building elevation, are inset by approximately 1.5 m (5 ft.), creating shading and a covered front entry deck which is accessed by stairs and an accessible ramp leading down to the ground level.
- All building entrances will be weather protected with a dark brown metal canopy.
- Exterior stairways, the accessible ramp, and the front entrance deck are surrounded by white aluminum railings to complement the white accent colour of the building facades.

Landscape Design and Open Space Design

- The applicant has provided an Arborist Report (Attachment 5) which identifies on-site and off-site tree species, assesses tree structure and condition, and provides recommendations on tree retention, removal or relocation. The City's Tree Preservation Coordinator has reviewed the Arborist Report and supports the following findings and recommendations:
 - Two Katsura trees (tags# 1 and 2) located on-site along the Great Canadian Way frontage are in good condition and are good candidates for relocation. They will be relocated to the south amenity area at the southeast corner of the subject site to provide a pleasant, landscaped area for residents as well as to enhance the interfaces between the development, Great Canadian Way, and Beckwith Road.
 - Two English Oak trees (tags# 3 and 4) located along the Smith Street frontage are in good condition and will be retained and protected.
 - One English Holly tree (tag# 5) located on-site is in very poor condition as it is fully enveloped by Blackberry. The tree will be removed and replaced 2:1.
 - Four Cherry Plum trees (tags# C01, C02, C03, C04) located on the City boulevard along Great Canadian Way are in fair condition and will be retained and protected.
 - Three Norway Maple trees (tags# C05, C06, C07) located on the City boulevard along Great Canadian Way are in good condition and will be retained and protected.
- Three Red Flowering Dogwood trees are proposed along the Charles Street frontage at the north end of the site to enhance the street frontage.
- There are two outdoor amenity areas for building residents:
 - The north amenity area includes a gazebo with covered seating, benches, and grassed areas. The gazebo is proposed to be centrally located within the north amenity area.
 - The south amenity area includes resident garden plots.
 - Both outdoor amenity areas will be screened from surrounding streets by wood fencing supplemented by trees and a mixture of hedges and shrubs.
- The garbage/recycling enclosure is provided within the internal (south) side yard setback to minimize visual impacts from the street. The enclosure is made of 2 m (6.5 ft.) tall wood fencing.

Crime Prevention Through Environmental Design

- The building includes a substantial number of windows providing surveillance of all main street frontages, including overlook onto the outdoor amenity areas, vehicle parking and loading area, garbage/recycling enclosure, and bicycle locker areas.
- The north common outdoor amenity area is enclosed by 1.2 m (4 ft.) tall wood fencing and gates which may be accessed by residents and staff only. The combination of low-height fencing and a mixture of hedges and shrubs are intended to enhance casual visual surveillance of the surrounding streetscapes while providing privacy to residents.
- The south common outdoor amenity area is enclosed by 1.8 m (6 ft.) tall wood and chain link fencing and gates which may be accessed by residents and staff only. The provision of chain link fencing within the site allows for visibility throughout the site while also restricting access to these areas.
- The design of the building and placement of the bicycle sheds and garbage/recycling enclosure are intended to create well-lit corridors and to prevent shadowed, hidden areas that may pose safety hazards.
- As expressed through the neighbourhood consultation process, there is a concern regarding light pollution from the proposed development onto adjacent properties. Staff worked with the applicant to address this concern in the following ways:
 - The applicant has provided a landscape plan with exterior lighting details for the outdoor amenity areas, vehicle parking and loading area, and building entrances.
 - Exterior lighting is designed and placed to focus lighting on the site and avoid unnecessary light spill onto surrounding properties.

Accessibility

- The proposed development includes four barrier-free studio units located on the main floor that are designed to be fully accessible by residents with wheelchairs and walkers.
- There is an accessible ramp leading to the main entrance of the building from Smith Street. Two refuge areas are located on the main floor at the north and south ends of the building.
- All of the proposed units incorporate aging-in-place features to accommodate mobility constraints associated with aging. These features include:
 - Stairwell handrails.
 - Lever-type handles for plumbing fixtures and door handles.
 - Solid blocking in washroom walls to facilitate future grab bar installation beside toilets, bathtubs, and showers.

Environmental Sustainability

- This building is required to meet Step 3 of the City's Energy Step Code. Energy modelling will be reviewed at the Building Permit stage.

Site Servicing and Frontage Improvements

- Improvements to the Charles Street and Smith Street frontages will include a new 2 m (6.5 ft.) wide asphalt sidewalk immediately behind the existing curb taking into account tree preservation along Smith Street. The new sidewalk will connect to the existing sidewalk from Great Canadian Way and to the future sidewalk at the south end of Smith Street which will be constructed as part of the adjacent three-storey light industrial development (DP 18-825663).
- Engineering servicing requirements are included as Attachment 6 and include upgrades to the storm sewer along Smith Street.
- All frontage improvements and engineering servicing requirements will be constructed through a City Work Order as part of the Building Permit process.


Financial Impact

None.

Conclusion

The purpose of this Temporary Use Permit application is to allow a three-storey modular supportive housing building with 40 studio units on the properties at 2520, 2540, 2560, 2580, 2600, 2640 Smith Street and 9031 Bridgeport Road.

The proposed use at the subject site is supported by City staff on the basis that it is temporary in nature. If endorsed by Council, the applicant is required to submit the required securities and reports prior to consideration at the March 15, 2021 Public Hearing.



Jessica Lee
Planner 1
(604-247-4908)

JL:blg

Attachments:

- Attachment 1: Location Map
- Attachment 2: Development Application Data Sheet
- Attachment 3: Letter from Community Builders dated December 17, 2020
- Attachment 4: Neighbourhood Engagement Summary
- Attachment 5: Tree Management Plan
- Attachment 6: Engineering Servicing Requirements

The following are to be met prior to forwarding this application to a Regular Meeting of Council for Public Hearing for approval:

- Receipt of a letter of guarantee from the BC Housing Management Commission for landscaping in the amount of \$43,366.40.
- Submission of written confirmation from the project mechanical engineer confirming that the PTAC and HRV systems within the Building Permit submission meet the ASHRAE 55-2004 “Thermal Environmental Conditions for Human Occupancy” standards for interior living spaces while also meeting the acoustic requirements identified in the report from BAP Acoustics, dated January 7, 2021.

Prior to future Building Permit issuance, the developer is required to complete the following:

- Enter into a Work Order with the City of Richmond to complete the servicing works in Attachment 6 with the works being funded by the City of Richmond Affordable Housing Reserve. The developer will be responsible for the engagement of a civil engineering consultant to design any of the works as required by the City.
- The applicant is required to obtain a Building Permit for any construction hoarding associated with the proposed development. If construction hoarding is required to temporarily occupy a street, or any part thereof, or occupy the air space above a street or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. *For further information on the Building Permit, please contact Building Approvals Department at 604-276-4118.*
- Submission of a construction traffic and parking management plan to the satisfaction of the City’s Transportation Department (<http://www.richmond.ca/services/ttp/special.htm>).



City of Richmond



TU 20-918062

GP - 75

Original Date: 11/16/20

Revision Date:

Note: Dimensions are in METRES



City of Richmond



TU 20-918062

GP - 76

Original Date: 11/16/20

Revision Date: 01/26/21

Note: Dimensions are in METRES



TU 20-918062

Attachment 2

Address: 2520, 2540, 2560, 2580, 2600, 2640 Smith Street and 9031 Bridgeport Road

Applicant: BC Housing Management Commission Owner: City of Richmond

Planning Area(s): City Centre

Floor Area: Gross: 2,022 m² Net: 1,908 m²

	Existing	Proposed
Site Area	2,347.6 m ²	No change
Land Uses	Vacant	Residential
Zoning:	"Light Industrial (IL)"	No change
Number of Units	None	40

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	1.2	0.81	None
Lot Coverage for Buildings:	Max. 80%	28%	None
Setback – Front Yard (Smith Street):	Min. 3.0 m	9.5 m	None
Setback – Exterior Side Yard (Charles Street):	Min. 3.0 m	18.5 m	None
Setback – Interior Side Yard (South/Beckwith Road):	None	8.5 m	None
Setback – Rear Yard (Great Canadian Way):	None	3.0 m	None
Height (m):	Max. 15.0 m	10.0 m	None
Lot Size:	None	2,347.6 m ²	None
Off-street Parking Spaces – Accessible:	None	1	None
Off-street Parking Spaces – Total:	0.3 spaces per unit, plus 1 space per staff member (20 spaces)	1 space per staff member (8 spaces)	See Temporary Use Permit
Total Class 1 Bicycle Parking:	1.25 spaces per unit (50 spaces)	1 space per unit (40 spaces)	See Temporary Use Permit
Total Class 2 Bicycle Parking:	0.2 spaces per unit (8 spaces)	0.2 spaces per unit (8 spaces)	None
Common Indoor Amenity Space:	None	109 m ²	None
Common Outdoor Amenity Space:	None	118 m ²	None



December 17, 2020

Julie Roberts
Executive Director
Community Builders Group
1060 Howe St.
Vancouver, BC V6Z 1P5

Dear City of Richmond,

This letter is confirming that the proposed eight parking stalls at 2600 Smith Street will meet and exceed our requirements for vehicle parking at this site. These eight stalls will sufficiently meet the maximum anticipated need for staff and visiting professionals.

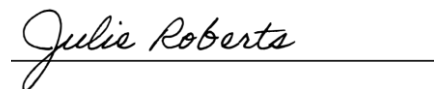
We have provided the following parking statistics based on Community Builder's current parking needs at our other supportive housing and shelter sites:

Full Time Staff:	2 Support Workers 1 Building Caretaker 0-1 Chef, currently only 1 of our housing sites has a chef working full-time
Visiting Community Builders Staff:	1-2
Visiting Professionals:	1-2
Visitors with Vehicles:	rarely
Total:	5-8

Please note we will also advise all potential tenants of the aircraft exposure in the area so that they can make an informed decision before pursuing tenancy with us.

We will also ensure all tenants are informed that this onsite parking is reserved for the use of staff and visiting professional only during the application process.

We thank you for your ongoing support and look forward to continuing working with the City of Richmond.



Julie Roberts, Executive Director

December 17, 2020

CITY OF RICHMOND & BC HOUSING Temporary Supportive Housing in Bridgeport – 2520-2640 Smith Street **ENGAGEMENT SUMMARY**

PREPARED FOR: City of Richmond & BC Housing
December 1, 2020

Ideaspace Consulting Inc
206-402 West Pender St
Vancouver, BC V6B 1T6
bigideaspace.ca
604-418-6135

Table of Contents

1. INTRODUCTION	3
2. ENGAGEMENT ACTIVITIES AND TIMELINE.....	3
3. WHAT WE HEARD.....	5
4. NEXT STEPS	6

1. INTRODUCTION

The City of Richmond and BC Housing are partnering to build 40 self-contained modular homes located at 2520-2460 Smith Street in Richmond, with support services for people experiencing homelessness or are at risk of homelessness.

A professional, non-profit housing operator would provide support services to residents and manage the building. Professional support services provided to residents include:

- 24/7 support staff
- Meals
- Laundry facilities
- Life skills and social/recreational supports
- Connection to community supports and services including education, employment, health and wellness
- Assistance in accessing income including income assistance, pension, disability or establishing a bank account

The purpose of this Engagement Summary Report is to provide an overview of community and stakeholder engagement activities and summarize community feedback received to date regarding the supportive housing planned for 2520-2460 Smith Street in Richmond.

2. ENGAGEMENT ACTIVITIES AND TIMELINE

The engagement program was designed to:

- 1) Provide opportunities for stakeholders and the community at large to learn about new housing, participate in dialogue and provide feedback.
- 2) Build awareness of the need for housing with supports for people experiencing homelessness in Richmond.
- 3) Explore ways to build an inclusive community where everyone has an opportunity for a safe and healthy place to live.

Community members were invited to ask questions and provide input on the project through:

1. **Virtual Stakeholder Meetings – The City of Richmond and BC Housing** met with representatives from key stakeholder groups to discuss the proposed supportive housing project respond to questions and listen to feedback.
2. **Let’s Talk Housing Richmond Online Survey** – An online survey was created on BC Housing’s Let’s Talk Housing Richmond webpage. A link to the online survey was sent to site neighbours to complete between Oct. 30 – Nov. 15.
3. **BC Housing Community Relations Email** – Contact information was included on all notification and presentation materials so that community members and key stakeholders could offer input on the project and receive response from BC Housing staff.

ENGAGEMENT TIMELINE

Timeline	Activity	Description
October 28	Let’s Talk Housing Richmond webpage launch	BC Housing launched a webpage to share project information and invite public feedback through an online question and comment forum: https://letstalkhousingbc.ca/richmond-smith
October 28	Letter to site neighbours	Notification letters were sent to 242 residential and business neighbours within a 200-metre radius from the Smith Street site to introduce the project. Letters invited stakeholders to participate in the Online Survey on BC Housing’s Let’s Talk Housing Richmond website.
November 4	Invitation to meet with neighbouring businesses	Emails were sent to 21 businesses located near the supportive housing site with an invitation to participate in a Virtual Meeting.
October 30	Let’s Talk Housing Richmond Online Survey launch	BC Housing launched an online survey on the Let’s Talk Housing Richmond website. Site neighbours were invited to complete the survey between by Nov. 15.
November 16	Stakeholder Meeting #1	A Stakeholder Meeting was held with representatives from local businesses near the site. Project partners provided information about the supportive housing and pathways to homelessness, and participating stakeholders had the opportunity to ask questions about the project and provide input.

November 17	Stakeholder Meeting Session #2	A Stakeholder Meeting was held with representatives from local hotels near the site. Project partners provided information about the supportive housing and pathways to homelessness, and participating stakeholders had the opportunity to ask questions about the project and provide input.
November 18	Stakeholder Meeting #3	A Stakeholder Meeting was held with representatives from the Costco's Richmond location. Project partners provided information about the supportive housing and pathways to homelessness, and participating stakeholders had the opportunity to ask questions about the project and provide input.

3. WHAT WE HEARD

PARTICIPANT SNAPSHOT

There was a total of six business representatives from Richmond that participated in three Virtual Stakeholder Meetings and a total of 27 responses were received through BC Housing's Let's Talk Housing Richmond Online Survey.

FEEDBACK RECEIVED THROUGH STAKEHOLDER MEETINGS

- Concerns about the location not being appropriate for this kind of housing
- Questions about the number of support staff present at the building throughout the day and evening
- Concerns about a lack of parking at the supportive housing site
- Questions about who will pay for the supportive housing
- Concerns that the housing could cause an increase in crime and disruption in the area
- Questions about how tenants will qualify to live in the supportive housing
- Questions about how many tenants will live in the supportive housing

FEEDBACK RECEIVED THROUGH ONLINE SURVEY

- Recommendations for an accessible entrance and surrounding walkways
- Concerns about an increase in garbage and dumping in the area once the supportive housing opens
- Recommendations for increased lighting in the area
- Concerns about the location not being appropriate for this kind of housing
- Questions about the number of support staff present at the building throughout the day and evening

- Recommendations to make the housing pet-friendly
- Recognition of the need for supportive housing in Richmond
- Concerns that the housing could cause an increase in crime and disruption in the area
- Recommendations for an increase in police presence
- Questions about who will pay for the supportive housing
- Concerns about the modular design not fitting into the surrounding neighbourhood
- Concerns the housing could attract loitering
- Recognition that the site chosen has good access to the centre of Richmond
- Recommendations to include green space on-site
- Concerns that a three-storey building will be too high for the surrounding neighbourhood
- Recommendations to install security cameras around the site
- Recommendations to create a program for restorative mental health
- Concerns that the site is too far from grocery stores and other essential services
- Recommendations to include lockable bike racks
- Recommendations to include additional storage space
- Recommendations to upgrade the surrounding streets to make them more pedestrian friendly

4. NEXT STEPS

All feedback received about the housing at 2520-2460 Smith Street will be shared with Richmond City Council for consideration when reviewing the Temporary Use Permit application as part of the development process.

If the Temporary Use Permit is approved, construction will begin in 2021, followed by the formation of a Community Advisory Committee. Residents would move into their new homes in the Spring of 2022.

TU 20-918062 – 2520/2540/2560/2580/2600/2640 Smith St and 9031 Bridgeport Rd
- Engineering Servicing Requirements:

***Scope:** BC HOUSING has applied to the City of Richmond for a Temporary Use Permit to allow a three-storey temporary modular housing development with 40 residential units and vehicle access from Smith Street at 2520, 2540, 2560, 2580, 2600, 2640 Smith Street and 9031 Bridgeport Road.*

A servicing agreement is not required.

1) Water Works:

- a) Using the OCP Model, there is 894 L/s of water available at a 20 psi residual at the Smith Street frontage. Based on your proposed development, your site requires a minimum fire flow of 220 L/s.
- a) At the applicant's cost, the applicant is required to:
 - i) Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations at the building permit stage to confirm development has adequate fire flow for onsite fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on building permit stage building designs.
 - ii) Confirm requirements for any new hydrants along the Smith Street frontage with Richmond Fire Rescue.
- b) The City will, at the applicant's cost:
 - i) Install a new water service connection off of Smith Street. Water meter to be supplied by the City and installed by the applicant's contractor.
 - ii) Cap and remove existing water connection(s) serving the development site.

2) Storm Sewer Works:

- a) The City will, at the applicant's cost:
 - i) Upgrade approximately 85 m of storm sewer on Smith Street between the site's north property line and Beckwith Road.
 - i) Install a storm connection, complete with inspection chamber, off of Smith Street.
 - ii) Cap and remove existing storm connection(s) serving the development site.

3) Sanitary Sewer Works:

- a) The City will, at the applicant's cost:
 - i) Complete all tie-ins for the proposed site to existing City infrastructure.

4) Frontage Improvements:

- a) At the applicant's cost, the applicant is required to:
 - i) Assess and address any potential conflict between the proposed frontage works (to be confirmed by Transportation) and the existing BC Hydro poles along the site's Smith Street frontage.
 - ii) Locate all new above ground utility cabinets and kiosks required to service the proposed development within the developments site (see list below for examples). A functional plan showing conceptual locations for such infrastructure shall be included in the development design review process. Please coordinate with the respective private utility companies and the project's lighting and traffic signal consultants to confirm the requirements (e.g., statutory right-of-way dimensions) and the locations for the aboveground structures. If a private utility company does not require an aboveground structure, that company shall confirm this via a letter to be submitted to the City. The following are examples of statutory right-of-ways that shall be shown on the architectural plans/functional plan and registered prior to TUP approval:

- BC Hydro PMT – 4.0 x 5.0 m
- BC Hydro LPT – 3.5 x 3.5 m
- Street light kiosk – 1.5 x 1.5 m
- Traffic signal kiosk – 2.0 x 1.5 m
- Traffic signal UPS – 1.0 x 1.0 m
- Shaw cable kiosk – 1.0 x 1.0 m
- Telus FDH cabinet – 1.1 x 1.0 m

5) General Items:

- a) At Developer's cost, the Developer is required to:
 - i) Provide, prior to start of site preparation works or within the building permit application, whichever comes first, a preload plan and geotechnical assessment of preload, dewatering, and soil preparation impacts on the existing utilities fronting the development site and provide mitigation recommendations. In particular, the geotechnical report should address any impacts of the proposed works on the AC watermain on Smith Street.
 - ii) Monitor the settlement at the adjacent utilities and structures during any pre-loading, dewatering, and soil preparation works per a geotechnical engineer's recommendations, and report the settlement amounts to the City for approval.



No. TU 20-918062

To the Holder: BC HOUSING MANAGEMENT COMMISSION

Property Address: 2520, 2540, 2560, 2580, 2600, 2640 SMITH STREET AND
9031 BRIDGEPORT ROAD

Address: UNIT 1701 – 4555 KINGSWAY
BURNABY, BC V5H 4V8

1. This Temporary Use Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Temporary Use Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
3. The subject property may be used for a three-storey modular supportive housing building with 40 studio units and vehicle access from Smith Street.
4. The "Richmond Zoning Bylaw 8500" is hereby temporarily varied to:
 - a) reduce the required landscaped parking setback from 3.0 m to zero;
 - b) reduce the number of required vehicle parking spaces from 20 to 8 spaces; and
 - c) reduce the number of required Class 1 bicycle parking spaces from 50 to 40 spaces.
5. Any temporary buildings, structures and signs shall be demolished or removed and the site and adjacent roads shall be maintained and restored to a condition satisfactory to the City of Richmond, upon the expiration of this Permit or cessation of the use, whichever is sooner.
6. As a condition of issuance of this Permit, the City has received a letter of guarantee from the BC Housing Management Commission in the amount of \$43,366.40 to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Holder if the security is returned. The condition of the posting of the security is that should the Holder fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the City may use the security to carry out the work by its servants, agents or contractors, and any surplus shall be paid over to the Holder. Should the Holder carry out the development permitted by this Permit within the time set out herein and comply with all the undertakings given in Schedule "B" attached hereto, the security shall be returned to the Holder. The City may retain the security for up to one year after inspection of

To the Holder: BC HOUSING MANAGEMENT COMMISSION

Property Address: 2520, 2540, 2560, 2580, 2600, 2640 SMITH STREET AND
9031 BRIDGEPORT ROAD

Address: UNIT 1701 – 4555 KINGSWAY
BURNABY, BC V5H 4V8

the completed landscaping in order to ensure that the agreed upon plant material has survived.

7. As a condition of the issuance of this Permit, the City has received written confirmation from the project mechanical engineer confirming that the PTAC and HRV systems within the Building Permit submission meet the ASHRAE 55-2004 “Thermal Environmental Conditions for Human Occupancy” standards for interior living spaces while also meeting the acoustic requirements in the report from BAP Acoustics, dated January 7, 2021.
8. The land described herein shall be developed generally in accordance with the terms and conditions and provisions of this Permit and any plans and specifications in Schedule “B” attached hereto.
9. If the Holder does not commence the construction permitted by this Permit within 24 months of the date of this Permit, this Permit shall lapse and the security shall be returned in full.

This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO. _____
DAY OF _____, _____.

ISSUED BY THE COUNCIL THE

DELIVERED THIS _____ DAY OF _____, _____.

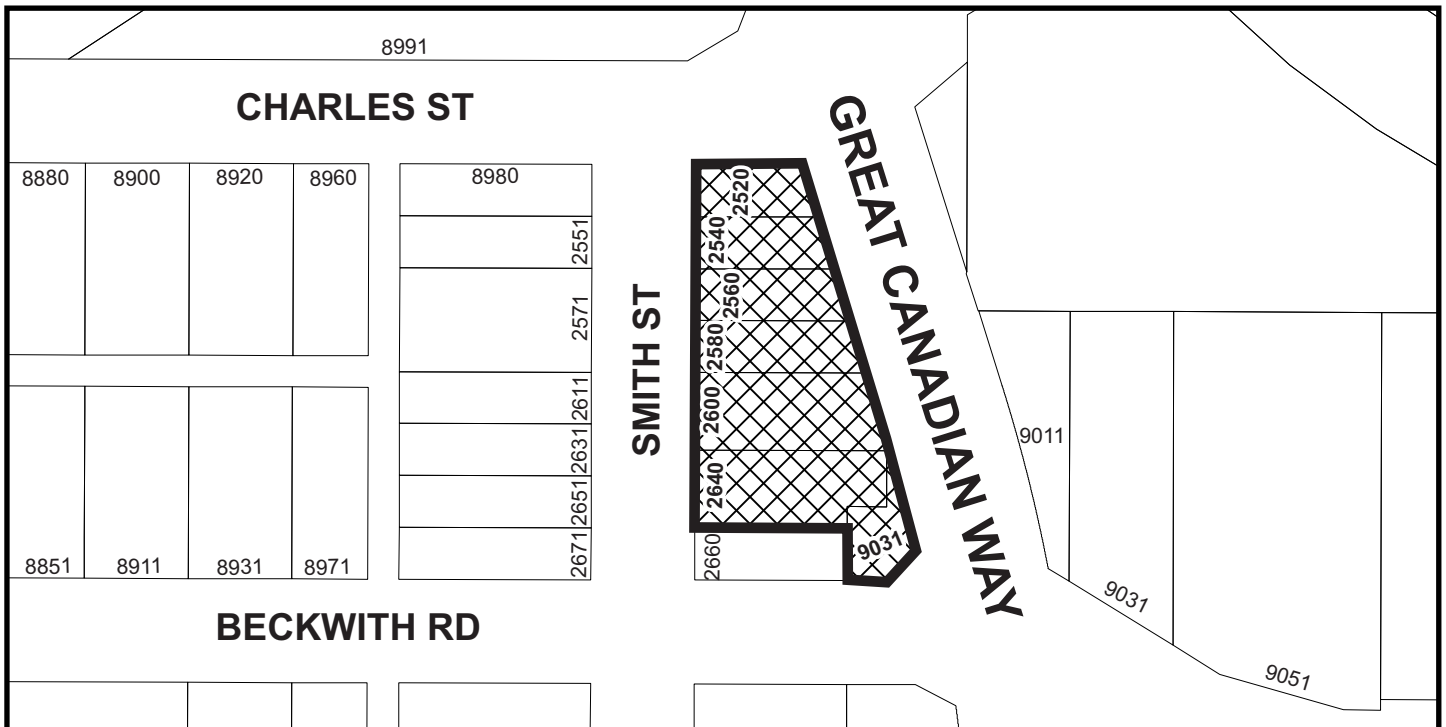
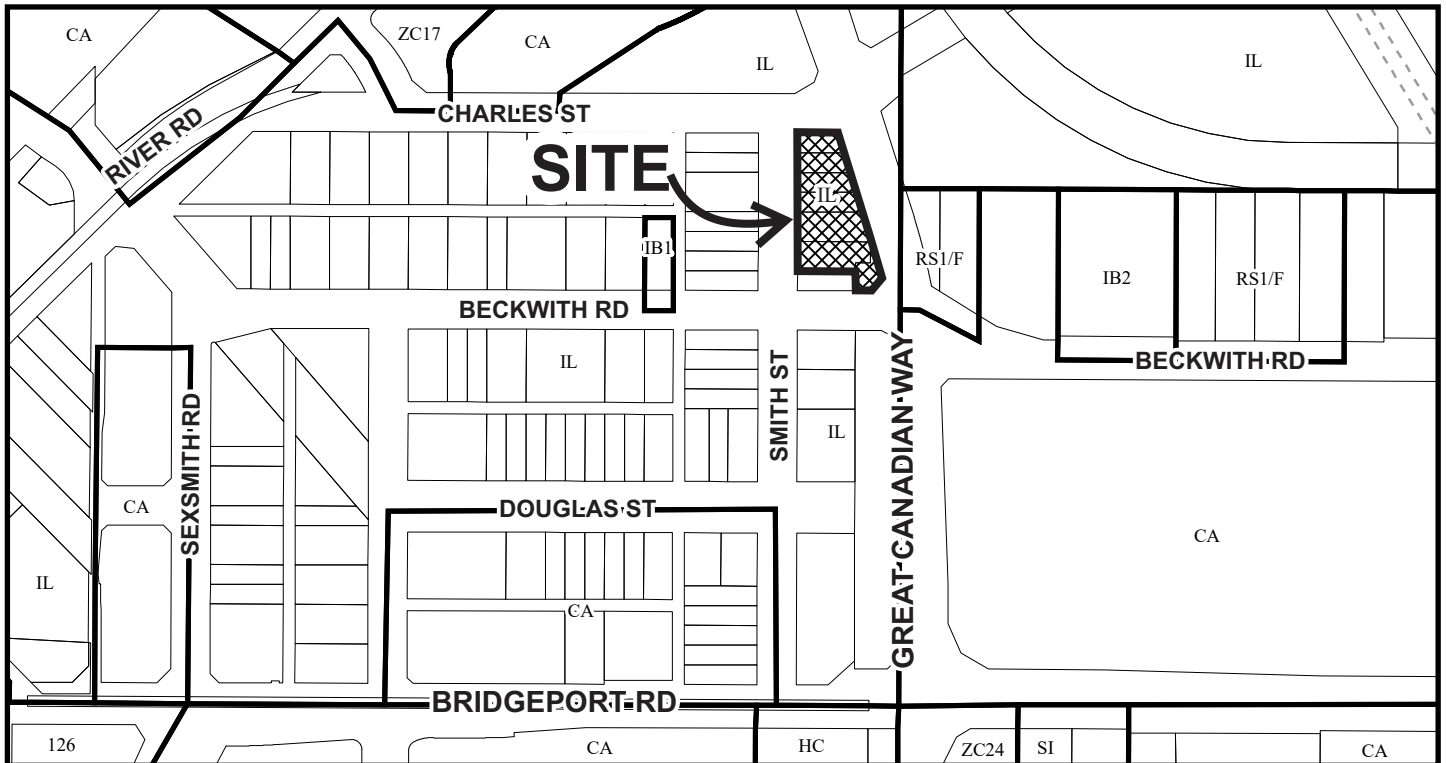
MAYOR

CORPORATE OFFICE



City of Richmond

SCHEDULE "A"



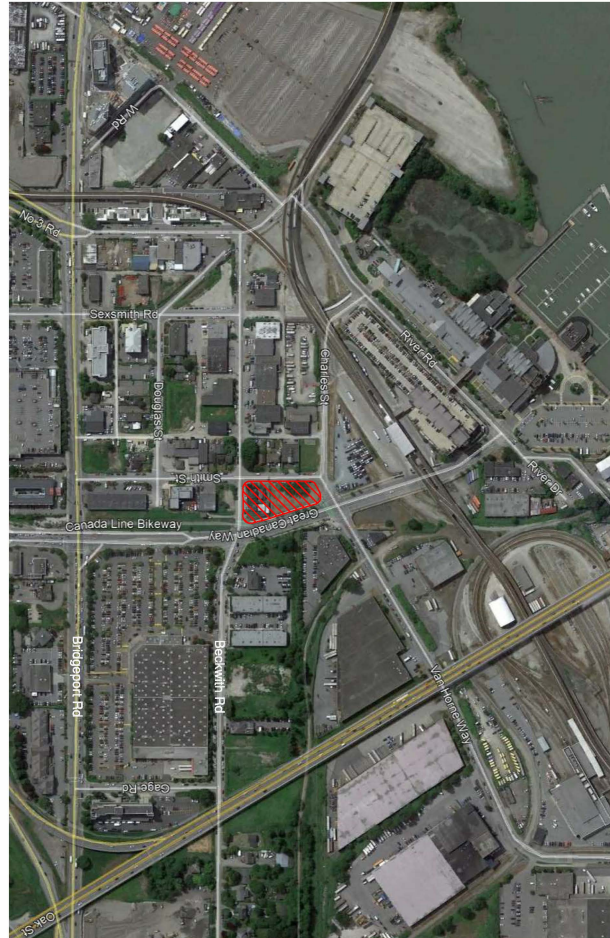
TU 20-918062

GP - 90

Original Date: 11/16/20

Revision Date:

Note: Dimensions are in METRES



PROJECT STATISTICS				
SITE AREA				
FLOOR AREA				
FLOOR	GROSS	STAIRS / SERVICE	NET	
FIRST	658	37	621	
SECOND	661	37	644	
THIRD	661	37	644	
TOTAL	2000	111	1908	

	978 / 2342-6 - 38%
BETBACKS	
FRONT	WIN PROCEED
EXTENDED SIDE	4.28
REAR	3.0
MATCHER SIDE	0
	EASO

	STANDARD	ACCESSIBLE	TOTAL
FIRST	4	4	8
SECOND	18	10	28
THIRD	16	0	16
TOTAL	38	4	42

PARKING PROVIDED	7
STADIUM ACCESSIBLE	1
TOTAL	8
RESIDENT BICYCLE LOCKER	
40 SUITES X 1 =	40
VISITOR BICYCLE STALL	
40 SUITES X 2 =	80

SUBMITTED FOR TUP

**SMITH STREET RICHMOND HOUSING
PROJECT - BC HOUSING**

CONTEXT PLAN

CLIENT: **GF**
LANDSEA
7-38921 PROGRESS WAY
SQUAMISH, BC
CONTACT: MIKE COYNE | 604-815-4500

MODULUS CONSULTANT:
WESTCOAST HIGHLAND BUILDING SOLUTIONS
 VANCOUVER, BC
 CONTACT: NIGEL HARRISON | 604-313-8508

Gerry Blonski
architect a.i.b.c.

architect a.i.b.c. Ph: 572-3608
Suite 1A - 12468 - 82nd Ave., Surrey, B.C. V3W 3E9 Fax: 572-3760

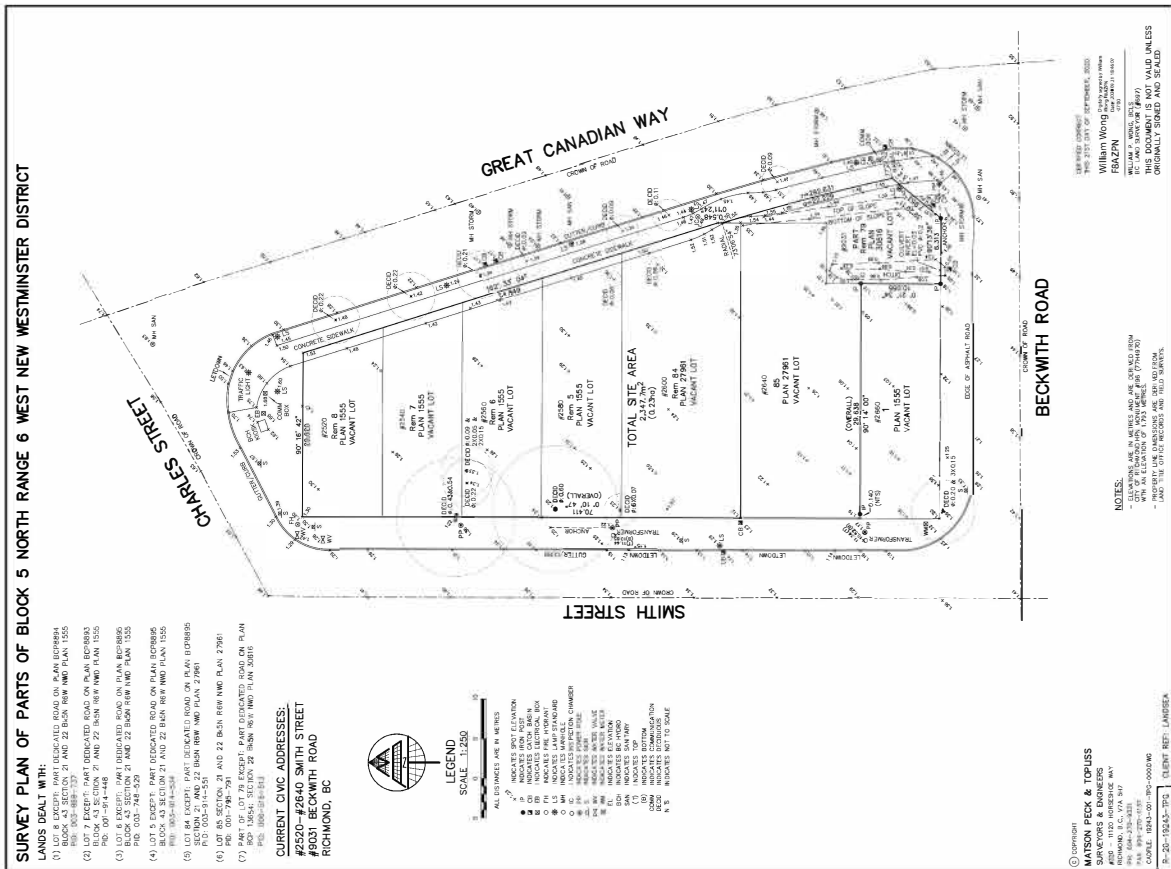


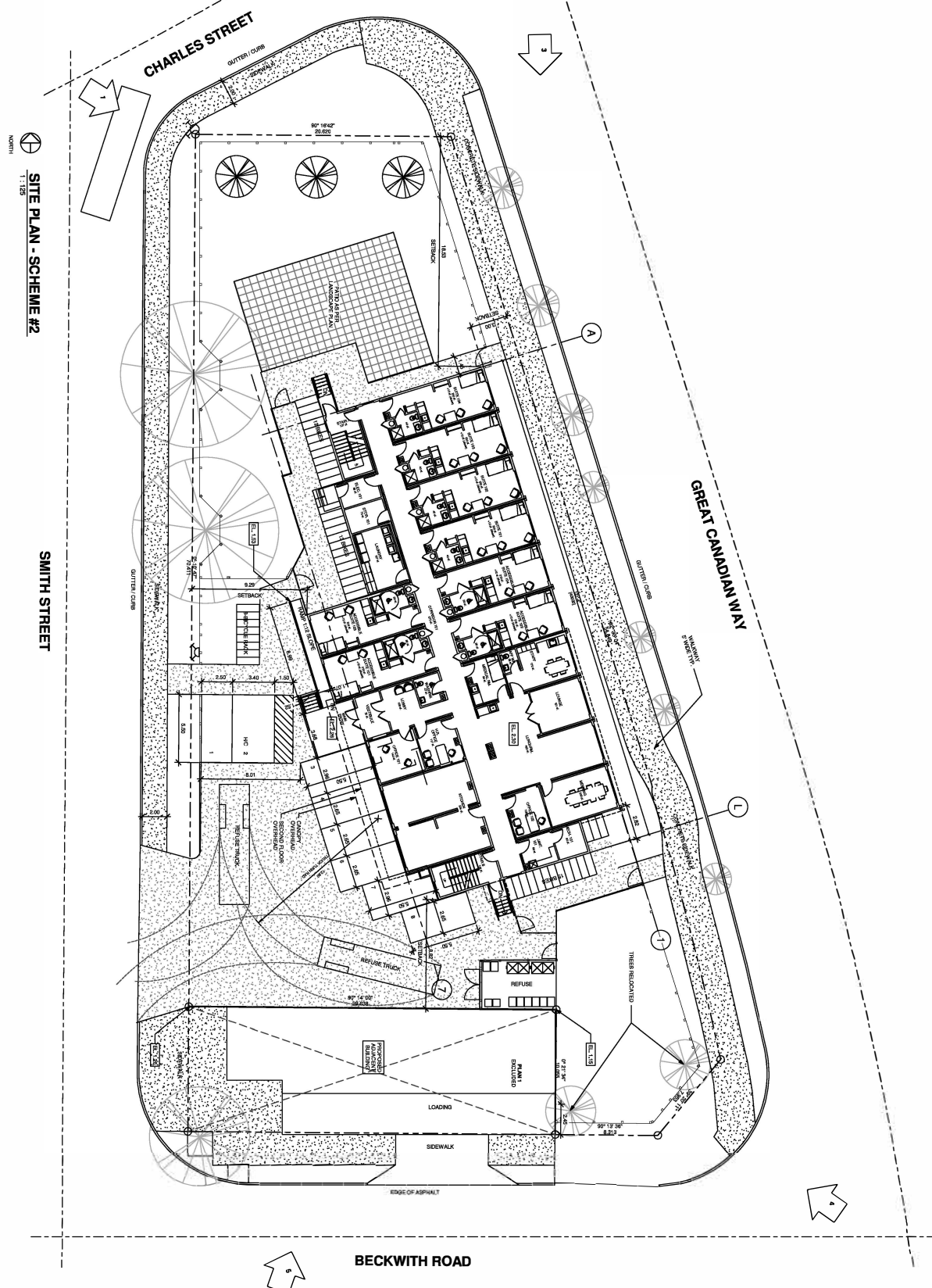
VIEW FROM NORTH EAST CORNER OF THE BUILDING

VIEW FROM SOUTH WEST CORNER OF THE BUILDING

VIEW FROM SOUTH EAST CORNER OF THE BUILDING

SUBJECT TOP TOP		<div> <div> <div>A0.3</div> <div>DRAWING NO.</div> </div> <div> <div>SMITH STREET RICHMOND HOUSING</div> <div>PROJECT - BC HOUSING</div> <div>250-43 SMITH STREET, RICHMOND, BC</div> </div> </div>		<div> <div>CLIENT:</div> <div>AMERICA</div> <div>AMERICA ASSOCIATES INC.</div> <div>SUITE 200</div> <div>250-4371-1811 (250-4371) GR 318 1273</div> </div> <div> <div>YOUR AGENT CONTACT:</div> <div>WILLIAM H. HALL BUILDING SOLUTIONS</div> <div>VANCOUVER, BC</div> <div>CONTACT PERSON: 1-877-703-2118 CH-100-200</div> </div>		<div> <div>PA 12</div> <div>Gerry Blonski</div> <div>ARCHITECT A.B.C.</div> <div>PA 1212-5028</div> <div>Suite 114 - 10155 - 42nd Ave., Surrey, BC V3W 2G2</div> <div>PA 1203-5023</div> <div>10155-42nd Ave. Suite 114 Surrey BC V3W 2G2</div> </div>	
DATE:	DATE:	DATE:	DATE:	DATE:	DATE:		
1988	1988	1988	1988	1988	1988		





NOTE: ALL DIMENSIONS ARE IN METRIC (IM) UNLESS OTHERWISE SPECIFIED.

SUBMITTED FOR TSP

A1.1
DRAWING NO.

**SMITH STREET RICHMOND HOUSING
PROJECT - BC HOUSING**
2520-40 SMITH STREET, RICHMOND, BC

SITE PLAN

20/09 Author Checker Rev 02, 2009

CLIENT:
LANDORIA
7-3602 PROGRESS WAY
VANCOUVER, BC
CONTACT: MIKE COYNE | 604-813-4300

GP 95

MODULUS CONSULTANT:
INTERIOR DESIGN AND BUILDING SOLUTIONS
VANCOUVER, BC
CONTACT: NOEL HARRISON | 604-313-6506

Gerry Blonski
architect a.i.b.c.

Suite 1A - 12468 62nd Ave., Surrey, B.C. V3W 3E9
PH: 604-592-3606
Fax: 604-592-3760

Revisions

NO.	DATE	DESCRIPTION
01	10/15/20	96
02	10/31/20	RISE CRANL SPACE HT.
03	12/01/20	AREA DATA
04	12/15/20	GEN LAYOUT & BY AREA
05	01/12/21	KIT. CAB. RAMP COM. KIT.
06	01/20/21	TR. RAMP & BIF/LANDING



Tel: 604.313.6506
Email: nigel@highlandbuilding.ca

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Project
2600 Smith Street, Richmond
BC, Housing

Drawing
GROUND FLOOR PLAN
7,080 sf (658 sq.M.)

Scale : 1/8" = 1'-0"

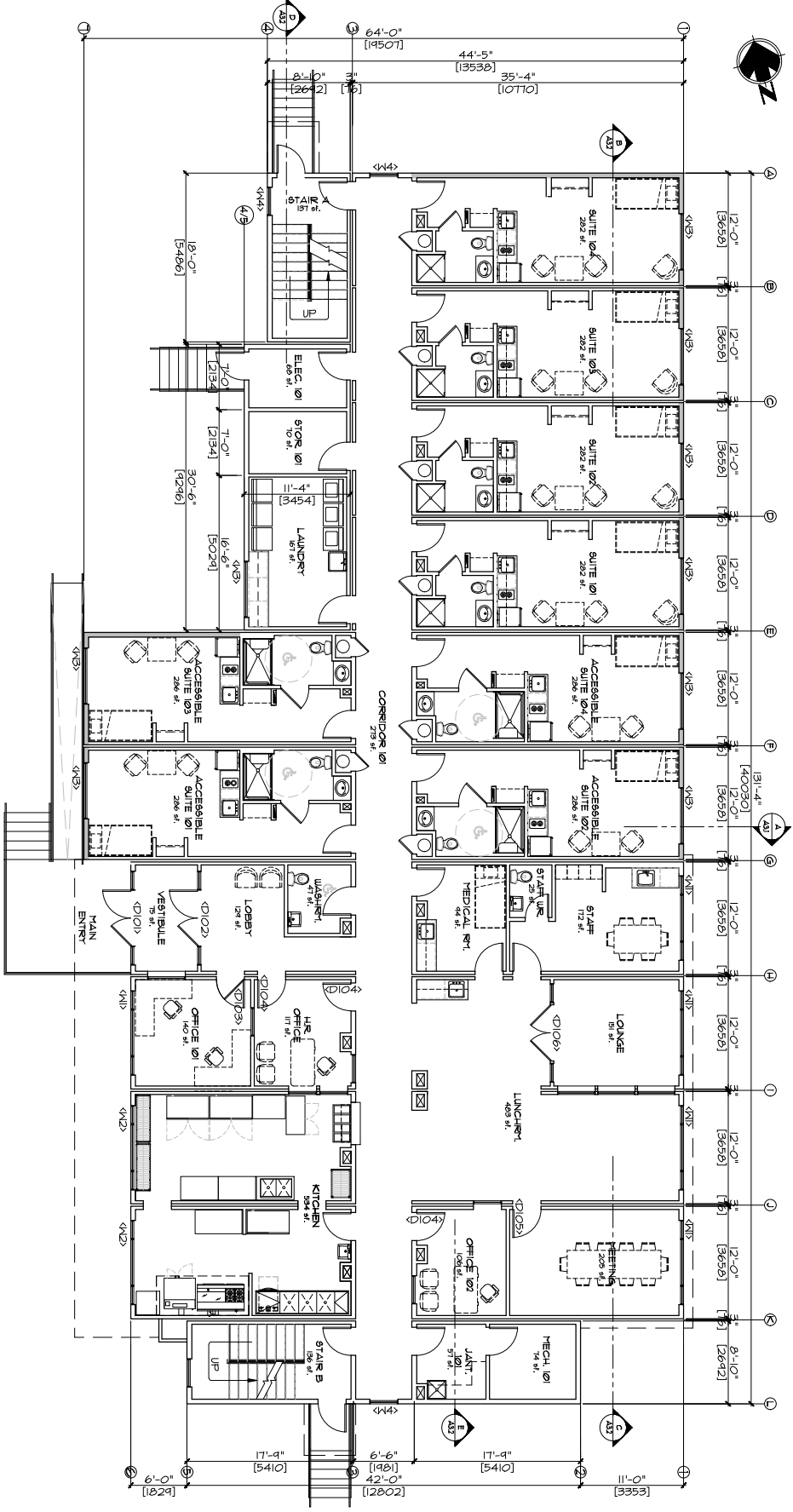
Drawn: -

Date: SEPT. 20, 2020

Project No. 200356-PIA

Drawing No.

A1.1



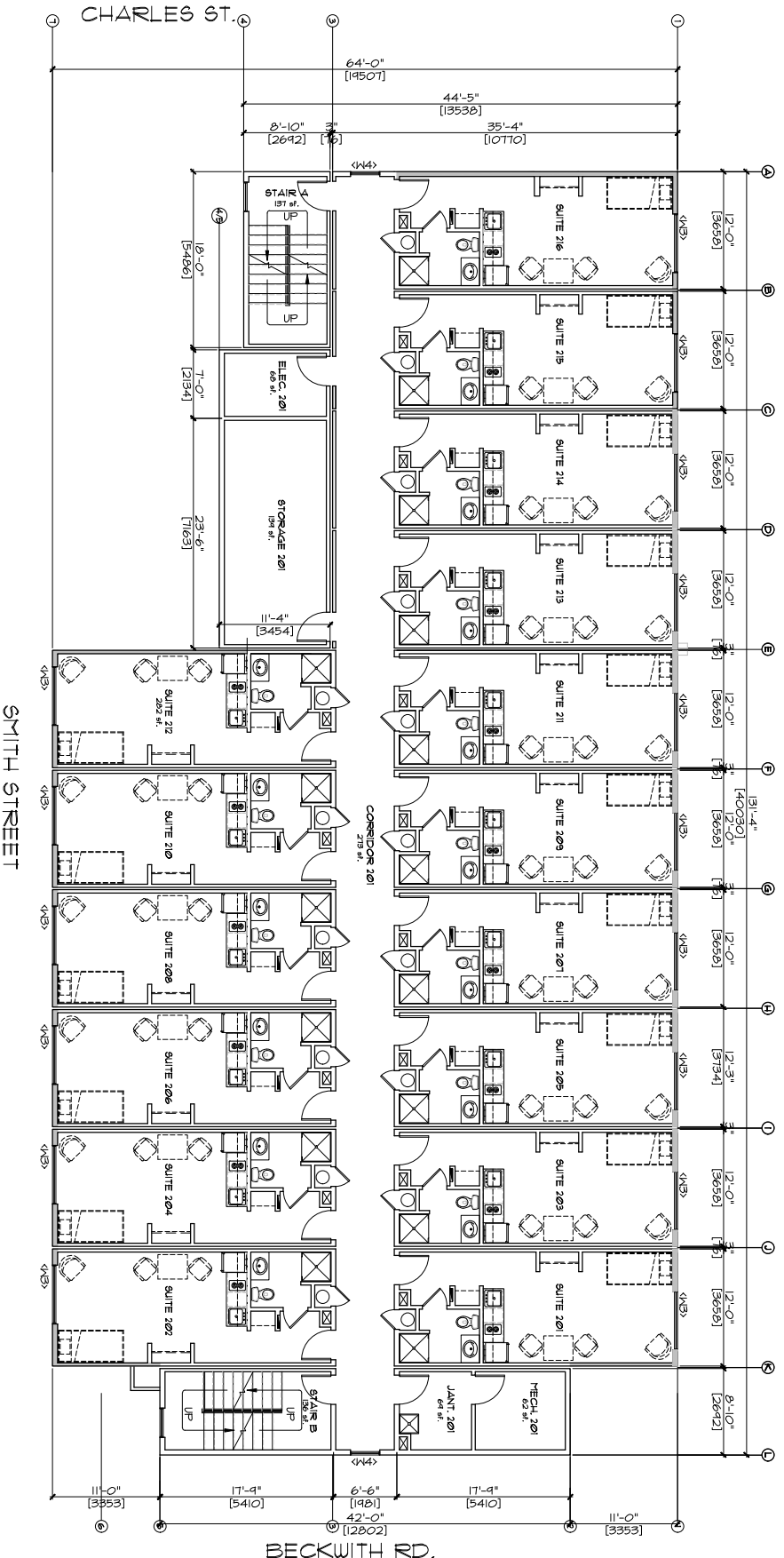
© All of the proposed units incorporate aging in place features to accommodate mobility constraints associated with aging.

These features include:

- Storwell handrails
- Lever type handles for plumbing fixtures and door handles
- Solid bricking in washroom walls to facilitate future grab rail installation beside toilets, bathtubs and showers



GREAT CANADIAN WAY



Architect
Garry Blonski, a.l.b.c.
Tel. 604.572.3606

Revisions

NO.	DATE	DESCRIPTION
01	10/24/20	HYDROT TO SUITE
02	12/01/20	AREA DATA
03	12/15/20	GEN. LAYOUT FURN. AREA
04	01/12/21	KIT CAB. RAMP CON. KIT.



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Project
2600 Smith Street, Richmond
BC, Housing

Drawing
SECOND FLOOR PLAN
7,323 sf. (681 sq.m)

Scale : 1/8" = 1'-0"

Drawn: -

Date: SEPT. 20, 2020

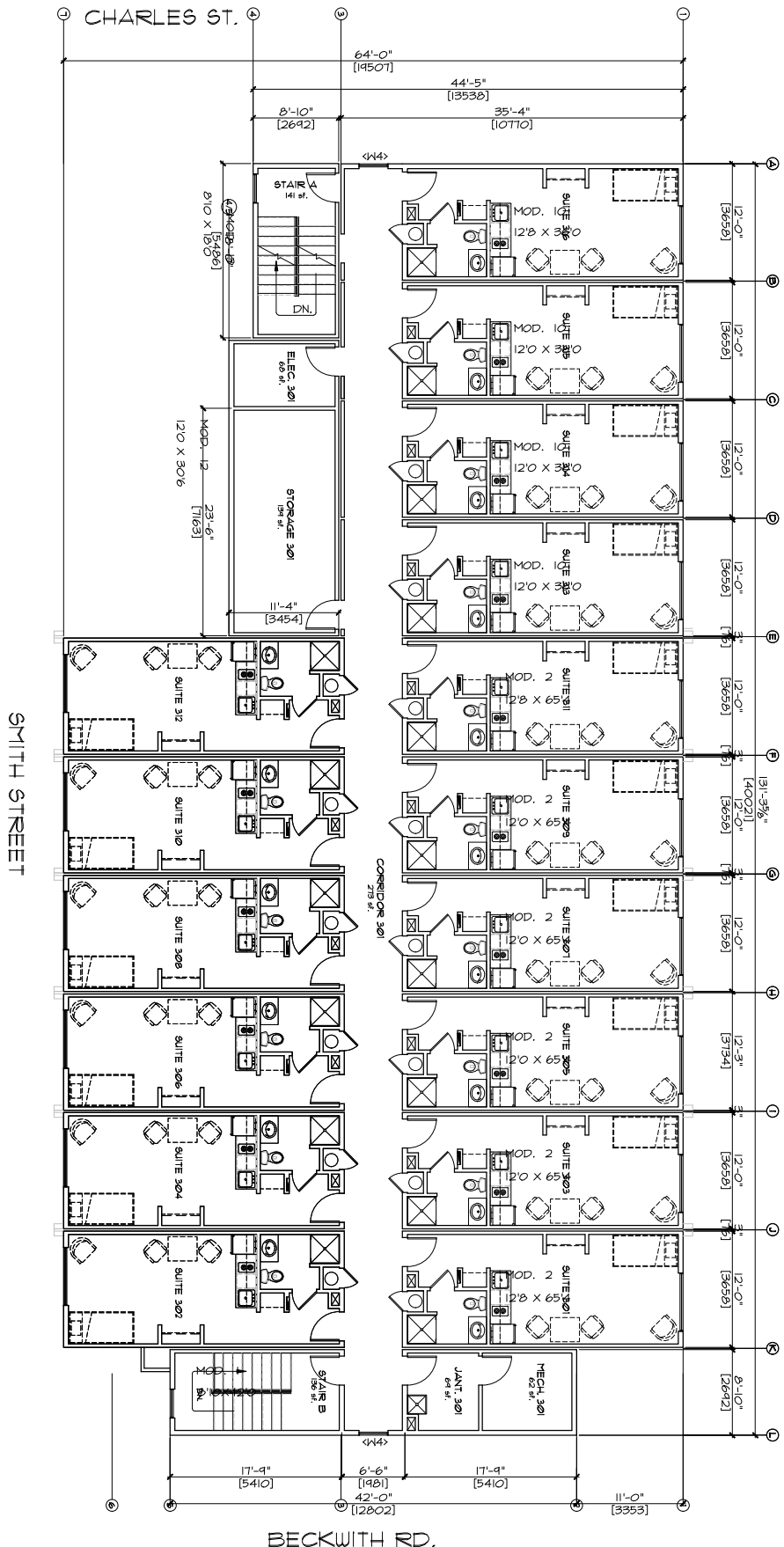
Project No. 200356-PIA

Drawing No.

A12



GREAT CANADIAN WAY



SMITH STREET

BECKWITH RD.

Architect
Garry Blonski, a.l.b.c.
Tel. 604.572.3606

Revisions

NO.	DATE	DESCRIPTION
01	10/24/20	NOT TO SITE
02	12/01/20	AREA DATA
03	12/15/20	GEN. LAYOUT FURN. AREA
04	01/12/21	KIT. CAB. RAMP CON. KIT.



HIGHLAND
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Project

2600 Smith Street, Richmond
BC, Housing

Drawing

THIRD FLOOR PLAN
7,323 sq. ft. (681 sq. m)

Scale : 1/8" = 1'-0"

Drawn: -

Date: SEPT. 20, 2020

Project No. 200356-PIA

Drawing No.

A1.3

© All of the proposed units incorporate aging in place features to accommodate mobility constraints associated with aging.
These features include:
- Stairwell handrails
- Lever type handles for plumbing fixtures and door handles
- Solid blocking in washroom walls to facilitate future grab rail installation beside toilets, bathtubs and showers ©



EXTENSION FINISH LEGEND	
TYPE	COLOR
① METAL CLADDING	TAN - 1607-4 VICWEST
② METAL FLASHING	METRO BROWN - 16164 VICWEST
③ HARDI PANELS	AUTUMN TAN JH20-20
④ HARDI TRIM	ARCTIC WHITE JH10-20

[illegible]

Architectural floor plan of the second floor. The plan shows a large central hall with a staircase and a service area. The staircase is labeled "STAIRS" and "STAIRS TO 3RD FLOOR". The service area is labeled "SERVICE AREA" and "SERVICE AREA TO 3RD FLOOR". The plan also shows a "KITCHEN" and a "DINING AREA". The dimensions of the rooms and the overall building are indicated. The plan is oriented with North at the top.

Suite 1A • 12446 • 82nd Ave., Surrey, B.C. V3W 3E9

2021-01-22 4:17:54 PM

