



**Development Permit Panel
Wednesday, September 12, 2018**

Time: 3:30 p.m.
Place: Council Chambers
Richmond City Hall
Present: Joe Erceg, Chair
Cecilia Achiam, General Manager, Community Safety
John Irving, General Manager, Engineering

The meeting was called to order at 3:30 p.m.

Minutes

It was moved and seconded

That the minutes of the meeting of the Development Permit Panel held on August 29, 2018 be adopted.

CARRIED

1. DEVELOPMENT PERMIT 17-793478
(REDMS No. 5955045)

APPLICANT: TL Housing Solutions Ltd.

PROPERTY LOCATION: 4360 Garry Street

INTENT OF PERMIT:

To permit the construction of a 4 storey 107 unit congregate housing facility on the southern half of 4360 Garry Street and retain the existing temple on a site zoned “Assembly and Congregate Housing – Garry Street (Steveston)(ZR12)”.

Applicant’s Comments

Rodrigo Cepeda, GBL Architects, reviewed the design rationale for the proposed four-storey congregate housing facility to the south of the existing Buddhist temple, noting that the proposed quadrangle building form with an outdoor open space courtyard in the centre will enhance pedestrian circulation on the site.

In addition, Mr. Cepeda highlighted the following:

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- the height and massing of the east elevation of the congregate housing facility has been reduced to three storeys to provide an appropriate interface with the adjacent townhouses to the east;
- the curved wall on the west portion of the facility provides a main entrance to the building which is visible from Garry Street to the north;
- a landscaped central open space courtyard for facility residents is proposed on level 2 of the building;
- a multi-purpose open space courtyard will be provided between the congregate housing facility and the existing temple; and
- an existing landscaped area at the site's northeast corner along Garry Street will be modified to accommodate a multi-purpose outdoor space with seating and landscaping.

Rod Maruyama, Maruyama and Associates Landscape Architecture, briefed the Panel on the main landscaping features of the project, noting that (i) the level 2 open space courtyard provides small spaces for social interaction and multiple walking paths, among others, and (ii) a stepped retaining wall that contains planting areas and incorporates an accessible pathway and fencing on the south edge of the site provide an interface with the park to the south of the subject site.

In reply to queries from the Panel, Mr. Maruyama and Mr. Cepeda acknowledged that (i) the landscaped retaining wall will provide a buffer to the adjacent townhouses to the east, (ii) a gate will be installed on the south edge of the site to provide access to the park, (iii) a fire truck access is provided between the existing temple and the proposed congregate housing facility, and (iv) the proposed loading space on the west side of the proposed building is located adjacent to the kitchen and could also be utilized by residents moving into the facility.

In reply to queries from the Panel, Mr. Cepeda confirmed that (i) the height and massing of the east elevation of the congregate housing facility has been reduced in response to concerns from residents of adjacent townhouse units at rezoning, and (ii) the height reduction will result in additional hours of sunlight exposure to the adjacent townhouses to the east.

Staff Comments

Wayne Craig, Director, Development, advised that (i) there is a Servicing Agreement associated with the proposed development prior to building permit issuance which includes frontage works along Garry Street and site servicing works, (ii) two existing driveways will be closed as a result of the Servicing Agreement, (iii) the project's proposed park interface was designed in consultation with Parks staff, and (iv) the proposed congregate housing facility includes 12 barrier free housing units which are wheelchair accessible and 95 adaptable units which could be easily renovated to accommodate a future resident in a wheelchair.

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Gallery Comments

None.

Correspondence

Geraldine Wray, 10-4460 Garry Street ([Schedule 1](#))

Mr. Craig noted that in her letter, Ms. Wray expressed concern regarding the proposed building's height and its implications to airflow and sunlight penetration to the adjacent townhouse unit.

In reply to a query from the Panel, Mr. Craig confirmed that Ms. Wray resides in the townhouse development adjacent to the side of the congregate housing facility where the height reduction is proposed.

Panel Discussion

The Panel expressed support for the project, noting that the project's interface with adjacent properties is appropriate.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would permit the construction of a 4 storey 107 unit congregate housing facility on the southern half of 4360 Garry Street and retain the existing temple on a site zoned "Assembly and Congregate Housing – Garry Street (Steveston)(ZR12)".

CARRIED

2. DEVELOPMENT PERMIT 18-829249

(REDMS No. 5920054 v. 3)

APPLICANT: BC Housing Management Commission

PROPERTY LOCATION: 7300 Elmbridge Way

3.

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INTENT OF PERMIT:

1. To permit the construction of a three-storey, 40-unit modular supportive housing building at 7300 Elmbridge Way on a site zoned “Downtown Commercial (CDT1)”; and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to:
 - (a) reduce the number of required parking spaces from 56 to 8; and
 - (b) reduce the number of Class 1 (Resident) bicycle parking spaces from 50 to 40 spaces.

Applicant’s Comments

Naomi Brunemeyer, Director of Regional Development, BC Housing, provided background information on the proposed temporary modular supportive housing project and commented on (i) the Province’s Rapid Response to Homelessness initiative, (ii) the temporary nature of the proposed modular housing project, (iii) the intended client population and proposed design for the project, (iv) the City’s goals of preserving and protecting existing on-site trees, maintaining the provision of an off-leash dog park at a smaller scale at the north end of the site, and responding to the project’s surrounding context in terms of project design, and (v) the project’s institutional partners and their respective roles.

Chad Zyla, S2 Architecture, with the aid of a video presentation (attached to and forming part of these Minutes as Schedule 2), reviewed (i) the project’s site context, (ii) the characteristics and existing condition of the subject site, and (iii) the proposed site lay-out and building design.

In addition, Mr. Zyla provided details regarding the construction methodology for the modular building and reviewed the building’s architectural form and character, noting that the simple building form, choice of materials, and neutral colour palette respond to the existing residential buildings in the area.

Jacqueline Lowe, WSP Landscape Architecture, briefed the Panel on the main landscaping features of the project and highlighted the following:

- the proposed site plan and landscape plan was organized around the preservation of existing on-site and adjacent off-site trees, especially the street trees along Alderbridge Way and the grove of trees at the southwest corner of the subject site;
- the applicant worked with City staff to ensure that the proposed site plan and building construction methodology will not negatively impact the preservation and protection of existing trees;
- an outdoor amenity area for social and active uses is proposed on the north portion of the site and a south amenity area is proposed generally for contemplative uses; and
- tree and shrub planting, seating and visitor bicycle racks are proposed along the Alderbridge Way frontage.

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Panel Discussion

In reply to queries from the Panel, Ms. Lowe and Ms. Brunemeyer confirmed that (i) cedar fencing is proposed along the Alderbridge Way frontage, along the north side of the subject site facing the new City off-leash dog park, and along the west property line, (ii) chain link fencing is proposed in some portions at the back of the property, and (iii) the side doors at the north and south ends of the building will be used only for egress and will be monitored.

In response to a further query from the Panel, Kim Sommerville, Manager, Community Social Development, advised that the subject site will be returned to its original state to the City at the end of the five-year lease period by BC Housing. In addition, Mr. Craig confirmed that a landscape security will be required from the applicant as part of the Development Permit application process.

Mr. Zyla also commented that the proposed use of a triodectic foundation system for the modular housing will use a metal structural grid that unfolds underneath the building which reduces ground preparation requirements and will allow the site to be returned to its original state when the modular housing structure is removed on the site.

In reply to a query from the Panel, Mr. Zyla confirmed that heating and cooling of the proposed modular housing will not require the installation of rooftop mechanical equipment. In reply to a further query from the Panel, Mr. Zyla reviewed the floor plans for the proposed modular building, noting that common dining, amenity and office areas will be provided as well as individual amenities for residents.

Staff Comments

Mr. Craig noted that (i) the new City off-leash dog park design and reconstruction will be part of a separate process undertaken by the Parks Department, (ii) the project has been designed to comply with the City's Aircraft Noise Policy in terms of acoustical measures and thermal comfort, (iii) the project was reviewed and supported by the Advisory Design Panel, and (iv) the proposed bicycle and vehicle parking variances have been reviewed and supported by City staff based on the intended use of the building.

Gallery Comments

Timothy Osiowy, 7371 Westminster Highway, expressed support for the project and commended the applicant and the design team for a well done project. Mr. Osiowy also expressed appreciation for the proposed site lay-out and the maintenance of an off-leash dog park on the subject site which address the concerns of some people in the neighbourhood.

Correspondence

Zhengxian Fan, Elmbridge Way ([Schedule 3](#))

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It was noted that Zhengxian Fan's concerns regarding the management and future occupants of the proposed temporary supportive modular housing have been dealt with by Council and are outside the jurisdiction of the Panel.

Timothy Osiowy, 7371 Westminster Highway (Schedule 4)

It was noted that Mr. Osiowy's concern regarding the assurance that the proposed modular building will only be in place for five years has already been addressed earlier in the meeting by the project's proponents.

Panel Discussion

The Panel expressed support for the project, noting that the site lay-out and proposed amenities were carefully considered and well designed.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would:

1. *permit the construction of a three-storey, 40-unit modular supportive housing building at 7300 Elmbridge Way on a site zoned "Downtown Commercial (CDT1)"; and*
2. *vary the provisions of Richmond Zoning Bylaw 8500 to:*
 - (a) *reduce the number of required parking spaces from 56 to 8; and*
 - (b) *reduce the number of Class 1 (Resident) bicycle parking spaces from 50 to 40 spaces.*

CARRIED

3. **Date of Next Meeting: September 26, 2018**

4. **Adjournment**

It was moved and seconded

That the meeting be adjourned at 4:25 p.m.

CARRIED

Development Permit Panel
Wednesday, September 12, 2018

Certified a true and correct copy of the Minutes of the meeting of the Development Permit Panel of the Council of the City of Richmond held on Wednesday, September 12, 2018.

Joe Erceg
Chair

Rustico Agawin
Committee Clerk

Schedule 1 to the Minutes of the
Development Permit Panel
meeting held on Wednesday,
September 12, 2018.

To Development Permit Panel

Date: SEPTEMBER 12, 2018

Item # 1

Re: _____

10.4460 Garry Street,
Richmond, B.C.; V7E 2V2
August 31, 2018

David Weber.

Director, City Clerk's Office,
6911 Fumber Three Road,
Richmond, B.C., V6Y 2C1



Richmond Development Panel Meeting:

When Bud Sakamoto had brought this subject up several years ago, I had vigorously objected to the proposal and had given my reasons.

I had bought my Townhouse in 1980 after viewing the ideal location of the homes: the park on the south side, and a large parking to the west.

My objections remain the same: a 4 story 107 unit congregate housing on the southern half of 4360 Garry Street, would block off the air-flow and sunlight to the homes on the west side of our homes.

In my opinion this is a most inconsiderate and thoughtless application.

Since I am unable to attend the Richmond Development Permit Panel Meeting, I am writing to voice my objections to this plan.

Yours Truly,
(Mrs.) Geraldine Gray.

Schedule 2 to the Minutes of the Development Permit Panel meeting held on Wednesday, September 12, 2018.

/Richmond Supportive Housing: 7300

Elmbridge Way



S2 Rendering provided by SZ Architecture.

Development Permit Panel Meeting: Richmond City Hall

September 12, 2018





/PARTNERS



BC HOUSING



Richmond



BC HOUSING

/PARTNER ROLES

- City of Richmond – Provides land
- BC Housing - provides capital and operational funding
- RainCity Housing - Operates the building, supports the residents and works with partners (VCH)
- Horizon North - The Design Builder developing this project

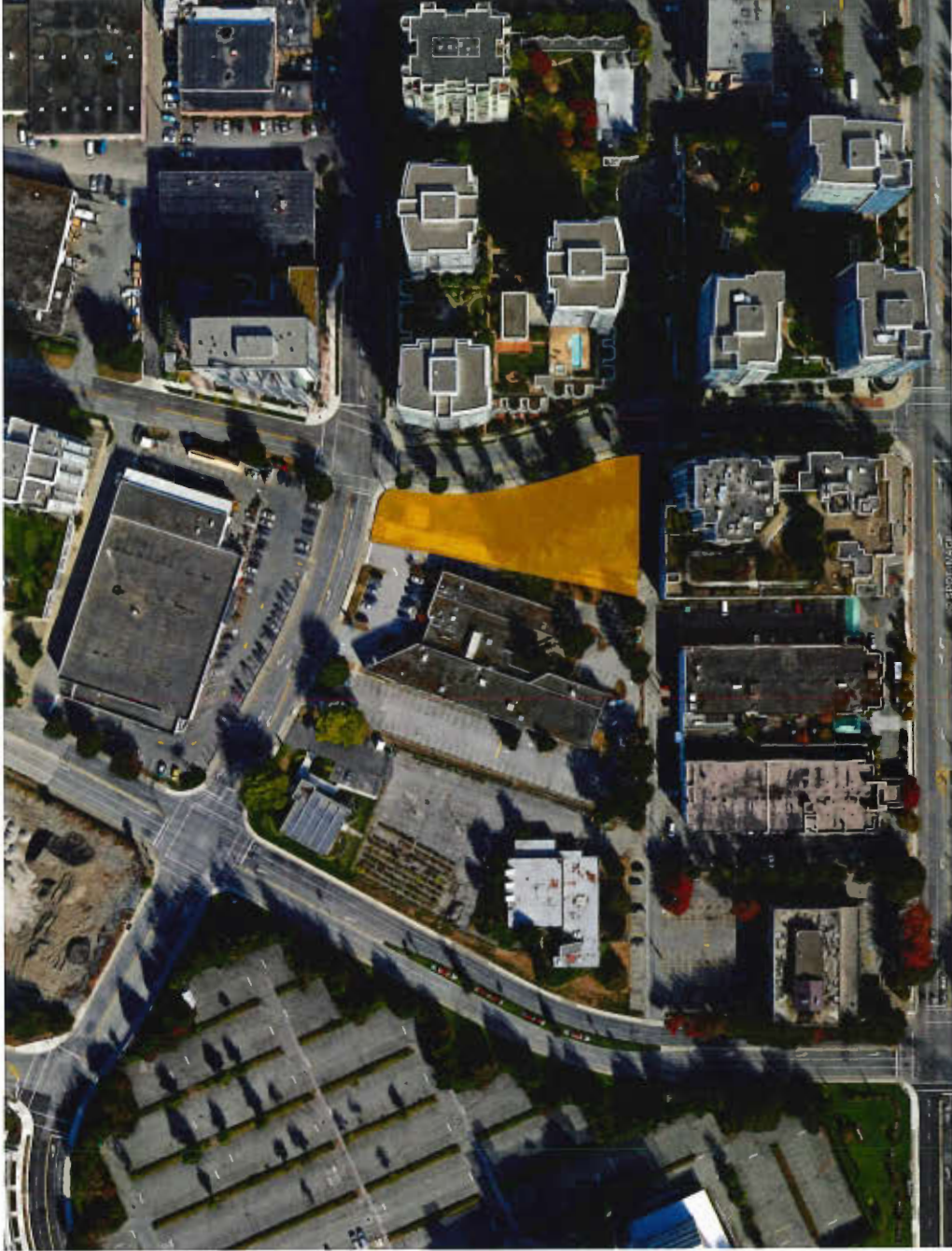


40 units of supportive housing for people experiencing homelessness proposed for 7300 Elmbridge Way



HORIZON NORTH

/ SITE CONTEXT





HORIZON NORTH

/EXISTING SITE



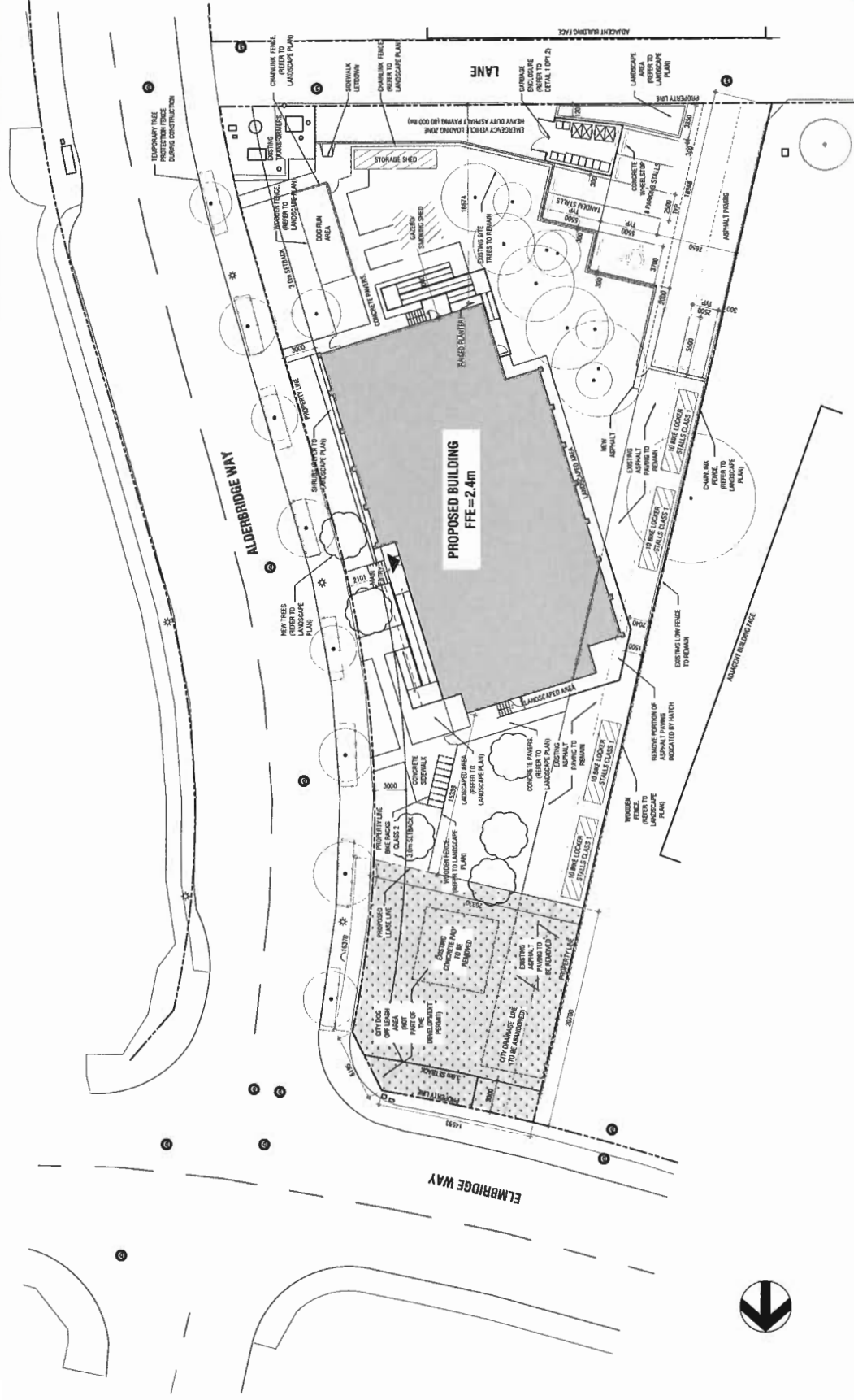
BC HOUSING





HORIZON NORTH

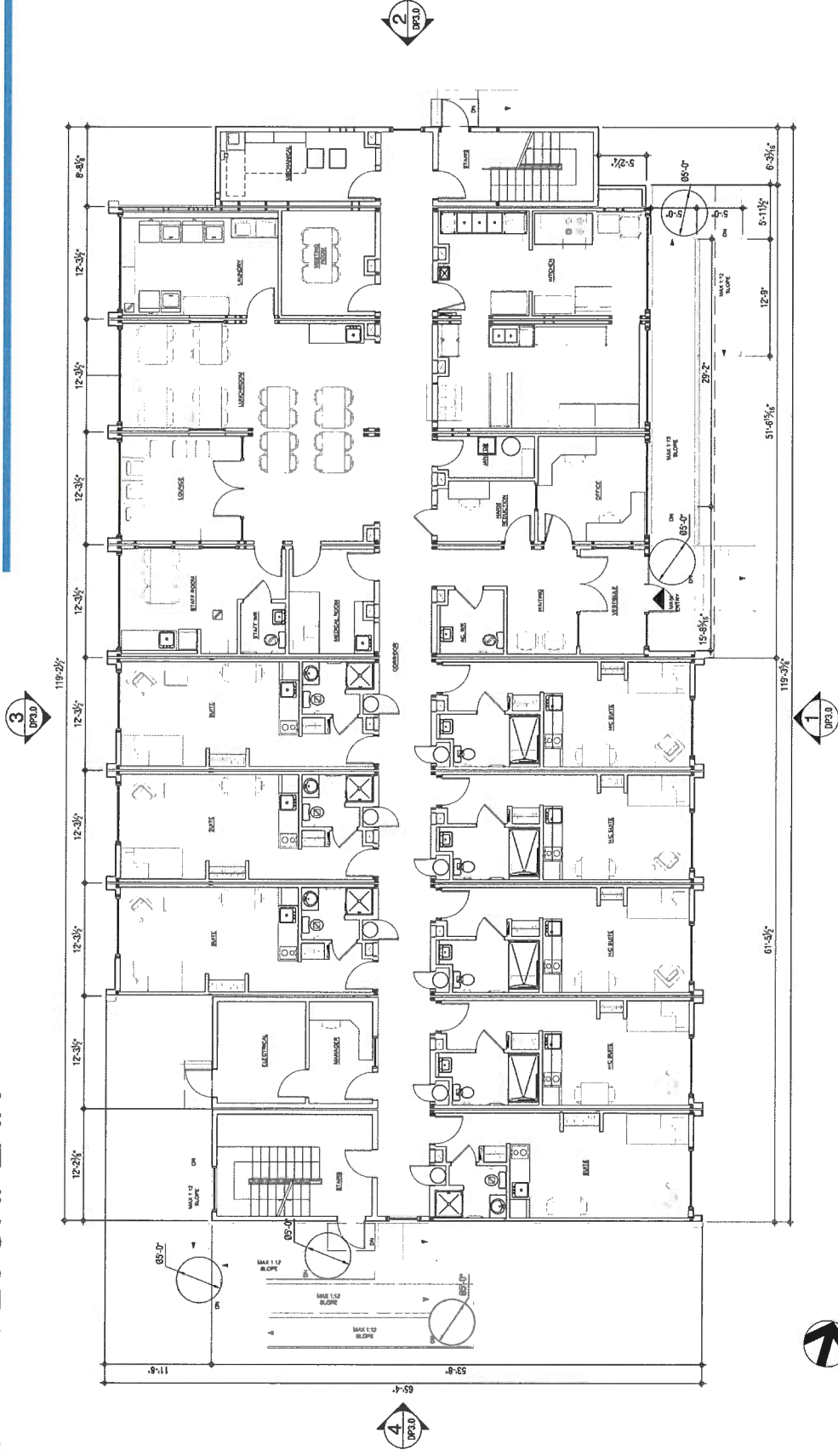
/SITE PLAN





HORIZON NORTH

MAIN FLOORPLAN





HORIZON NORTH

/SOUTHWEST VIEW FROM ALDERBRIDGE



Renderings provided by S2 Architecture.
Renderings are artistic representations and are subject to change.



BC HOUSING





HORIZON NORTH

/NORTHEAST VIEW FROM ALDERBRIDGE



Renderings provided by S2 Architecture
Renderings are artistic representations and are subject to change.



BC HOUSING



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Schedule 3 to the Minutes of the
Development Permit Panel
meeting held on Wednesday,
September 12, 2018.

To Development Permit Panel
Date: <u>September 12, 2018</u>
Item # <u>2</u>
Re: <u>DP 18-829249</u>
<u>7300 Elmbridge Way</u>

Dear Mr. Director:

I am the resident living on Elmbridge Way, right across the location of the future homeless construction. I am a senior living alone. The reason I choose to live here is that I feel it is very safe in this neighborhood.

I am very concerned that if there is a homeless building so close to where I live, I will feel it might not be a safe place anymore. There could be drug users and people with mental problems wandering around. I will not dare to walk to my park. I might think of moving out of this neighborhood. If you can think of any other places more distant to the dense residential areas to settle them, I would appreciate it. Or if you have no other choices, can you make up a plan to make sure they behave themselves like normal people?

I know a lot of people living here have the same worries as me. I hope you could consider our opinions.

Thank you

樊政威

Resident: Zhengxian Fan

Sept. 7, 2018.



Schedule 4 to the Minutes of the Development Permit Panel meeting held on Wednesday, September 12, 2018.

To Development Permit Panel
Date: <u>Sep. 12, 2018</u>
Item # <u>2</u>
Re: <u>DP 18 829249</u> <u>7300 Elmbridge Way</u>

September 12, 2018

Richmond City Council

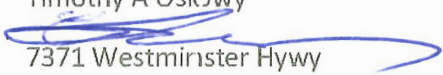
Dear City Council;

As a owner near the proposed homeless development I and others nearby want to go on record as notifying city council that this project will not be there more than five years as promised by the Honorable Mayor Brody.

It is also our understanding that this facility will be well cared for and monitored so as to be a safe place for all concerned.

Yours Truly;

Timothy A Osicwy


7371 Westminster Hwy

Richmond BC

