



To: Planning Committee **Date:** January 26, 2018
From: Wayne Craig **File:** RZ 16-737146
Director, Development
Re: **Application by Steveston Buddhist Temple at 4360 Garry Street to:
Amend the 2041 Official Community Plan Land Use Map (Schedule 1) to
designate the rear portion of the site to Apartment Residential;
Amend the Steveston Area Plan Land Use Map (Schedule 2.4) to designate the
rear portion of the site to Multiple Family; and
Rezone the subject site from the "Assembly (ASY)" zone to the "Assembly and
Congregate Housing – Garry Street (Steveston) (ZR12)" zone**

Staff Recommendation

1. That Official Community Plan (OCP) Bylaw 9000 and Bylaw 7100, Amendment Bylaw 9813, to designate approximately the south half of 4360 Garry Street from "Community Institutional" to "Apartment Residential" in the 2041 OCP Land Use Map to Schedule 1 of the OCP and from "Institutional" to "Multiple-Family" in the Steveston Area Plan Land Use Map to Schedule 2.4 (Steveston Area Plan) of the OCP, be introduced and given first reading.
2. That Bylaw 9813, having been considered in conjunction with:
 - The City's Financial Plan and Capital Program; and
 - The Greater Vancouver Regional District Solid Waste and Liquid Waste Management Plans;

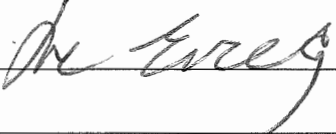
Is hereby found to be consistent with said programs and plans, in accordance with Section 477(3)(a) of the Local Government Act.

3. That Bylaw 9813, having been considered with accordance with OCP Bylaw Preparation Consultation Policy 5043, is hereby found not to require further consultation.
4. That Richmond Zoning Bylaw 8500, Amendment Bylaw 9814, to create the "Assembly and Congregate Housing – Garry Street (Steveston) (ZR12)" zone and to rezone 4360 Garry Street from "Assembly (ASY)" to "Assembly and Congregate Housing – Garry Street (Steveston) (ZR12)", be introduced and given first reading.


Wayne Craig
Director, Development

WC:ke

Att. 9

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Parks Services Policy Planning	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	

Staff Report

Origin

Steveston Buddhist Temple has applied to the City of Richmond for permission to rezone 4360 Garry Street from the “Assembly (ASY)” zone to a new site-specific “Assembly and Congregate Housing – Garry Street (Steveston) (ZR12)” zone in order to retain the existing temple on the front (north) half of the site and develop a 107 unit congregate housing complex on the rear (south) half of the site. All vehicle access to the subject site will be from Garry Street (Attachment 1).

The proposed rezoning requires an Official Community Plan (OCP) amendment to:

- Retain the Community Institutional designation in the 2041 OCP Land Use Map to Schedule 1 of the OCP and Institutional designation in the Steveston Area Plan Land Use Map to Schedule 2.4 (Steveston Area Plan); and
- Re-designate the rear portion (southern 72 m) of the site to Apartment Residential in the 2041 OCP Land Use Map to Schedule 1 of the OCP and Multiple Family in the Steveston Area Plan Land Use Map to Schedule 2.4 (Steveston Area Plan).

Project Description

The subject site is owned by the Steveston Buddhist Temple Society (the applicant) and contains an existing temple on the north portion of the site and supporting off-street parking. The project proposes to:

- Retain the existing temple (existing gymnasium will be demolished).
- Develop a new four-storey congregate housing complex containing 107 units (116 total beds) and accessory support services (communal dining and program areas; commercial kitchen).
- Reconfigure existing off-street parking and vehicle circulation areas to accommodate the existing temple and congregate housing complex (Attachment 2 – Conceptual Development Plans).

The congregate housing complex will be oriented to seniors (75 years plus) under an independent and semi-independent housing model for residents. A majority of the congregate housing are studio and one-bedroom units with kitchenettes. This project will have communal dining and meal service provided and will offer supporting services for residents as needed (medical support services/care; personal services). Indoor amenity space is provided in the facility for supportive resident programming and activities. The existing temple facility to be retained will continue to operate and offer religious services and support to the community.

Steveston Buddhist Temple Society will retain ownership of the site, establishing a separate non-profit housing society (Wisteria Seniors Health and Housing Society - WSHHS) for the purposes of the congregate housing facility. The applicant is also applying for provincial funding (through the BC Housing Investment in Affordable Housing Initiative) to assist with providing rents at below market rates to residents. Project funding from BC Housing is subject to the outcome of the rezoning application for the site.

Findings of Fact

A development application data sheet providing details about the development proposal is contained in Attachment 3.

Surrounding Development

The subject site contains a temple and gymnasium on the north half of the subject site. The remaining areas contain off-street parking and landscaped gardens and open spaces. The site does not currently contain any residential uses on the site

To the North: across Garry Street are single-family homes zoned “Single-Detached (RS1/E)”, “Single-Detached (RS1/B)” and “Single-Detached (RS1/A)”.

To the South: is Steveston Community Park zoned “School and Institutional Use (SI)”.

To the East: a single-family dwelling zoned “Single-Detached (RS1/A)” and a townhouse complex under Land Use Contract (LUC) 005.

To the West: across an existing lane are single-family homes zoned “Single-Detached (RS1/E)”, “Single-Detached (RS1/A)” and “Single-Detached Shrine (ZS5) – Steveston”.

Related Policies & Studies

Official Community Plan/Steveston Area Plan

The subject site is designated Community Institutional in the OCP Land Use Map and Institutional in the Steveston Area Plan. These existing OCP land use designations will remain on the front half of the site for the temple to be retained.

To account for the proposed development of the congregate housing complex, the rear portion (southern 72 m) of the subject site is proposed to be amended to Apartment Residential and Multiple-Family in the OCP (Schedule 1) and Steveston Area Plan (Schedule 2.4) Land Use Maps respectively. The proposed rezoning to retain the existing temple and develop a new congregate housing complex on the subject site is consistent with the proposed OCP amendment. Final Adoption of Official Community Plan Bylaw 9000 and Bylaw 7100, Amendment Bylaw 9813 is required prior to final adoption of the rezoning.

In addition, there is also an existing policy contained in the Schedule 1 of the OCP (Section 3.2 in Connected Neighbourhoods with Special Places) that states the following:

“applications to re-designate from “Community Institutional” to other OCP designations and to rezone Assembly zoned land for the purpose of redevelopment will be considered on a case by case basis:

- *without the need to retain assembly uses;*
- *subject to typical development requirements (e.g., access; parking; layout; tree preservation; child care; public art; Affordable Housing Strategy requirements; servicing upgrades; etc.).”*

This rezoning application complies with the above referenced OCP policy.

Floodplain Management Implementation Strategy

The proposed development must comply with the requirements of the Flood Plain Designation and Protection Bylaw 8204. Registration of a flood indemnity covenant on title is required prior to final adoption of the rezoning bylaw.

Public Consultation

A rezoning sign has been installed on the subject property. Through the processing of the rezoning, 13 pieces of correspondence have been received by staff (Attachment 4) (Note – additional correspondence received through developer led consultation is summarized in a following section of this report). The following is a general summary of the comments/concerns in the correspondence directly received by the City (note – all of the correspondence received by staff and summarized below is from the townhouse complex to the east at 4460 Garry Street with the exception of a submitted petition that includes respondents from other addresses in Richmond):

- The height, density and massing of the proposed congregate housing complex does not fit with the character and scale of the surrounding residential development and adjacent Steveston Park to the south.
- Project impacts related to shadowing, decreased sunlight, privacy, limited air circulation and loss of views.
- Concerns about the amount of traffic this facility will generate (including traffic related noise and potential for disturbances from emergency vehicles) and the impact to Garry Street and off-street parking concerns related to the project.
- Concerns about the negative impacts to the townhouse complexes west facing units and open spaces, including the existing outdoor amenity area situated at the south west corner of the townhouse site.
- Concerns over potential nuisance impacts related to the noise/venting from facility service areas to nearby townhouse units.
- Request for sun-shadow diagrams to be provided later in the afternoon (i.e. 6 pm), particularly during the summer solstice.
- Potential impact in value of the townhouse units (directly to the east) as a result of the development.
- How the proposed development will impact the existing views to Steveston Park from the townhouse units to the east.
- One of the letters contained a submitted petition objecting to the proposal, with concerns noted about proposed building massing/height, precedence of development and traffic related concerns.

A following section in this report summarizes the applicant's/development proposal's response and staff comments on the correspondence received.

Staff have reviewed the proposed OCP amendment, with respect to the BC Local Government Act and the City's OCP Bylaw Consultation Policy No. 5043 requirements and recommend that this report does not require referral to external stakeholders.

OCP Consultation Summary

Stakeholder	Referral Comment (No Referral necessary)
BC Land Reserve Co.	No referral necessary, as the proposed amendment does not apply to the Agricultural Land Reserve.
Richmond School Board	No referral necessary, as the proposed amendment does not involve adding school age children in residential units.
The Board of the Greater Vancouver Regional District (GVRD)	No referral necessary, as the proposed amendment does not impact the regional growth strategy.
The Councils of adjacent Municipalities	No referral necessary, as adjacent municipalities are not impacted.
First Nations (e.g., Sto:lo, Tsawwassen, Musqueam)	No referral necessary, as the proposed amendment applies to the subject site only.
TransLink	No referral necessary, as no transportation road network changes are proposed.
Port Authorities (Vancouver Port Authority and Steveston Harbour Authority)	No referral necessary, as the proposed amendment does not impact Port land or operations.
Vancouver International Airport Authority (VIAA) (Federal Government Agency)	No referral necessary, as the proposed amendment applies to the subject site only and does not impact YVR operations.
Vancouver Coastal Health Authority	No referral necessary as the proposal will not require licensing approval from the Health Authority.
All relevant Federal and Provincial Government Agencies	No referral necessary, the proposed amendment does not impact any relevant Federal and Provincial Government agencies
Stakeholder	Referral Comment
Community Groups and Neighbours	Through the processing of the rezoning, two developer organized public information meetings were held.

Richmond Official Community Plan Bylaw 7100 and 9000, Amendment Bylaw 9813, having been considered in conjunction with OCP Bylaw Consultation Policy No. 5043, is hereby found to not require further consultation.

Should the Planning Committee endorse this application and Council grant first reading to the rezoning bylaw, the bylaw will be forwarded to a 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. If the rezoning proceeds forward, a Development Permit application will be required that will focus on further design development of the project.

Developer Led Public Consultation

Two developer led public open houses were hosted by the applicant:

First Public Open House – November 15, 2016

This open house introduced the project to the community and was attended by approximately 65 people (see Attachment 5 for the applicant's public open house summary report and accompanying written submissions). From this meeting 17 written submissions were received

(Generally 10 positive submission in support of the project; 7 submissions noting concerns/objection to the project). The 7 submissions noting concerns/objection focussed on height/massing of the project, shadow impacts, loss of privacy, traffic and the proposed congregate use facility.

Second Public Open House – April 25, 2017

This open house presented a revised project to the community in response to feedback received from correspondence sent directly to City staff and from the first open house in November 2016 (Attachment 6 - applicant's public open house summary report). The redesigned project adjusted massing over the whole complex and reduced the number of storeys along the east side of the building (from 4 to 3 storeys) to reduce shadow impacts to neighbouring properties. The redesign also adjusted the internal space layout in response to neighbour concerns and advanced the design development of the project. The second open house was attended by approximately 39 people. From this meeting, 12 written submissions were received (Generally 10 positive submissions in support of the project; 2 comments noting continued concerns and objections).

The applicants were also invited by the Steveston 2020 group to present the project to their membership, which they did so in February 2017. The applicant indicated that their discussion with the Steveston 2020 group was generally positive.

Project Responses to Public Consultation

The following summarizes project responses to the comments received through the public consultation processes outlined in the previous sections of this report:

- The congregate housing complex has been redesigned to break up the overall massing of the facility, with emphasis on creating separate building masses designed to respond to neighbouring residential adjacencies.
- The height and massing of the congregate housing facility has been reduced from the originally proposed 4 storeys to 3 storeys adjacent to the townhouse complex to the east in response to resident concerns.
- Shadow diagrams have been submitted with additional diagrams provided for the dates and times requested through the correspondence (Attachment 7). The redesigned building, in conjunction with the reduction of massing from 4 to 3 storeys for the east elevation of the proposal has reduced the shadow impacts of the project to the townhouse units to the east during the afternoon period (during summer months).
- In response to a request from the townhouse complex to the east, the applicant provided a shadow diagram at 6 pm during the summer solstice, which showed shadowing across the backyard units adjacent to the proposed congregate housing project. It is noted that during this evening time period, shadow impacts are significant for all buildings (even one and two storey structures as demonstrated in the provided shadow diagrams)(See Attachment 7).
- Internal spaces in the facility have been reconfigured to relocate kitchen and supporting service areas away from adjacent residential uses due to concerns about noise and ventilation. The development will be required to comply with the City's Noise Regulation Bylaw 8856 and additional information from an acoustical consultant is

required to be submitted through the Development Permit application to demonstrate compliance with this Bylaw.

- Revisions to the interface of the project to Steveston Park provide an appropriate setback and transition to the park, including the incorporation of a terraced landscaped retaining wall with an accessible ramp and appropriate fence treatment.
- Within the 6 m setback along the east property line, landscaping will be integrated into stepped retaining wall to provide buffering and screening to the adjacent townhouse units.
- A Traffic Impact Assessment (TIA) was undertaken by a professional traffic consultant to review the impact of the proposal to the surrounding road network (including any recommended transportation related works). City Transportation staff concur with the TIA findings confirming that the existing road network can accommodate the proposal to retain the existing temple and develop a new congregate housing facility with no additional transportation related works/upgrades recommended. This project also proposes a reduction in the number of driveways to Garry Street, decreasing potential conflict points and organizing site access/egress and related on-site vehicle circulation. In addition, a shuttle bus for the congregate housing facility and end of trip facilities for employees is being secured through the rezoning application as transportation demand management measures to be implemented in this project.
- On-site vehicle parking has been provided for both the existing temple building and proposed new congregate housing facility in accordance with the City's Zoning Bylaw requirements.
- For temple special events, the applicant has experience with special events and the management of parking and traffic during these events. To address events where additional off-street parking spaces are needed, the applicant has had a previous arrangement with the nearby school (McMath Secondary) for additional off-street parking when necessary, which they advise would continue into the future. The Richmond Event Approval Coordination Team (REACT) is also an available resource to assist with the Temple's planning and traffic management for special events.

Analysis

Site-Specific Zoning Approach

A new site-specific zone, "Assembly and Congregate Housing – Garry Street (Steveston) (ZR12)", is proposed to allow retention of the existing temple and development of the congregate housing complex on the subject site. Permitted and secondary uses are consistent with the activities of the proposal. The proposed zoning regulations on density, coverage, setback and building height in the new zone are supported on the following basis.

- The proposed density of 0.78 FAR and 40% lot coverage is consistent with the proposed OCP designations for the subject site and takes into account the retention of the existing temple and associated floor area.
- For the congregate housing facility, 6 m (20 ft.) setbacks to the park (south) and townhouses (east) are provided for level 1 of the complex only (structured parking and congregate housing amenity/communal areas). For Levels 2 through 4, the building is pulled back providing an increased setback of 9 m (29.5 ft.) for the east side yard

(townhouses) and 7 m (23 ft.) setback to the park (south). The proposed 14.5 m (47.6 ft.) setback on the west takes into account the space needed to accommodate the drive-aisle, row of parking and landscape area.

- The maximum 15 m (49 ft.) building height in the zone is for a mechanical enclosure along the west side of the congregate housing facility. The height to the top of the roof ridge of the remainder of the congregate building varies from approximately 13.7 m (45 ft.) to 14.2 m (46.6 ft.). The building has been designed to present reduced massing and height to the townhouse complex to the east and break up the building form into separate, distinctive masses.

Built Form and Architectural Character

The presence and frontage of the existing temple building along Garry Street will remain with the site's redevelopment. The temple building's presence along Garry Street is being strengthened through the removal of two driveways along the site's Garry Street frontage and enhancements to existing ornamental/decorative gardens in the temple's front yard area. The overall exterior of the temple will remain, except the gymnasium, which will be removed.

The congregate housing complex is located on the rear (south) half of the subject site and generally consists of four storey massing along 3 elevations (south, west and north) and reduced to three storey massing along the east elevation in response to the existing neighbouring two storey townhouses. The congregate housing facility consists of a quadrangle design with an outdoor courtyard area located in the centre for resident use (located on Level 2). The ground level (Level 1) contains a majority of the communal programmed areas (dining, social areas, administrative and services) and enclosed parkade. Levels 2, 3 and 4 contain the congregate care units. Parkade access and general loading/service areas of the facility are proposed to be situated at the southwest corner of the site.

Transportation and Site Access

The existing driveway access configuration to the temple site is proposed to be modified by providing a single driveway for access and egress at the north west portion of the site from Garry Street. The site access proposal results in a decrease in driveway accesses to the subject site from three (existing) to one proposed driveway, which is supported.

The off-street parking and vehicle circulation is arranged around a main north-south drive-aisle along the west edge of the site providing driveway access to the structured parkade area integrated with the congregate housing complex. On-site vehicle circulation in the surface parking lot area is designed to access the temple off-street parking areas and allow a vehicle turnaround located at the front of the temple adjacent to Garry Street for limousine vehicles to stage and manoeuvre on-site for specific ceremonies (i.e., funeral services).

A Traffic Impact Assessment (TIA) was undertaken by a professional traffic consultant to review the impact of the proposal to the surrounding road network (including any recommended transportation related works). City Transportation staff concur with the TIA findings confirming that the existing road network can accommodate the proposal to retain the existing temple and

develop a new congregate housing facility with minimal impacts and no additional transportation related works/upgrades recommended.

A total of 147 off-street parking stalls will be provided on the subject site (95 parking stalls for temple use and 52 parking stalls for the congregate housing facility) which meets City Zoning Bylaw requirements for the existing temple and proposed congregate housing uses. A legal agreement will be secured through the rezoning to ensure that all remaining on-site parking stalls, except for the parking stalls allocated to the congregate residential units (34 stalls), be shared and available for both assembly uses and employees of the congregate housing facility to ensure maximum flexibility and availability of on-site parking stalls.

Other legal agreements will also be secured for the purposes of:

- Sharing one loading space between the congregate housing complex and existing temple on the subject site;
- Providing a dedicated shuttle bus for use by the congregate housing facility (as a transportation demand management measure) for programming and operational purposes; and
- Provision of end of trip cycling facilities in the congregate housing facility.

For temple special events, the applicant has experience with special events and the management of parking and traffic during these events. To address events where additional off-street parking spaces are needed, the applicant has had a previous arrangement with the nearby school (McMath Secondary) for additional off-street parking when necessary, which they advise would continue into the future. The Richmond Event Approval Coordination Team (REACT) is also an available resource to assist with the Temple's planning and traffic management for special events.

Tree Retention and Replacement

The applicant has submitted a Certified Arborist's Report; which identifies on-site and off-site tree species, assesses tree structure and condition, and provides recommendations on tree retention and removal relative to the proposed development. The report assesses 23 bylaw-sized trees on the subject property and 24 street trees on City property (road and park).

The City's Tree Preservation Coordinator has reviewed the Arborist's Report and supports the Arborist's findings, with the following comments:

- Trees to be retained on-site where development activity will be occurring is required to have tree protection fencing in accordance with the consulting arborist recommendations.
- Trees proposed to be relocated (i.e., Trees # 5; 6) require confirmation that a qualified tree moving company have been hired to undertake the work.
- Replacement trees should be specified at 2:1 ratio as per the OCP.

Tree Replacement

The applicant wishes to remove 11 on-site trees (Trees #7; 10; 11; 43, 16; 17; 18; 19; 20; 21; 22). The 2:1 replacement ratio would require a total of 22 replacement trees. Based on a preliminary conceptual landscape plan, a total of 79 new trees are proposed to be planted on-site, which complies with and exceeds the 2:1 replacement ratio. The forthcoming Development Permit will

review the size and species of new proposed tree plantings over the entire site, including replacement trees in accordance with minimum sizing requirements as per Tree Protection Bylaw No. 8057 and summarized in the table below:

No. of Replacement Trees	Minimum Caliper of Deciduous Replacement Tree	Minimum Height of Coniferous Replacement Tree
8	6 cm	3.5 m
2	8 cm	4 m
12	9 cm	5 m

Tree Retention and Protection – On-Site

The applicant has submitted a plan showing the trees to be retained, removed and relocated (Attachment 8). To ensure that the trees identified for retention are protected at development stage and prior to any works related to development activity on the subject site (i.e., preload, construction staging etc.), the applicant is required to install tree protection zones, in accordance with the City’s Tree Protection Information Bulletin Tree-03, around all trees to be retained.

Tree Retention and Protection – City Land

Parks staff have reviewed the project in relation to existing trees located on City property (i.e., trees in Steveston Park adjacent to the south property line and existing street trees along Garry Street) and have identified the following requirements.

- Tree protection fencing is required to protect the trees in Steveston Park and along Garry Street to City specifications.
- An ISA certified arborist is required to be engaged to review all on-site works to ensure City trees are not impacted and/or identify an appropriate management plan (in conjunction with and approval from the City) where development related works may impact City trees.
- One street tree along Garry Street (Tree # 2) will need to be removed and/or relocated/replaced as a result of the driveway modification on the west side of the subject site as per the direction of Parks staff through the review of the frontage works along Garry Street for this project.

Steveston Park Interface

The project has a direct interface with Steveston Park along the entire south property line of the subject site. A row of mature deciduous trees (approximately 10 total trees) located in the park is adjacent to the south property line. An asphalt pathway to the south of and parallel to this row of trees exists as part of a public pathway in the park. The existing pathway will continue to function as it currently exists, with a direct connection between the park and subject site being provided for congregate residents, employees and assembly users.

The transition from the congregate housing complex to the park is a stepped retaining wall proposed on-site between the grade level parkade structure (Level 1) and south property line adjacent to Steveston Park. This retaining wall has been designed to accommodate a universally accessible ramp with landscaping integrated in the structure and also provides screening to a majority of the grade level parkade structure. In addition to the accessible ramp, a staircase is proposed to be located generally in the middle of the subject site. The accessible ramp and

staircase provides access to the outdoor courtyard area for the congregate housing project located on Level 2. A wooden fence with a decorative trellis is proposed along portions of the south property line where there is no stepped retaining wall (west half of site and far east portion of site). This fence provides appropriate security to the congregate housing complex site and is designed to integrate well with the park. Parks staff support the proposed conceptual interface and landscape treatment adjacent to Steveston Park and will work to advance design development and landscape treatment through the Development Permit application.

Amenity Space

Indoor amenity areas in the congregate housing complex are provided for resident use primarily on the ground Level 1 with communal space available for meals, lounge/seating areas and programming for resident activities.

Outdoor amenity areas are focussed around the courtyard space located in the centre of the congregate housing complex on the second level (above the parking structure). The preliminary landscape concept for the courtyard space proposes a landscaped space with multiple walking paths in conjunction with supporting structures and water features. In addition, an open space between the existing temple and proposed congregate housing complex will provide additional outdoor amenity space for both resident and temple uses.

Site Servicing and Frontage Improvements

Frontage works will be required to close 2 existing driveways to the subject site and widen the existing west driveway as part of the redevelopment. A concrete sidewalk, boulevard (with street trees) and curb and gutter to match the existing frontage treatment along Garry Street will be implemented for the 2 driveways proposed to be closed.

The developer is also required to install new service connections (water, storm and sanitary) to the subject site (including metering infrastructure where appropriate) and cut and cap previous service connections to the satisfaction of Engineering staff.

The noted frontage works along Garry Street and site service will be completed through a City Servicing Agreement or other process (i.e. work order) prior to issuance of a building permit for the subject site as outlined in Attachment 9.

Design Review and Future Development Permit Application Considerations

A Development Permit is required to be processed to the satisfaction of the Director of Development to ensure the external form and character of the project complies with applicable Development Permit Guidelines contained in the OCP and is sensitive to and addresses the surrounding local context of the site. Further design review and refinements through the processing of the Development Permit application will be undertaken to address the following:

- Rationalize the overall congregate housing complex's approach to urban design and architecture in relation to the local context.
- Further design development of the complex's architectural features, proposed cladding materials and specific responses to improve project adjacencies to surrounding land uses.

- Landscape plan development to:
 - Refine the planting treatment along the project's Steveston Park interface.
 - Design development of the landscaping and related features proposed in the interior courtyard of the congregate housing facility and open space between the temple and congregate housing building based on future programming and users.
 - Maximize opportunities for landscaping to be integrated in the off-street parking areas.
- Review the congregate housing project's relationship, presence and visibility to the fronting road (Garry Street) to determine the appropriate design and architectural response.
- Submission of a functional plan provided to confirm all traffic parking and vehicle circulation in accordance with transportation requirements for the site.
- Confirmation of the accessible and adaptable dwelling unit provisions being provided for in the congregate housing project.

Financial Impact or Economic Impact

This rezoning results in insignificant Operational Budget Impact (OBI) for off-site City infrastructure (such as roadworks, waterworks, storm sewers, sanitary sewers, street trees, street lights, and traffic signals).

Conclusion

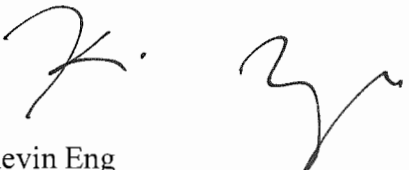
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The proposed rezoning also requires an amendment to the OCP to re-designate the rear portion (southern 72 m) of the site from:

- Community Institutional to Apartment Residential in the 2041 OCP Land Use Map to Schedule 1 of the OCP; and
- Institutional to Multiple Family in the Steveston Area Plan Land Use Map to Schedule 2.4 (Steveston Area Plan).

The proposal to retain the temple and develop a new congregate housing complex on the site complies with existing OCP policy applicable to redevelopment of Community Institutional designated land in the OCP.

It is recommended that OCP Bylaw 7100 and 9000, Amendment Bylaw 9813 and Richmond Zoning Bylaw 8500, Amendment Bylaw 9814 be introduced and given first reading.



Kevin Eng
Planner 2

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Attachment 1: Location Map

Attachment 2: Conceptual Development Plans

Attachment 3: Development Application Data Sheet

Attachment 4: Public Correspondence

Attachment 5: Public Open House on November 15, 2016 – Developer Submitted Materials

Attachment 6: Public Open House on April 25, 2017 – Developer Submitted Materials

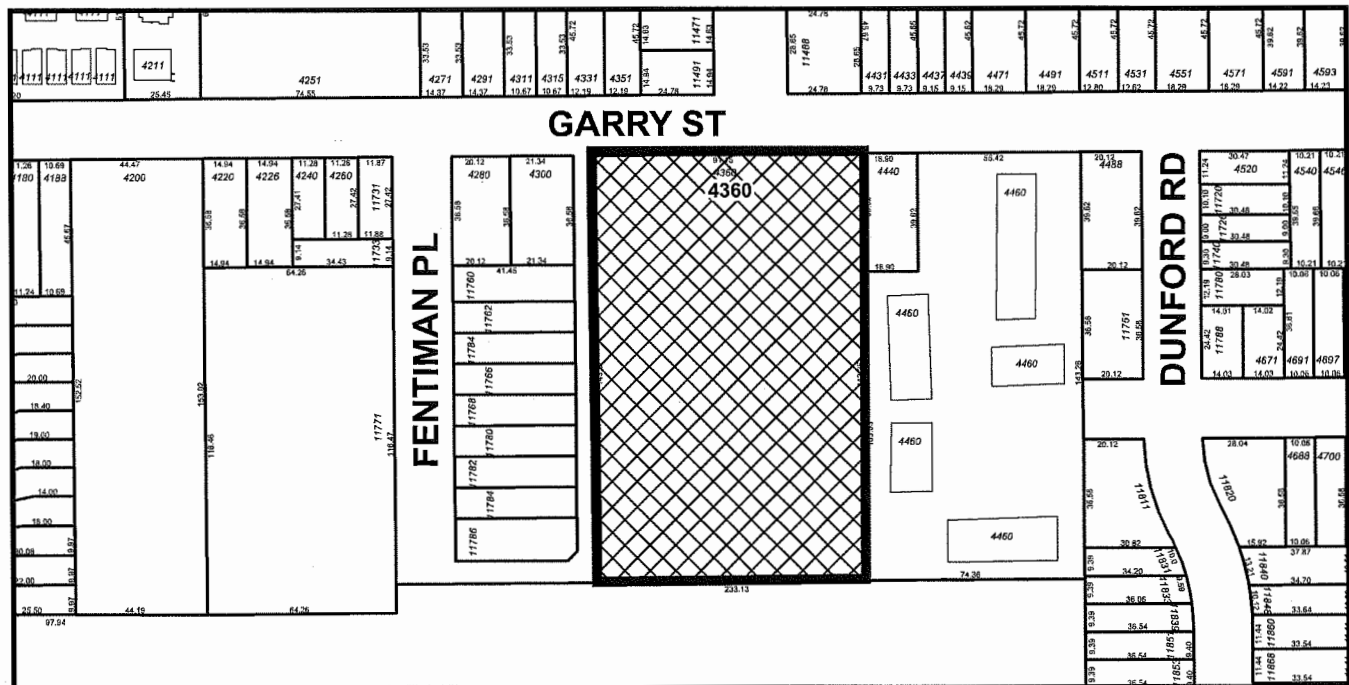
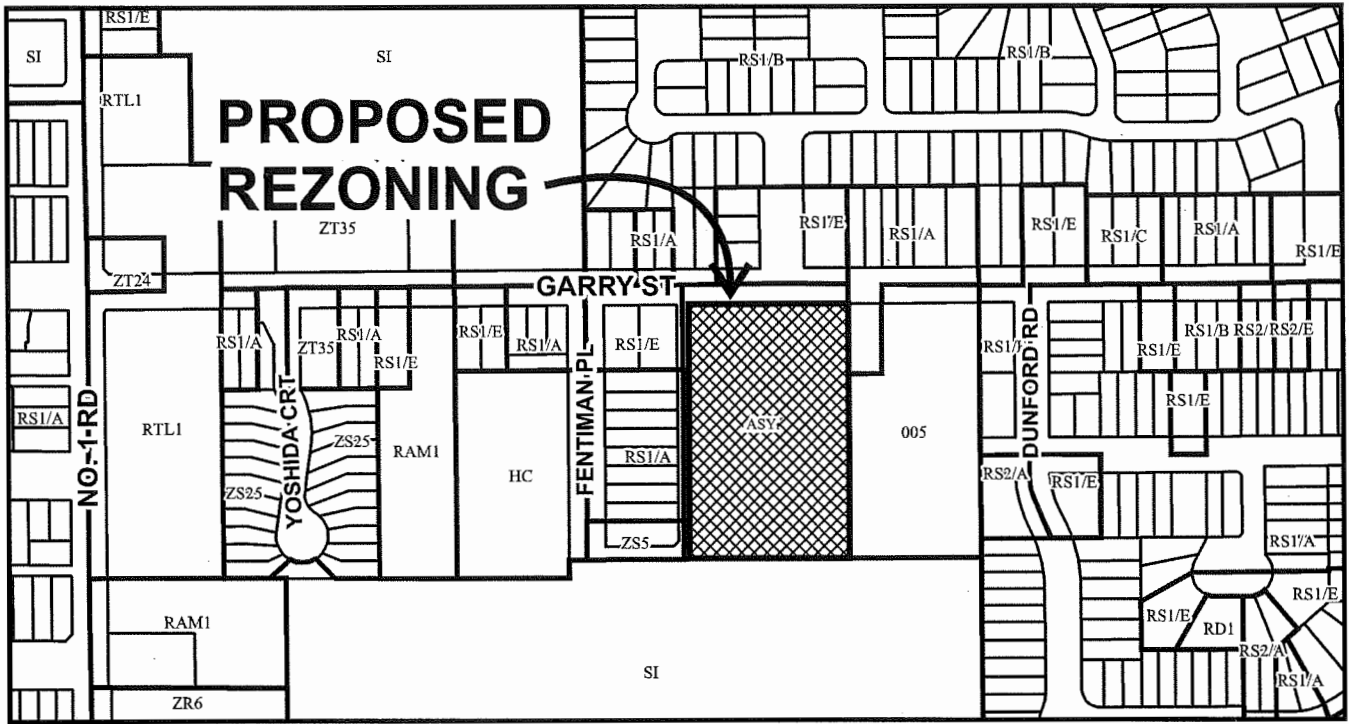
Attachment 7: Shadow Diagrams

Attachment 8: Proposed Tree Retention, Relocation and Removal Plan

Attachment 9: Rezoning Considerations



City of Richmond



RZ 16-737146

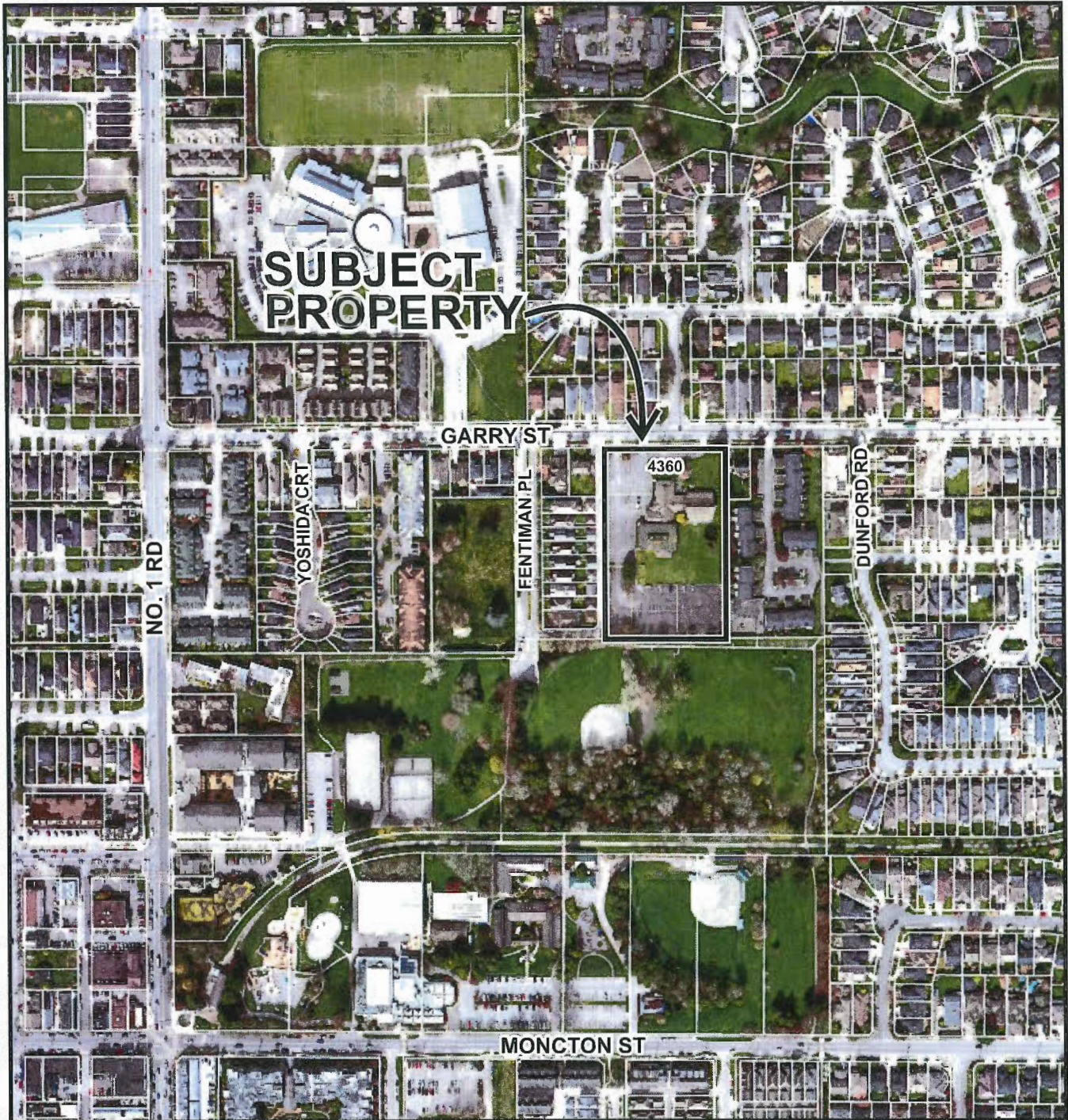
Original Date: 08/03/16

Revision Date: 12/07/17

Note: Dimensions are in METRES



City of
Richmond



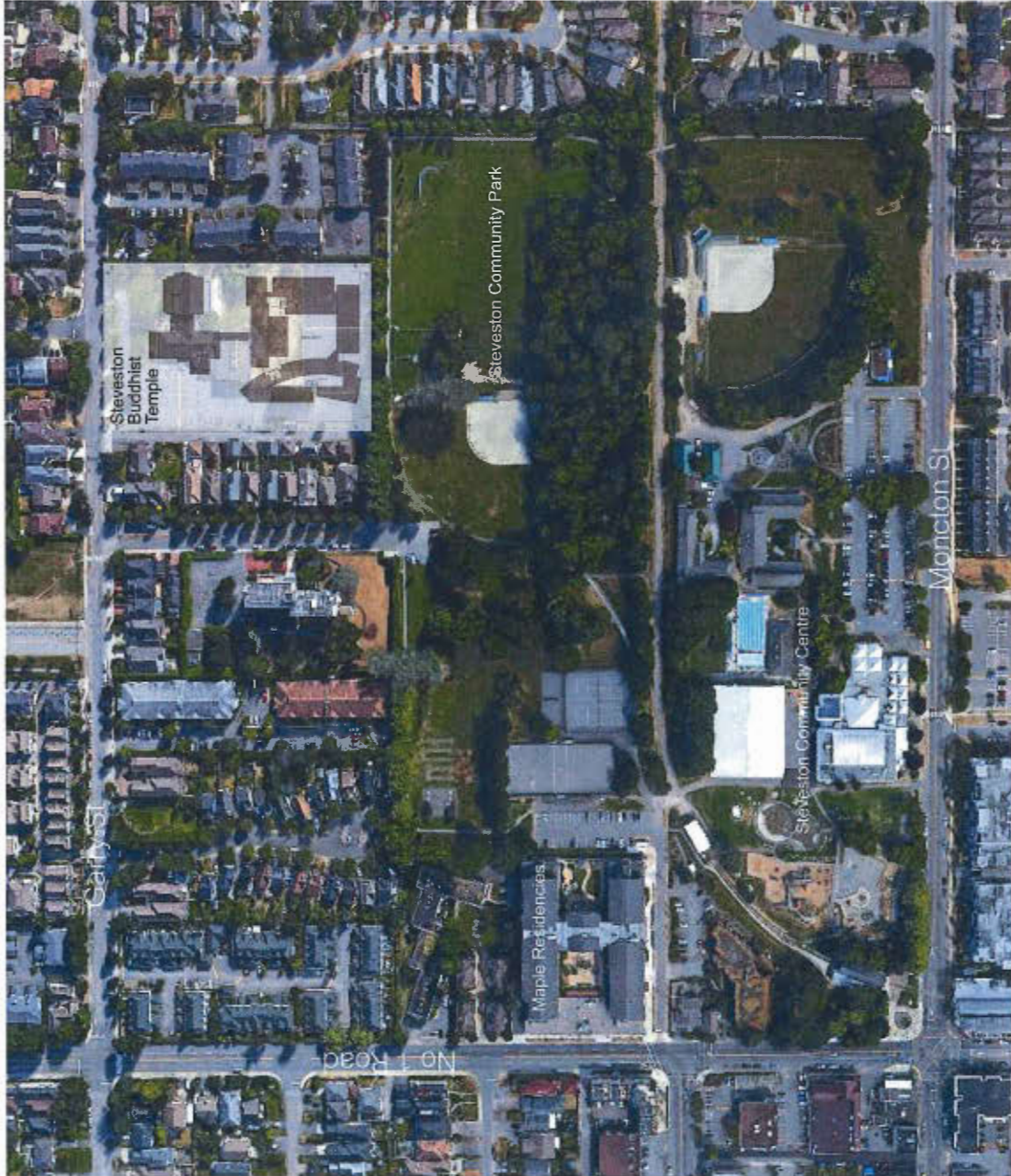
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Original Date: 08/03/16

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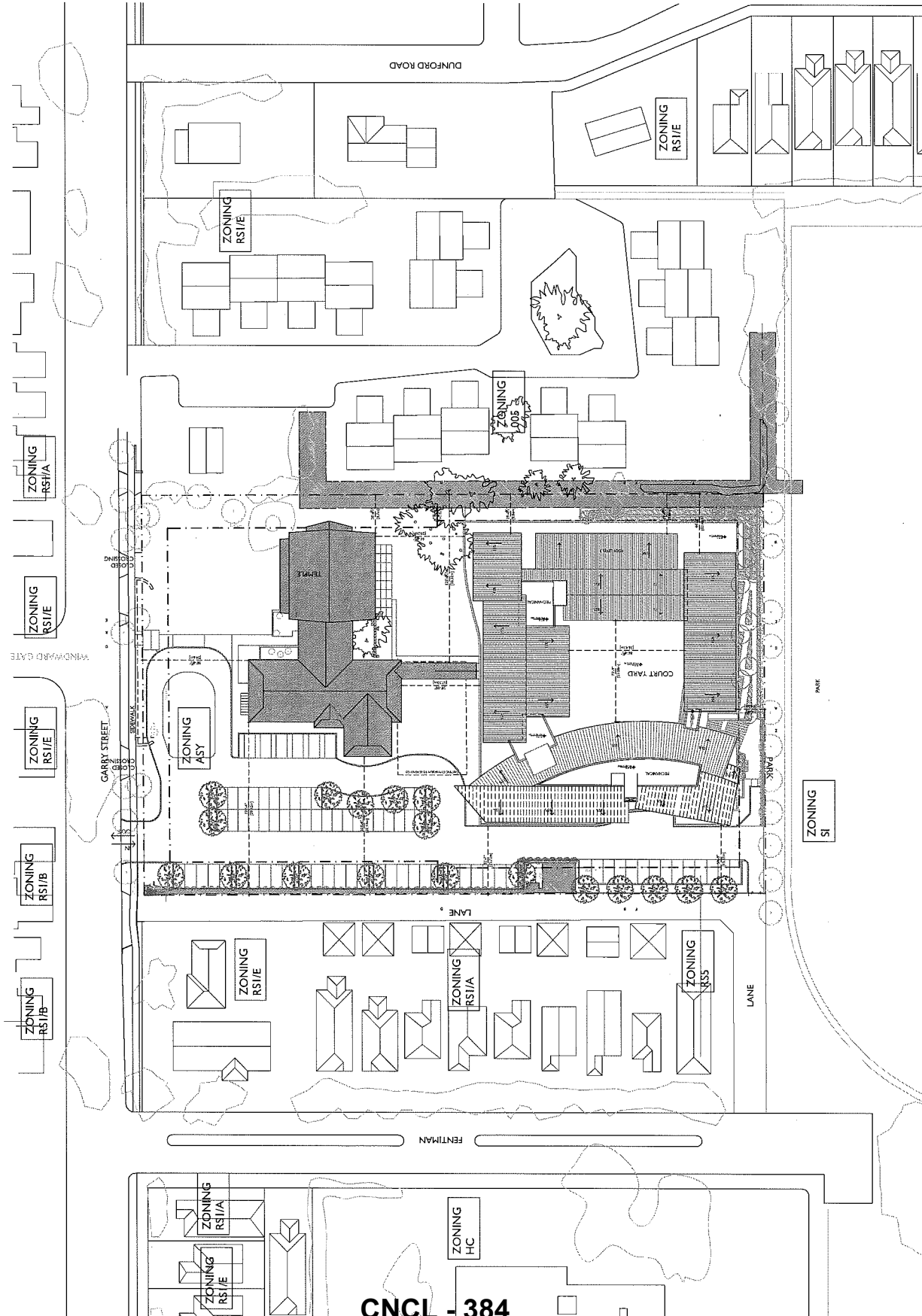


4360 GARRY STREET

SITE PLAN - ZONING

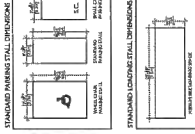
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 JOB NUMBER: 1504

A - 1.03



WE ASSURE YOU THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF. THIS DOCUMENT IS NOT TO BE USED FOR ANY OTHER PROJECT OR PURPOSE WITHOUT THE WRITTEN CONSENT OF GBL.

PLAT NOTES



NOTES

1. SEE SHEET 301 FOR GARRY STREET ELEVATION AT GARRY ST.

REVISIONS
1. JAN 2018 2018 REVISION
2. FEB 2018 2018 REVISION
3. APR 2018 2018 REVISION
4. MAY 2018 2018 REVISION
5. DECEMBER 2017 2017 REVISION

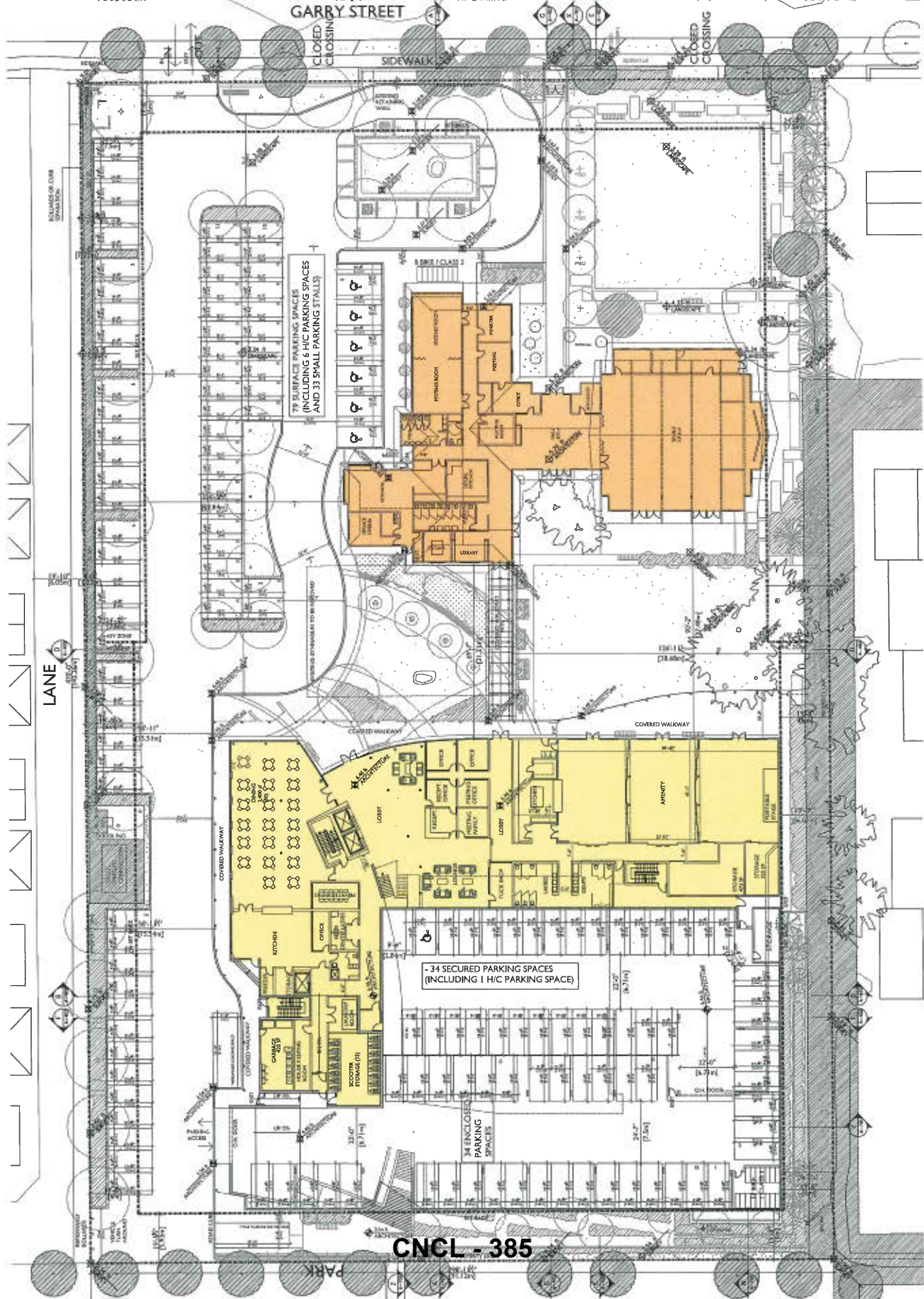


4360 GARRY STREET

GROUND FLOOR
LEVEL 1

DATE: MAY 2017
DRAWN BY: [Name]
CHECKED BY: [Name]
SCALE: 1/8"=1'-0"
JOB NUMBER: 1504

A - 3.01



GARRY STREET

LANE

79 SURFACE PARKING SPACES
(INCLUDING 6 H/C PARKING SPACES
AND 33 SMALL PARKING STALLS)

34 SECURED PARKING SPACES
(INCLUDING 1 H/C PARKING SPACE)

CNCL - 385

88 LAUREL STREET
 WASHINGTON, DC 20001
 TEL: 202.462.1000
 WWW.GBLARCHITECTS.COM

PROJECT NO. 1504

GARRY STREET

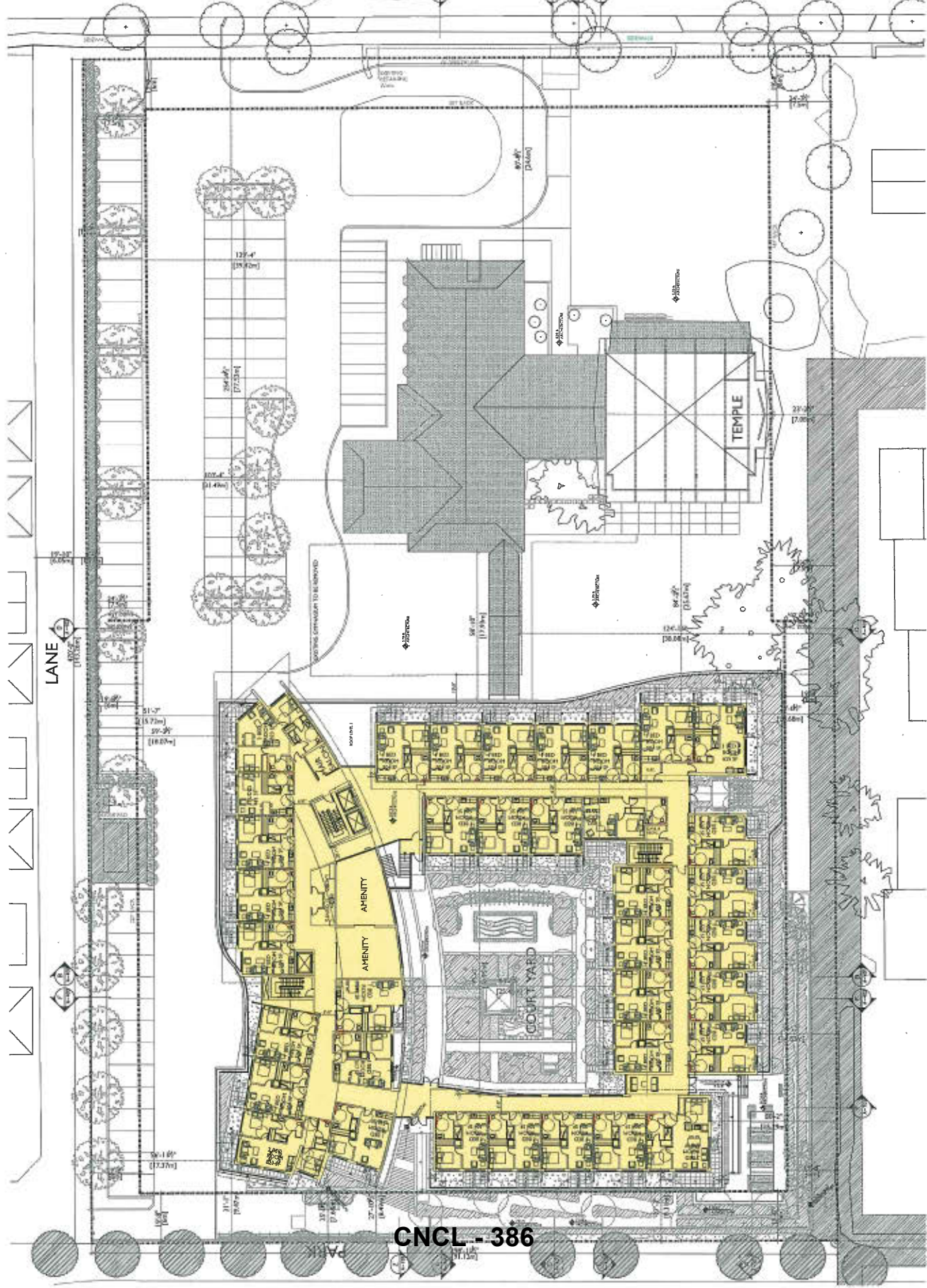
4360 GARRY STREET

LEVEL 2

DATE: MAY 2017
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 SCALE: 1/16"=1'-0"
 PROJECT NUMBER: 1504

A - 3.02

REVISIONS:
 1. LANSING 2016
 2. LANSING 2016
 3. LANSING 2016
 4. LANSING 2016
 5. LANSING 2016
 6. LANSING 2016
 7. LANSING 2016
 8. LANSING 2016
 9. LANSING 2016
 10. LANSING 2016



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HIGHEST QUALITY WITH
MAXIMUM VALUE
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PROJECT INFO

GARRY STREET

NOTES

1. ALL DIMENSIONS UNLESS OTHERWISE NOTED.

PROVISIONS
NO. DATE
1. LANE 2016
2. REVISIONS
3. 10/15/16
4. 11/15/16
5. 12/15/16
6. 01/15/17

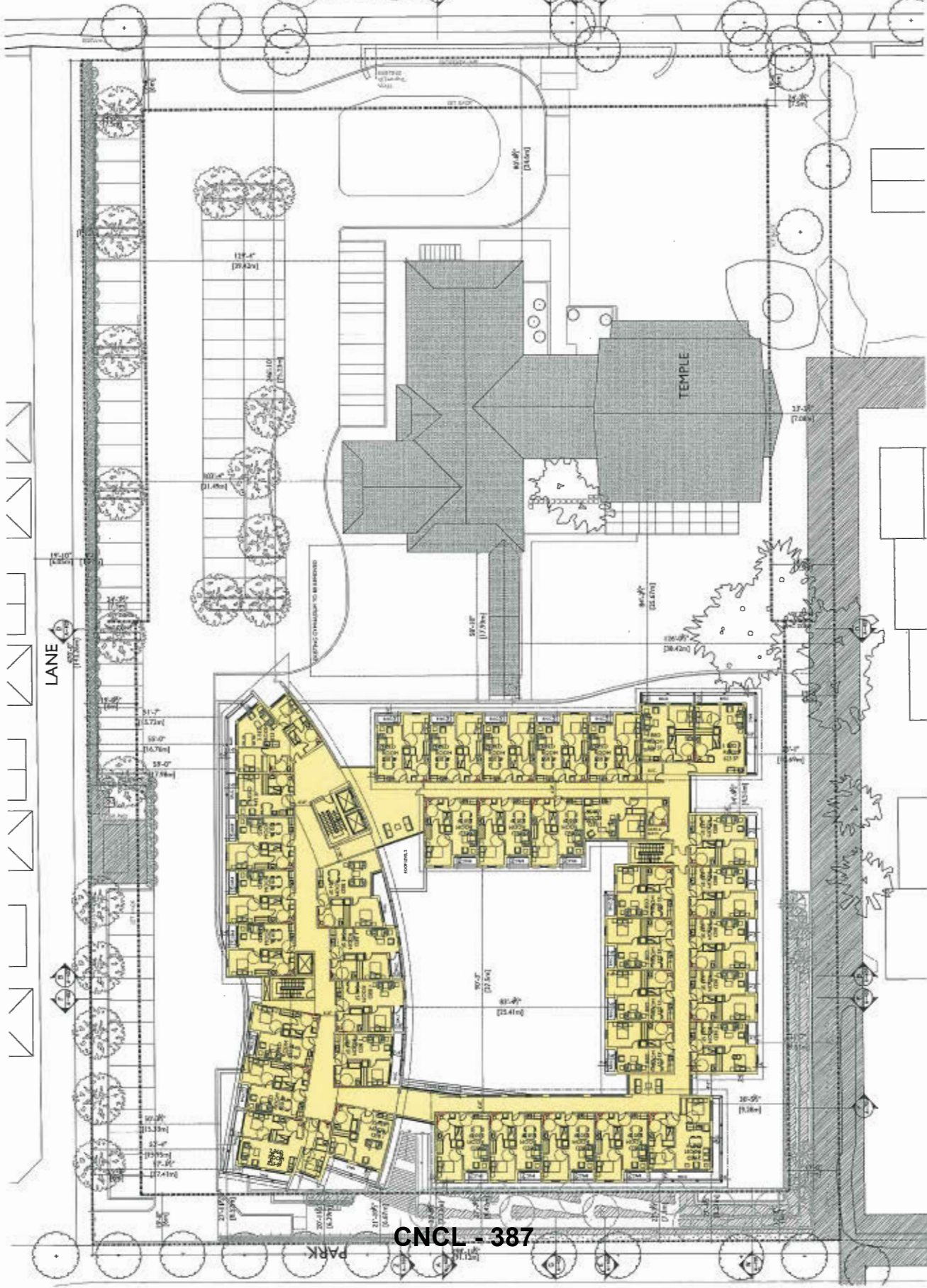


4360 GARRY STREET

LEVEL 3

DATE: MAY 2017
BY: [Signature]
CHECKED BY: [Signature]
JOB NUMBER: 1504

A - 3.03



ENR ARCHITECTS
1000 UNIVERSITY AVENUE, SUITE 100
ANN ARBOR, MI 48106-1504
TEL: 734.769.1504 FAX: 734.769.1504
WWW.GBLARCHITECTS.COM

PROJECT NO. 1504

GARRY STREET

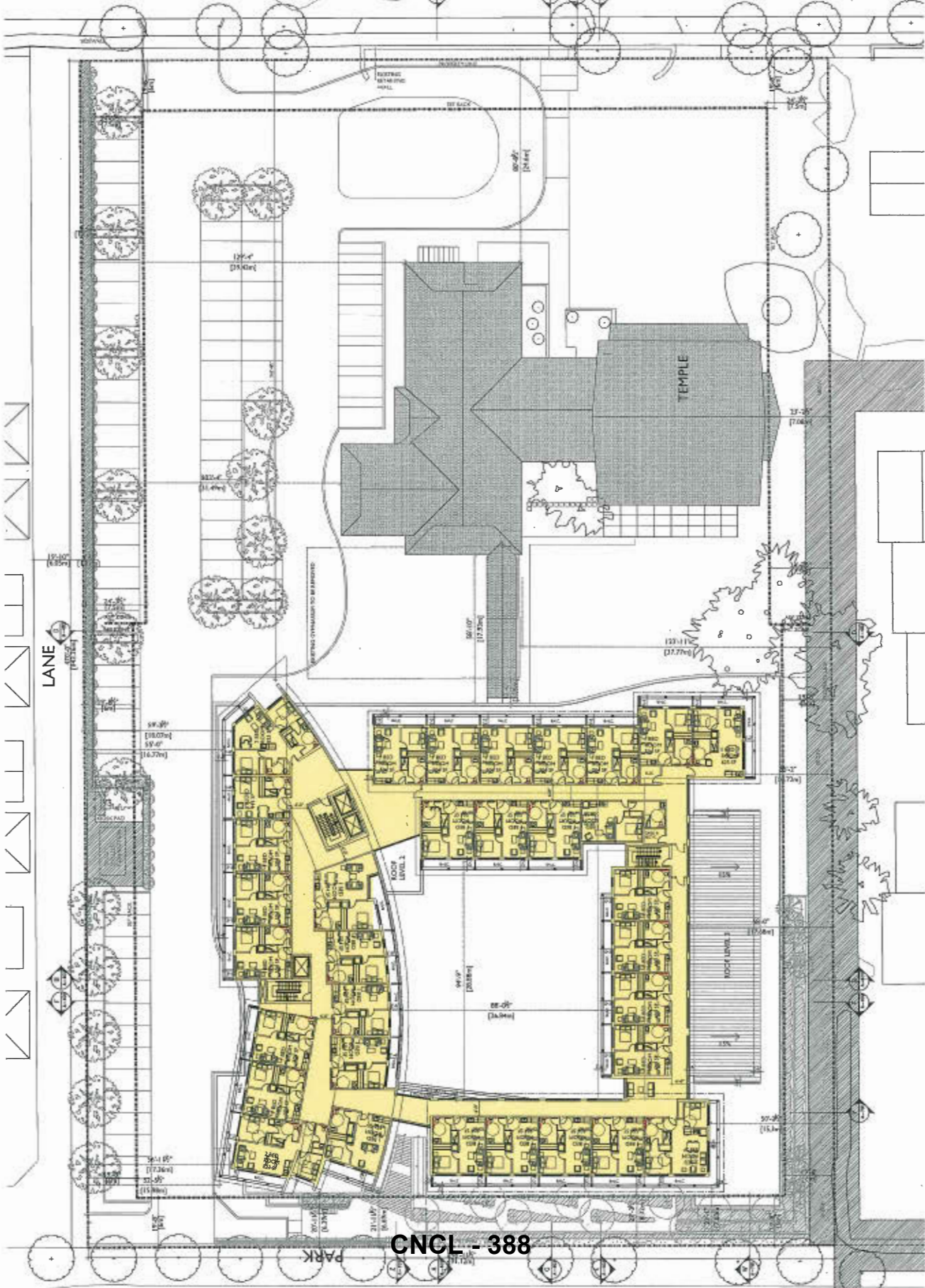


4360 GARRY STREET

LEVEL 4

DATE: MAY 2017
DRAWN BY: [unintelligible]
CHECKED BY: [unintelligible]
SCALE: 1/8"=1'-0"
JOB NUMBER: 1504

A - 3.04



DR. ARCHITECTS
1000 W. GARRARY STREET
ANN ARBOR, MI 48106
TEL: 734.769.1234
WWW.GBLARCHITECTS.COM

PROJECT NO. 1504

NOTES:
1. SEE PERMITS SHEET FOR REGULATORY COMMENTS.
2. SEE PERMITS SHEET FOR REGULATORY COMMENTS.

REVISIONS:
1. DATE: 08.14.18
2. REVISION: REVISIONS APPLICABLE TO THIS SHEET ONLY.
3. DATE: 08.14.18
4. REVISION: REVISIONS APPLICABLE TO THIS SHEET ONLY.
5. DATE: 08.14.18
6. REVISION: REVISIONS APPLICABLE TO THIS SHEET ONLY.

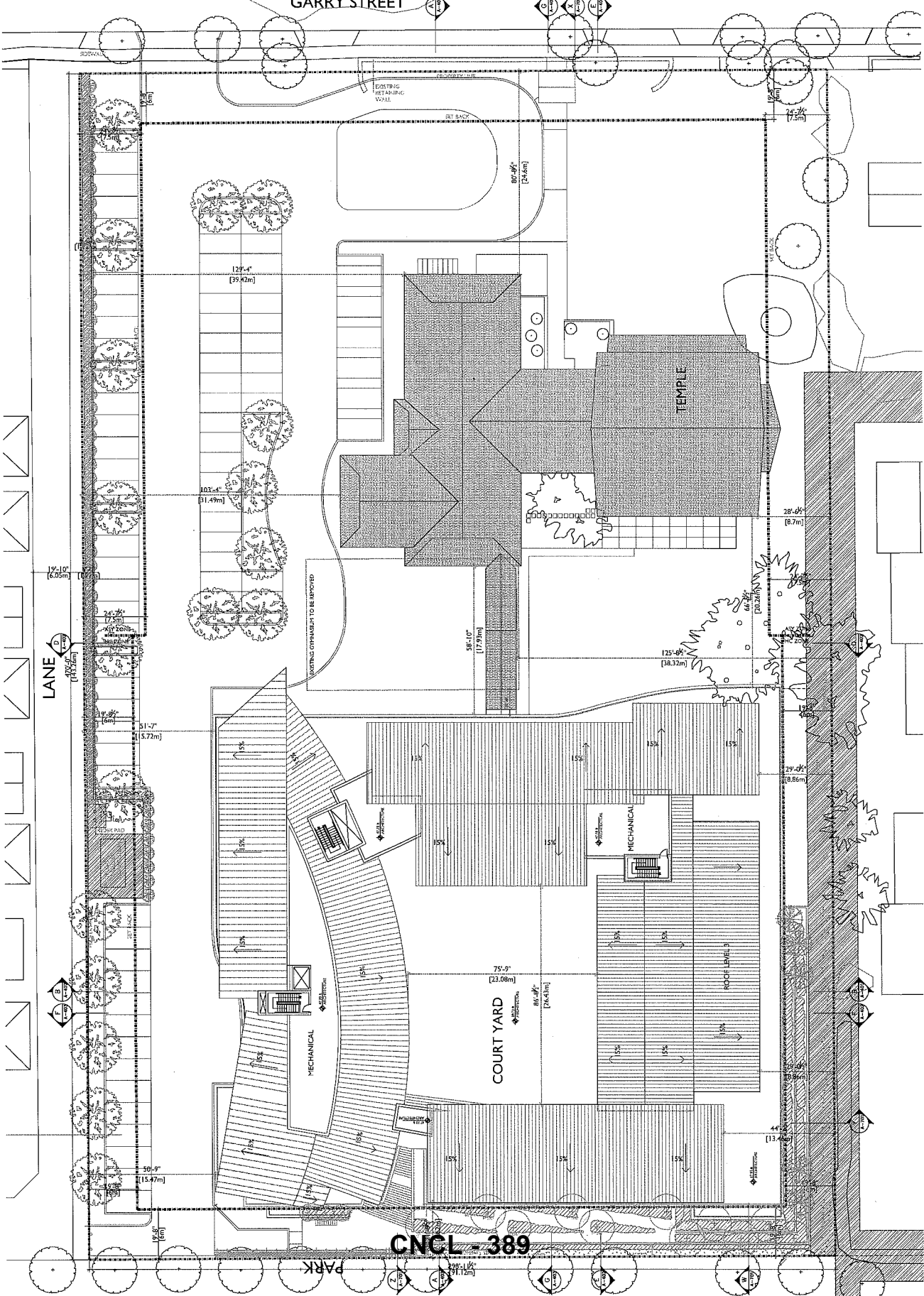


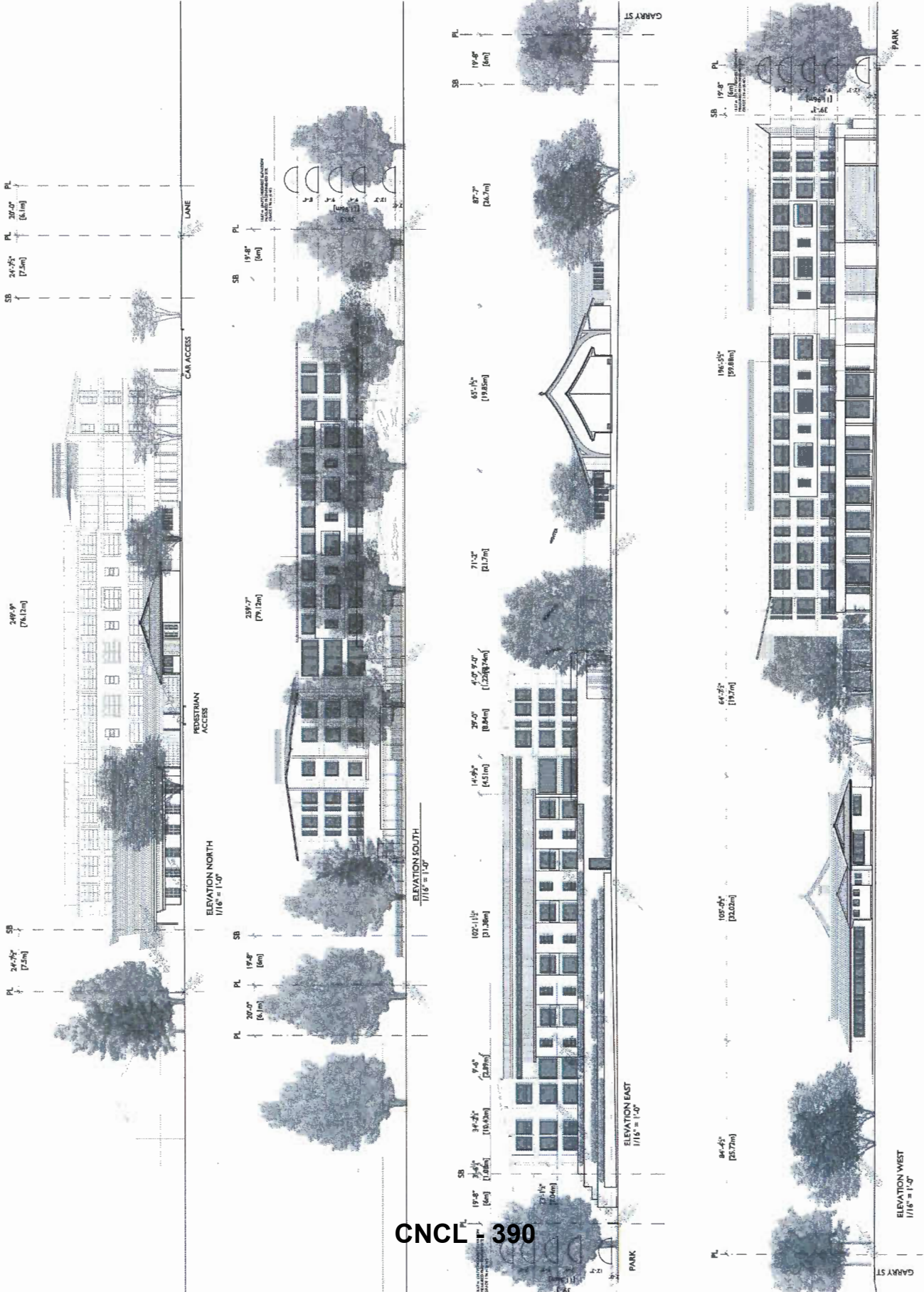
4360 GARRARY STREET

ROOF PLAN

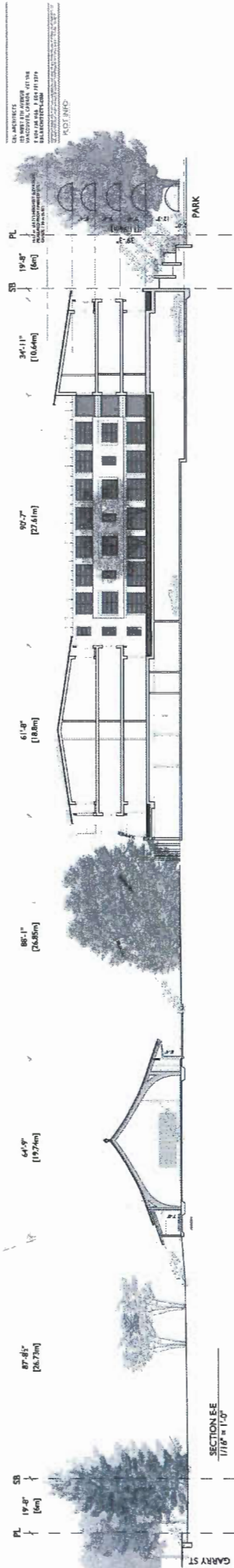
DATE: MAY 2017
SCALE: 1/8" = 1'-0"
DRAWN BY: [Name]
CHECKED BY: [Name]
JOB NUMBER: 1504

A - 3.05

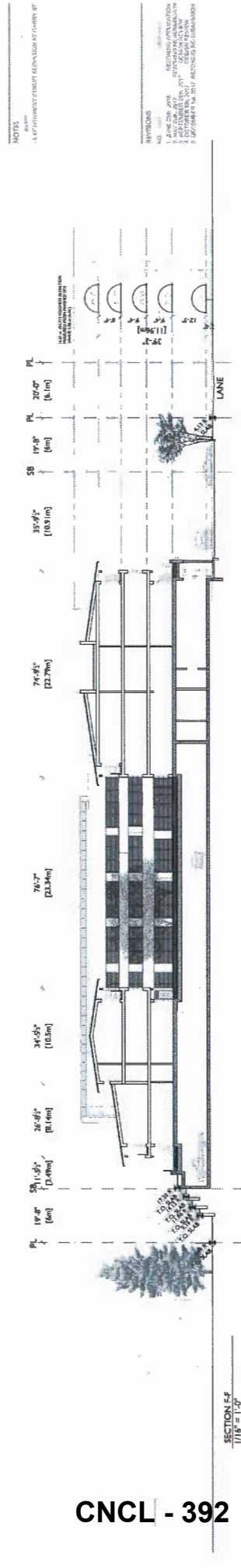




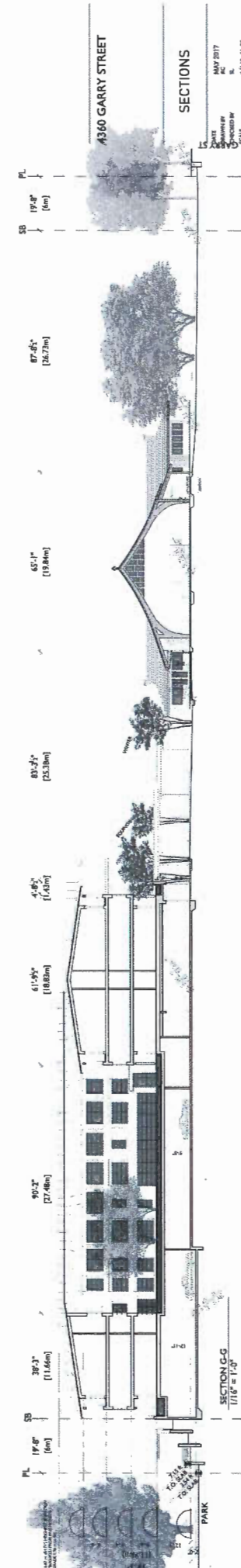
CNCL 390



SECTION E-E
1/16" = 1'-0"



SECTION E-E
1/16" = 1'-0"



SECTION G-G
1/16" = 1'-0"

NOTES:
1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
2. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
3. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
4. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.

REVISIONS:
NO. DATE BY DESCRIPTION
1. 05/15/17 JMS REVISIONS TO SECTION E-E
2. 05/15/17 JMS REVISIONS TO SECTION E-E
3. 05/15/17 JMS REVISIONS TO SECTION E-E
4. 05/15/17 JMS REVISIONS TO SECTION E-E

DATE: MAY 2017
SCALE: 1/16" = 1'-0"
JOB NO.: 1504

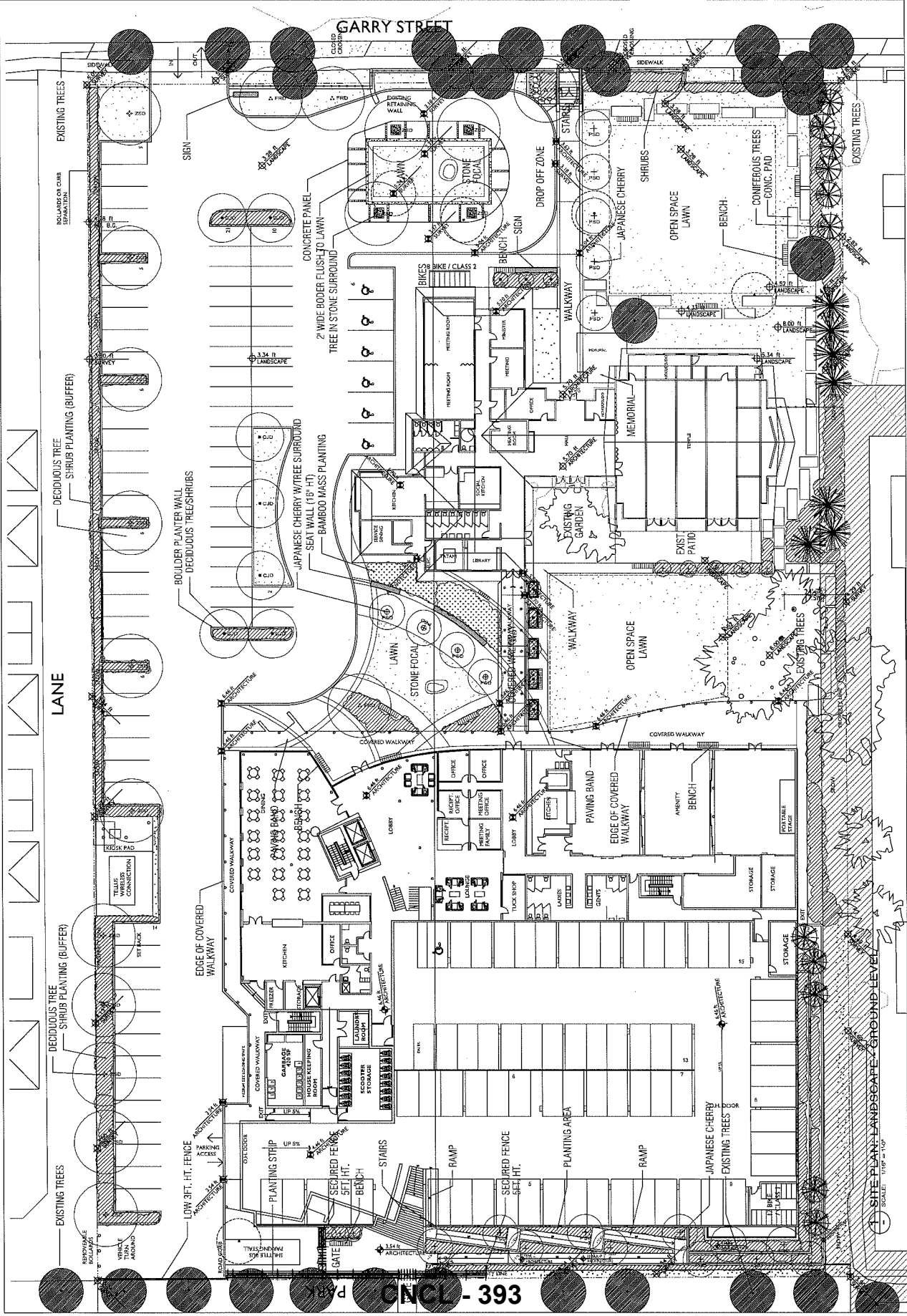
REVISIONS
 1. 1/18/17: REVISIONS TO THE PLAN
 2. 2/1/17: REVISIONS TO THE PLAN
 3. 2/1/17: REVISIONS TO THE PLAN



STEWART BUDDHIST TEMPLE
 4360 GARRY ST. RICHMOND, B.C.

PROJECT
 ARCHITECT: H.L. HARRISON ARCHITECTS
 4360 GARRY ST. RICHMOND, B.C. V6X 4A6
 TEL: 604.273.1111 FAX: 604.273.1112
 WWW: HLHARCHITECTS.COM

SHEET NO. L-1
 LANDSCAPE PLAN
 GROUND LEVEL
 DATE: MARCH 2017
 DRAWN: [Name]
 CHECKED: [Name]
 SCALE: 1/8" = 1'-0"
 JOB NO. [Number]





RZ 16-737146

Attachment 3

Address: 4360 Garry Street

Applicant: Steveston Buddhist Temple Society

Planning Area(s): Steveston Area Plan

	Existing	Proposed
Owner:	Steveston Buddhist Temple	No change
Site Size (m²):	13,043 m ²	No change
Land Uses:	Existing temple and supporting off-street parking	Existing temple, new congregate housing complex and supporting off-street parking
OCP Designation:	Community Institutional	North half – No change South half – Apartment Residential
Steveston Area Plan Designation:	Institutional	North half – No change South half – Multiple Family
Zoning:	Assembly (ASY)	New zoning district – Assembly and Congregate Housing – Garry Street (Steveston) (ZR12)
Number of Units:	N/A	107 congregate housing units

On Future Subdivided Lots	Zoning District Requirements (Proposed)	Proposed	Variance
Floor Area Ratio: Total	0.78 FAR	0.77 FAR	none permitted
Floor Area Ratio: Congregate Housing	0.7 FAR (9,130 m ²)	0.7 FAR	none permitted
Floor Area Ratio: Temple (existing)	0.08 FAR	0.07 FAR	none permitted
Lot Coverage (% of lot area):	40%	34%	none
Lot Size:	13,043 m ²	13,043 m ²	none
Setbacks (m): Religious Assembly	Front: Min. 20 m Rear: Min. 80 m Side (east): Min. 7 m Side (west): Min. 30 m	Front: 24 m Rear: 84 m Side (east): 7 m Side (west): 31.5 m	none
Setbacks (m): Congregate Housing	Front: Min. 70 m Rear: Min. 6 m Side (east): Min. 6 m Side (west): Min. 14.5 m	Front: 75 m Rear: 6 m Side (east): 6 m Side (west): 15 m	none

On Future Subdivided Lots	Zoning District Requirements (Proposed)	Proposed	Variance
Height (m):	12 m (Religious Assembly) 15 m (Congregate Housing)	Approximately 8.3 m (Existing Religious Assembly) 14.7 m (Congregate Housing)	none
Off-street Parking Spaces – Religious Assembly	95 stalls	95 stalls	none
Off-street Parking Spaces – Congregate Housing	52 stalls total (34 resident stalls; 18 employee stalls)	52 stalls total (34 resident stalls; 18 employee stalls*)	none
Off-street Parking Spaces – Total:	147	147	none

*Use of congregate housing employee parking stalls by assembly uses secured through legal agreement.

Mark & Angie Robertson
#19-4460 Garry Street
Richmond. B.C
V7E 2V2

Telephone 778-232-4309

September 6th 2016

Dear Mr Eng,

We are writing to Richmond City Council to formally object to the proposed rezoning application at the rear of Steveston Buddhist Temple 4360 Garry Street .Richmond B.C. from an Assembly Zone to a Site Specific Zone to allow a four (4) story congregate housing development. File No RZ 16-737146.

The reasons we are objecting are as follows.

1. The height of the building far exceeds the surrounding dwellings . The proposed building is four stories high which is not acceptable in a residential area where the height of the surrounding homes are two (2) stories . This will eventually mean a height of some five stories including the roof . The plans viewed at the meeting shows a total height in excess of fifty (50) feet . This is unacceptable
2. Due to the size of the proposed new building we will be deprived of sunlight to our property. Thus impacting our quality of life . This is unacceptable .
3. There are privacy issues with the proposed construction having balconies and windows that will not only overlook our property , but that of our neighbours property. Also affecting our quality of life . This is unacceptable
4. There will be the issue of drainage. The new building will have a considerable footprint this will result in the flooding of not only our property , but also the park adjacent to the proposed new construction . There is already an issue with the park flooding during heavy rain.
5. There is going to be a huge noise impact with generators ,HVAC units, delivery vehicles etc .
6. The proposed building is on Steveston Buddhist Temple grounds thus changing a religious property assembly (non profit) into a business congregate housing (profit) .
7. There will be an impact of sirens from emergency vehicles at all hours as there is a proposed medical facility.

8. There will be a parking issues as there are 104 units proposed and only parking for 36 residents vehicles . In addition the Temple parking will be limited with this new proposal . Garry Street is already a busy side street with a high school opposite the Temple. Parking is already an issue to residents when there are special events , both at Mc Math High school and the Steveston Buddhist Temple .

9. There will be an issue with night time lightning on the side of the proposed new construction impacting our quality of life .

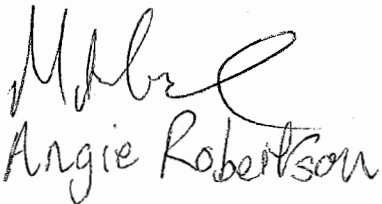
10. There is no public right of way shown on the plans . As required by Richmond City council. This has been omitted from the plans viewed .

11. The geographical location of the proposed development is in itself will cause considerable traffic concerns. Garry street is a small side street and large delivery vehicles will cause problems

12. This proposed development will have a negative impact on the value of our property. We purchased this property 25 years ago knowing that there was an unobstructed view of the surrounding park not a view of a housing development .

In closing please consider the impact this proposed rezoning application for development will have not only on us , our neighbours , but also the property owners in the surrounding area .

Thank you
Mark & Angie Robertson



Angie Robertson

Donna Matheson

#20 – 4460 Garry St. • Richmond, B.C. V7E 2V2
Phone: 604-274-2857 • E-Mail: dlmatheson55@gmail.com

Date: 2016-09-06

Policy Planning Department
City of Richmond,
6911 #3 Road
Richmond, BC
V6Y 2C1

Re: Rezoning Application at 4360 Garry St. (Steveston Japanese Buddhist Temple)

File No. RZ 16-737146

Dear Sirs:

I would like to thank your representative from the Policy Planning Department for the meeting on August, 30th to go over the Rezoning Application (File No. RZ 16-737146) submitted by the Steveston Japanese Buddhist Temple at 4360 Garry Street. I appreciated the thoroughness of the explanation of the proposed zoning change and building plans.

My residence at 4460 Garry Street is immediately adjacent to the east of the proposed rezoning and development site. For 30 years I have been able to say that I live in one of the best residential areas of Richmond by backing on to Steveston Park and the Buddhist Temple.

Having studied the plans I feel that I must oppose the Rezoning Application (File No. RZ 16-737146) which would change the zoning at 4360 Garry Street from "Assembly Zone" to "Site Specific Zone to allow a Four Storey Congregate Housing Development".

The reasons for my objection to the Rezoning Application are:

1. By submitting the rezoning application the Steveston Buddhist Temple is applying to change the scope of the existing neighbourhood. They are proposing to move from a "House of Worship" to a "business". They are proposing to go from a non-profit organization to a business for profit. I did not buy my home 30 years ago in a residential neighbourhood to be beside a large scale "business".
2. The height of the proposed structure in a predominantly residential neighbourhood. The peak of the new structure will be 50' 5" (four levels with a peaked roof structure). I believe that this is far too high to be built in an established residential area primarily filled with 2 level homes and townhouses. The height of the new building will significantly affect my home and all of the townhouses along the west of our complex by blocking sunlight, reducing air flow, eliminating all views of Steveston Park and losing all privacy from my backyard by having three levels of units looking into my yard and home. The height of the structure will also block all afternoon

sun from the Garry Estate playground, which is located in the south-west corner of the townhouse complex.

a. Questions –

- i. What is the height restriction of buildings in a residential neighbourhood that are currently filled with one and two level homes?
 - ii. The City of Richmond was having significant issues with the construction of three level homes in existing neighbourhoods. How then can a 50' structure be approved in a residential neighbourhood?
 - iii. Is there a height restriction for building constructed on non-arterial roads?
3. The proposed structure is within 24' of the property line of Garry Estate and 24' from Steveston Park. I believe that this too is far too close to the existing property lines.
 4. The footprint of the proposed structure will be using all of the back parking lot of the Steveston Buddhist Temple. When there are large events at the Temple (funerals, Obon Festival etc.) the majority of the parking will now need to overflow onto Garry Street. With restricted parking from the "street calming" and "School Zone - no parking" areas near McMath Secondary School there will be an increase in the congestion on Garry Street. There will also be a significant increase in vehicle traffic along non-arterial road by adding 104 residential units to 4360 Garry Street.
 5. Being that the proposed development is for Senior's housing, there will be an increased flow of emergency vehicles to the neighbourhood.
 6. With the construction of a 50' high residence to the immediate west of our property I believe that there will be a reduction in the value of our property. In the past, realtors have always used the "openness" of our complex with the view of Steveston Park as a selling feature. This will not be the case with the construction of a 50' high structure in close proximity to our property line.

I appreciated the opportunity to express my concerns about the proposed development at 4360 Garry Street. I love living in Steveston and appreciate all that it has to offer.

As previously mentioned, I am opposed to the rezoning from "Assembly Zone" to "Site Specific Zone" at 4360 Garry Street.

Sincerely,



Donna Matheson

Ann Smedes
#21 4460 Garry Street
Richmond, BC V7E 2V2

September 11, 2016

Policy Planning Department
City of Richmond
6933 No. #3 Road
Richmond, BC V6Y 2C1

Dear Sirs:

RE: File No. RZ16-737146
Rezoning Application at 4360 Garry St. (Steveston Japanese Buddhist Temple)

I live at 4460 Garry Street, which is right beside the proposed rezoning and development site at the Japanese Buddhist Temple at 4360 Garry Street.

I have looked over the proposed plans and I must oppose the Rezoning Application – File No. RZ 16-737146 – which would change the zoning at 4360 Garry Street from “Assembly Zone” to “Site Specific Zone” to allow a four storey congregate housing development.

The reasons for my objection to the rezoning application are:

1. The rezoning application the Steveston Buddhist Temple is applying for will drastically change the scope of the existing neighbourhood. They are proposing to move from a church to a business. They are proposing to go from a non-profit organization to a business for profit.
2. The height of the proposed structure in a predominantly residential neighbourhood.
 - i) The peak of the new structure will be 50’5” (four levels with a peaked roof structure). This exceeds the height of allowed dwellings in the residential area which is primarily 2 level homes and townhouses.
 - ii) The height of the proposed new structure will significantly affect my home and all of the townhouses along the west of our complex by blocking sunlight, reducing air flow and losing all privacy from our backyards and balconies.
 - iii) I am highly affected by lack of sunlight and bought a unit facing west for that reason. I will lose all sunlight and my unit will be very dark.
 - iv) The height of the structure will also block all afternoon sun from the playground in Garry Estates, which is located in the south-west corner of the townhouse complex.
3. The proposed structure is within 24’ of the property line of both Garry Estates and Steveston Park. This is too close for the additional noise (air conditioners, fans, exhaust) the proposed new structure and its occupants would make. If there is “fill” required to bring the new building up to road grade level then both Garry Estates and Steveston Park could suffer from serious “run-off” problems when it rains.

4. The proposed structure will be using all of the back parking lot of the Steveston Buddhist Temple. When there are large events at the Temple, the majority of the parking will now need to overflow onto Garry Street. With restricted parking from the "street calming" and "School Zone – no parking" areas, there will be an increase in the congestion on Garry Street.
5. There will also be a significant increase in passenger and delivery vehicles along a non-arterial road, already seeing increased traffic due to the high school, by adding 104 residential units to 4360 Garry Street.
6. Being that the proposed development is for Senior's housing, there is the potential of an increase in emergency vehicles to the neighbourhood.

As previously mentioned, I am opposed the proposed rezoning.

Sincerely,

Ann Smedes

A handwritten signature in cursive script, appearing to read "Ann Smedes", written in black ink. The signature is fluid and includes a long horizontal flourish at the end.

Eng, Kevin

From: Lorne or Jennifer Schmidt <lornejen@shaw.ca>
Sent: Sunday, 11 September 2016 11:20
To: Eng, Kevin
Subject: Re 4360 Garry Street proposed plan

Importance: High

Hi Kevin,

Writing this email to voice our opposition / concerns to the current proposed plan for 4360 Garry Street (after we have reviewed the plans dated June 2016.

- a) size of the proposed structure in particular the density (too many units) height (far too high) and set backs
- b) loss of privacy of our strata's west facing units
- c) loss of sunshine due to earlier / longer 'shade/shadow' during afternoons / evenings
- d) loss of view of the park from most of our strata's units
- e) resultant negative impact on property values to our strata and units within
- f) lack of parking - particularly handicap spaces - in the proposed complex which will result into parking spilling onto Garry Street and resultant greater traffic congestion and pedestrian safety

We are happy to expand on the above at your request and provide suggestions as to what proposal we would not oppose.

e.g. at very least the proposed 80' set back on the 'front' (which faces a 20' lane) for a total of 100', should be on the 'rear' (west side) of the proposed complex

Thank you for your serious consideration.

Lorne and Jennifer Schmidt
18-4460 Garry Street
Richmond, B.C.
V7E 2V2

11-4460 Garry Street
Richmond, British Columbia
V7E 2V2

September 20, 2016

Office of the City Planner
City of Richmond
6911 No. 3 Road
Richmond, British Columbia
V6Y 2C1
Attention: Mr. Kevin Eng

Re: File No. RZ 16-737146

Dear Mr. Eng:

We are writing to express our opposition to the proposed rezoning of 4360 Garry Street. We oppose the rezoning for the following reasons:

1. Increased traffic on Garry Street which is a non-arterial road and which already has high traffic volume from McMath High School. Traffic will come from residents, guests, staff, emergency vehicles, etc.
2. Increased noise from additional traffic and increased population.
3. Loss of view, sunlight, airflow and privacy for our entire complex but most particularly for the west backing units.
4. Possible decrease in property value of our unit.

5. Expectation when we purchased our property that the adjacent property would continue to be used for assembly.
6. Loss of consistent building height along Garry Street.
7. Decrease in aesthetic value of Steveston Park.

Please confirm receipt of our letter. Thank you.

Yours truly,

Ann Nykyforuk and Luc Hervieux

Unit 22 – 4460 Garry Street
Richmond, British Columbia
V7E 2V2
September 21, 2016

Office of the City Planner
City of Richmond
6911 No. 3 Road
Richmond, British Columbia

Re: File No. RZ 16-737146

Dear Mr. Eng:

I wish to express in the strongest possible terms my opposition to the rezoning of 4360 Garry Street, which would allow for the construction of a congregate housing development. Such a building, as proposed, would alter the character of the park area which is so highly valued by Steveston and Richmond residents. The proposed height would be inconsistent with existing heights on Garry Street.

The increased traffic from the number of residents proposed, staff, delivery, emergency and service vehicles would further contribute to traffic problems, which Garry Street was not built to handle.

The building as proposed would mean the loss of sunlight, airflow, and privacy for all the units in our complex but especially for those of us whose back yards face west. The pleasure of our small garden would be gone. I think we had the right to expect a consistent approach to development when we purchased our property. The proposed development would result in the loss of property value.

Thank you for your consideration of my concerns.

Yours truly,

Jean Nykyforuk

Eng, Kevin

From: Keith Doane <kdoane@shaw.ca>
Sent: Tuesday, 4 October 2016 10:01
To: Eng, Kevin
Subject: Steveston Buddhist Temple

Dear Sir,

Having reference to the application made to the City of Richmond by Steveston Buddhist Temple, we would like to be on record as disapproving of the application. We feel the proposed development is not appropriate for the established neighborhood. Traffic and appearance of Steveston park will be greatly affected, as will neighboring properties, such as ours.

One should keep in mind that the Temple itself, without the adjoining gymnasium, will be unable to handle the volume of their congregation and numerous celebrations. Their next step would no doubt be to build a new Temple elsewhere and apply to build additional housing, where the Temple now stands.

Yours truly,
Yvonne & Keith Doane,
#28-4460 Garry St.,
Richmond, B.C. V7E 2V2

November 6, 2016

Dear Kevin Eng,

RE: Rezoning application RZ 16-737146

I am writing to voice my opposition to this rezoning application for the Steveston Buddhist Temple property on Garry Street. This development is completely out of character for the neighbourhood, is too big and too close to its neighbours, and will dramatically increase traffic and noise in the area.

(All measurements are taken from copies of the plans obtained from city hall on August 30)

This property is not zoned for apartments. I realize that is why they are applying for rezoning, but the request should not be granted because that would not be consistent with the existing neighbourhood. The surrounding area is made up of single detached houses and townhouses. This proposed building would be twice the height of anything in area, and would have a vastly higher density than anything else nearby.

This building would be 50'5" high. Its setback is less than 25 feet from the east property line. This will create a very high, very close 'wall' to the Garry Estate townhouses. The townhouses that back onto the Temple property will have a complete loss of privacy, sunshine and breezes.

The bottom floor of the proposed building will present the solid wall of the parking level and the kitchen windows as a 'view' for those townhouses. The residential floors above the ground level will offer 3 levels of apartment windows looking down, and into, the townhouse bedrooms and living rooms. This is a massive loss of privacy, which will likely result in the townhouses keeping their blinds closed all of the time, effectively removing the use of their windows. That is hardly reasonable or fair. And if that kitchen vents its fans out the side wall instead of through the roof, those townhouses will have those kitchen smells pumped in their direction. That is also not fair. Are the townhouses supposed to keep their windows closed as well as their blinds drawn?

The height of the building will drastically remove the sunshine from the townhouses. Using the 'sun shading lines' from the plans (page A-4.03), the sun will be blocked to those townhouses from the fall equinox through to the spring equinox. The plans actually only show the sun shading to the north of the apartments. In order to illustrate the loss of sun for the townhouses, I've extended those same shade lines towards the east. Actually the shading would be worse than this, because the 'sun lines' on the plans are based on the sun being to the south, when the sun is at its highest. When the sun is in the west, it will be lower, so the shading of the townhouses will be more than what is mentioned here. To be more thorough and transparent, the plans should show the effect of the sun blocking in all directions, especially when it affects other peoples' residences. In addition to the peoples' loss of sunshine, the trees and plants that are east of the proposed apartment will also be in shade for over half the year. This is hardly fair for those residents who planned their gardens on the basis of having sunshine throughout the year.

Any breezes that are currently enjoyed by the townhouses will be lost. A 50 foot building that close to the townhouses will block any fresh breezes, or worse, turn the space between the buildings into a bit of a wind tunnel. Either way, it is not a desirable outcome for the townhouse residents.

The proposed 113 beds will, by necessity, create additional vehicle traffic on Garry Street. Garry Street can already be fairly busy, especially around the school start/end times at McMath. Also, given the likely age and health of the apartment residents, there will be increased traffic and noise from emergency vehicles. This noise and traffic will not be welcomed in the neighbourhood, especially during the night hours.

In conclusion, this proposed development should not be approved. It is inappropriate and out of character for the neighbourhood, too big and too close to the property lines, and will result in unwelcome increases in vehicle traffic and emergency responders' noise. This development will be detrimental to the lives of the people in the Garry Estate townhouses, and that is not fair to inflict it upon them.

Please do not approve this rezoning request.

Thank you.

Yours sincerely,

Steve Cook

Steve Cook
yvrsteve@gmail.com
604.928.3179

cc. zoning@richmond.ca

Donna Matheson

#20 - 4460 Garry St. • Richmond, B.C. V7E 2V2
Phone: 604-274-2857 • E-Mail: dlmatheson55@gmail.com

Date: 2016-11-17

Steveston Buddhist Temple,
4360 Garry St.
Richmond, BC
V7E 2V2

Re: Comments from Rezoning Open House
Rezoning Application at 4360 Garry St. (Steveston Japanese Buddhist Temple)
City of Richmond File No. RZ 16-737146

Dear Sirs:

I would like to thank the Steveston Buddhist Temple for providing the Garry Street neighbours with the opportunity to attend the Rezoning Open House on Tuesday, November 15, 2016. I appreciated being able to speak with and ask questions to representatives from the Buddhist Temple, the architectural firm, as well as Townline Construction.

My residence at 4460 Garry Street is immediately adjacent to the east of the proposed rezoning and development site. For 30 years I have been able to say that I live in one of the best residential areas of Richmond by backing on to Steveston Park and the Buddhist Temple.

Having thoroughly studied the plans, which were provided to me by the City of Richmond in August, and at the Open House this week I feel that I must continue to oppose the Rezoning Application (File No. RZ 16-737146) which would change the zoning at 4360 Garry Street from "Assembly Zone" to "Site Specific Zone to allow a Four Storey Congregate Housing Development". As I mentioned at the Open House I fully understand why the Buddhist Temple is putting forth the application. Firstly, you are trying to provide your senior congregation members with a place of residence close to the Temple as well as providing other Steveston Community seniors with housing close to where they have lived for years. I also understand that the Buddhist Temple needs to be fiscally responsible to your congregation and by applying to build a Senior Housing development you are able to generate funds. However, there are still many concerns for those of us that reside in the immediate vicinity.

The reasons for my objection to the Rezoning Application are:

1. The height of the proposed structure in a predominantly residential neighbourhood. The peak of the new structure will be 50' 5" (four levels with a pitched roof structure). I believe that this is far too high to be built in an established residential area primarily filled with 2 level homes and townhouses. The height of the new building will significantly affect my home and all of the townhouses along the west of our complex by blocking sunlight, reducing air flow, eliminating all views of Steveston Park and losing all privacy from my backyard by having three levels of units looking into my yard and home. The height of the structure will also block all afternoon

sun from the Garry Estate playground, which is located in the south-west corner of the townhouse complex.

2. I feel that a 50'5" high structure is not appropriate for a residential neighbourhood, on a non-arterial road. The City of Richmond Guidelines for Steveston development specifically mentions that residential streets should be with homes not over 2 stories and taller structures should be developed along the waterfront or on arterial streets.
3. At the Open House the Developers provided Sun Shadow drawings for both the Spring/Fall Equinox and the Summer Solstice however, these drawings only showed the shadow affect up to 2:00 pm in both cases. I would have appreciated shadow affect drawings rendered up to sunset. Over the years we have had been able to have a clear view of the sky throughout the day. For the past thirty years I have been able to sit in the summer sunshine in my backyard until 9:00 p.m. Now we will be in the shadow of the new structure for most of the afternoon and the entire evening year round.
4. The proposed structure is within 24' of the property line of Garry Estate and 24' from Steveston Park. I believe that this too is far too close to the existing property lines for the height of the proposed structure.
5. The footprint of the square courtyard in the proposed structure is bigger than the actual Buddhist Temple itself. If the courtyard were reduced in size by $\frac{1}{2}$ or even a $\frac{1}{3}$ there would be less of an affect on those of living adjacent to the proposed structure. This could be accomplished by reducing the number of large units per floor (548 sq ft) to medium sized units (504 sq ft.) or small units (490 sq ft.) and still allow the optimum number of 104 units that you feel is necessary to be financially viable.
6. One way of possibly reducing the overall impact of the proposed structure would be to have a flat roof. By eliminating the eleven foot pitched roof you could change some of the "shadow affect" on our residences. However, this idea was not appreciated by two members of the designed team as they stated it would affect the "overall appearance and design" of the proposed structure.
7. Many presenters at the Open House continued to emphasize that "seniors don't drive" and therefor would not need cars, so there would not be an increase in traffic along Garry Street. I have to disagree with this. Seniors do drive and if they don't then someone is coming to pick them up to go shopping, visit doctors, or visit family. Garry Street, as a non-arterial road, is an increasing busy street and by adding more traffic to a narrow street with limited parking will cause significant issues.
8. With the construction of a 50' high residence to the immediate west of our property I believe that there will be a reduction in the value of our property. In the past, realtors have always used the "openness" of our complex with the view of Steveston Park as a selling feature. This will not be the case with the construction of a 50' high structure in close proximity to our property line.

I appreciated the opportunity to express my concerns about the proposed development at 4360 Garry Street. I have always loved living in Steveston and have appreciated all that it has to offer.

As previously mentioned, I am opposed to the current rezoning application from "Assembly Zone" to "Site Specific Zone to allow a Four Storey Congregate Housing Development" at 4360 Garry Street. If amendments were made to the application I may feel more inclined to be in favour of the application.

Sincerely,

Donna Matheson

cc: Kevin Eng, Policy Planning Department, City of Richmond.

Eng, Kevin

From: Shirley Ramsay <sjramsay.rogers@gmail.com>
Sent: Friday, 18 November 2016 09:33
To: casey@cpadevelopment.ca; Eng, Kevin
Subject: Rezoning application - Steveston Buddhist Temple RZ-737146

Hi again. It's funny what auto correction can do. Anyway, I am resending this with the reference number.

We attended the open house on November 15, 2016 and were dismayed. Our townhouse is located directly east of the proposed development, and we will lose a great deal of light if the four storey home is built. Already, there are several very large trees obstructing our view and our light. Consequently, the value of our residence will be diminished should the development proceed. A one or two storey structure would be more suitable in this area.

Des and Shirley Ramsay

Sent from my iPad

CNCL - 414

No. 10. 4460 Garry Str,
Richmond, B.C. V7E 2V2
Nov. 21, 2016

Mayor Bradie and Council Members,
6911 No. 3. Road,
Richmond, B.C.
V6Y 2C1

		INT
J	DW	
	CJ	
	DB	

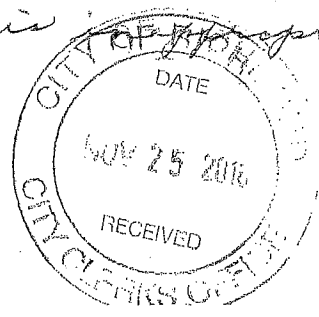
R216 737146

Dear Elected Officials,

R.E. the Rezoning of the Steveston Buddhist Temple,
the rezoning requested by Bud Sakimoto,
President of the Steveston Buddhist Temple.

It is my hope that you will not allow this
request to anyone the property.

While it is commendable that Mr. Sakimoto is
making plans to care for the Japanese Seniors,
from his temple, I think he should consider
the effect this project will have on the existing
neighborhood; that it will block off the light and
air flow to the present buildings. The planned four
storey building is inappropriate for the proposed
location.



Yours Truly,
(Mrs.) Geraldine Gray

11-4460 Garry Street
Richmond, British Columbia
V7E 2V2

November 27, 2016

Office of the City Planner
City of Richmond
6911 No. 3 Road
Richmond, British Columbia
V6Y 2C1
Attention: Mr. Kevin Eng

Re: File No. RZ 16-737146

Dear Mr. Eng:

We are writing to express our continued opposition to the proposed rezoning of 4360 Garry Street. We attended the Open House at the Buddhist Temple on November 15, 2016 and found that we our concerns have not been addressed. We oppose the rezoning for the following reasons:

1. Increased traffic on Garry Street which is a non-arterial road and which already has high traffic volume from McMath High School. Traffic will come from residents, guests, staff, emergency vehicles, etc.
2. Loss of view, sunlight, airflow and privacy for our entire complex but most particularly for the west backing units.
3. Possible decrease in the value of our unit.

4. Expectation when we purchased our property that the adjacent property would continue to be used for assembly.
5. The proposed development runs contrary to the City of Richmond Plan for Steveston, which states that "...the form of new development should be guided by that of adjacent existing development, even where new uses are being introduced."
6. Decrease in the aesthetic value of Steveston Park.

Please confirm receipt of our letter. Thank you.

Yours truly,

Ann Nykyforuk and Luc Hervieux

11-4460 Garry Street
Richmond, British Columbia
V7E 2V2

February 3, 2017

Office of the City Planner
City of Richmond
6911 No. 3 Road
Richmond, British Columbia
V6Y 2C1
Attention: Mr. Kevin Eng

Re: File No. RZ 16-737146

Dear Mr. Eng:

Please find enclosed a petition regarding the proposed rezoning of 4360 Garry Street. Thank you.

Yours truly,

A handwritten signature in black ink, appearing to read "Ann Nykyforuk". The signature is fluid and cursive, with a large initial "A" and "N".

Ann Nykyforuk
(annnykyforuk@gmail.com)

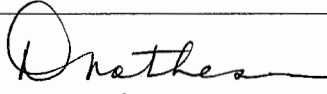
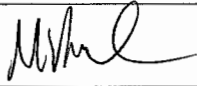
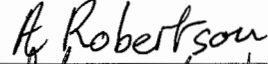

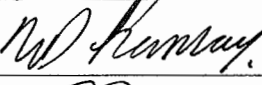
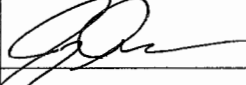
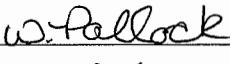

PETITION TO THE CITY OF RICHMOND

The Steveston Buddhist Temple has applied to the City of Richmond for permission to rezone 4360 Garry Street from "Assembly Zone" to a "Site Specific Zone" to allow for a four story congregate housing development with 104 residential units on the rear (south) portion of the site. (City of Richmond File No. RZ 16-737146)

We the undersigned object to the rezoning application for the following reasons:

1. The height and mass of the proposed building would be inconsistent with other structures along Garry Street. The Richmond Official Community Plan for Steveston Area (Bylaw 7100 Schedule 2.4) states that "The form of new development should be guided by that of adjacent existing development, even where new uses are being introduced." (9.2.2 Massing and Height)
2. Allowing this housing development as proposed would set a precedent which would allow others to build structures that would be in contravention of the Richmond Official Community Plan for Steveston Area.
3. Garry Street was not designed to handle the volume of traffic that would result from the proposed housing development. Garry Street is a non-arterial road.

We, the undersigned hereby request that the current rezoning application (RZ 16-737146) be denied.

	PRINT NAME	SIGNATURE	ADDRESS
1.	Donna Matheson		20-4460 Garry St. Richmond V7E 2V2
2.	MARK ROBERTSON		19-4460 GARRY ST RICHMOND V7E 2V2
3.	Angie Robertson		19-4460 GARRYST. RICHMOND. V7E 2V2
4.	STEVE COOK		24-4460 GARRY ST. RICHMOND V7E 2V2
5.	Des Ramsay		25-4460 Garry St. Richmond V7E 2V2
6.	JEFF THOMSON		27-4460 GARRY ST. RICHMOND V7E 2V2
7.	WENDY POLLOCK		27-4460 Garry St. Richmond V7E 2V2
8.	YVONNE DOANE		28-4460 GARRY ST. RICHMOND V7E 2V2

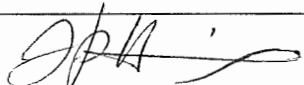
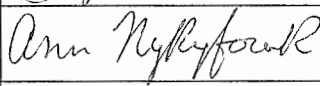
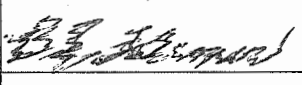
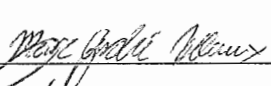


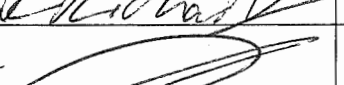
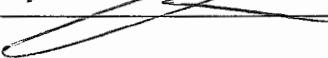
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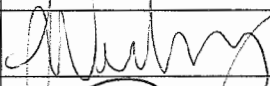



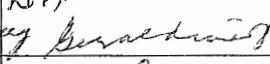

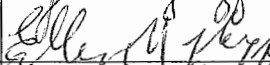

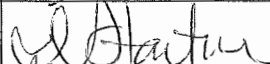
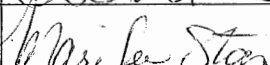
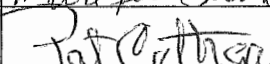
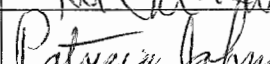
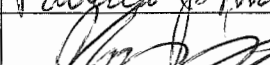
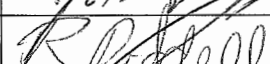

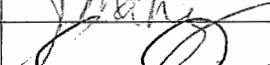
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2. Allowing this housing development as proposed would set a precedent which would allow others to build structures that would be in contravention of the Richmond Official Community Plan for Steveston Area.
3. Garry Street was not designed to handle the volume of traffic that would result from the proposed housing development. Garry Street is a non- arterial road.

We, the undersigned hereby request that the current rezoning application (RZ 16-737146) be denied.

	PRINT NAME	SIGNATURE	ADDRESS
21	JP Hervieux		11 4460 Garry St, Richmond, BC.
22	Ann Nykyforuk		11-4460 Garry St. Richmond, B.C. V7E 2N2
23	Barb Falconer		12-4460 Garry St. Richmond BC
24	Marc-André Hervieux		11-4460 Garry St. Richmond BC
25	Luc Hervieux		11-4460 Garry St. Richmond
26	Jamie Richardson		23-4460 Garry St. Richmond BC
27	Rhonda Richardson		23-4460 Garry St. Richmond BC
28	Jamie Turner		7-4460 Garry St Richmond

— We the undersigned hereby request that the current rezoning application (RZ 16-737146) be denied. —

	PRINT NAME	SIGNATURE	ADDRESS
29	Ariella Winberg		7-4460 Garry St.
30	DAVE HUNTER		8-4460 Garry St.
31	Brenda Kean		9-4460 Garry
32	Leslie Anke		#9-4460 Garry St
33	<small>GENERALIST & WORKY</small> Benedict V. Wang		#40 4460 Garry St.
34	Jean Nykyforuk		22-4460 Garry St.
35	Ellen Nykyforuk		22-44-60 Garry St
36	Chris Cathcart		4-4460 Garry St.
37	Ivory Stanton		#5 4460 Garry St.
38	Marlene Stanton		*5. 4460 GARRY ST.
39	PATRICK CATHCART		#4-4460 GARRY ST.
40	PAT JOHNSON		#3-4460 GARRY ST
41	James Carrigan		#2-4460 Garry St
42	Bob Riddell		11 893 Dunford Rd.
43	Jill Mahy		11893 Dunford Rd.
44	Dannel Boehme		4280 Garry Street

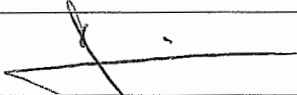

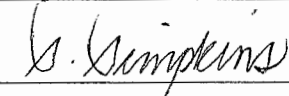

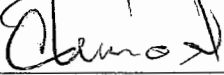
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We, the undersigned hereby request that the current rezoning application (RZ 16-737146) be denied.

	PRINT NAME	SIGNATURE	ADDRESS
45	SHANA ARPELATER		79-11491 7th AVENUE RMD.
46	SEAN GARDNER		79-11491 7th Ave RMD
47	SANDRA SIMPKINS		11511 Lapwing Cres. Rmd.
48	Steve Simpkins		11511 Lapwing Cres. Rmd.
49	Chelsea Leonard		4011 Garry St Rmd

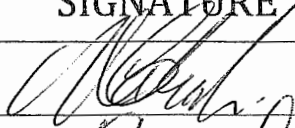
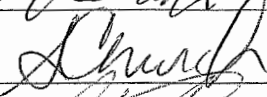
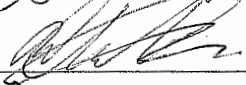
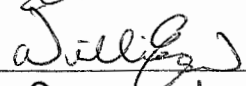
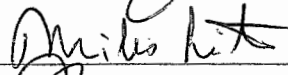
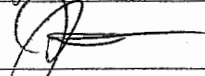
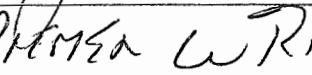
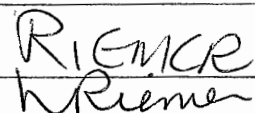
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	PRINT NAME	SIGNATURE	ADDRESS
50	NORMAN CHURCH		4700 DUNCLIFFE RD
51	Sharon Church		4700 DUNCLIFFE RD.
52	Michelle Church		4700 Duncliffe Rd.
53	Will BAW		22500 COCHRANE TRNE
54	MIKES LIKE		4686 DUNCLIFFE RD.
55	Jill Like		MA _____
56	WOLFGANG RIEMER W R.		4791 DUNFORD RD
57	LYNN	RIEMER 	4791 Dunford Rd



c/o 120 – 13575 Commerce Parkway
Richmond, BC, Canada V6V 2L1

Main 604 270 1875
Fax 604 270 0854

www.tlhousingolutions.ca

Electronic – keng@richmond.ca

March 17, 2017

ATTN: Kevin Eng | Planner 2

Richmond City Hall | Policy Planning Department
6911 No 3 Road,
Richmond BC V6Y 2C1

RE: **RZ 16-737146** | PUBLIC INFORMATION MEETING SUMMARY

On behalf of the Steveston Buddhist Temple ('SBT'), please accept this letter as a summation of public engagement undertaken to date with regards to the subject Rezoning application to facilitate the development of an affordable independent seniors facility proposed for 4360 Garry Street, Richmond BC.

Notice and Advertisement

Following recommendation of staff, SBT hosted a public information meeting advertised in a manner consistent with the regulations prescribed in the Local Government Act. The intent of this meeting was to invite the public and community stakeholders to the temple gymnasium to meet with the members of SBT and the development team consisting of representatives of GBL Architects, CPA Development Consultants and TL Housing Solutions regarding the proposed development. This open house took place November 15, 2016 and was hosted from 5pm through 8pm to ensure catchment of the before and after dinner crowd.

Notice was provided 10 days in advance with letters hand delivered to properties within a minimum 30m radius from the site. In addition to providing notice to the immediate neighbourhood, a sign was erected on site for vehicle and pedestrian traffic and advertisements were also published in the local papers; Richmond News; November 9th & 11th; and November 10th in the Vancouver Shinpo, a weekly Japanese newspaper circulated throughout the lower mainland. Invitees of the open house also included local stakeholders listed below with notice delivered via Canada Post.

- € Steveston Community Society
- € Steveston 20/20 Committee
- € Rotary Club of Steveston
- € Steveston Historical Society
- € The Maples Residences
- € Army, Navy & Air Force Veterans Unit #284
- € Richmond School District (SD38)
- € Steveston Merchants Association

Information and Representation

Upon attending the open house the public had an opportunity to interact with SBT members and the development team at one of the four stations set up throughout the gymnasium.

On display at each station were large format color boards of the architectural drawings and landscape design. In addition to the floor plans, cross section, elevations and site plan, there were shadow analyses depicting relevant times of day during equinox and summer solstice. An additional board was also provided depicting key design alterations made through earlier consultation with staff prior to making application. These alterations included increased building setback from the East property line and revised building massing on the South-East corner, together reducing the shadow and adjacency issues with the neighbouring townhome development to the East.

The atmosphere was relaxed and engaging with emphasis on allowing the public to hear firsthand the goals and objectives of SBT and their vision for continued and expanded community services. Speaking notes were developed in response to feedback and concerns raised from correspondence the City received as a result of the application. This venue provided a great opportunity to dispel misconceptions, primarily around non-market housing and not-for-profit housing providers, engage in candid discussions of concerns, and answer questions and respond to interests in the project such as programming and services, unit and facility amenities, time-line for registration and project completion.

Attendance and Feedback

We encouraged all attendees to sign-in upon arrival and provide written comment before exiting. Of the 65 registered attendees we received 17 written comments. Below is brief description of these comments:

Positive Comments

Provides needed seniors housing	6
Well designed	3
Great location for seniors	6
Liked the Japanese landscaping	1
Traffic not an issue	2

Negative Comments

Building Height	5
Shadowing neighbouring townhomes	2
Contrary to single family & townhome density	2
Traffic concerns during school hours	3
Parking concerns on Garry/Railway	1
Setback from Townhomes and Park	1

Overall Response

Approval	10
Concerned, but not against	2
Strong concerns/against	5

We feel attendance was great and the majority of those who attended showed support and strong interest in the project. This was evident in the number of inquiries received about

availability, registration, unit layouts and completion, fortifying the need and demand for more affordable housing options for seniors in the Steveston community.

Of the attendees that were against the development, the issues raised were building height, shadowing of the townhomes and common area playground, proposed use, traffic, and having a for-profit business entity in the neighbourhood. While many of these issues were resolved candidly through educating the public on restrictions of not-for-profit societies, housing grants and agreements, affordability in the marketplace, limited car ownership amongst seniors in this demographic, and peak staff hours; the underlying issue with building height/adjacency and shadow effect on the townhome development were less resolved. While the team addressed similar issues that would result from a different use, such as three storey townhomes, the key takeaway of these concerns is to address the design of the building, an endeavour we plan to undertake to reduce the impact to this neighbouring development.

Further Public Engagement

One of the attendees of the open house and community stakeholder, Linda Barnes, Chair of the Steveston 20/20 Committee, invited us to be a delegate and attend a future meeting of the group to present the proposed project and answer any questions.

This meeting took place February 2, 2017 and the response was positive and supportive of SBT's vision and need for more seniors housing in the area.

Closing

In general the feedback received from the public and stakeholders has been positive and supportive except the neighbouring townhome development east of the property. With thoughtful design alterations to limit building height and improve shadow impact, we feel confident this project will be a successful addition and viable community amenity in the Steveston neighbourhood.

Yours truly,
TL HOUSING SOLUTIONS LTD.

Per:



Craig Lochhead
Vice President
jm/CL

cc: Steveston Buddhist Temple, Wisteria Senior's Health & Housing Society

enclosures



STEVESON BUDDHIST TEMPLE

4360 Garry Street
Richmond, B.C.
Canada V7E 2V2
Phone: (604) 277-2323
Fax: (604) 277-0313

November 1, 2016

ATTENTION: OWNER/OCCUPANT

RE: **REZONING APPLICATION –PUBLIC INFORMATION OPEN HOUSE**

Steveston Buddhist Temple and Wisteria Seniors Health & Housing Society has applied to the City of Richmond for permission to rezoning 4360 Garry Street from the assembly (ASY) zone to a Site Specific zone to allow a four storey Congregate Housing development with approximately 104 affordable residential units on the rear (South) portion of the site, and the retention of the existing temple on the front (North) portion of the site.

We invite you to join us at a **Public Information Open House** held in the Steveston Buddhist Temple gymnasium on **November 15, 2016 from 5:00pm to 8:00pm.**

Members of the Steveston Buddhist Temple congregation, the non-profit housing society together with their consultants will be in attendance to answer any questions or concerns.

Yours truly,
STEVESON BUDDHIST TEMPLE

Per:

Bud Sakamoto
President

cc: City of Richmond



STEVESTON BUDDHIST TEMPLE

4360 Garry Street
Richmond, B.C.
Canada V7E 2V2
Phone: (604) 277-2323
Fax: (604) 277-0313

November 15, 2016

REZONING PUBLIC OPEN HOUSE
5:00PM TO 8:00PM

PLEASE SIGN IN:

Nolan Chow
~~Wuzone Chow~~
Mary Kawamoto
LOP ARAKI
Tijia Caroline Suyama
Shirley
MASA & KIKUCHI
Mika & Masako INOUE
B FUMIO & MARIKO SAKAGUCHI
ALAN SAKAMOTO
Mike Nakanishi
Mits Sakai
Kiyo Komai
Norm CAWLEY
Sharon Church.
Asayo Tame
PATRICK SATHCART
Yumei Tsuchiya
Fusako Tsuchiya
Dessy & Marge Sava
Sometjo Kakei
Bob Rawson
JUN HAYASHIDA Jun Hayashi
Lyne Waller
Fred Perand
OLIVE MASON
MARGAM JAVADI

27

65



ADD EMAIL IF YOU
WOULD LIKE MORE INFO

CRAIG MATSUZAKI
KAZUKO TAKAHASHI

NATSUMI SHIGETA

SACHIKO TAKEUCHI

Keiko Go
K. Robertson

MARK ROBERTSON

KEIKO SHIGETA

Hideto Kajioka
Mark Sada

Yumiko Kariya

Mary M. O'Leary

Shirley Jones

Don Murray

Francis Ang

Donna Matheson

Yahweh Johnson

Edith Turner

Eileen Crawford

Ralph Turner

Gordon Kiddle

Bill Hoop

Hiroko Yoshihara

Ken Yoshihara

James Richards jamiestward@gmail.com

Gary Christie

Rob Mery

Peter Mitchell @shaw.ca

W. Riem

Ann Nykutoruk

Jean Nykutoruk

Frances Nakahishi

Bumi Ikuta

JUNE IKUTA

STEVE COOK

LINDA BARNES

Kevin Rennie



STEVESTON BUDDHIST TEMPLE

4360 Garry Street
Richmond, B.C.
Canada V7E 2V2
Phone: (604) 277-2323
Fax: (604) 277-0313

November 15, 2016

REZONING PUBLIC OPEN HOUSE
5:00PM TO 8:00PM

Against

PLEASE PROVIDE COMMENTS:

OUR CONCERNS WOULD BE.

① GARRY ESTATES PROPERTIES WOULD BE AFFECTED BY THE SHADOW ~~BE~~ FROM THE PROPOSED CONSTRUCTION - FROM THE SHADOW LINES PROVIDED WE WOULD BE IN DARKNESS AFTER 2 PM.

② THE OVERALL HEIGHT OF THE STRUCTURE FAR EXCEEDS THE SURROUNDING HOMES.

③ LIGHTS ON THE BUILDING AT NIGHT WILL AFFECT US.

④ Parking on Garry St will be increased and density of traffic will be increased which during school hours is already at an extreme. Plus special events will affect the overload of parking for residents.

⑤ The value of our townhouses at Garry Estates will be affected and decreased by this rezoning.

THANK YOU



STEVESTON BUDDHIST TEMPLE

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November 15, 2016

REZONING PUBLIC OPEN HOUSE
5:00PM TO 8:00PM

PLEASE PROVIDE COMMENTS:

Unfortunately this project does not fit in with the rest of the neighbourhood. All other such buildings are on major streets such as Moncton, No. 1 Road, No. 2 Road, Blundell ect. The profile of this structure would overwhelm the area with its height. A much lower profile would be preferable.

In addition there is the issue of extra vehicular traffic. Garry is very congested at certain times of the day and with all the residents and visitors the problem would only be increased.

We chose to live in this area over 20 years ago because it was single family dwellings and tasteful townhomes. Condos do not compliment what is already in existence.

THANK YOU



STEVESTON BUDDHIST TEMPLE

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November 15, 2016

REZONING PUBLIC OPEN HOUSE
5:00PM TO 8:00PM

PLEASE PROVIDE COMMENTS:

I am concerned about the height of the development and specifically the shadows that will be cast on 4460 Garry Street.

I am also concerned about the departure from the overall single family density of Steveston.

We live in a unique + special community and ~~at~~ ~~would~~ this development is the slippery slope of higher density.

Garry Street is a residential street with no access to public transportation. This development is encouraging increased traffic.

I wonder ^{if} the laneway on the west side of the property can be upgraded to a regular street with an adjoining lot walking. This would reduce the redundancy ~~is~~ of an additional driveway. This would be a bonus for the non-profit development + help to make adjustments to the design that will encourage + ~~more~~ open or design changes that will make the building less imposing.

THANK YOU



STEVESTON BUDDHIST TEMPLE

4360 Garry Street
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Canada V7E 2V2
Phone: (604) 277-2323
Fax: (604) 277-0313

November 15, 2016

REZONING PUBLIC OPEN HOUSE
5:00PM TO 8:00PM

PLEASE PROVIDE COMMENTS:

Our concerns:

① height of building and proximity to townhouses which will greatly ~~impact~~^{impact} the air flow, sunlight and privacy, particularly for the west backing units.

② traffic on Garry St.

THANK YOU



STEVESTON BUDDHIST TEMPLE

4360 Garry Street
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Canada V7E 2V2
Phone: (604) 277-2323
Fax: (604) 277-0313

November 15, 2016

REZONING PUBLIC OPEN HOUSE

5:00PM TO 8:00PM

PLEASE PROVIDE COMMENTS:

Thank You for the opportunity to comment
interesting project.

I am a neighbour but I live on Duncmill
so not directly impacted by the shadow of your
proposed design.

One of the issues I've heard is concern over the amount
of increased traffic. Not an issue
given this will be a supportive housing facility
and the age of the clients

My concern over the proposed design would be
the size of the facility - too imposing

Any new setback from the park & from
the neighbours to the east (townhouse complex)
would be better received

THANK YOU



STEVESTON BUDDHIST TEMPLE

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Canada V7E 2V2
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Fax: (604) 277-0313

November 15, 2016

REZONING PUBLIC OPEN HOUSE
5:00PM TO 8:00PM

PLEASE PROVIDE COMMENTS:

Based on the design provided, it looks like the access road on the property is redundant as it runs parallel to the existing laneway.

The existing laneway should be widened to provide access to the new complex. The road access on the property can then be used as a walkway, landscaped in such a way to enhance the property.

If this was done the entire complex could be shifted to the west to provide shadow relief to the adjacent existing townhouses.

THANK YOU



STEVESTON BUDDHIST TEMPLE

For

Harry Street
Richmond, B.C.
V7E 2V2
(604) 277-2323
(604) 277-0313

November 15, 2016

REZONING PUBLIC OPEN HOUSE
5:00PM TO 8:00PM

PLEASE PROVIDE COMMENTS:

We really need more senior housing in Richmond
- this is great!! well planned - close to park,
shopping, bus - dr. pharmacy, etc.
Like the plan. Rooms have a/c.

Eileen Carefoot
3320 Pleasant St
Richmond BC
V7E 2P4

THANK YOU



STEVESTON BUDDHIST TEMPLE

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Canada V7E 2V2
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Fax: (604) 277-0313

November 15, 2016

REZONING PUBLIC OPEN HOUSE
5:00PM TO 8:00PM

PLEASE PROVIDE COMMENTS:

This is a terrific project - well thought out - and definitely meets a need in Steveston. We want to stay in our community as we age & this residence is a resource that will enable us to do so.

The building plans at this stage look quite good compared to many such institutions we have been in, in recent years with elderly parents & visiting friends.

Garry Street has been home to Lions Manor, the Senior High School & the Temple for many years so traffic will not be problematic.

The fact that it is a short walk to the Village is excellent.

The members of the Temple deserve much praise and support in their attempts to provide housing for seniors. Hopefully City staff & elected officials will be helpful.

I am sure some neighbours will be upset at the changes but we have been very lucky in this country & perhaps now is a time to look at provision of houses for seniors.

All the best,
a neighbour -

THANK YOU



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November 15, 2016

REZONING PUBLIC OPEN HOUSE
5:00PM TO 8:00PM

PLEASE PROVIDE COMMENTS:

I LIKE WHAT I SEE.

I WOULD HOPE THAT THE "AFFORDABLE COST" WILL BE AT A FIGURE THAT ALL SENIORS CAN AFFORD. WHILE \$3000.00 A MONTH SEEMS AFFORDABLE, IT MIGHT BE TO ALL SENIORS. SOCIETY TODAY STILL HAS TO CONCRETE DEFINE AN "AFFORDABLE FIGURE."

I AM PLEASED TO SEE THE FREEDOM OF THE UNITS (THAT BEING THE RESIDENTS BEING ABLE TO COOK FOR THEMSELVES, OR GOING TO THE DINING ROOM.) THIS IS A PLUS, AS COMPARED TO OTHERS, OF THIS TYPE.

THE ABOVE \$3000.00 BALLPARK FIGURE QUOTED TO ME IS NICE, BUT WE MUST REMEMBER, THAT NOT ALL SENIORS CAN AFFORD ~~THE~~ THAT COST.

PLEASE KEEP ME INFORMED.

GORDON KIBBLE north_star_machinery@shaw.ca

P.S. I LOVE THE TRADITIONAL JAPANESE LANDSCAPE FEATURES. THAT IS A REAL CALMING FEATURE IN TODAY'S BUSY WORLD.

THANK YOU



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November 15, 2016

REZONING PUBLIC OPEN HOUSE
5:00PM TO 8:00PM

PLEASE PROVIDE COMMENTS:

GOOD LUCK IN A GREAT + WELL NEEDED PROJECT!
LOOKING FORWARD TO WORKING TOGETHER TO
HELP OUR SENIORS IN STEVESTON!

ROB PIELI - THE MARCE
RESIDENCE S.

THANK YOU



STEVESTON BUDDHIST TEMPLE

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November 15, 2016

REZONING PUBLIC OPEN HOUSE
5:00PM TO 8:00PM

PLEASE PROVIDE COMMENTS:

This is clearly a product that is very much in demand in Steveston - not only now but for the foreseeable future.

It's proximity to the park and walking distance to the Village Community Centre make it ideal for seniors from the area.

It is unfortunate that there will be some negative impacts on the residents of the townhouse project (who live on the west side), but I doubt that there is much that can be done without a serious reduction to the developable area.

I am in favour of this project moving forward.

THANK YOU



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November 15, 2016

REZONING PUBLIC OPEN HOUSE
5:00PM TO 8:00PM

PLEASE PROVIDE COMMENTS:

Very well designed
and environmentally,
properly taking care of
Arizona Chow

THANK YOU

Jesse Miller

Subject: FW: supportive email

From: Darren & Leanne Bernaerd
Sent: Wednesday, November 16, 2016 9:03 AM
To: info@steveston-temple.ca
Subject: Senior Housing

I couldn't make your open house last night on your senior housing project, but I would like to let you know that I support this project. What a great idea and a special use for that space. We live just down the street and to have another senior's complex nearby allows more people to live near Steveston which is a great community.

I would even be interested in adding my Mom to the wait list — if there is one! Her name is Johanna Jacobs. She is a young 90 and VERY independent!

Let me know who to contact to add her name to the wait list. She would love it there and so would I (being so close).

Thank you for doing this!

Leanne Bernaerd
10 – 4771 Garry Street
Richmond, BC V7E 2T9
604-789-8453
Bernaerd@telus.net



STEVESTON BUDDHIST TEMPLE

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Richmond, B.C.
Canada V7E 2V2
Phone: (604) 277-2323
Fax: (604) 277-0313

November 15, 2016

REZONING PUBLIC OPEN HOUSE
5:00PM TO 8:00PM

PLEASE PROVIDE COMMENTS:

Handwritten Japanese text on lined paper:

延べル茶園
ボラニタイアキハルバ-

THANK YOU

星 努



STEVESTON BUDDHIST TEMPLE

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Richmond, B.C.
Canada V7E 2V2
Phone: (604) 277-2323
Fax: (604) 277-0313

November 15, 2016

REZONING PUBLIC OPEN HOUSE
5:00PM TO 8:00PM

PLEASE PROVIDE COMMENTS:

① とても満足に見学できました

② B.C. Housingの件、屋にストーフットプロがあるのは
めめらしい

③ 日2回の食事 朝食、夕食

日本食とは言いませんが、ユニアにとってごはん
の汁はとても大事、ごはん(白米)はとても大事
です。

ユニアの care house を知っていますか。日本人の戸行と

「ごはんの汁は^{たんぱん}とても大事」とよく言われます。食事
に力をつけては^{たんぱん}考えてほしいと思います。

④ エアコンについて エアコンだけでは日本人、日系人としては
とても不便です。お風呂が好きな人はたくさんいます。

全てとは言いませんが、バスタブの車も考えてほしい。
もっとも リフトスでできる場所があります。

THANK YOU



c/o 120 – 13575 Commerce Parkway
Richmond, BC, Canada V6V 2L1

Main 604 270 1875
Fax 604 270 0854

www.tlhousingolutions.ca

Electronic – keng@richmond.ca

April 26, 2017

ATTN: Kevin Eng | Planner 2

Richmond City Hall | Policy Planning Department
6911 No 3 Road,
Richmond BC V6Y 2C1

RE: **RZ 16-737146** | SECOND PUBLIC INFORMATION MEETING SUMMARY

On behalf of the Steveston Buddhist Temple ('SBT'), please accept this letter as a summation of the second public information open house held between 5:30pm and 7:30pm on April 25, 2017 regarding the subject Rezoning application to facilitate the development of an affordable independent seniors facility proposed for 4360 Garry Street, Richmond BC.

Notice and Advertisement

Notice was provided 10 days in advance with letters hand delivered to properties within a minimum 30m radius from the site consistent with regulations prescribed in the Local Government Act and our first open house held November 15, 2016. In addition to providing notice to the immediate neighbourhood, a sign was erected on site for vehicle and pedestrian traffic and advertisements were also published in the local papers; Richmond News, April 19th & 21st; and April 20th in the Vancouver Shinpo, a weekly Japanese newspaper circulated throughout the lower mainland. Invitees of the open house also included local stakeholders listed below with notice delivered via Canada Post.

- Steveston Community Society
- Steveston 20/20 Committee
- Rotary Club of Steveston
- The Maples Residences
- Army, Navy & Air Force Veterans Unit #284
- Richmond School District (SD38)
- Steveston Merchants Association

Information and Representation

The intent of the open house was to invite the public and community stakeholders to the temple gymnasium and view a redesigned concept based on concerns raised through previous public engagements and comments received from staff.

At hand were members of SBT and the development team consisting of representatives of GBL Architects, CPA Development Consultants and TL Housing Solutions to guide attendees through

the revisions made, explain the intent and need for this type of development, as well as answer questions and address concerns from the public. Three stations were set up with 12 display boards representing site context, shadow analyses, previous and proposed building renditions of key floor plans and elevations together with preliminary 3D renderings and landscape design.

Being the second open house, most dialogs focused on the redesign and adjustments made to reduce and improve impact in the neighbourhood. Highlights of the redesign discussed include:

- Substantial increased of on-site parking;
- Removal of the second street access;
- New configuration of building mass, emphasising a look of 4 separate buildings and distinct internal courtyard connection with both Steveston Community Park and Garry Street;
- Reduction in overall building size of approximately 4,500 sq.ft.;
- Relocation of serving/program kitchen, away from east property line;
- Addition of storage area/buffer between program space and east property line, discouraging people from congregating beside the new facility; and
- Elimination of a bank of units from the fourth storey facing east, thus improving shadow impact, privacy and a tired building facade away from the neighbouring townhome development.

The atmosphere was relaxed and positive with many attendees impressed with the redesign, both aesthetics and integration of features respecting the surrounding neighbourhood.

Attendance and Feedback

We encouraged all attendees to sign-in upon arrival and provide written comment before exiting. Of the 39 registered attendees we received 12 written comments. Below is brief description of these comments:

Positive Comments

Provides needed seniors housing	5
Well designed/Improved	9
Positive change/reduced impact on neighbours	3
Interaction with community park & Maples residence	2
Openness/broken up building mass	2
Large amenity areas	1

Concerns

Shadow of building/shadow of existing trees	1
Shadow studies of 4pm, 6pm & 8pm not available*	1
Access via laneway should be permitted/shift building West	1
<i>*4pm shadow studies were at hand & circulated</i>	

Overall Response

Positive	10
Appreciative but have concerns	2
Negative	0

We feel attendance was steady and a strong majority showed support and interest in the project. Those most affected within the mail-out area were impressed with the mitigating steps taken since November and had a better appreciation of the goals, objectives and constraints of the proposed development, business model, and need for more affordable housing options in the Steveston community.

Closing

In general the feedback received from the public and stakeholders remains positive. Evident in the dialog and positive feedback provided by comment sheets, we trust the proposed development to be a welcome addition in the Steveston community.

Yours truly,
TL HOUSING SOLUTIONS LTD.

Per:

A handwritten signature in black ink, appearing to read "Craig Lochhead".

Craig Lochhead
Vice President
jm/CL

cc: Steveston Buddhist Temple, Wisteria Senior's Health & Housing Society

enclosures



STEVESON BUDDHIST TEMPLE

4360 Garry Street
Richmond, B.C.
Canada V7E 2V2
Phone: (604) 277-2323
Fax: (604) 277-0313

April 11, 2017

ATTN: OWNER/OCCUPANT

RE: **REZONING APPLICATION –PUBLIC INFORMATION OPEN HOUSE**

Steveston Buddhist Temple and Wisteria Seniors Health & Housing Society has applied to the City of Richmond for permission to rezoning 4360 Garry Street from the assembly (ASY) zone to a Site Specific zone to allow a four storey Congregate Housing development with approximately 104 affordable residential units on the rear (South) portion of the site, and the retention of the existing temple on the front (North) portion of the site.

We invite you to join us at a **Public Information Open House** held in the Steveston Buddhist Temple gymnasium on **April 25, 2017 from 5:30pm to 7:30pm**.

Members of the Steveston Buddhist Temple congregation, the non-profit housing society together with their consultants will be in attendance to answer any questions or concerns.

Yours truly,
STEVESON BUDDHIST TEMPLE

Per:

Bud Sakamoto
President

cc: City of Richmond



STEVESTON BUDDHIST TEMPLE

4360 Garry Street
Richmond, B.C.
Canada V7E 2V2
Phone: (604) 277-2323
Fax: (604) 277-0313

APRIL 25, 2017

REZONING PUBLIC OPEN HOUSE

5:30PM TO 7:30PM

SIGN-IN SHEET

NAME	ADDRESS
WILSON, HAZUKI	764-3 MOFFATT RD. RICH. BC V6Y1X9
KAREN NITTA	8460 CITADEL CRES, RICH V7C 4T3
Michele Nitta	3900 GEORGIA ST. RICHMOND V7E 2S3
Elizabeth	118-4500 Westwater Dr. Richmond V7E 6S1
R.K. ARAKI	6880 SHAWMICKAN PL. RICHMOND V7E 4W9
MARY KAWAMOTO	" " " " " "
LAVERNE MATSUMURA	1502-739 PRINCESS ST. NEW WESTMINSTER V3M 6V6
Naomi Shikaze	#706-621 Eighth St. " V3M 3S5
Madoka Kakehi	#1-431/11th Avenue St RMD B.C.
Tomoko Kakehi	20-7711 Williams Rd., Richmond, BC V7A 1G2
NAJSA WOSNA	11500 RAILWAY AVE RICHMOND BC V7E 2B9
S. Jia Caroline Angana	2103-1288 Cordova St. W Van V6C 3R5
Hiroko King	460 E 45th Van V5W 1X4
John Yap	4355 Fortune Avenue, Richmond, BC
Quangheng MA	" " " " " "
Stanley Taylor	Ladlow, B.C.
Yonei Kachiya	6511 Garrison Court, Richmond, BC
Fubako Tsachiya	" " " " " "
KEVIN RENNIE	4460 GARRY ST. RICHMOND
ED + JODI LEE	11780 FENTIMAN PL. RICHMOND
Pat Johnson	#3-11460 GARRY ST RICH
Mark Robinson	#19-4460 " " "
Hiroko Yoshihara	10891 Rosecroft Cres. Rmd
Ken Yoshida	10891 Rosecroft CR " "
Alicia Campbell	4071 Chatham St. Richmond
Kathy Barnes	4071 Chatham St RICH
Norma Taylor	11773 YOSHIDA CRT RICHMOND

NAME	ADDRESS
· Rhonda Richardson	23-4460 Garry Street
· Mike Inoue	2935 West 43rd Ave Vancouver
· Donna Matheson	20- 4460 Garry St.
· Angie Robertson	19- 4460 Garry St.
· Ann Smedes	21- 4460 Garry street.
· Ann McCorrick	11771 Yoshida Court
· Harumi Shimada	74-4151 Regent st RMD BC
· DONNA SHEARER	4111 GARRY.
· GORDON TAYLOR	11773 YOSHIDA CRT
· F. SHARON	4111 Garry St
· Kiyo Dama	16344 18A Ave Burnaby, B.C. VAN OKS

(see next page)

②

NAME

Barlene Burns

ADDRESS

4651 Windhammer Dr Rmd.



STEVESTON BUDDHIST TEMPLE

4360 Garry Street
Richmond, B.C.
Canada V7E 2V2
Phone: (604) 277-2323
Fax: (604) 277-0313

APRIL 25, 2017

REZONING PUBLIC OPEN HOUSE

5:30PM TO 7:30PM

Harumi Shimada
NAME (Optional)

ADDRESS (Optional)

PLEASE PROVIDE COMMENTS:

長い間待たせてやっと実現できる運びとなった事に
深い感謝を述べます。

建物もすばらしいに日系人のコミュニティがここ
スライフストンにできて事は我々の長い希望でありました。

日系人のコミュニティを長い間していましたが、いつもバンクーバーまで

を運ぶ車が多く不便極まりなくスライフストンに nursing
homeがあればと本当に熱望していました。

これからもういっしょけんめい応援していきたいと思っております。

I am very impressed that this is really happening soon after longing for it a long time.

The design of the building looks wonderful. This will complete the Steveston Japanese community as this is exactly what we've been wishing for.

I've been volunteering for Nikkei Senior Home and I always thought this is far away from my family in Richmond if I live there one day so I always was very hoping to have a nursing home in Steveston.

THANK YOU. We will keep supporting your project.



STEVESTON BUDDHIST TEMPLE

4360 Garry Street
Richmond, B.C.
Canada V7E 2V2
Phone: (604) 277-2323
Fax: (604) 277-0313

APRIL 25, 2017

REZONING PUBLIC OPEN HOUSE

5:30PM TO 7:30PM

Kigo Damai

NAME (Optional)

SBT

ADDRESS (Optional)

PLEASE PROVIDE COMMENTS:

*Definite improvement from the original
rendering. Few aesthetic touches like
the curved entrance to the facility. The
change to the south F. wide street should
accommodate the rezoning from the 125 ft
good luck good luck!*

THANK YOU.



STEVESTON BUDDHIST TEMPLE

4360 Garry Street
Richmond, B.C.
Canada V7E 2V2
Phone: (604) 277-2323
Fax: (604) 277-0313

APRIL 25, 2017

REZONING PUBLIC OPEN HOUSE

5:30PM TO 7:30PM

Rhonda Richardson
NAME (Optional)

#23-4460 Garry St.
ADDRESS (Optional)

PLEASE PROVIDE COMMENTS:

I appreciate the changes that have been made to the building - especially reducing the one ~~portion~~ ^{wing} from 3 to 2 storeys. However it just happens that my unit is directly opposite the 3 storey wing. I really hope for light to still stream into my place on both floors. I already currently struggle with an invasive japanese plum? tree on my property side (with many runners + shoots growing up each year) - Is it possible to either replace that tree on my property or

THANK YOU.

to replace that tree on your side of the fence? Perhaps with something not quite as invasive or shade-creating? I am open to your **GNCL - 459** suggestions! Thanks! Rhonda.



STEVESTON BUDDHIST TEMPLE

4360 Garry Street
Richmond, B.C.
Canada V7E 2V2
Phone: (604) 277-2323
Fax: (604) 277-0313

APRIL 25, 2017

REZONING PUBLIC OPEN HOUSE

5:30PM TO 7:30PM

NAME (Optional)

ADDRESS (Optional)

PLEASE PROVIDE COMMENTS:

This is the second time I came to the open house, and I can tell how the plan was improved.

The entrance to the temple ~~was~~ was changed to accommodate physically difficult people.

The inside wall of the residence is open to the outside light which is really nice.

The third floor of the east side was taken off to give more light for the house, which is great.

We really need more senior residences in Richmond and this one in and Maple Residence would be a excellent senior residence.

I also heard that kitchen equipment is well chosen so that senior residents can use them safely.

THANK YOU. I really look forward to the completion of this residence.



STEVESTON BUDDHIST TEMPLE

4360 Garry Street
Richmond, B.C.
Canada V7E 2V2
Phone: (604) 277-2323
Fax: (604) 277-0313

APRIL 25, 2017

REZONING PUBLIC OPEN HOUSE

5:30PM TO 7:30PM

ETSUKE Taylor South Delta, B.C.
NAME (Optional) ADDRESS (Optional)

PLEASE PROVIDE COMMENTS:

Happy to visit this open house
MR. Mehl was very informative and approachable
I and my husband are very interested in progress of
this project and we believe we are potential residents
of this residence.
Thank you for the opportunity
My husband and I are both middle of 70's, and
We seriously start thinking of this kind of living arrangement.
So as lots of my friends, in their 70's and 80's.

THANK YOU.



STEVESTON BUDDHIST TEMPLE

4360 Garry Street
Richmond, B.C.
Canada V7E 2V2
Phone: (604) 277-2323
Fax: (604) 277-0313

APRIL 25, 2017

REZONING PUBLIC OPEN HOUSE

5:30PM TO 7:30PM

TONYA TAYLOR

NAME (Optional)

11713 YOSHIDA COURT

RICH, BC

ADDRESS (Optional)

PLEASE PROVIDE COMMENTS:

Looks like a fantastic building. Will
be great for active seniors to live in
Steveston.

Welcome to the neighborhood!!

THANK YOU.



STEVESTON BUDDHIST TEMPLE

4360 Garry Street
Richmond, B.C.
Canada V7E 2V2
Phone: (604) 277-2323
Fax: (604) 277-0313

APRIL 25, 2017

REZONING PUBLIC OPEN HOUSE

5:30PM TO 7:30PM

KEVIN RENNIE
NAME (Optional)

4460 GARRY STREET
RICHMOND
ADDRESS (Optional)

PLEASE PROVIDE COMMENTS:

The shadows issue has been improved however it
would be interesting to see the 4pm, 6pm and
8pm shadow information.

Also, the whole structure could be moved west if
the city could be persuaded to allow access from
the lane rather than Garry Street.

THANK YOU.



STEVESTON BUDDHIST TEMPLE

4360 Garry Street
Richmond, B.C.
Canada V7E 2V2
Phone: (604) 277-2323
Fax: (604) 277-0313

APRIL 25, 2017

REZONING PUBLIC OPEN HOUSE 5:30PM TO 7:30PM

NAME (Optional)

RICHMOND
ADDRESS (Optional)

PLEASE PROVIDE COMMENTS:

Congratulations on the successful revisions that look like improvements. I look forward to the continued progress until its final completion to provide housing in beloved Steveston.

THANK YOU.



STEVESTON BUDDHIST TEMPLE

4360 Garry Street
Richmond, B.C.
Canada V7E 2V2
Phone: (604) 277-2323
Fax: (604) 277-0313

APRIL 25, 2017

REZONING PUBLIC OPEN HOUSE

5:30PM TO 7:30PM

NADJA WOJNA

NAME (Optional)

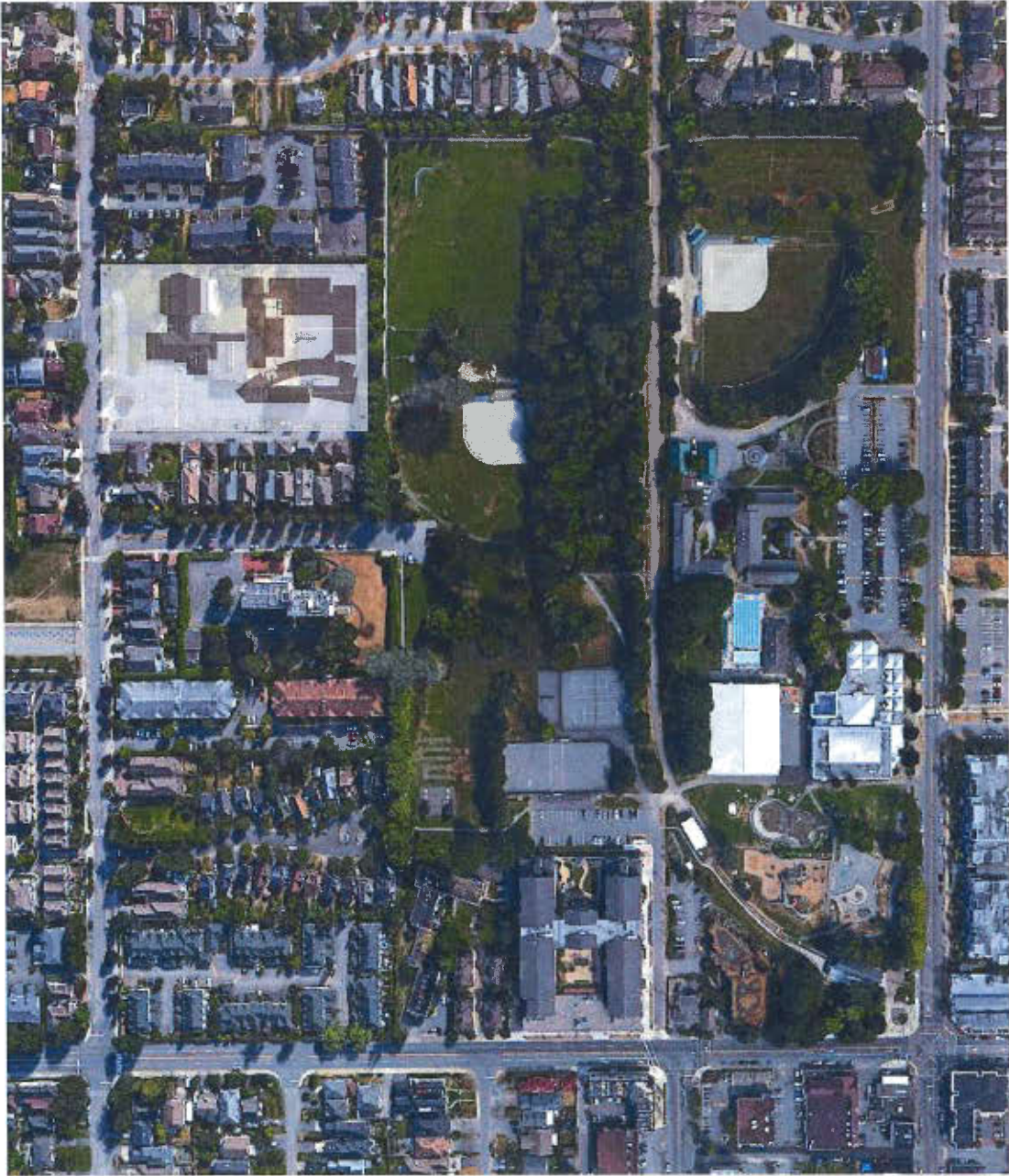
ADDRESS (Optional)

PLEASE PROVIDE COMMENTS:

You have been very thoughtful of your surroundings. We look forward to having another facility in our community.

Thank you

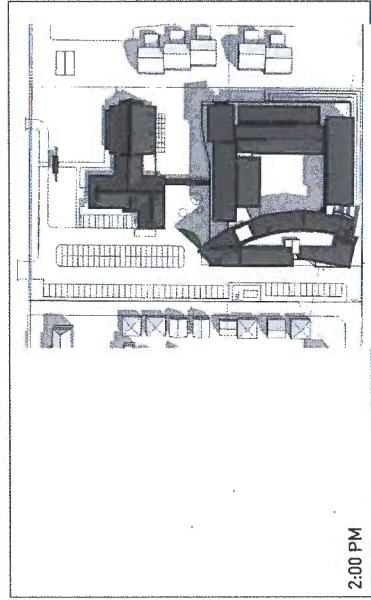
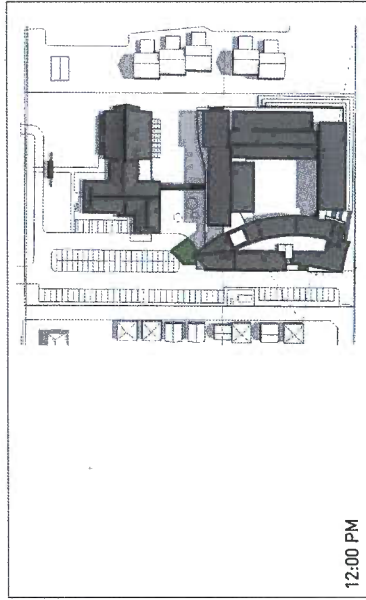
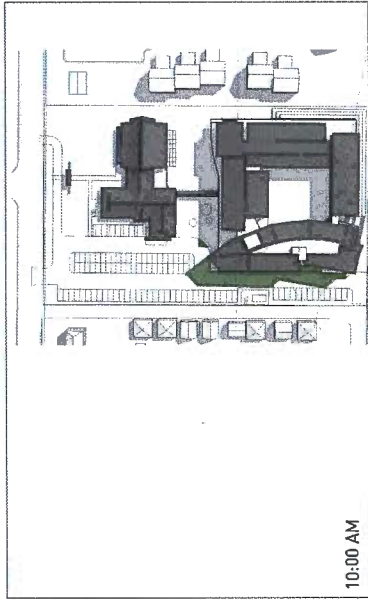
THANK YOU.



4360 GARRY ST.
RICHMOND, BC.

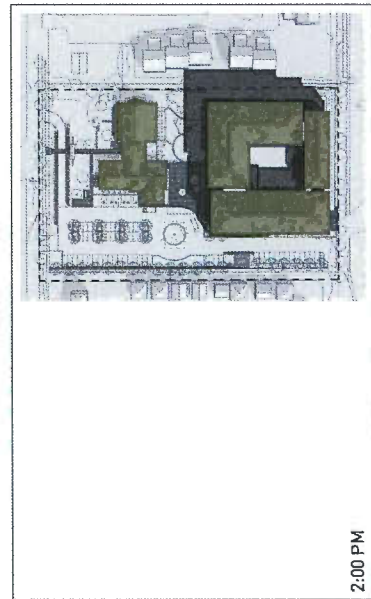
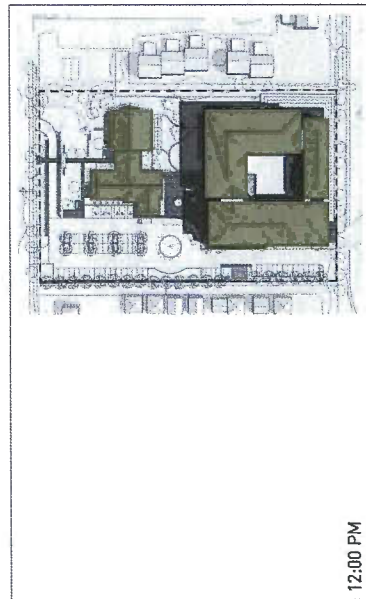
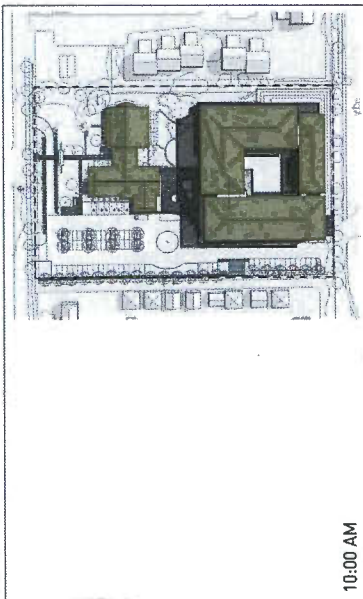
SITE PLAN

A - 2.01



MARCH 21ST/ SEPTEMBER 21ST

EQUINOX

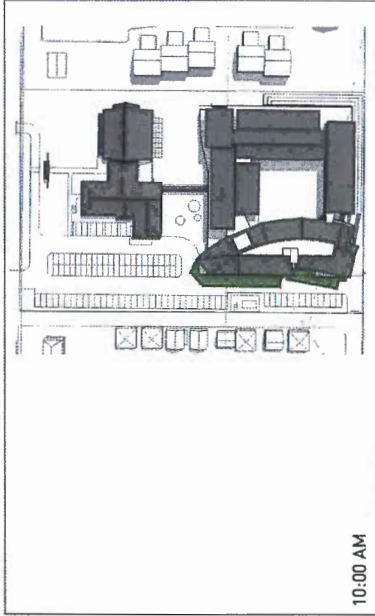




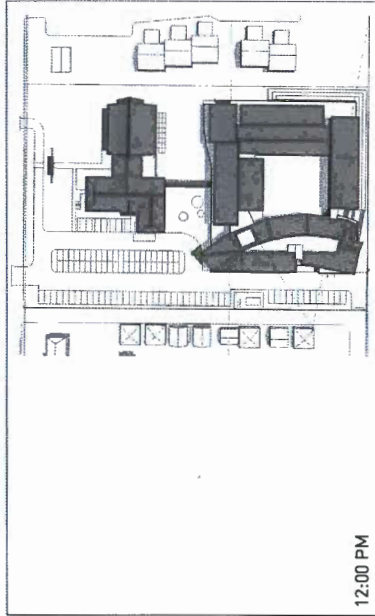
4360 GARRY ST.
RICHMOND, BC.

SHADOW
ANALYSIS
COMPARISON

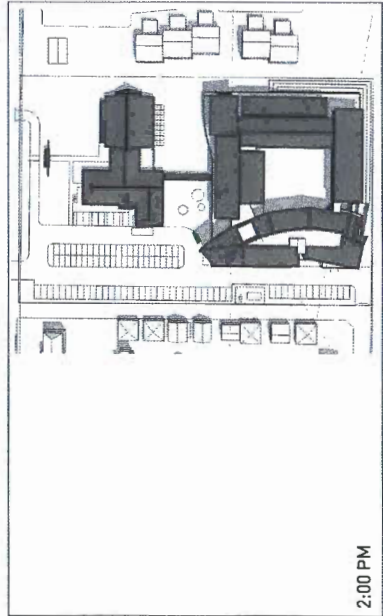
A - 2.02



10:00 AM



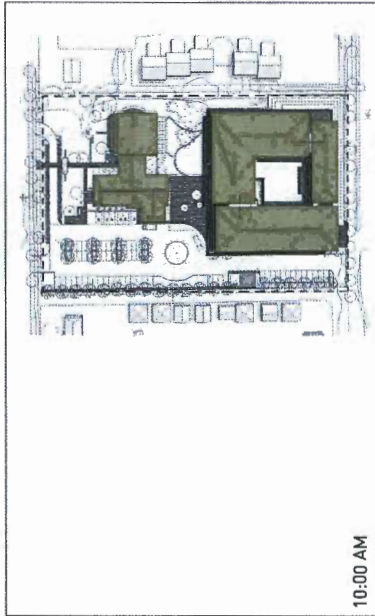
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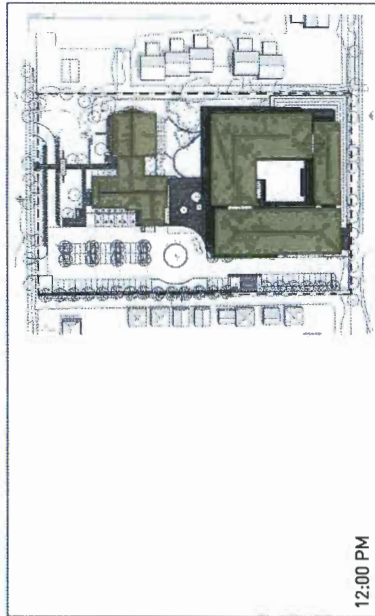
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JUNE 21ST

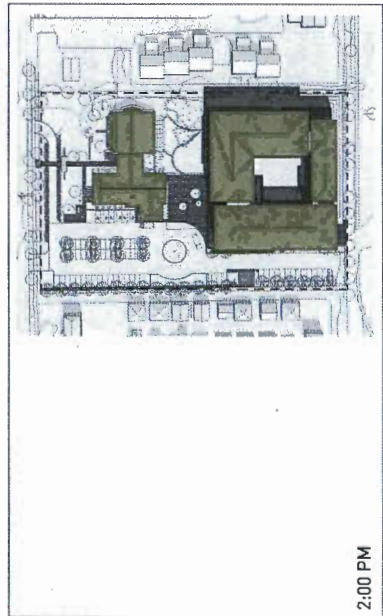
SUMMER SOLSTICE



10:00 AM



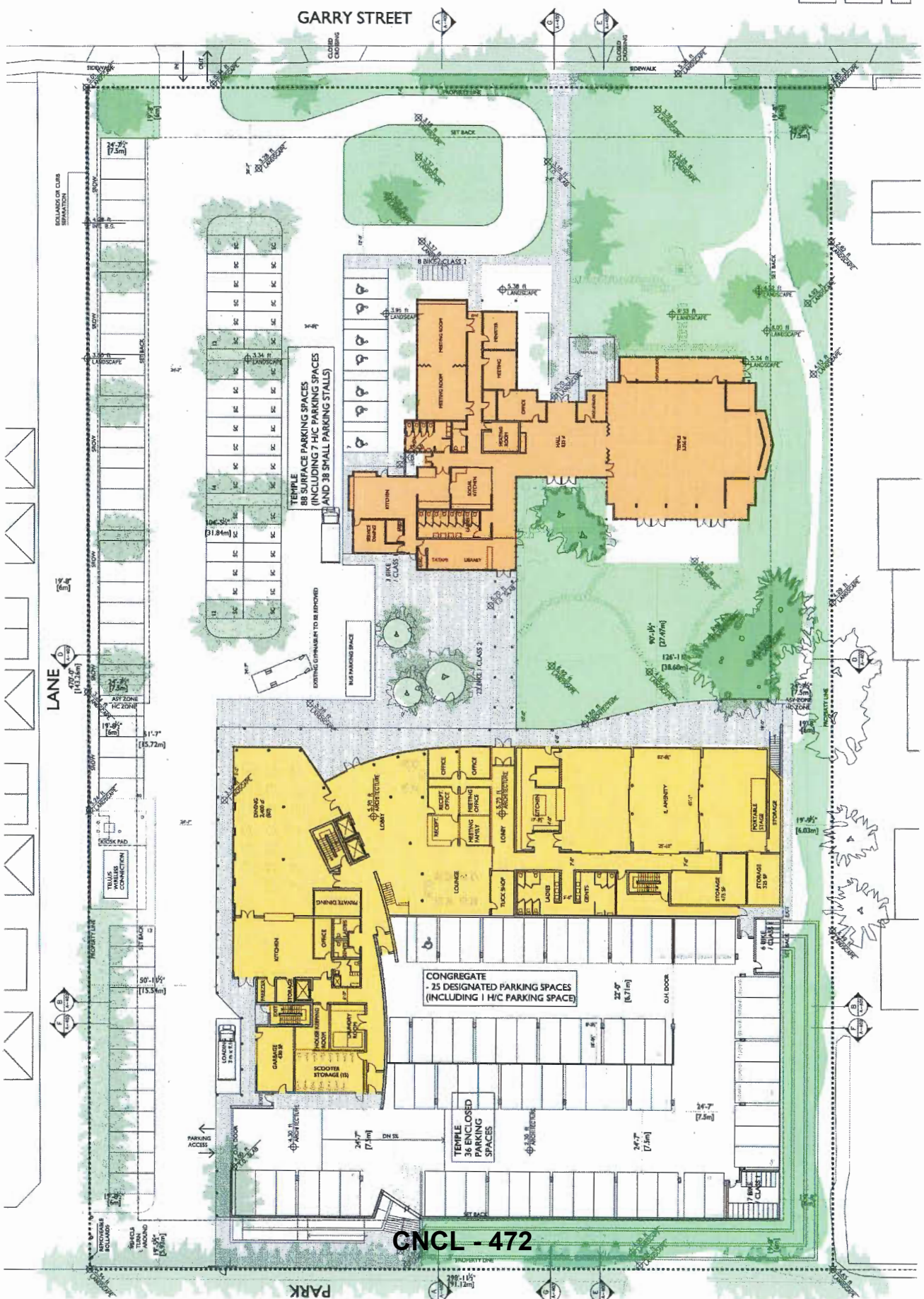
12:00 PM



2:00 PM



CNCL - 471



GARRY STREET

LANE

CNCL - 472

PARK

TEMPLE 36 SURFACE PARKING SPACES (INCLUDING 7 H/C PARKING SPACES AND 30 SMALL PARKING STALLS)

CONGREGATE - 25 DESIGNATED PARKING SPACES (INCLUDING 1 H/C PARKING SPACE)

TEMPLE 36 ENCLOSED PARKING SPACES



GARRY STREET

LANE

CNCL - 472

PARK

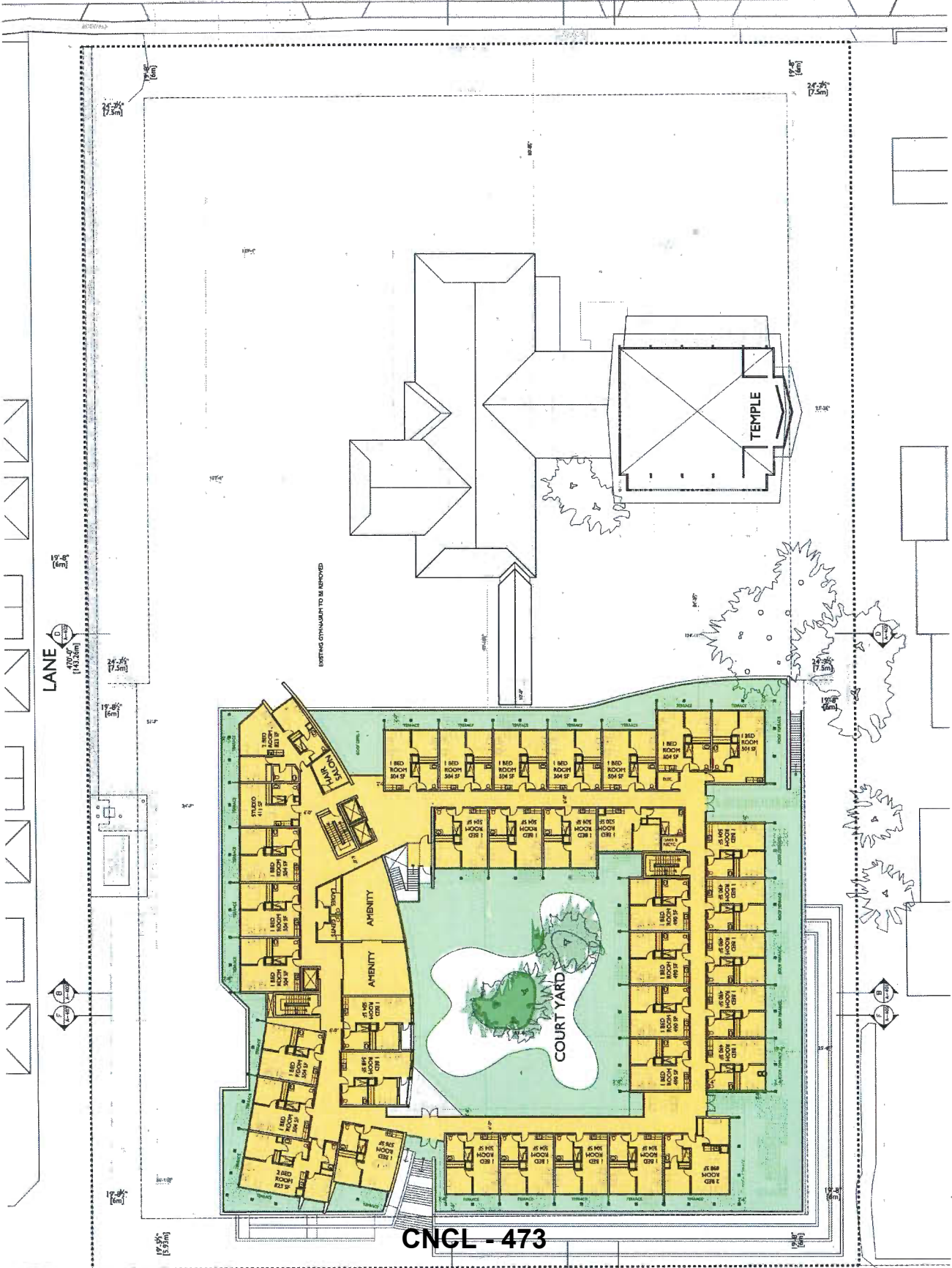
TEMPLE 36 SURFACE PARKING SPACES (INCLUDING 7 H/C PARKING SPACES AND 30 SMALL PARKING STALLS)

CONGREGATE - 25 DESIGNATED PARKING SPACES (INCLUDING 1 H/C PARKING SPACE)

TEMPLE 36 ENCLOSED PARKING SPACES



GARRY STREET



CNCL - 473

PARK



4360 GARRY ST.
RICHMOND, BC.

LEVEL 2

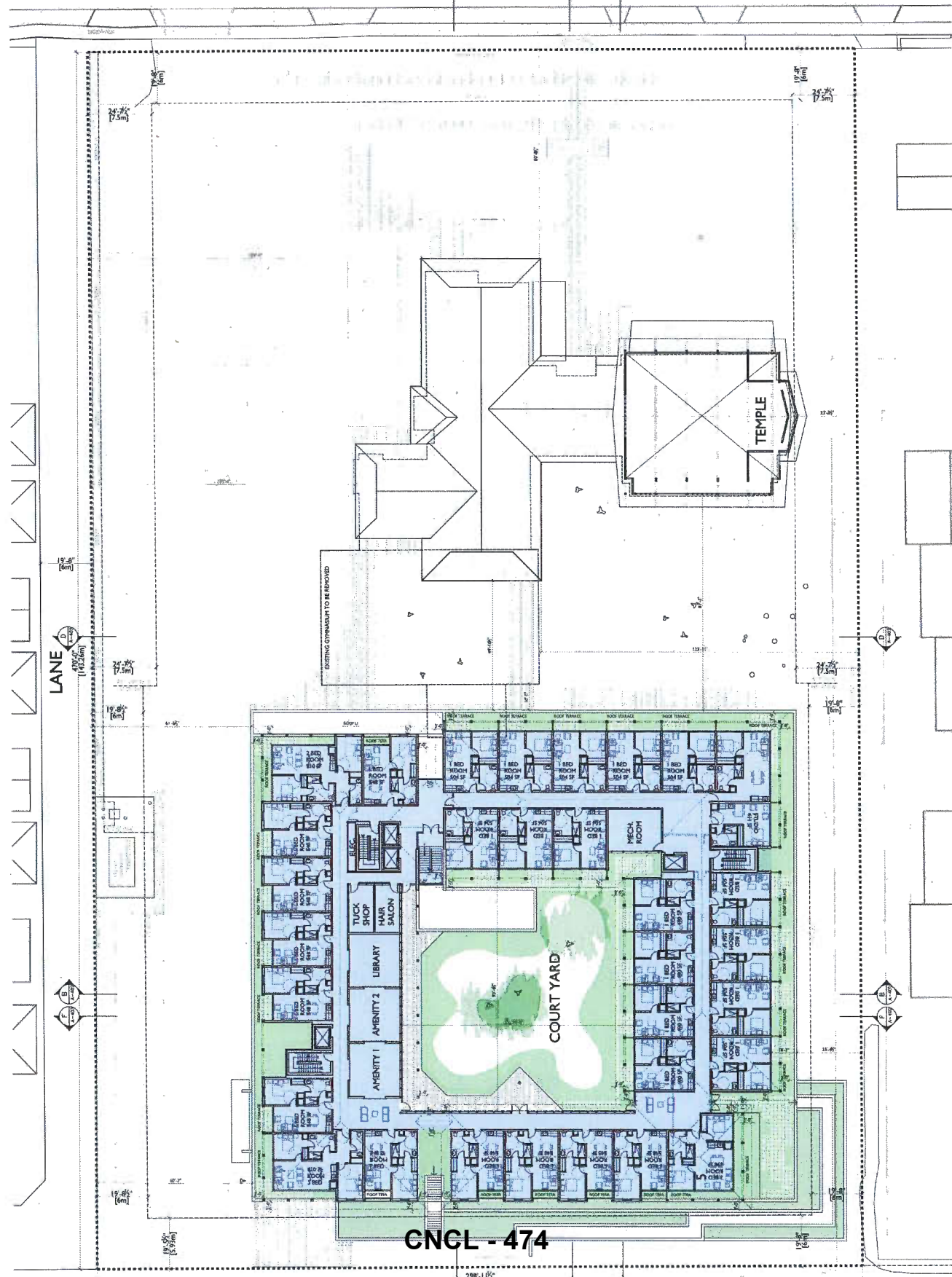
A - 3.02

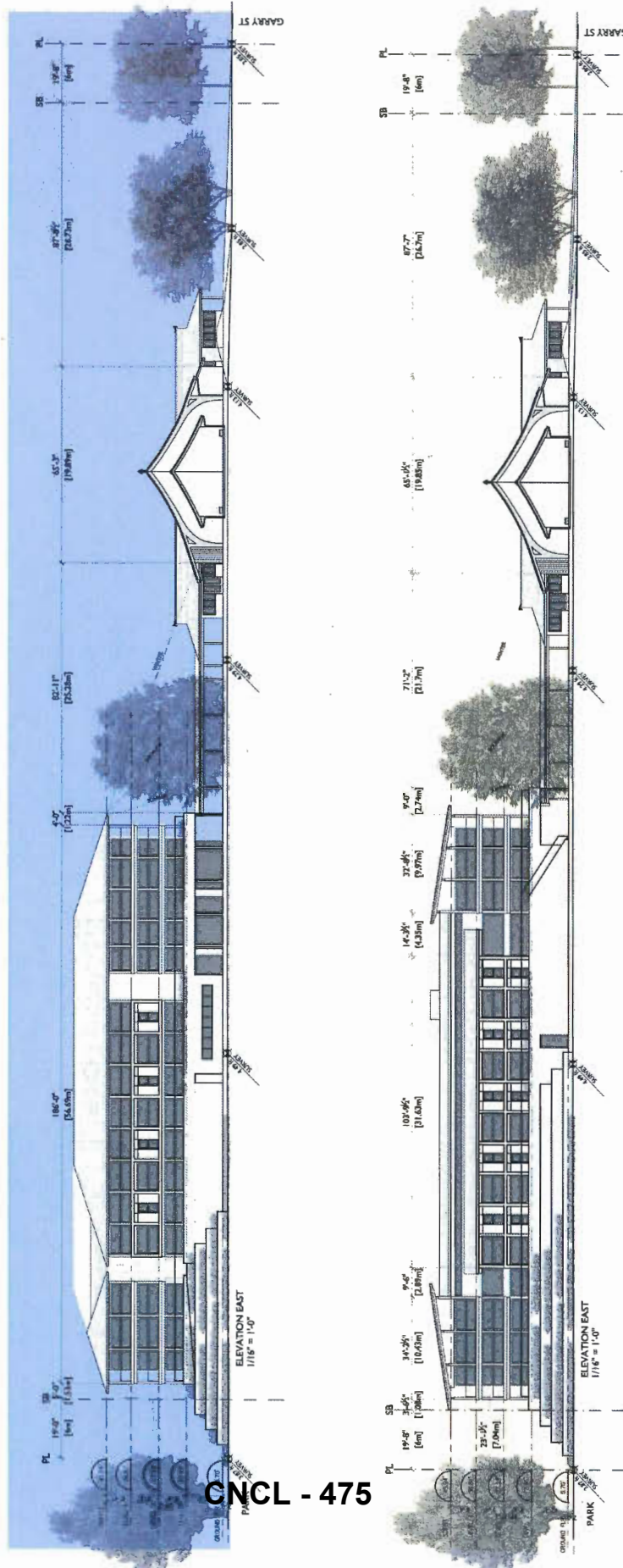
GARRY STREET

LANE

CNCL - 474

PARK



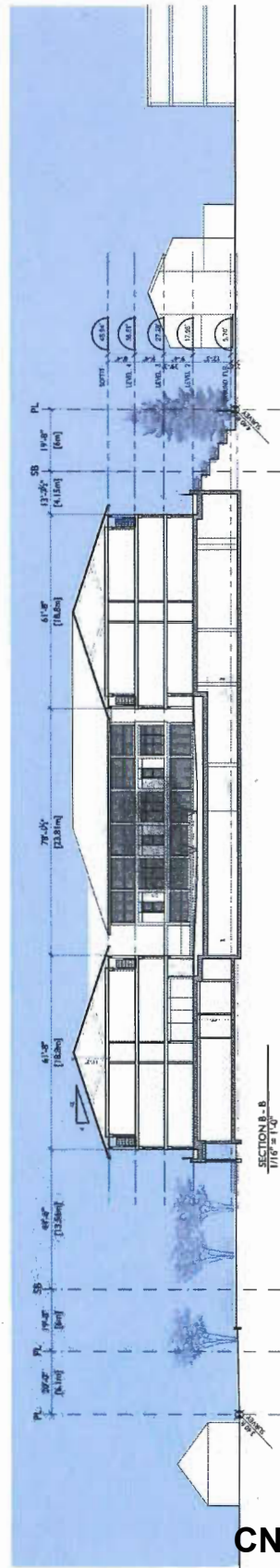


CNCL - 475

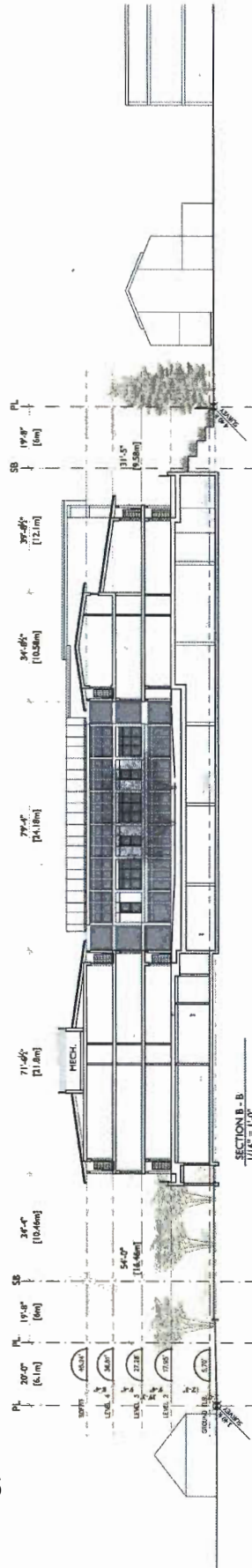
4360 GARRY ST.
RICHMOND, BC.

ELEVATIONS

A - 4.01



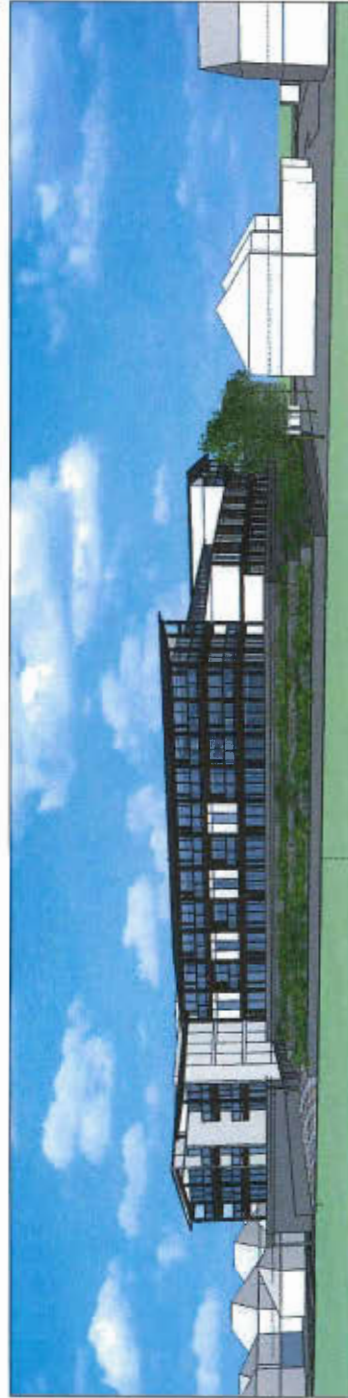
CNCL - 476



4360 GARRY ST.
RICHMOND, BC.

ELEVATIONS

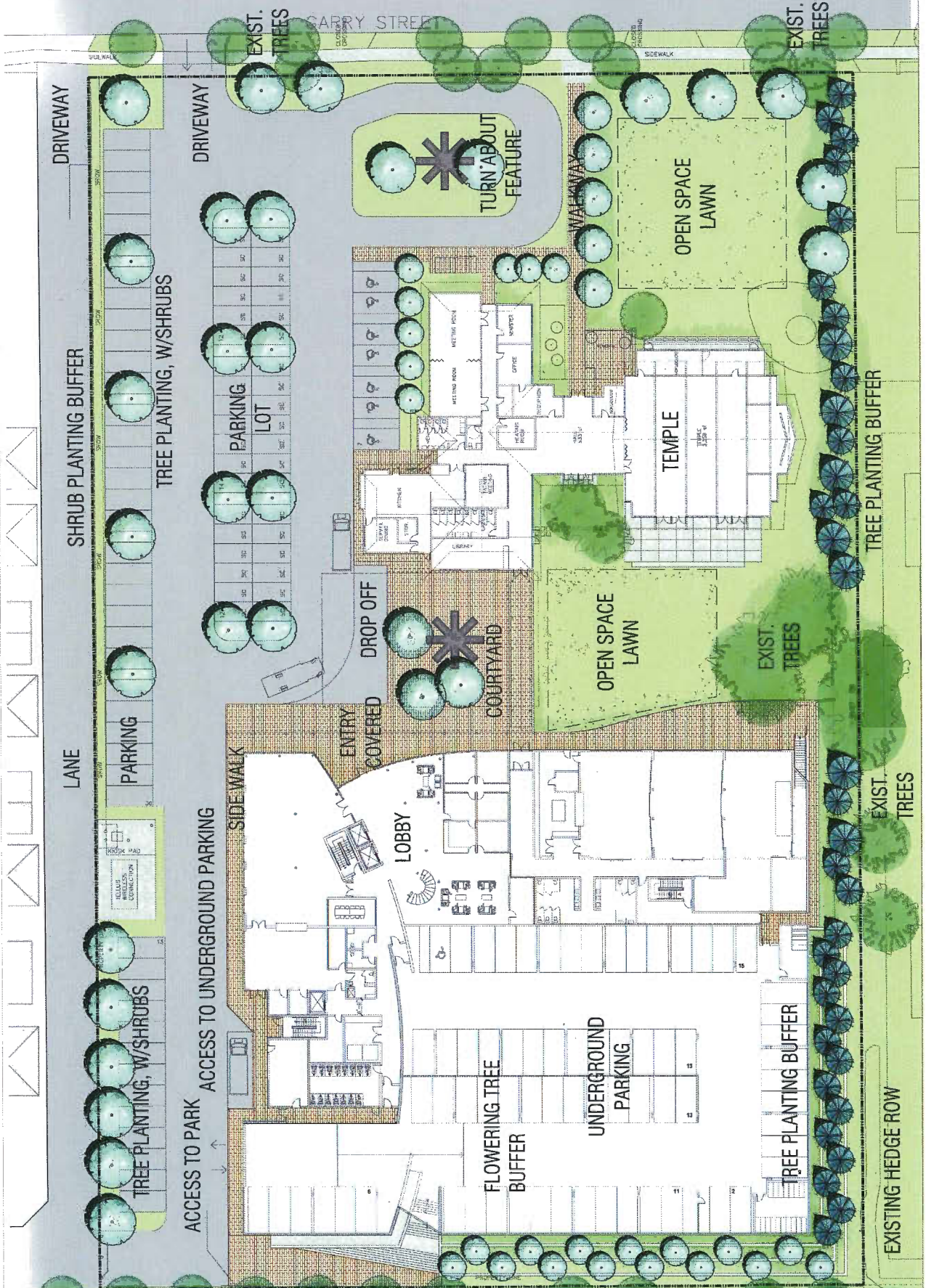
A - 4.02



4360 GARRY ST.
RICHMOND, B.C.

STREET VIEW
SKETCH

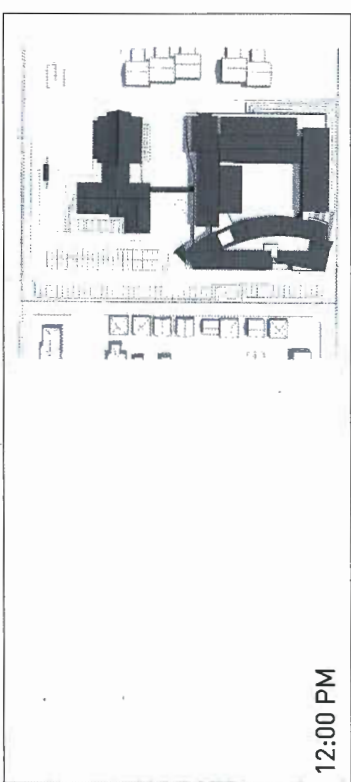
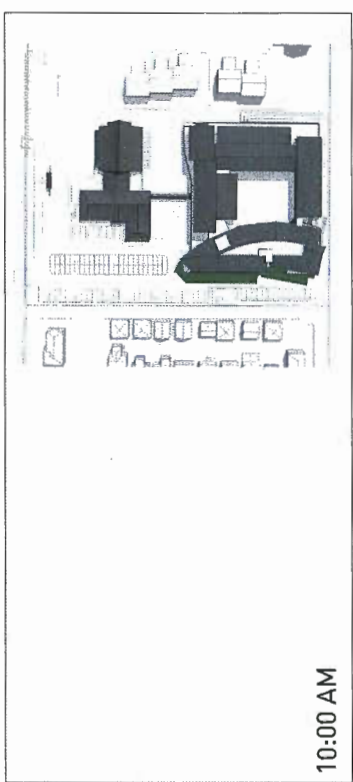
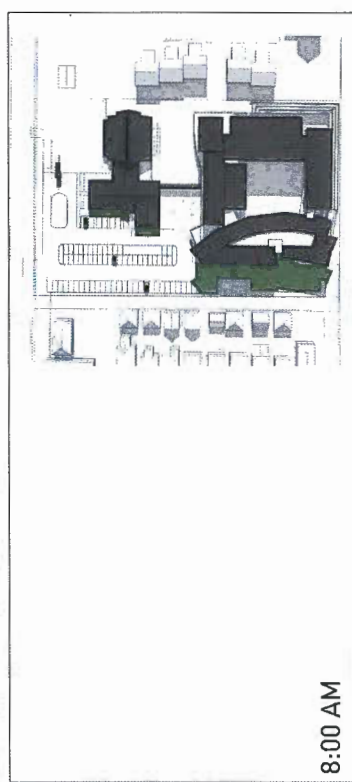
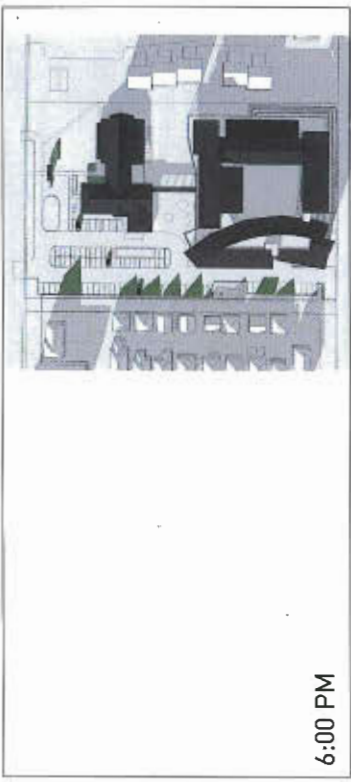
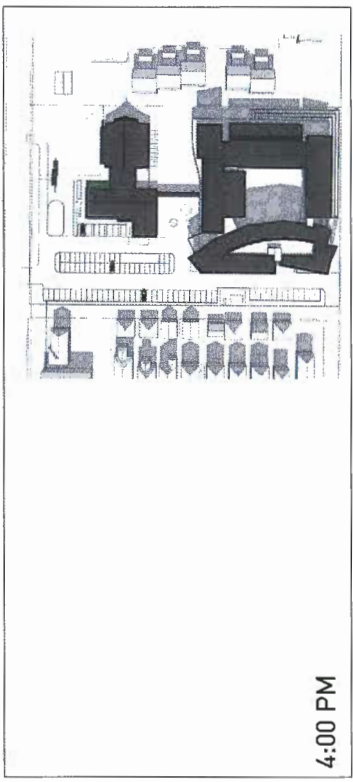
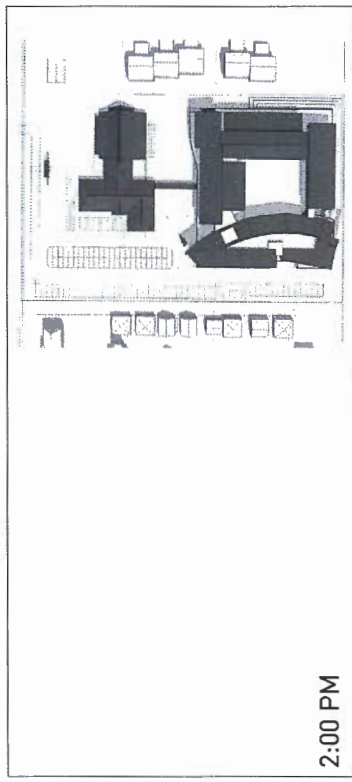
A - 5.01





ATTACHMENT 7

SUMMER SOLSTICE JUNE 21ST



304 HIGH STREET
 UNIVERSITY MICROFILMS
 300 N ZEEB RD
 ANN ARBOR MI 48106
 TEL: 734.769.1300
 FAX: 734.769.1301
 WWW: GBL.COM

PLOT INFO:

NOTES:
 - 4 FT HIGHEST STREET ELEVATION AT GARRY ST.

REVISIONS:
 NO. DATE DESCRIPTION
 1. JUNE 20th, 2019 REVISION APPLICATION
 2. MAY 20th, 2019 REVISION PERMITS
 3. MAY 20th, 2019 REVISION PERMITS
 4. OCTOBER 1st, 2017 REVISIONS RE-COMMISSION
 5. JANUARY 20th, 2017 REVISIONS PERMITS
 6. JANUARY 20th, 2017 REVISIONS PERMITS



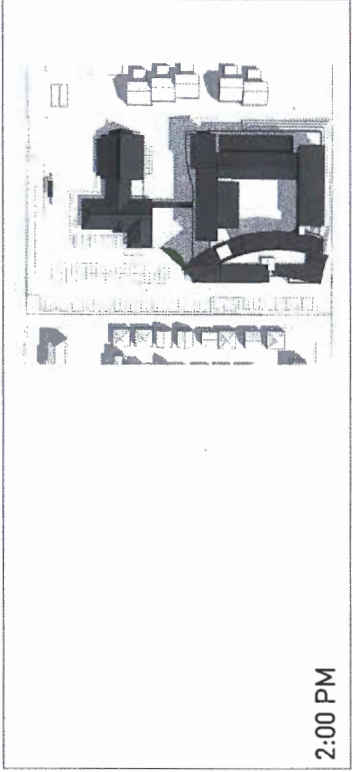
4360 GARRY STREET

SHADOW ANALYSIS
 EQUINOX

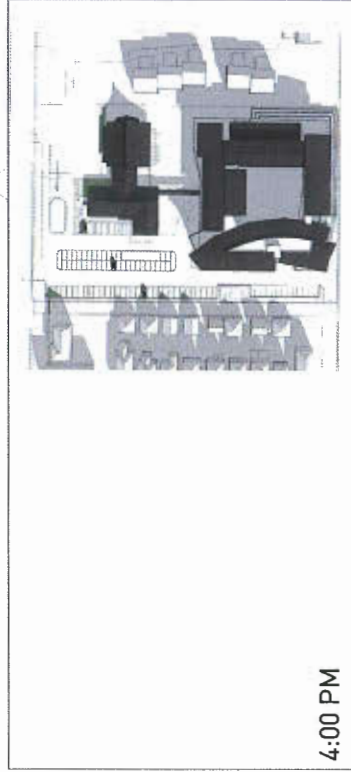
DATE: _____
 DRAWN BY: _____
 CHECKED BY: _____
 SCALE: _____
 JOB NUMBER: 1504

A - 1.06

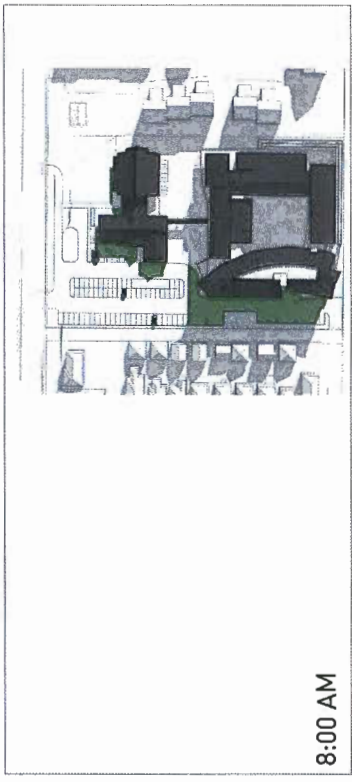
EQUINOX MARCH 21ST / SEPTEMBER 21



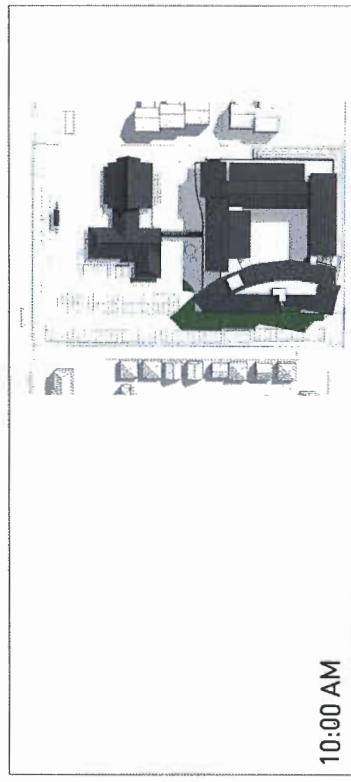
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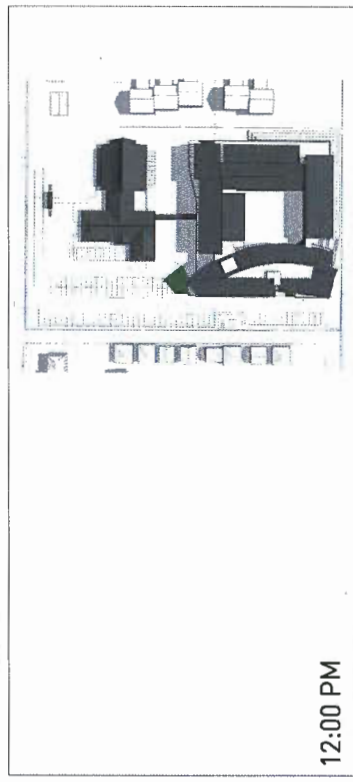
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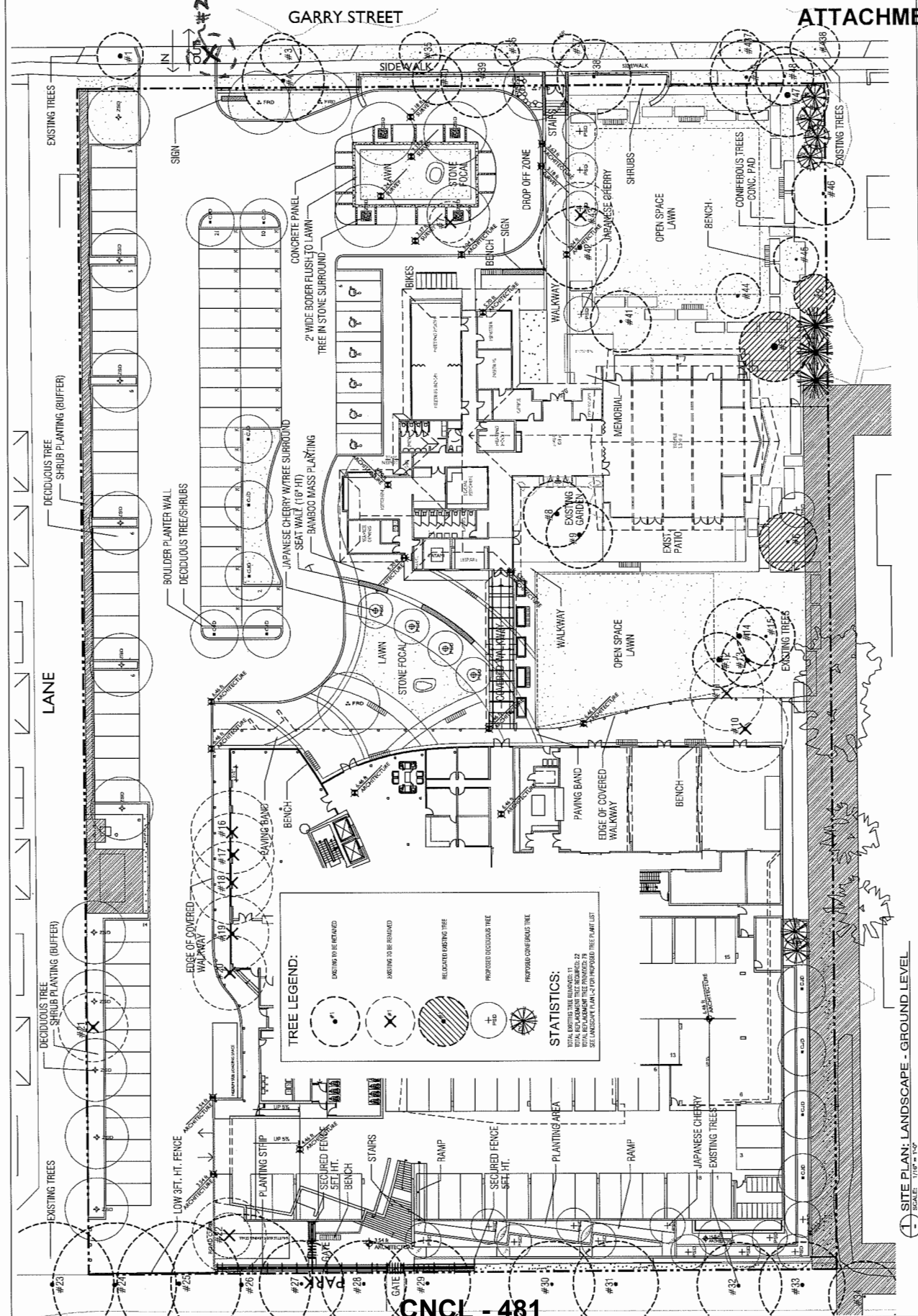
8:00 AM



10:00 AM



12:00 PM



TREE LEGEND:

- EXISTING TO BE RETAINED
- EXISTING TO BE REMOVED
- RELOCATED EXISTING TREE
- PROPOSED DECIDUOUS TREE
- PROPOSED CONIFEROUS TREE

STATISTICS:

TOTAL EXISTING TREES REMOVED: 11
 TOTAL EXISTING TREES TO BE RETAINED: 22
 TOTAL EXISTING TREES TO BE RELOCATED: 2
 TOTAL PROPOSED TREES: 35
 SEE LANDSCAPE PLAN FOR PROPOSED TREE PLANT LIST

1 SITE PLAN: LANDSCAPE - GROUND LEVEL
 SCALE: 1/8" = 1'-0"

CNCL - 481



Address: 4360 Garry Street

File No.: RZ 16-737146

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9814, the developer is required to complete the following:

1. Final Adoption of OCP Amendment Bylaw 9813.
2. Registration of a 3 m by 3 m statutory-right-of-way (SRW) at the subject site's northeast corner for existing City storm infrastructure.
3. Registration of a flood indemnity covenant on title.
4. Registration of a legal agreement on title that:
 - a) Identifies dedicated off-street parking for the residential units of the congregate housing complex.
 - b) Identifies that the remaining off-street parking stalls, outside of those required for the congregate housing residential units, be available and shared for both assembly use and employees of the congregate housing facility.
 - c) Any control structure/gate restricting access to the parking stalls located in the structured parkade within the congregate housing complex shall be designed and/or operated in a manner to ensure full access to assembly uses and employees to the congregate housing facility in accordance with the above provisions of this legal agreement.
5. Registration of a legal agreement on title that secures the following transportation demand management measures for this project:
 - a) A private shuttle bus to be dedicated solely for use by the congregate housing complex.
 - b) Provisions for end of trip cycling facilities integrated into the congregate housing facility.
6. Registration of a legal agreement on title to allow the dedicated on-site loading space provided on the subject site to be shared between the assembly and congregate housing uses.
7. Registration of a legal agreement requiring demolition of the existing accessory gymnasium to the temple prior to final inspection being granted to the congregate housing complex.
8. For on-site trees to be retained/relocated, submission of an ISA certified arborist report that:
 - a) Provides details on tree-protection zones for all on-site trees to be retained where all development activity/site preparation works will need to be managed, to be approved by City staff.
 - b) Confirmation of installation of all on-site tree protection zones to the approval of City staff in accordance with the consulting arborist report recommendations prior to final adoption and/or commencement of any site preparation works (i.e., preloading or other).
 - c) For on-site trees proposed to be relocated to another location on-site, provide information on a qualified tree moving company that has been engaged to undertake the works.
9. For off-site trees to be retained on City property directly to the south of the subject site in Steveston Park and within the Garry Street allowance, submission of an ISA certified arborist report that:
 - a) Outlines a management and monitoring plan for these City trees to the satisfaction of Parks staff coordinated with all anticipated site preparation and development works proposed for the site. If any site preparation or development works are anticipated/observed to have an impact on City trees, the consulting arborists is required to develop an appropriate management plan to be reviewed and approved by Parks staff.
 - b) Identify tree protection zones in accordance with City specifications.
 - c) Confirmation of installation of all tree protection zones to the approval of City staff in accordance with the consulting arborist report recommendations prior to final adoption and/or commencement of any site preparation works (i.e., preloading or other).

10. The submission and processing of a Development Permit* completed to a level deemed acceptable by the Director of Development.
11. Registration of a legal agreement that identifies that no preload and/or site preparation activities shall commence on the subject site until the following conditions have been met to the satisfaction of the Director of Engineering:
 - a) Submission of a geotechnical report and accompanying preload plan to the satisfaction and approval of engineering staff to address all site preparation activities in relation to potential impacts to existing City infrastructure, including:
 - Identification of projected settlements and differential settlements along the sanitary sewers at the east and south property lines of the development site.
 - Undertake a video inspection report of the existing condition of the sanitary sewers identified above.
 - b) Submission of a deposit/bond from the applicant to address potential damage to and replacement/repair of City infrastructure resulting from on-site preparation/preload activities. The deposit/bond amount shall be determined by the Director of Engineering and based on the anticipated risk to City infrastructure based on the site preparation activities proposed and recommendations of the applicant's geotechnical consultant.
 - c) No preload activities/site preparation works is permitted to be undertaken until all above clauses a) and b) have been addressed/completed.
 - d) Identifies that no building permit for the congregate housing facility will be issued until confirmation of either:
 - No impacts to city infrastructure after preload and other site preparation activities has been completed to the satisfaction of City Engineering staff, including but not limited to the submission of a post preload video inspection report for the above referenced City sanitary sewer infrastructure; or
 - Any repairs/replacement to City sanitary sewer infrastructure to be done at the developer's sole cost to the satisfaction of the City through a Servicing Agreement process to be completed prior to issuance of the Building Permit.

Prior to a Development Permit* being forwarded to the Development Permit Panel for consideration, the developer is required to (preliminary):

1. Confirmation of the amount of the landscape letter of credit/bond for all on-site landscaping proposed for the project (Note: Landscape letter of credit/bond is required to be submitted prior to the issuance of the Development Permit by Council).
2. Other items as determined through the processing of the Development Permit application.

Prior to Building Permit Issuance, the developer must complete the following requirements:

1. Ensure rezoning consideration Item #11 (above), related to preload/site preparation activities and impacts to City infrastructure (sanitary sewer), are addressed to the satisfaction of the Director of Engineering.
2. Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
3. Incorporation of accessibility measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
4. Enter into a Servicing Agreement* and/or City Work Order for the design and construction (at the developers sole cost) of the following engineering infrastructure improvements (Works include, but may not be limited to):

Water Works:

- Using the OCP Model, there is 342 L/s of water available at a 20 psi residual at the Steveston Hwy frontage. Based on your proposed development, your site requires a minimum fire flow of 250 L/s.
- The Developer is required to:
 - Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm the 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.

- At the Developers cost, the City is to:
 - Cut, cap, and remove existing water service connection and meter.
 - Install new water service connection, complete with meter and meter box, off of the existing 200mm PVC water main along Garry Street.

Storm Sewer Works:

- At Developer's cost, the City is to:
 - Install a new storm service connection off of the existing 675mm storm sewer along Garry Street, complete with inspection chamber.
 - Cut, cap and remove all existing storm service connections and inspection chambers STIC53905, STIC56983, STIC45453, STIC56982, and STIC45452.
 - Cut and cap, at inspection chamber STIC45458, the existing storm service connection servicing the development site at the northeast corner. Retain the existing connection servicing the adjacent lot.

Sanitary Sewer Works:

- At Developer's cost, the City is to:
 - Install a new sanitary service connection off of the existing manhole SMH4862 at the south end of the development site. The manhole is to serve as the inspection chamber.

Frontage Improvements:

- The Developer is required to:
 - Locate all 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 Rezoning staff report and the development process design review. Please coordinate with the respective private utility companies and the project's lighting and traffic signal consultants to confirm the right of ways 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 SRWs that shall be shown in the functional plan and registered prior to SA design approval:
 1. BC Hydro PMT – 4mW X 5m (deep)
 2. BC Hydro LPT – 3.5mW X 3.5m (deep)
 3. Street light kiosk – 1.5mW X 1.5m (deep)
 4. Traffic signal kiosk – 1mW X 1m (deep)
 5. Traffic signal UPS – 2mW X 1.5m (deep)
 6. Shaw cable kiosk – 1mW X 1m (deep) – show possible location in functional plan
 7. Telus FDH cabinet - 1.1mW X 1m (deep) – show possible location in functional plan
 - Coordinate with BC Hydro to underground Hydro service lines.
 - Complete other frontage improvements as per Transportation's requirements, including closure of the two driveway crossings (middle and east) and reinstatement of the of the current frontage treatment on Garry Street (concrete curb and gutter, grass & treed boulevard, concrete sidewalk) and widening of the existing western driveway.

General Items:

- The Developer is required to:
 - Not encroach into the sanitary right-of-way along the east property line with proposed trees, retaining walls, non-removable fences, or other non-removable structures.
- Enter into, if required, additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of

Engineering, including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.

- Not start onsite building construction prior to completion of rear yard sanitary works by City crews.
5. Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Department at 604-276-4285.

Note:

- * This requires a separate application.
- Where the Director of Development deems appropriate, the preceding agreements are to be drawn not only as personal covenants of the property owner but also as covenants pursuant to Section 219 of the Land Title Act.

All agreements to be registered in the Land Title Office shall have priority over all such liens, charges and encumbrances as is considered advisable by the Director of Development. All agreements to be registered in the Land Title Office shall, unless the Director of Development determines otherwise, be fully registered in the Land Title Office prior to enactment of the appropriate bylaw.

The preceding agreements shall provide security to the City including indemnities, warranties, equitable/rent charges, letters of credit and withholding permits, as deemed necessary or advisable by the Director of Development. All agreements shall be in a form and content satisfactory to the Director of Development.

- Additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering may be required including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.
- Applicants for all City Permits are required to comply at all times with the conditions of the Provincial *Wildlife Act* and Federal *Migratory Birds Convention Act*, which contain prohibitions on the removal or disturbance of both birds and their nests. Issuance of Municipal permits does not give an individual authority to contravene these legislations. The City of Richmond recommends that where significant trees or vegetation exists on site, the services of a Qualified Environmental Professional (QEP) be secured to perform a survey and ensure that development activities are in compliance with all relevant legislation.

SIGNED COPY ON FILE

Signed

Date



Richmond Official Community Plan Bylaw 9000 and 7100
Amendment Bylaw 9813 (RZ 16-737146)
4360 Garry Street

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

- 1. Richmond Official Community Plan Bylaw 9000 is amended by repealing the existing land use designation in the 2041 OCP Land Use Map to Schedule 1 of the Official Community Plan thereof of the following area and by designating it "Apartment Residential".

That area shown cross-hatched on "Schedule A attached to and forming part of Bylaw 9813"

- 2. Richmond Official Community Plan Bylaw 7100 is amended by repealing the existing land use designation in the Steveston Area Plan Land Use Map to Schedule 2.4 (Steveston Area Plan) thereof of the following area and by designating it "Multiple Family".

That area shown cross-hatched on "Schedule A attached to and forming part of Bylaw 9813"

- 3. This Bylaw may be cited as "Richmond Official Community Plan Bylaw 9000 and 7100, Amendment Bylaw 9813".

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

Horizontal lines for signature and date entry.

CITY OF RICHMOND
APPROVED by [Signature]
APPROVED by Manager or Solicitor [Signature]

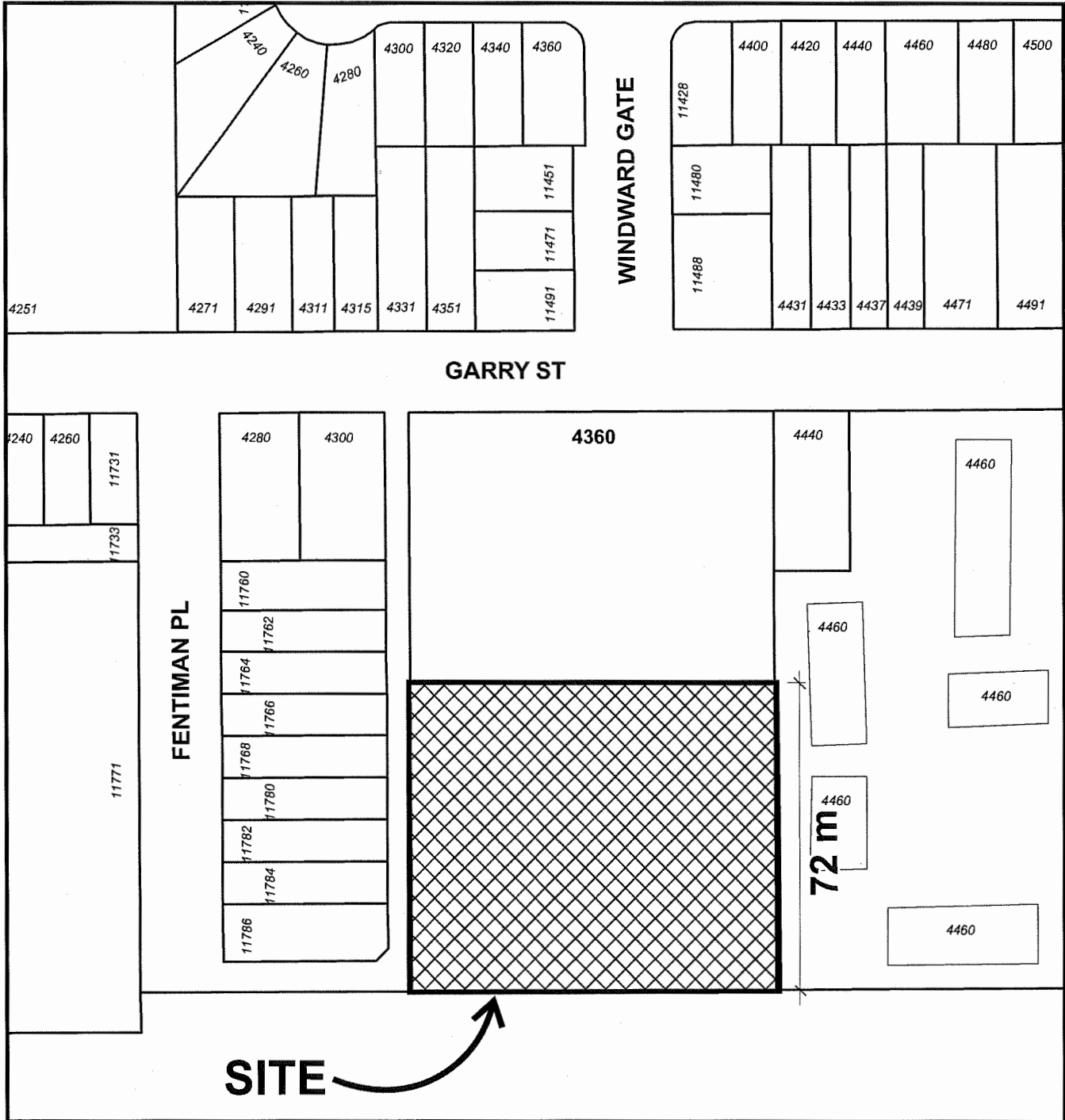
MAYOR

CORPORATE OFFICER

Schedule A attached to and forming part of Bylaw 9813



City of
Richmond



	<p>RZ 16-737146 OCP Bylaws 9000 & 7100, Amendment Bylaw 9813</p>	<p>Original Date: 01/23/18. Revision Date: 01/24/18 Note: Dimensions are in METRES</p>
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CNCL - 487



**Richmond Zoning Bylaw 8500
Amendment Bylaw 9814 (RZ 16-737146)
4360 Garry Street**

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

1. Richmond Zoning Bylaw 8500 is amended by:
 - a. Insert the following into Section 21 – Site Specific Residential (Other) Zones, in numerical order:

“21.12 **Assembly and Congregate Housing – Garry Street (Steveston)(ZR12)**

21.12.1 **Purpose**

The **zone** provides for **religious assembly, congregate housing** and other limited supporting and accessory **uses**.

21.12.2 **Permitted Uses**

 - **religious assembly**
 - **congregate housing**

21.12.3 **Secondary Uses**

 - **childcare**
 - **interment facility**
 - **health service, minor**
 - **residential security/operator unit**

21.12.4 **Permitted Density**

 1. The maximum **floor area ratio** is 0.78.
 2. Notwithstanding Section 21.12.4.1, the maximum **floor area ratio** for a **congregate housing** complex is 9,130 m² (0.7 **floor area ratio**).
 3. For the purposes of this **zone** any covered unenclosed walkway is not included in the calculation of **floor area ratio**.

21.12.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 40% for **buildings**.

21.12.6 Yards & Setbacks

1. For a **religious assembly building**:
 - a) The minimum **front yard** is 20 m.
 - b) The minimum **interior side yard** (east) is 7 m.
 - c) The minimum **side yard** (west) is 30 m.
 - d) The minimum **rear yard** is 80 m.
2. For a **congregate housing building**:
 - a) The minimum **front yard** is 70 m.
 - b) The minimum **interior side yard** (east) is 6 m.
 - c) The minimum **side yard** (west) is 14.5 m.
 - d) The minimum **rear yard** is 6 m.

21.12.7 Permitted Heights

1. The maximum **building height** for a **religious assembly building** and **accessory structure** is 12 m.
2. The maximum **building height** for a **congregate housing building** is 15 m.

21.12.8 Subdivision Provisions/Minimum Lot Size

1. The minimum **lot area** is 13,000 m².

21.12.9 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided according to the provision of Section 6.0.

21.12.10 On-Site Parking

1. **On-site vehicle** and bicycle parking and loading shall be provided according to the standards set-out in Section 7.0.

21.12.11 **Other Regulations**

1. In addition to the regulations listed above, the General Development Regulations in Section 4.0 and the Specific Use Regulations in Section 5.0 apply.”
2. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it **“ASSEMBLY AND CONGREGATE HOUSING – GARRY STREET (STEVESTON)(ZR12)”**.

P.I.D. 001-235-265
Lot 132 Except: Firstly: Part Road on Plan LMP20538, Secondly: Part Subdivided by Plan LMP25471, Section 2 Block 3 North Range 7 West New Westminster District Plan 40449
3. This Bylaw may be cited as **“Richmond Zoning Bylaw 8500, Amendment Bylaw 9814”**.

FIRST READING

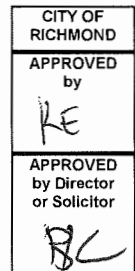
A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED



MAYOR

CORPORATE OFFICER