



**Regular Council meeting for Public Hearings
Monday, December 15, 2025**

Place: Council Chambers
Richmond City Hall

Present: Mayor Malcolm D. Brodie, Chair
Councillor Chak Au
Councillor Carol Day
Councillor Laura Gillanders
Councillor Kash Heed
Councillor Andy Hobbs
Councillor Alexa Loo
Councillor Bill McNulty
Councillor Michael Wolfe
Claudia Jesson, Corporate Officer

Call to Order: Mayor Brodie opened the proceedings at 5:30 p.m.

1. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 10721
(RZ 25-005701)**

(File Ref. No. RZ 25-005701) (REDMS No. 8181658, 8181738)

Applicant's Comments:

Jo Ann Tait, Vice President, Vancouver Coastal Health - Richmond Community, provided an overview of the proposed redeveloped long term care facility, to include 144 long term care beds, 14 hospice beds, an adult daycare program, childcare space and overnight respite, providing all its residents the ability to live in place with autonomy, choice and supportive healthcare. Current timelines anticipate opening of the proposed facility November 2029.

Darren Bryson, Chief Project Officer, representing Vancouver Coastal Health (VCH), spoke to the extensive dialogue undertaken with the community and incorporated into the design, e.g., addressing light and shadowing concerns to minimize the effect to other buildings, and moving sightlines away from adjacent residences and towards open space. Mr. Bryson further noted (i) it is not possible to fulfill the modern health care standards and social model of care without the proposed eight storey design, (ii) the development design meets and exceeds bylaw requirements for parking, (iii) the road network



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study concluded the road networks can support the facility, (iv) accessibility will be improved with new sidewalks, park pathways and all the frontage improvements, as requested by the City, and (v) have been incorporating all input throughout the design process to the extent to minimize its impact on the neighbouring community.

In response to a query from Council regarding Council's recent request to VCH to retain the current temporary location, Bridgeport Lions Manor, permanently for the provision of continued long-term care, Ms. Tait reported the VCH Board did sign a lease to continue providing the 144 beds through January 2029, and that the Board is currently in discussion with the Provincial Government to retain those beds beyond then.

Written Submissions:

Linda Carriere (Schedule 1)

Cathy Sichewski (Schedule 2)

Christine Marin, President, CFUW Richmond (Schedule 3)

Doug Aandra Currie Shearer and Douglas Shearer (Schedule 4)

Darcie Light, Jason Light and Shirley Light (Schedule 4)

Tommy Leung (Schedule 5)

Jamie Montgomery (Schedule 6)

Vinicius Cid (Schedule 7)

Submissions from the floor:

Dave Semple, Richmond resident, expressed the importance of the proposed eight storey development for the community, and reiterated the necessity for the Bridgeport Lions Manor to continue as a permanent (additional) facility to address the increasing need for long-term care in Richmond.

Charan Gill, Chair, and Donna Sargent, Vice-Chair, The Maples Residences, Steveston, spoke in support of the proposed development and to the immediate and rapidly increasing need for long-term care in Richmond, critical in providing seniors the opportunity to age in place. The crisis that many seniors and their families are facing was outlined, noting the extensive waitlist for long-term care beds, placing an enormous strain on the physical, mental and financial well being of those individuals, their families, caregivers, health care system and staff, and that the proposed campus of care in Steveston is critical to ensure that as needs change, there is a smooth transition from independent living, to assisted living to long-term care.



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Jennifer West, on behalf of the Richmond Division of Family Practice (a not-for-profit organization), expressed strong support for the redevelopment of Richmond Lions Manor in Steveston, echoing the comments of previous speakers regarding the many benefits of the project for the community, and noted that the increasing demand for long term care and hospice services continues to exceed capacity in the community, patients are waiting too long for appropriate placements and families are struggling to support loved ones without adequate resources. Ms. West further noted the additional long-term care and hospice beds proposed through the redevelopment is essential to maintaining both the quality of life for patients and the sustainability within the health care system as a whole.

Dr. Lisa Nakajima, family physician and Board Chair, Richmond Division of Family Practice, spoke on behalf of the Board from the perspective of primary care, noting strong support for the project which responds directly to the urgent and growing needs in the community as Richmond's population is rapidly aging and the demand for long term care and hospice services continues to exceed capacity, which is seen every day by family physicians of patients who are waiting too long for appropriate care and placement which lands on the family to help and support them with inadequate resources. Additionally, the inclusion of the adult day program and childcare further strengthens the project by supporting caregivers, promoting intergenerational connections and helping families stay resilient.

Dan Levitt, BC Seniors Advocate, expressed strong support for the project and outlined the key tasks his office undertakes in monitoring, analysing and making recommendations to government with respect to improving support services and programs for seniors. Mr. Levitt noted the vast majority of seniors would like to age at home however many will require 24-hour support and nursing services, which is especially troubling due to the rapid increase in the seniors (baby boomer) population that has started to rely more heavily on public services to support aging. An overview of the provincial average of seniors waiting for long-term care beds was provided, noting a 200% increase within the last decade, faced with a 98% increase in wait times over the past seven years. In closing, Mr. Levitt reiterated the data demonstrates that expansion projects such as the proposed campus of care development (the "gold standard of senior living") are essential to meet the increasing demand and ensure the most vulnerable seniors can enjoy a high quality of life in a caring and comfortable environment and remain in one place, where they have friends and family they known over the years.



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Linda Carriere, 9530 Haven Drive, spoke to her written submission in strong support of the development and providing a personal perspective on the importance of such a facility for families (attached to and forming part of these minutes as Schedule 1).

Cathy Sichewski, Richmond (Steveston) resident and nurse clinician, spoke to her written submission (attached to and forming part of these minutes as Schedule 2).

Jeff Moss, Executive Director, Jewish Seniors Alliance of Canada and Richmond resident, shared some background of his years growing up in Steveston, a community where seniors were visible, valued and part of everyday life that recognized and demonstrated the importance of dignity in the aging process. Mr. Moss further expressed strong support of the redevelopment of Richmond Lions Manor Fentiman campus of care, noting there is a significant shortage in long-term care beds throughout BC and that the new facility represents responsible planning and a thoughtful, compassionate and necessary response for the community, which supports seniors and caregivers, prioritizes its citizens and understands the importance of supporting a multigenerational inclusive community, strengthens neighbourhoods and reflects a city that values connection, care and community across generations.

Andrew Rogers, 11731 Fentiman Place, spoke on behalf of himself and the 200 residents of the surrounding area who signed a petition expressing concerns over the size and scale of the project for the location. Although not opposed to long term care in the neighbourhood, concerns with the construction, the structure itself, vehicle/pedestrian traffic and overflow parking for various Steveston events were raised, noting (i) the contrast in size and scope of the proposed new building being eight storeys with 80% lot coverage and overshadowing other properties vs. the former seven storeys with approximately 40% lot coverage, (ii) the impact on the neighbourhood with Fentiman Place being a very short street with only 11 homes with one way in and one way out of the neighbourhood, and (iii) that only one traffic study was conducted reporting a high increase in traffic during peak hours with possible variances in traffic demands for numerous reasons, but no mention of the increased pedestrian traffic (McMath Secondary students) or a need to change the festival event parking on Fentiman Place (e.g. Canada Day and Salmon Festival). The question was also raised whether Steveston residents will be given priority for placement at the facility if needed (e.g. residents at Wisteria Place or the Maple Residences).



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Christine Marin, 4099 Williams Road, President, CFUW Richmond (Canadian Federation of University Women), representing 89 members who are Richmond residents, spoke to the written submission of strong support for the proposed development (attached to and forming part of these minutes as Schedule 3) and the warmth and connection it will bring to the seniors that will be living there.

Allyn Rodden, 11220 Frigate Court, spoke in total support of the proposed development noting that the proposed Richmond Lions Manor Fentiman campus of care, together with The Maples and Wisteria developments, ensures all levels of care will be available for seniors within Steveston.

Reiner Mehl, 10200 Fourth Avenue, Wisteria Senior Health and Housing Society, spoke in strong support for the proposed Richmond Lions Manor Fentiman, noting the urgent need for the facility and that while there is no guarantee that preference may be given to residents of Steveston, it is better than the current option where Wisteria Place members may be moved to relatives/caregivers that live far away in order to receive the support needed.

Gina Fernandez, Richmond resident, and registered occupational therapist, spoke in strong support of the proposed development, noting that current adult day program resources in Richmond are minimal and not able to meet the needs, especially long-term care, and that by supporting the development of Richmond Lions Manor Fentiman demonstrates the City's commitment to thoughtful, well planned residences and care for its aging population.

Catherine Andrews, #322, 4500 Westwater Drive, spoke to her experience working as a nurse and caregiver supporting her family and many of her friends and neighbours who have been facing end of life issues and have had to leave their community and move to a long-term care facility far away for the first available bed anywhere. Ms. Andrews echoed the comments of support from all the other speakers, noting the urgent need for the proposed development in Steveston that supports the community and its citizens.

Doug Shearer, 4111 Garry Street, expressed support for the Richmond Lions Manor Fentiman development in the form and character proposed, noting the addition of this facility in its present form and the benefit it will bring is going to outweigh any of the affects it might have on traffic or height. The correspondence submitted to the City through VCH (attached to and forming part of these minutes as Schedule 4) was referenced, noting strong concerns related to the roadway serving the development site, in particular increased volume and high speeds as well as ongoing traffic issues on Garry Street to be



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mitigated. It was requested that some traffic calming measures be looked at for Garry Street, including a 30 km/h limit and raised crosswalks, and that Yoshida Court and Dunford Road should also merit serious consideration.

Brian Rideau, 11768 Fentiman Place, noted he was aware the original Lions Manor would be replaced, however he hadn't anticipated the size and scope of the facility and expressed concerns with respect to the stress/impact on the neighbourhood during construction (preload, the type of high impact construction methods, etc.) and inquired whether the neighbouring homeowners should be concerned about the potential of any residual damage to their homes as a result, and how this will be monitored by VCH and their construction partners. Mr. Rideau further inquired whether pre/post inspections of the surrounding buildings will be conducted, what neighbourhood amenities will be lost and/or whether festival and event parking will be impacted during the construction period.

Tim Evans, 4111 Garry Street, acknowledged his support for a long-term care facility located at Fentiman Place, but expressed concerns and opposition to the size and density of the development to be built on a narrow cul-de-sac and the spillover affect on Garry Street as a result, noting the street is already heavily congested with so many facilities within a 500m stretch of the street, which intensifies further during special events such as Canada Day. Mr. Evans further noted the traffic study was undertaken on September 17, when the weather was warm and sunny, but doesn't address the increased traffic to and from McMath Secondary in the winter when it is cold and wet, and suggested that a further traffic study be undertaken during the winter months.

Maria Lugs, hospital employee and personal care aid, Minoru Residence, spoke in favour of the application, noting the urgent need for the facility and place where seniors receive the dignity they very much deserve.

PH25/6-1

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10721 be given second and third readings.

The question on the motion was not called as discussion ensued. In response to queries from Council, staff provided the following information:

- in terms of the proposed lot coverage for the development, it is a 53% lot coverage, the buildings as proposed are eight storeys in height, and the proposed development does sit atop a parkade podium that does provide for the 91 parking stalls that are to be accommodated on site that does provide parking for staff and visitors;



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- the traffic study was received and reviewed by the City's Transportation department, and the traffic impact study did consider background traffic associated with the school and Garry Street;
- as part of the Building Permit, the City will also review a construction traffic and parking management plan, which will include mechanisms for continued access for vehicles and pedestrians as construction occurs;
- this project does not set a precedent as each application is considered on its own merit on a case-by-case basis;
- at this point in time the construction impacts are unknown as there is no current Building Permit application that has been made that would outline in detail the methods of construction, any further questions regarding construction impacts are best directed to VCH and their consultant team; VCH has indicated that they are committed to continuing to keep the community informed and engaged during the entire construction process of the project;
- event generating traffic is still able to be accommodated in the area, Fentiman Place will remain open during construction, staff have reviewed the width of Fentiman Place and have confirmed that even during construction Fentiman can still operate;
- in terms of priority for Steveston residents, that is part of the programming for the facility and best answered by members of VCH;
- the application does not secure the commitment of preferred priority outright, however it is understood from many of the presentations that there is a clear need for this type of facility for Richmond residents, and best answered by VCH;
- at this point in time, no concessions have been requested for use of City property for construction laydown purposes or other activities, any use of City property would ultimately still be subject to a separate City Council approval;
- staff are not aware of the construction program which would best be directed to the Applicant for response;
- it is anticipated there will be one or two parking spots that will be lost on Fentiman Place due to the driveway of the proposed development, but in general it will remain the same; staff could look at resident only (permit) parking should the residents wish;



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- there will be some shadowing of the adjacent properties, despite moving the building massing as far south as possible; the applicant worked closely with the City's design and planning staff to best locate the building in a manner that would pose the least impact from shadowing; and
- in terms of any impacts to adjacent properties, the City does have a Good Neighbour program for any development that occurs in the City, encouraging those developers to keep their neighbours informed as construction proceeds, which VCH has indicated that they would do throughout the construction process.

The question on the motion was then called and it was **CARRIED**.

Councillor Au left the meeting (7:10 p.m.).

2. **TEMPORARY USE PERMIT (TU 24-036427)**
(File Ref. No. TU 24-036427) (REDMS No. 8203464)

Applicant's Comments:

The applicant was available to respond to queries.

Written Submissions:

None.

Submissions from the floor:

None.

PH25/6-2

It was moved and seconded

To allow a Temporary Commercial Use Permit to allow non-accessory parking as a permitted use at the northwest corner of 12800 Rice Mill Road.

CARRIED

Councillor Au rejoined the meeting (7:12 p.m.).

3. **RICHMOND OFFICIAL COMMUNITY PLAN BYLAW 9000,
AMENDMENT BYLAW 10719**
(File Ref. No. 08-4045-01) (REDMS No. 8189995, 8192236)

Applicant's Comments:

The applicant was available to respond to queries.



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Written Submissions:

None.

Submissions from the floor:

None.

PH25/6-3

It was moved and seconded

That Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 10719 be given second and third readings.

CARRIED

PH25/6-4

It was moved and seconded

That Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 10719 be adopted.

CARRIED

ADJOURNMENT

PH25/6-5

It was moved and seconded

That the meeting adjourn (7:13 p.m.).

CARRIED

Certified a true and correct copy of the
Minutes of the Regular meeting for Public
Hearings of the City of Richmond held on
Monday, December 15, 2025.

Mayor (Malcolm D. Brodie)

Corporate Officer (Claudia Jesson)

From: Linda Carriere
Sent: November 14, 2025 9:31 AM
To: RLMFentiman@vch.ca; CityClerk
Cc: Kelly.Greene.MLA@leg.bc.ca
Subject: Letter of Support - Lions Manor Fentiman

City of Richmond Security Warning: This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe..

Hello,

I'm writing you to indicate my strong level of support for the new Lions Fentiman Manor in Steveston. It's actually shocking to me that this action is required, in that to think it wouldn't be approved, but I'm happy to weigh in regardless.

As the recent report from BC's Senior Advocate indicated, the state of lack of beds in long term care facilities in BC is dismal and will only get worse as the years progress.

As a daughter who has her 93 year old father living in her home, with care aides coming 4 times per day, and being told there is a years-long wait to get him into LTC is frustrating and maddening.

As a daughter whose Mom's partner is in temporary emergency care placement at UBC's Purdy Pavillion, and being told there is a years-long wait to transfer him back to Richmond and one of his preferred care homes is also frustrating and maddening.

As Purdy is considered part of the UBC hospital complex, it doesn't have to adhere to the same Act and Regulations. This means there can be 3 to 4 residents per room, and other shortfalls in terms of room requirements compared to homes that do have to follow the Residential Care Regulations. Not having our family member at a location easy for my Mom (a Steveston resident) to visit also affects both their mental health.

All this to say that even with a new LTC in Steveston, there will still be many more people needing this type of support. So the thought that this facility would somehow not be approved is, as I've previously stated, "frustrating and maddening".

Having a modern well equipped LTC in our community is an important step to lessening the impact of years of inaction. The Fentiman Project itself has been pushed back by year(s), as a press release in 2023 stated construction would begin in 2025, obviously a missed timeline.

The current Lions manor was a stop gap measure and a new facility needs to be built as soon as possible, both for the health of our most vulnerable members of society and their families. It should not have taken since 2014 to replace this facility.

Thank you for the opportunity to submit my thoughts on this matter.

Linda Carriere

Richmond Resident (from 1983-1993 and 2003 - present day)

Letter of Support for Lion's Manor Expansion

Advocating for Enhanced Elderly Care in Richmond, BC

To Whom It May Concern,

As a nurse who has spent the past decade of my career caring for seniors, I am writing to wholeheartedly support the proposed expansion of Lion's Manor on Fentiman Pl, in Richmond, British Columbia. Each day, I witness the invaluable impact that compassionate, professional elder care has on our residents and their families. As our community grows and the population continues to age, the demand for quality long-term care only becomes more urgent.

Currently, Richmond has approximately 900 beds dedicated to elderly care. The addition of 144 new beds at Lion's Manor will be a transformative step forward, enabling us to better serve families who are waiting anxiously for safe, supportive places for their loved ones. This expansion means more seniors can remain close to home, surrounded by the comfort of familiar faces and the reassurance of dedicated caregivers. With increased capacity, we can reduce waitlists, expedite access to care, and further enrich the lives of those who depend on us most.

I understand that changes to our facilities may raise concerns in the community, especially regarding parking and traffic. Developments, such as Wisteria Place, the overall densification of Steveston, and the Steveston Highway corridor seem to have been managed thoughtfully, with careful planning and collaboration. Impacts have been minimal and easily adapted to. The overarching priority is always the well-being of our residents and the harmony of our neighbourhoods.

The long-term benefits of Lion's Manor's expansion far outweigh any temporary challenges. Increased availability of high-quality elder care strengthens our community, brings peace of mind to countless families, and stands as a testament to Richmond's commitment to honouring and supporting its seniors.

Should you need any further information or wish to discuss the project in detail, I am happy to share my insights or participate in community discussions about the positive impact and the future of care at Lion's Manor. Let us work together to ensure that every senior in Richmond feels valued, safe, and surrounded by the best possible care.

Thank you for your consideration and for your dedication to our community's well-being.

Sincerely,

Cathy RN, CCN
Nurse Clinician
Richmond, British Columbia

Schedule 3 to the Minutes of the
Public Hearing meeting of
Richmond City Council held on
Monday, December 15, 2025

From: Deborah and Michael Track
Sent: Monday, December 15, 2025 10:50 AM
To: CityClerk
Cc: Christine Marin; Jenny Toone
Subject: Lions Manor - Fentiman
Attachments: 12-15-2025 CFUW Presentation to City Council.docx; CFUW Policies Long term care.docx

City of Richmond Security Warning: This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe..

Please accept this submission for the Public Hearing at this evening's Council meeting. A delegation of members of CFUW Richmond plans to attend the meeting and **President Christine Marin** will read this statement of support for the Lions Manor - Fentiman project.

The attached policies will not be read aloud but are provided for information.

I can be reached at the number below if you have any questions or concerns.

Deborah Track
Co-chair, Advocacy Committee
CFUW Richmond
Ph: 604-318-5874

Presentation to Richmond City Council

December 15, 2025

My name is Christine Marin, and I have lived in Richmond off and on since 1960. I currently live at 4099 Williams Road.

Today, as president of CFUW Richmond, I represent 89 of our members who are Richmond residents. As a women's organization, CFUW has a long history of supporting many aspects of eldercare, including creating a national study group to look into the issues in long term care that became so critical during Covid. CFUW has policies that address this subject and that support the provision of quality care within the community for those who are not able to live at home. It is consistent with those policies that CFUW Richmond submitted a written letter to the City to express support for Vancouver Coastal Health's application for Richmond Lions Manor - Fentiman.

CFUW members recognize that it is important for our seniors to continue to receive the care they need and deserve and that the elderly wish to live and be supported in a home-like environment. We are particularly thankful that the project plan includes many levels of care, from single-bed rooms with access to social and recreational areas, includes supports for those with dementia, has an adult day program, overnight respite, a hospice unit and outdoor spaces. With a café and corner store, open to all, and with the inclusion of a 37-space daycare, we are looking at a facility which replicates 'real life', and does not sequester the elderly, separating them from the warmth and connection that a neighbourhood can bring.

And what better neighbourhood than Steveston, where the elderly and their families can walk to green spaces, shops, to the new community centre, to watch the dogs play at their park, or to have a coffee in the sun on the dyke. It is a good thing to age in a village community.

Last year the number of people waiting for long term care beds was 3430; a number that had more than doubled in five years. The Lions Manor - Fentiman will not only help

to alleviate the bottleneck in the eldercare system, but it will do so on the site of the old Lions Manor, in a village that is welcoming and safe, in a real-life model where elderly people still matter.

To us, it is clear that a new Lions Manor within Steveston is an urgent need in our community. We hope that you will vote to see this project through to completion. CFUW strongly supports the Lions Manor project and the warmth and connection it will bring to seniors living there. We hope that Council will approve it for the future of our community.

Presented by Christine Marin
President, CFUW Richmond

CFUW National policies Long-term care

Ageing in Place: Resources for all Canadians to Age at Home and in Community Settings – 2024 CFUW Advocacy Committee

RESOLVED, That CFUW urge the federal, provincial, territorial, regional, municipal and Indigenous governments to: a) Increase targeted funding for older adults' high-quality, accessible, affordable, and person-centred community services to enable ageing in place at home or in their preferred community setting; b) Ensure funding is allocated equitably in communities, allowing them to build older adult services specific to their context, while taking into consideration cultural diversity and the specific needs of rural, remote, and urban settings; c) Clearly articulate the parameters of funding and ensure accountability and the on going monitoring of the appropriate distribution of resources with transparency to the public; d) Encourage collaboration among all levels of government in developing, funding, and evaluating a variety of in-home and community care options; e) Ensure that research and practice address the current and emerging needs of older adults in a manner that allows continuous support in home and community settings, and; f) Continue to engage with stakeholders, including, but not limited to, healthcare providers, clinical bodies, and the National Seniors Council, to ensure ongoing up-to date research and best practices are available from, and for, health care professionals and other stakeholders.

RESOLVED, That CFUW urge the federal government to: a) Provide allocated resources and funding for older adults and/or their families who need additional care supports, and; b) Grant federal subsidies for needed renovations to existing housing to enable ageing in place.

Incentives to Adopt Current Standards for Long-Term Care – 2024 CFUW Advocacy Committee

RESOLVED, That CFUW urge the federal government to: a) Collaborate with the provincial, territorial and Indigenous governments to integrate the most recent and current Health Standards Organization's and Canadian Standards Association's Long-Term Care Service Standards and their Infection

Prevention and Control Standards into management frameworks for Long-Term Care; b) Encourage provinces and territories to develop, adopt, and implement long-term care strategies that comply with those standards and are for all long-term care facilities; c) Provide incentives to provincial, territorial, and Indigenous governments through bilateral agreements, allocated funding, and an accountability framework to facilitate adherence to these standards.

Long-Term Care: Protect the Vulnerable – 2020 CFUW Oakville

RESOLVED, That the Canadian Federation of University Women (CFUW) urge the federal, provincial, territorial and municipal governments to establish common evidenced-based standards that ensure all vulnerable Canadians can live in safety, comfort and dignity and have access to high quality, affordable long-term care (LTC);

RESOLVED, That CFUW urge the federal, provincial, territorial and municipal governments to define and implement high quality LTC that is achieved by, but not limited to: A. ensuring that person-in-care/staff ratios are consistent with evidence based best practices and that care providers are qualified. Well-paid and offered their choice full or part time positions; B. ensuring that all new LTC facilities are built on a non-profit model; ensuring annual, unscheduled onsite inspections; D. ensuring compliance of licensing standards; E. ensuring that needs-based education and training is provided to all LTC staff; F. ensuring that LTC staff have the equipment and support to properly care for residents and protect them in times of sickness or health, aggression and harassment; G. ensuring that all LTC facilities have a plan, equipment and the capacity to quickly implement infection control measures to protect residents and staff.

From: Marisa McLaws <mmclaws@makeprojects.ca>
To: Badyal, Sara
Subject: 11771 Fentiman: Letter of Support

Hi Sara,

Please see below in blue for a message of support received through the VCH website regarding
11771 Fentiman Place for your records:

**To: City of Richmond City Council Vancouver Coastal Health Subject: Proposed
Richmond Lions Manor Development - Fentiman Place, Steveston**

Dear Council members and Representatives of Vancouver Coastal Health, We are writing in support of the proposed development. We recognize that one of the great strengths of this community is the range of its demographics, and the need to provide health and social services for a variety of people within our neighborhood as opposed to remote, centralized locations. We do not think that the scale and height of the development will have an undue effect on our community. We have one strong concern which is related to the roadway serving the development site: high speeds. Our family has lived at 4111 Garry Street since 2006 and in the past 19 years it seems that vehicular traffic on Garry Street between Number One Road and Railway Avenue has increased in both volume and speed. We witness vehicles traveling at high speeds almost daily, including during the night. Since the speed limit has been reduced to 30km/hr on Moncton it appears that drivers are using Garry street as a faster conduit between Number One Road and Railway Avenue. We also regularly see and experience drivers not slowing or stopping for pedestrians crossing Garry Street at Yoshida Court. We urge the city, concurrently with the proposed development, to establish a 30km/hr speed limit on this stretch of Garry Street, as well as raising the crosswalks at Yoshida Court, Fentiman Place, and Dunford Road. The speed limit has recently been reduced to 30km/hr on the streets west of Number One Road where there are almost exclusively single family residences. In comparison, this block of Garry Street has both single and multifamily housing as well as Mc Math Secondary, Wisteria Place, Steveston Buddhist Temple, and Lions Park residences, and still has a 50km/hr speed limit. In addition to vehicles, there is significant pedestrian traffic of all ages using the crosswalks at Dunford Road, Fentiman Place and Yoshida Court. Thank you for your consideration

Aandra Currie Shearer and Douglas Shearer

Thank you!

Marisa McLaws, BCQ

Project Manager

 604.830.9717  MAKEProjects.ca

MAKE



RE: Support for the proposed Richmond Lions Manor-Fentiman

December 15, 2025

10371 Cornerbrook Crescent
Richmond, BC, V7E 4H5

Dear Mayor Malcolm Brodie and Richmond City Council,

I am writing to express support for Vancouver Coastal Health's application for Richmond Lions Manor-Fentiman, a new campus of care proposed for 11771 Fentiman Place in Richmond.

As a (resident of Richmond, caregiver for a family member in Richmond, etc.), I understand the need for more long-term care home spaces and additional health and community services. It is important that our family members, friends and neighbours can continue to get the care they need and deserve where they live. I believe this project will help meet the evolving care needs of the community.

- More long-term care spaces to support more seniors.
- Easier for families and friends to take their loved ones for a walk or coffee and use other community services nearby.
- Building design that supports resident choice in daily routines, meals, and activities, fostering a sense of independence and belonging. The current facility does not have outdoor areas for seniors with dementia to access that are safe with minimum supervision.
- Privacy for residents with private rooms and ensuite bathrooms.
- A more home-like environment with shared kitchens and living spaces.
- More autonomy and opportunities for safe movement for people living with dementia, including secure, accessible gardens and terraces.

Sincerely,

Darcie Light

RE: Support for the proposed Richmond Lions Manor-Fentiman

December 15, 2025

10371 Cornerbrook Crescent
Richmond, BC, V7E 4H5

Dear Mayor Malcolm Brodie and Richmond City Council,

I am writing to express support for Vancouver Coastal Health's application for Richmond Lions Manor-Fentiman, a new campus of care proposed for 11771 Fentiman Place in Richmond.

As a (resident of Richmond, caregiver for a family member in Richmond, etc.), I understand the need for more long-term care home spaces and additional health and community services. It is important that our family members, friends and neighbours can continue to get the care they need and deserve where they live. I believe this project will help meet the evolving care needs of the community.

- More long-term care spaces to support more seniors. I have first hand experienced the difficulties in my father accessing a long-term care facility,
- Easier for families and friends to take their loved ones for a walk or coffee and use other community services nearby. The current facility does not have areas for me to go for a walk with my dad without getting in a car.
- Building design that supports resident choice in daily routines, meals, and activities, fostering a sense of independence and belonging. The current facility does not have outdoor areas for seniors with dementia to access that are safe with minimum supervision.
- Privacy for residents with private rooms and ensuite bathrooms.
- A more home-like environment with shared kitchens and living spaces.
- More autonomy and opportunities for safe movement for people living with dementia, including secure, accessible gardens and terraces.

Sincerely,

Jason Light

RE: Support for the proposed Richmond Lions Manor-Fentiman

December 15, 2025

103-4111 Bayview Street
Richmond BC, V7E 6T5

Dear Mayor Malcolm Brodie and Richmond City Council,

I am writing to express support for Vancouver Coastal Health's application for Richmond Lions Manor-Fentiman, a new campus of care proposed for 11771 Fentiman Place in Richmond.

As a (resident of Richmond, caregiver for a family member in Richmond, etc.), I understand the need for more long-term care home spaces and additional health and community services. It is important that our family members, friends and neighbours can continue to get the care they need and deserve where they live. I believe this project will help meet the evolving care needs of the community.

- More long-term care spaces to support more seniors.
- Easier for families and friends to take their loved ones for a walk or coffee and use other community services nearby.
- Building design that supports resident choice in daily routines, meals, and activities, fostering a sense of independence and belonging. The current facility does not have outdoor areas for seniors with dementia to access that are safe with minimum supervision.
- Privacy for residents with private rooms and ensuite bathrooms.
- A more home-like environment with shared kitchens and living spaces.
- More autonomy and opportunities for safe movement for people living with dementia, including secure, accessible gardens and terraces.

Sincerely,

Shirley Light

From: Tommy Leung
Sent: Monday, December 15, 2025 9:50 AM
To: CityClerk
Subject: Support for the Richmond Lions Manor-Fentiman Campus of Care Project

City of Richmond Security Warning: This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe..

City Clerk's Office

City of Richmond
6911 No. 3 Road
Richmond, BC V6Y 2C1

Re: Support for the Richmond Lions Manor-Fentiman Campus of Care Project

Dear City Clerk,

My name is Tommy Leung and I am a resident of Richmond for over 40 years. I am writing to express my strong personal support for the Richmond Lions Manor-Fentiman campus of care project.

As a Richmond resident with an aging parent, this project is deeply meaningful to me. Like many families in our community, I have seen firsthand how aging can bring increasing care needs, uncertainty, and stress for both seniors and their loved ones. Having access to modern, compassionate long-term care and hospice services within our own community provides critical reassurance and stability for families like mine. I am also an active member of the Richmond community and regularly observe the growing number of seniors who require additional supports. Many older adults are doing their best to age independently in place at their home, yet face challenges related to health, mobility, isolation, and access to appropriate care due to different barriers to services and access. With Richmond's aging population, the need for well-designed, accessible, and community-based care facilities is both urgent and essential. The Richmond Lions Manor-Fentiman project represents a thoughtful and compassionate response to these realities. The household-style model of care, private rooms, shared living spaces, and access to outdoor areas demonstrate a clear commitment to dignity, comfort, and quality of life for residents. The inclusion of hospice beds further ensures that individuals can receive end-of-life care close to family, friends, and familiar surroundings.

I am particularly encouraged by the project's broader community focus, including adult day programs, respite services, and child care spaces. These elements support not only seniors, but also caregivers and families, while fostering intergenerational connection and strengthening the social fabric of our city.

For many families in Richmond, this project is more than infrastructure—it is a promise that our seniors will be supported with respect, compassion, and care, and that our community is planning responsibly for its future.

I respectfully urge the City of Richmond to support and advance the Richmond Lions Manor-Fentiman campus of care project. Thank you for considering my comments and for your ongoing commitment to the wellbeing of Richmond residents.

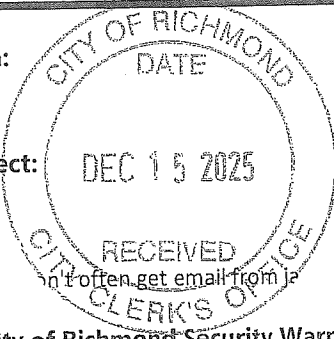
Sincerely,

Tommy Leung
Richmond resident

Blessings

Tommy

From: Jamie Montgomery
Sent: Saturday, December 13, 2025 7:42 PM
To: CityClerk
Subject: Richmond Zoning Bylaw Amendment for Fentiman Place



City of Richmond Security Warning: This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe..

Greetings:

I am writing in opposition to certain aspects of the proposed rezoning for 11771 Fentiman Place. While I support the construction of a building to house 144 long-term care beds, I am opposed to the massive scale of the proposed development that is required to accommodate the four other uses identified in the rezoning application.

By not only constructing a facility for 144 beds, but adding a hospice, an adult daycare, a child care facility and a cafe, the height and the massing of the long-term care building(s) is proposed to be of a size and scale that is out of character with the neighbourhood (and in fact all of Richmond west of One Road). This is a concern for several reasons:

- Fentiman Place is a very short, narrow dead-end street
- Fentiman Place is already busy with traffic from McMath Highschool (parents dropping off and picking up morning and afternoon), and the popular dog park
- Garry Street is extremely busy because of the above two destinations plus Wisteria Place with its many staff, visitors and service vehicles
- the proposed five uses will attract hundreds of vehicles a day to Fentiman Place: pickup and drop off for the adult and child daycares; staff (2 shifts) and visitors going the length of the street to the 100-vehicle parkade/parking area; garbage, recycling, compost, delivery and service trucks again driving the length of the street to the service area and back to Garry St
- building massing: proposed is a 100 metre + long 8-storey structure that replaces the current greenspace with an unbroken wall looming over the homes opposite
- shadows: the study submitted shows the 8-storey building shadowing the east side of Fentiman Place for most of the afternoon including in summer

Again, I recognize the need for a large long-term care facility in this location. The problem is trying to cram too many uses on this small piece of land in the middle of a single-family neighbourhood on a little dead-end street. Please reconsider this proposal so that the long-term care facility can proceed without delay.

Regards,

Jamie Montgomery
11784 Fentiman Place

From: Vinicius Cid
Sent: Monday, December 15, 2025 4:45 PM
To: CityClerk
Subject: Dec 15th Public Hearing Written Submission RE: 11771 Fentiman Place

City of Richmond Security Warning: This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe..

Greetings,

I am making a written submission with regards to the Richmond Zoning Bylaw 8500, Amendment Bylaw 10721

I live in Steveston, and I wholeheartedly support the proposed amendment and the corresponding project to build Lions Manor-Fentiman.

Further to that, I find it inconceivable that a project meant to replace the former Lions Manor building has to go through a public and politicized process prior to breaking ground. VCH ran the former facility and owns the land. There is an urgent need to have more long-term care beds in our community. A project like this one should be expedited, not bogged down.

I had read about there being opposition to this project at the planning committee stage, on the basis of the massing and shadows that would be created by the new building as it would be a storey taller than the past iteration of Lions Manor. It is unthinkable to be wasting energy on concerns such as these, relative to the needs being addressed by the project and the services taxpayers would expect to be provided to them once they reach old age.

Please do not make the political process of approving this project any more complicated than it needs to be.

Sincerely,

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Vinicius Cid
Bachelor of Commerce 2015 | Sauder School of Business | UBC
Master's of Public Policy 2024 | School of Public Policy | SFU