



City of Richmond

Report to Committee Planning and Development Division

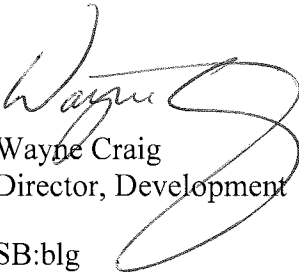
To: Planning Committee
From: Wayne Craig
Director, Development

Date: September 7, 2016
File: ZT 16-737142

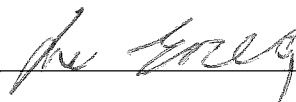
Re: Application by Jason Minard for a Zoning Text Amendment at
5411 Moncton Street to Add "Adult Day Care" as a Permitted Use to the
Congregate Housing (ZR4) – Steveston Zone

Staff Recommendation

1. That Richmond Zoning Bylaw 8500, Amendment Bylaw 9607, to amend the "Congregate Housing (ZR4) – Steveston" zone to allow an adult day care program as a secondary permitted use along with congregate care in the existing facility and amended parking requirements for the facility, be introduced and given first reading.


Wayne Craig
Director, Development

SB:blg
Att. 4

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Community Social Development	<input checked="" type="checkbox"/>	

Staff Report

Origin

Jason Minard of dys architecture has applied on behalf of S.U.C.C.E.S.S. to the City of Richmond to amend the site specific “Congregate Housing (ZR4) – Steveston” zone by adding Adult Day Care as a secondary permitted use at 5411 Moncton Street for the existing congregate care facility on the subject site (Attachment 1).

The application also includes amendments to the site specific ZR4 zone to introduce a definition for adult day care use and amendments to the parking requirements.

Findings of Fact

A development application data sheet providing details about the development proposal is attached as Attachment 2.

History

On February 27, 2006, Council approved the original rezoning (RZ 05-292498) and Development Permit (DP 05-300965) for a 50-unit, two-storey congregate housing building on the former Austin Harris Elementary School site at 5411 Moncton Street.

Affordable assisted living is provided for 50 seniors in the S.U.C.C.E.S.S. Austin Harris Residence, operated by the S.U.C.C.E.S.S. Multi-level Care Society on a property owned by the Provincial Rental Housing Corporation.

Vancouver Coastal Health has identified a need for Adult Day Care program space in Richmond. S.U.C.C.E.S.S. is pursuing the subject Zoning Text Amendment application to allow them to be able to contract with Vancouver Coastal Health to provide a 25-space Adult Day Care program in the existing congregate care facility.

Surrounding Development

Existing development immediately surrounding the subject site is as follows:

- To the North, are two (2) single-family dwellings fronting onto Flamingo Court on lots zoned “Single Detached (RS1/E)” and a pedestrian pathway connecting to Plover Drive and Kingfisher Drive.
- To the South, immediately across Moncton Street is: Trites Road; a single-family dwelling fronting onto Trites Road on a lot zoned “Single Detached (RS1/B)”; lots that were recently rezoned to “Single Detached (RS2/A)” and “Single Detached (ZS23) – Steveston”.
- To the East, are one (1) single-family dwelling fronting onto Moncton Street on a lot zoned “Single Detached (RS1/E)” and five (5) single-family dwellings fronting onto Plover Drive on lots subject to Land Use Contract 032.
- To the West, are one (1) single-family dwelling fronting onto Moncton Street on a lot zoned “Single Detached (RS1/B)”; five (5) single-family dwellings fronting onto

Osprey Court on lots zoned “Single Detached (RS1/B)”; and a pedestrian pathway connecting to Osprey Court.

Related Policies & Studies

Official Community Plan/Steveston Area Plan

The 2041 OCP Land Use Map designation for the subject site is “Apartment Residential”. The Steveston Area Land Use Map designation for the subject site is “Multiple-Family”. These land use designations allow for principal uses of townhouses and apartments. Seniors congregate care, intermediated care, assisted living, etc. are also permitted under the designation. This proposal is consistent with these land use designations.

Public Consultation

A Zoning Text Amendment sign has been installed on the subject property. Staff have not received any comments from the public about the Zoning Text Amendment application in response to the placement of the Zoning Text Amendment sign on the property.

Should the Planning Committee endorse this application and Council grant first reading to the Zoning Text Amendment Bylaw, the bylaw would be forwarded to a Public Hearing; where any area resident or interested party would have an opportunity to comment.

Public notification for the Public Hearing will be provided as per the Local Government Act.

Analysis

Text Amendment to the “Congregate Housing (ZR4) – Steveston” Zone

The ZR4 zone is a site specific zone that only applies to the subject site at 5411 Moncton Street. The zone is proposed to be amended to: allow adult day care as a secondary permitted use; include a new land use definition for adult day care; include appropriate parking requirements for the proposed adult day care and for the existing congregate care facility.

The applicant has identified interior renovations to accommodate a new 25-space adult day care without impacting the congregate care dwelling units of the existing 50 residents.

Adult day care use is intended to provide activity programming that meets the needs and interests of adults with illness and/or disability to support their physical, their emotional health and to support their care givers. For the purposes of the ZR4 zone, the proposed definition drafted by staff is:

“Adult day care means a non-residential supervised program meeting the needs of adults who have physical challenges, cognitive challenges and/or chronic illnesses and is distinct from **community care facility, major; community care facility, minor; and health service, major** uses which permit residential care.”

The applicant has submitted a Transportation Engineer's parking study to determine the appropriate number of parking spaces for congregate care residents and for both employees and pick-up/drop-off for the proposed adult day care program. Although there appeared to be an oversupply of parking spaces on the subject site, the parking demand for adult day care was unknown.

As a result of the parking study, the parking requirements in the ZR4 zone are proposed to be amended. The proposed parking requirement for congregate care residents would be reduced from 0.2 to 0.1 parking spaces for each dwelling unit. Currently, only one (1) resident has a car parked on the subject site, although the proposed reduced rate would provide a total of five (5) resident parking spaces for future potential resident needs. The parking requirement for congregate care visitors and employees remains the same at 0.2 parking spaces for each dwelling unit for a total of ten (10) parking spaces for visitors' and employee parking combined use. The parking requirement for adult day care employees would be at the rate of 0.2 parking spaces for each employee for a total of five (5) parking spaces. The parking requirement for adult day care drop-off and pick-up would be at the rate of 0.2 parking spaces for each adult in care for a total of five (5) parking spaces.

To accommodate the required parking for the existing 50 congregate care dwelling units and the proposed 25-space adult day care, the applicant is proposing pavement repainting, new paving and parking management to add five (5) new parking spaces; to provide a proposed total of 25 off-street parking spaces (Attachment 3).

The City's Transportation Department staff have reviewed and agree with the proposal.

Tree Retention

The applicant has submitted a Certified Arborist's Report; which includes information regarding tree protection and transplanting recommendations for two (2) bylaw-sized trees on the subject property (Attachment 4). There are a number of established existing trees on the subject site and only the following two (2) trees are adjacent to proposed parking space works:

- One (1) Pin Oak tree (0.21 m Dbh, tree #1) is proposed to be protected in its current location along the west edge of the site and is adjacent to pavement repainting to allow for one (1) additional parking space.
- One (1) Copper Beech tree (0.14 m Dbh, tree #2) is proposed to be relocated on-site to allow for the construction of three (3) additional parking spaces at the building's main entry.

The City's Tree Preservation and Engineering staff have reviewed and agree with the proposal.

To ensure that the one (1) Copper Beech tree is transplanted successfully on-site, the applicant is required to complete the following items as a consideration of the Zoning Text Amendment:

- Submission of a contract with a Certified Arborist.
- Submission of a Tree Survival Security to the City in the amount of \$2,500.

Adult Day Care Program Requirements

Vancouver Coastal Health staff reviewed the proposal on a preliminary basis, advised that they had no concerns.

Before a 25-space adult day care program could operate on the site, the applicant would be required to: obtain Building Permit approval for interior renovations demonstrating compliance with the BC Building Code; obtain Vancouver Coastal Health adult day care program approvals; and provide (4) new off-street parking spaces to comply with the proposed amended ZR4 zone.

Financial Impact or Economic Impact

None.

Conclusion

The proposed Zoning Text Amendment to the site specific “Congregate Housing (ZR4) – Steveston” zone to allow an adult day care program as a secondary permitted use in the existing congregate care facility at 5411 Moncton Street accommodates a needed support service in the community. Proposed amendments to the ZR4 zone also include introducing a definition for adult day care use and parking requirements for the congregate care residents and adult day care program.

It is recommended that Zoning Bylaw 8500, Amendment Bylaw 9607, be introduced and given first reading.



Sara Badyal, M. Arch, MCIP, RPP
Planner 2
(604-276-4282)

SB:blg

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9607, the applicant is required to complete the following:

- Submission of a contract with a Certified Arborist for the supervision of all works conducted within or in close proximity to tree protection zones. The contract must include the scope of work required, the number of proposed monitoring inspections at specified stages of construction, any special measures required to ensure tree protection, and a provision for the arborist to submit a post-construction impact assessment to the City for review.
- Submission of a Tree Survival Security to the City in the amount of \$2,500 for the one (1) Copper Beech tree to be transplanted on-site, to be held for a period of two (2) summer seasons after the tree has been transplanted.

Attachment 1: Location Map/ Aerial Photo

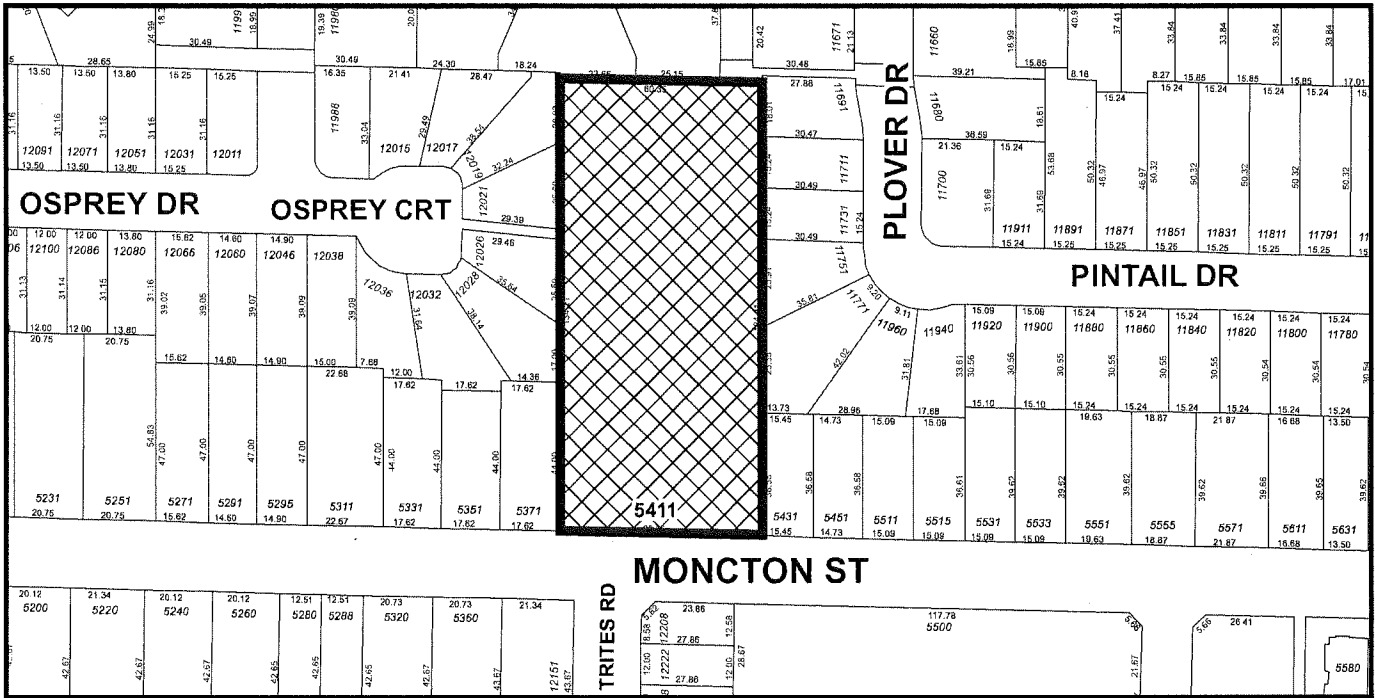
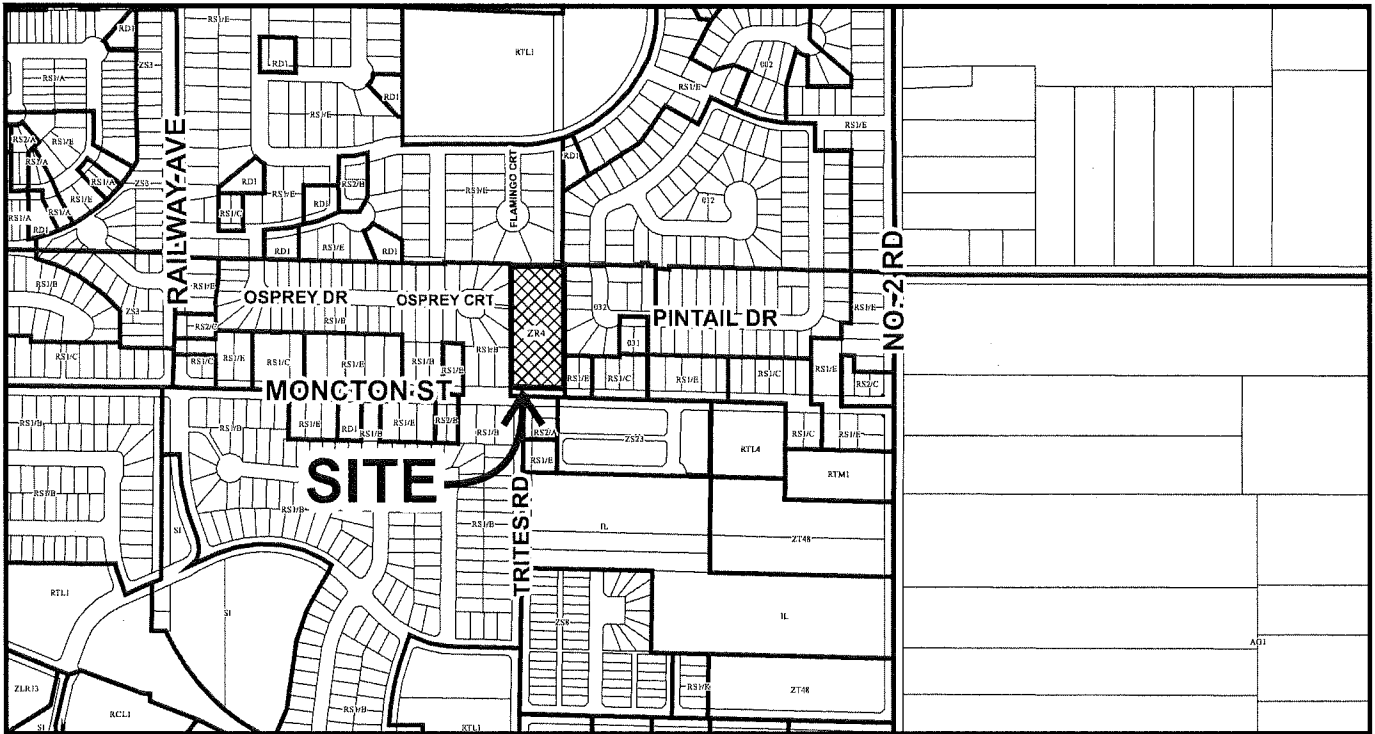
Attachment 2: Development Application Data Sheet

Attachment 3: Proposed Parking Plan

Attachment 4: Proposed Tree Management Plan



City of
Richmond



ZT 16-737142

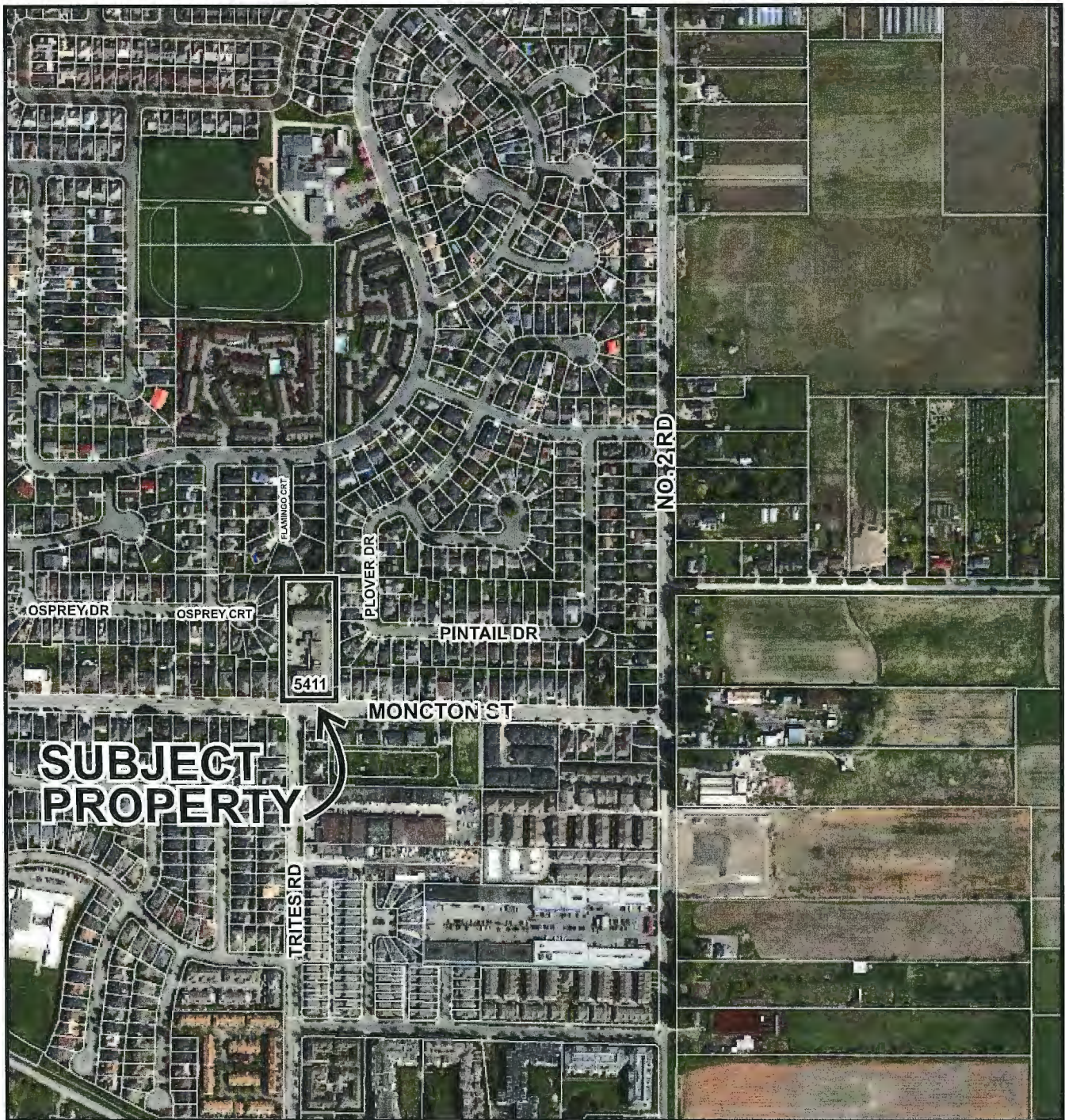
Original Date: 07/14/16

Revision Date:

Note: Dimensions are in METRES



City of Richmond



ZT 16-737142

Original Date: 07/14/16

Revision Date:

Note: Dimensions are in METRES



ZT 16-737142

Attachment 2

Address: 5411 Moncton Street

Applicant: Jason Minard

Planning Area(s): Steveston

	Existing	Proposed	
Owner	Provincial Rental Housing Corporation	No change	
Site Size	8,089 m ²	No change	
Land Use	Congregate housing	Congregate housing and adult day care	
OCP Designation	Apartment Residential	Complies	
Area Plan Designation	Multiple-Family	Complies	
Zoning	Congregate Housing (ZR4) – Steveston	Amended ZR4	
Number of Units	50 dwelling units	50 dwelling units & 25-space adult day care	
	Bylaw Requirement	Proposed	Variance
Floor Area Ratio	Max. 0.65	0.61 existing	None permitted
Lot Coverage – Building	Max. 40%	34% existing	None
Setbacks: Moncton St West side yard East side yard Rear yard	Min. 10 m Min. 10 m Min. 6 m Min. 35 m	Existing 10.7 m 10.4 m Min. 6 m 37.5 m	None
Height	Max. 10 m & two-storey	8.7 m & two-storey existing	None
Lot Size	Min. 8,000 m ²	8,089 m ² existing	None
Off-street Parking:	Existing	Proposed	None
Congregate care residents	10	5	
Congregate care visitors/employees	10	10	
Adult day care employees		5	
Adult day care pick-up/drop-off		5	
HandyDart	(1)	(1)	
Accessible	(1)	(1)	
Total	20	25	
Tandem Parking Spaces:	Not permitted	None	None
Amenity Space – Indoor:	100 m ²	+ 450 m ² existing	None
Amenity Space – Outdoor:	300 m ²	+/- 2,000 m ² existing	None

dys architecture
250 - 1770 Bernard Street, Vancouver, BC V6J 3S7
tel 604-669-7710 www.dysarchitecture.com

COURT
S.L.C.C.E.S.S. Multi-Level Care
Society

- NO. | DATE | ISSUE
- 1 | 10/02/2016 | Issued for Review
- 2 | 08/02/2016 | Issued for Planning Committee
- 3 | 08/02/2016 | Response to Planning Committee
- 4 | 08/02/2016 | Response to Planning Committee

NO. | DATE | REVISION

PROJECT
S.L.C.C.E.S.S. - AUSTIN HARRIS
ADULT DAYCARE RENOVATION

5411 Mainland Street
Richmond BC, V7E 0A9

SITE PLAN - EXISTING
BUILDING

A0.01

PROJECT AUTHOR
DRAWN BY
SCALE
DATE

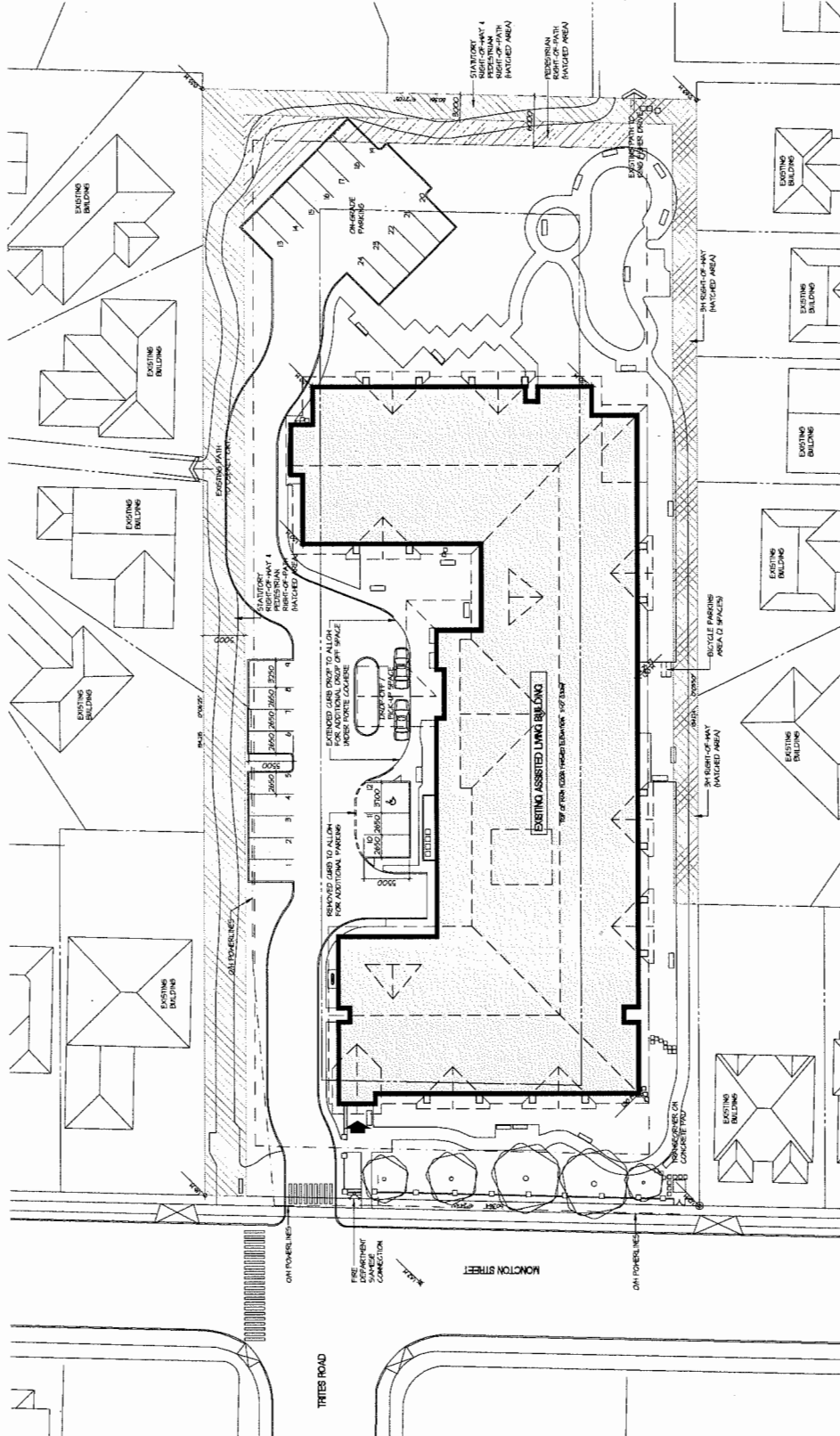
CHECKED BY
1:500
August 28, 2016

This drawing is an advisory document. It is not intended to be used as a contract document. It is the responsibility of the client to ensure that the information provided in this drawing is accurate and complete. The client is responsible for obtaining all necessary permits and approvals from the appropriate authorities. The client is also responsible for ensuring that the information provided in this drawing is consistent with all applicable laws, regulations, and codes. The client is also responsible for ensuring that the information provided in this drawing is consistent with all applicable standards and practices. The client is also responsible for ensuring that the information provided in this drawing is consistent with all applicable industry standards and practices.



LEGAL DESCRIPTION
3 SEC. 12 BLOCK 6874 PLZ184

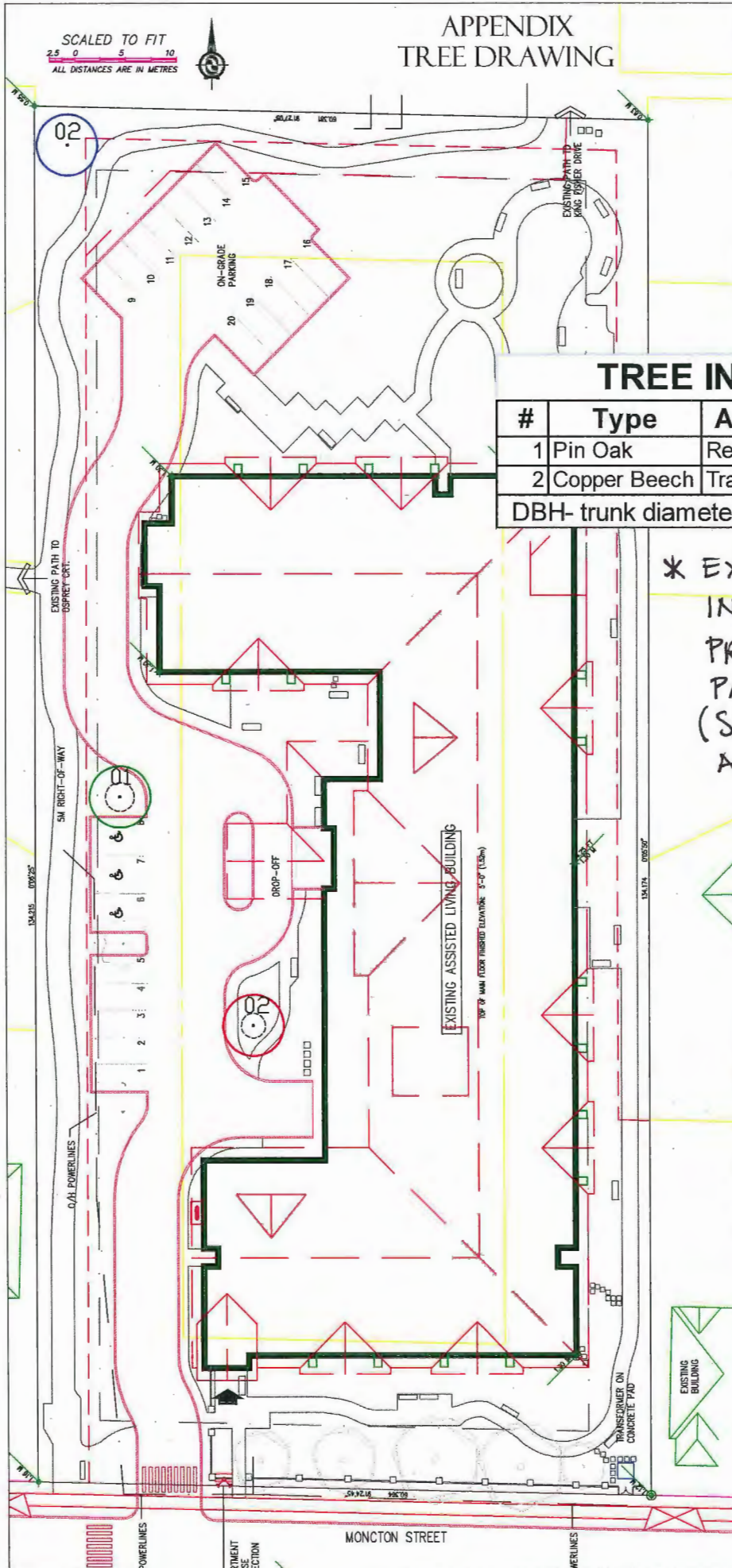
SITE AREA
0.0675041



APPENDIX TREE DRAWING

ATTACHMENT 4

TREE MANAGEMENT PLAN



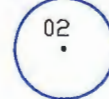
TREE INVENTORY *

#	Type	Action	DBH	MPZ
1	Pin Oak	Retain	21cm	1.4m
2	Copper Beech	Transplant	14cm	1.2m

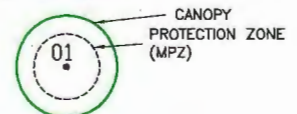
DBH- trunk diameter, MPZ- protection zone

* EXISTING TREES
IN PROXIMITY OF
PROPOSED
PARKING SPACES
(SHOWN ON
ATTACHMENT # 3)

RECOMMENDED
TRANSPLANTING
LOCATION



TREE PROPOSED
FOR RETENTION



TREE PROPOSED
FOR
TRANSPLANTING



- NOTES:
1. SITE LAYOUT INFORMATION AND TREE SURVEY DATA PER SUPPLIED DRAWING
 2. REFER TO ATTACHED TREE PROTECTION REPORT FOR INFORMATION CONCERNING TREE SPECIES, STEM DIAMETER, HEIGHT, CANOPY SPREAD AND CONDITION.
 3. ALL MEASUREMENTS ARE METRIC

Froggers Creek
Tree Consultants Ltd

7763 McGregor Avenue Burnaby BC V5J 4H4
Telephone: 604-721-6002 Fax: 604-437-0970

5411 Moncton Street, Richmond

TREE PROTECTION DRAWING
THE DRAWING PLOTS ONLY TWO TREES THEIR
CANOPES, PROTECTION ZONES IN RELATION TO
EXISTING LAYOUT

August 18, 2014



**Richmond Zoning Bylaw 8500
Amendment Bylaw 9607 (ZT 16-737142)
5411 Moncton Street**

The Council of the City of Richmond, in open meeting assembled, enacts as follows:

1. Richmond Zoning Bylaw 8500, as amended, is further amended by:

a. Deleting section 21.4.1 and substituting the following:

“21.4.1 Purpose

The **zone** provides for **congregate housing** and **adult day care.**”

b. Deleting section 21.4.3 and substituting the following:

“21.4.3 Secondary Uses

- **adult day care**”

c. Deleting section 21.4.10 and substituting the following:

“21.4.10 On-Site Parking and Loading

1. On-site **vehicle** and bicycle parking and loading shall be provided according to the standards set out in Section 7.0, except that:
 - a) For **congregate care** residents: 0.1 **parking spaces** for each **dwelling unit**;
 - b) For **congregate care** visitors and employees: 0.2 **parking spaces** for each **dwelling unit** for combined visitors’ and employee parking;
 - c) For **adult day care** employees: 0.2 **parking spaces** for each employee; and
 - d) For **adult day care** drop-off and pick-up: 0.2 **parking spaces** for each adult in care.”
 - e) The minimum manoeuvring aisle width shall be 6.7 m.”

d. Adding the following to section 21.4.11. (Other Regulations):

“2. For the purpose of **this** zone only, **adult day care** means a non-residential supervised program meeting the needs of adults who have physical challenges, cognitive challenges and/or chronic illnesses and is distinct from **community care facility, major; community care facility, minor; and health service, major uses** which permit residential care.”

2. This Bylaw may be cited as “**Richmond Zoning Bylaw 8500, Amendment Bylaw 9607**”.

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

SEP 26 2016



MAYOR

CORPORATE OFFICER