



**Planning Committee
Electronic Meeting**

**Anderson Room, City Hall
6911 No. 3 Road**

**Tuesday, November 18, 2025
4:00 p.m.**

Pg. # ITEM

MINUTES

PLN-4 *Motion to adopt the **minutes** of the meeting of the Planning Committee held on November 4, 2025.*



NEXT COMMITTEE MEETING DATE

December 2, 2025, (tentative date) at 4:00 p.m. in the Anderson Room.

PLANNING AND DEVELOPMENT DIVISION

- 1. APPLICATION BY HAYDENCO HOLDINGS LTD. FOR A TEMPORARY COMMERCIAL USE PERMIT AT 12800 RICE MILL ROAD**
(File Ref. No. TU 24-036427) (REDMS No. 8168376)

PLN-7

See Page PLN-7 for full report

Designated Speakers: Ashley Kwan & Chris Bishop

STAFF RECOMMENDATIONS

- (1) *That the application by Haydenco Holdings Ltd. for a Temporary Commercial Use Permit (TU 24-036427) for a portion of the property at 12800 Rice Mill Road, to allow “Parking, non-accessory” as a permitted use, be considered for a period of three years from the date of issuance; and*
- (2) *That this application be forwarded to the December 15, 2025, Public Hearing at 5:30pm in the Council Chambers of Richmond City Hall*



2. **APPLICATION BY ZEIDLER ARCHITECTURE INC. FOR REZONING AT 11771 FENTIMAN PLACE FROM THE “HEALTH CARE (HC)” ZONE TO THE “HEALTH CARE (ZR13) - FENTIMAN PLACE (STEVESTON)” ZONE**

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

PLN-24

See Page PLN-24 for full report

Designated Speakers: Sara Badyal and Andrew Norton

STAFF RECOMMENDATION

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10721 to create the “Health Care (ZR13) - Fentiman Place (Steveston)” zone, and to rezone 11771 Fentiman Place from “Health Care (HC)” zone to “Health Care (ZR13) - Fentiman Place (Steveston)” zone, be introduced and given first reading.



3. **UPDATING DEVELOPMENT PERMIT AREA EXEMPTIONS**

(File Ref. No. 08-4045-01) (REDMS No. 8189995)

PLN-290

See Page PLN-290 for full report

Designated Speakers: Alex Costin and Andrew Norton

STAFF RECOMMENDATIONS

- (1) *That Richmond Official Community Plan Bylaw 9000 Amendment Bylaw 10719, to update the Development Permit Area Exemptions criteria to provide an inflationary adjustment to the exterior alterations exemption threshold and to add a new exemption for exterior envelope repairs required due to water ingress, be introduced and given first reading;*

(2) *That Richmond Official Community Plan Bylaw 9000 Amendment Bylaw 10719, having been considered in conjunction with:*

(a) *the City's Financial Plan and Capital Program; and*

(b) *the Greater Vancouver Regional District Solid Waste and Liquid Waste Management Plans;*

is hereby found to be consistent with said program and plans, in accordance with Section 477(3)(a) of the Local Government Act; and

(3) *That Richmond Official Community Plan Bylaw 9000 Amendment Bylaw 10719, having been considered in accordance with Section 475 of the Local Government Act and the City's Official Community Plan Bylaw Preparation Consultation Policy 5403, is hereby found not to require further consultation.*



4. **WORLD HEALTH ORGANIZATION GLOBAL NETWORK FOR AGE-FRIENDLY CITIES AND COMMUNITIES MEMBERSHIP**

(File Ref. No. 08-4055-20-RAFR1) (REDMS No. 8169181)

PLN-296

See Page PLN-296 for full report

Designated Speakers: Donna Lee and Niloofar Hedayati

STAFF RECOMMENDATIONS

(1) *That the City apply for membership to the World Health Organization Global Network for Age-Friendly Cities and Communities, as outlined in the report titled "World Health Organization Global Network for Age-Friendly Cities and Communities Membership", dated October 31, 2025, from the Director, Community Social Development; and*

(2) *That a letter be prepared for the Mayor's signature in support of this application*



5. **MANAGER'S REPORT**

ADJOURNMENT





Planning Committee

Date: Tuesday, November 4, 2025

Place: Anderson Room
Richmond City Hall

Present: Councillor Bill McNulty, Chair
Councillor Alexa Loo
Councillor Carol Day
Councillor Andy Hobbs

Absent: Councillor Chak Au

Also Present: Councillor Michael Wolfe

Call to Order: The Chair called the meeting to order at 4:00 p.m.

MINUTES

It was moved and seconded

That the minutes of the meeting of the Planning Committee held on October 21, 2025, be adopted as circulated.

CARRIED

PLANNING AND DEVELOPMENT DIVISION

1. **APPLICATION BY RAV BAINS FOR REZONING AT 4920 AND 4940 MARIPOSA COURT FROM THE “SMALL-SCALE MULTI-UNIT HOUSING (RSM/L)” ZONE TO THE “SMALL-SCALE MULTI-UNIT HOUSING (RSM/M)” ZONE**

(File Ref. No. RZ 21-938604) (REDMS No. 8174298)

Staff provided an overview of the application.

A brief discussion ensued with respect to tree protection and removal and the steps undertaken by staff during the tree permit/inspection process.

Planning Committee
Tuesday, November 4, 2025

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10722, for the rezoning of 4920 and 4940 Mariposa Court from the “Small-Scale Multi-Unit Housing (RSM/L)” zone to the “Small-Scale Multi-Unit Housing (RSM/M)” zone, be introduced and given first, second and third reading.

CARRIED

2. ZONING AMENDMENTS RELATING TO SMALL-SCALE MULTI-UNIT HOUSING

(File Ref. No. 08-4430-03-01) (REDMS No. 8155344)

Staff advised the amendments brought forward are part of the City’s commitment to monitor the implementation of Small-Scale Multi-Unit Housing (SSMUH) in the City of Richmond. In particular (i) amendments are proposed to the City’s Zoning Bylaw to establish the same minimum interior and exterior side yard requirements for single-family dwellings and SSMUH developments, and (ii) there is an administrative clarification that a secondary suite is not considered a principal dwelling unit.

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10716, to clarify setback provisions associated with Small-Scale Multi-Unit Housing and amend the definition of principal dwelling unit, be given first, second and third reading.

CARRIED

3. MANAGER’S REPORT

(i) Legislation Introduced

Staff advised the Committee of a Private Members Bill which was granted First Reading in the BC Legislature on October 21, 2025. The Professional Reliance Act, if it were to be approved, would change the building permitting process throughout the Province. Staff are in the process of working with the City’s counterparts at the Province and other regional Building Officials to identify and outline any concerns with this piece of legislation. Should the Bill be granted Second Reading, Provincial staff have advised that there will be an opportunity for local governments to provide feedback on the proposed Bill to the Province and it would be staff’s intention to bring a report to the Committee outlining any concerns for Council’s consideration and endorsement.

A brief discussion ensued with respect to the risk, responsibility and reliance on opinion of the certified professional.

2.

Planning Committee
Tuesday, November 4, 2025

In response to queries from Committee, staff noted (i) the subject piece of legislation will be specific to certain registered professionals as set out in the *Professional Governance Act*, (ii) if approved, this piece of legislation would prohibit municipalities from having any review if a registered professional has signed off, and (iii) the member who introduced the Bill has indicated it is being championed from an efficiency perspective.

ADJOURNMENT

It was moved and seconded
That the meeting adjourn (4:13 p.m.).

CARRIED

Certified a true and correct copy of the Minutes of the meeting of the Planning Committee of the Council of the City of Richmond held on Tuesday, November 4, 2025.

Councillor Bill McNulty
Chair

Lorraine Anderson
Legislative Services Associate



City of Richmond

Report to Committee

To: Planning Committee

Date: November 4, 2025

From: Joshua Reis
Director, Development

File: TU 24-036427

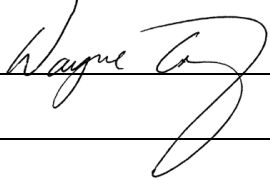
Re: **Application by Haydenco Holdings Ltd. for a Temporary Commercial Use Permit at 12800 Rice Mill Road**

Staff Recommendations

1. That the application by Haydenco Holdings Ltd. for a Temporary Commercial Use Permit (TU 24-036427) for a portion of the property at 12800 Rice Mill Road, to allow "Parking, non-accessory" as a permitted use, be considered for a period of three years from the date of issuance; and
2. That this application be forwarded to the December 15, 2025, Public Hearing at 5:30pm in the Council Chambers of Richmond City Hall.

Joshua Reis
Director, Development
(604-247-4625)

JR:ak
Att. 6

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Climate & Environment Policy Planning	☒ ☒	

Staff Report

Origin

Haydenco Holdings Ltd., with authorization from BC Ferry Services Inc., has applied to the City of Richmond for a Temporary Commercial Use Permit (TCUP) to allow non-accessory parking as a permitted use at the northwest corner of 12800 Rice Mill Road. The proposed TCUP would permit the properties at 12020 and 12040 No. 5 Road to use approximately 630 m² (6,781 ft²) of the property at 12800 Rice Mill Road (“subject area”) to provide 21 additional employee parking spaces for a period of three years. A location map and aerial photo are provided in Attachment 1.

The subject property is split-zoned, with the area subject to this TCUP zoned as “Agriculture (AG1)”. The subject area currently contains an unauthorized asphalt and gravel parking pad, with vehicle access provided from the lane east of 12020 and 12040 No. 5 Road.

Findings of Fact

A Development Application Data Sheet providing details about the proposal is attached (Attachment 2).

Surrounding Development

Development immediately surrounding the subject property is as follows:

To the North: Across Rice Mill Road are vacant lots owned by the City and zoned “Small-Scale Multi-Unit Housing (RSM/XL)” and “Agriculture (AG1)”. These properties are designated as “Industrial” in the Official Community Plan (OCP). The lots at 11800 No. 5 Road and 12851 Rice Mill Road are located within the Agricultural Land Reserve (ALR), while 12751 Rice Mill Road is located outside of the ALR.

To the South: Vacant lots zoned “Small-Scale Multi-Unit Housing (RSM/XL)”, outside the ALR and designated as “Industrial” in the OCP. The properties are part of active rezoning and Development Permit (DP) applications (RZ 22-005648 & DP 25-009422) to rezone to “Light Industrial (IL)” and develop an industrial building. The rezoning bylaw is currently at third reading.

To the East: A Ministry of Transportation and Transit (MOTT) Right-of-Way containing the access road to the BC Ferries site, a railway line, Highway 99 and the beginning of the George Massey Tunnel. This property is designated as “Industrial” in the OCP.

To the West: Industrial properties zoned “Industrial Business Part (IB1)” and designated for “Mixed Employment” in the OCP.

Related Policies & Studies

Existing Legal Encumbrances

A number of legal encumbrances are registered on the subject property’s Title as part of the previous rezoning and DP approvals (RZ 18-824565 & DP 18-824566) for the BC Ferries Fleet Maintenance Unit. The applicant’s legal professional has reviewed and confirmed that the proposed subject area does not conflict with existing agreements.

Official Community Plan (OCP)

The OCP allows TCUPs to be considered in areas designated “Industrial”, “Mixed Employment”, “Commercial”, “Neighbourhood Shopping Centre”, “Mixed Use”, “Limited Mixed Use”, and “Agricultural” (outside of the ALR), where deemed appropriate by Council and subject to conditions suitable to the proposed use and the surrounding area. The subject property’s OCP land use designation is “Industrial” and is located outside of the ALR. The subject area is partially located within an Environmentally Sensitive Area (ESA) (Attachment 3).

The proposed temporary commercial use for non-accessory parking is consistent with the land use designation and applicable policies in the OCP. Consideration of the proposed development on the portion of the site identified as ESA is further discussed in the Analysis section of this report.

Richmond Zoning Bylaw 8500

The subject property is zoned “Agriculture (AG1)”, “Light Industrial (IL)” and “BC Ferries Fleet Maintenance and Moorage (ZI14)”. The subject area is located in the northwest portion of 12800 Rice Mill Road that is zoned “Agriculture (AG1)”, which permits a range of farming and compatible uses. The proposed “parking, non-accessory” land use is generally compatible with both the subject property’s “Industrial” land use designation and surrounding industrial land uses. “Parking, non-accessory” describes parking that is not associated with a permitted use on the subject property.

Local Government Act

The *Local Government Act* states that TCUPs are valid until the date the permit expires or three years after issuance, whichever is earlier, and that an application for one extension to the Permit may be made and issued for up to three additional years at the discretion of Council.

Public Consultation

Notification signage has been installed on site. Staff have not received any comments from the public about the TCUP application in response to the on-site signage or the early notification mail-out. Should Council endorse the staff recommendation, the application will be forwarded to a future Public Hearing meeting, where any area resident or interested party will have an opportunity to comment. Public Notification for the Public Hearing will be provided as per the *Local Government Act*.

Analysis

The encroachment into 12800 Rice Mill Road was identified through staff’s review of an adjacent rezoning development (RZ 22-005648), and the owner was advised to apply for a TCUP to address the non-conforming use. Based on a review of aerial imagery, unpermitted parking within the subject area appears to have commenced around September 2009, and the applicant has confirmed that the north part of the area was paved in 2020.

The proposed TCUP would allow the businesses at 12020 and 12040 No. 5 Road to formalize their use of the subject area for employee parking on a temporary basis for three years.

Together, the two properties provide a total of 36 on-site parking spaces in compliance with the Zoning Bylaw, with access from the adjoining rear lane (Attachment 4). The TCUP would provide 21 additional standard parking spaces to accommodate fleet vehicles and staff parking needs.

The applicant has an ongoing lease agreement with BC Ferries for use of the subject area and remains in close contact with BC Ferries regarding future parking needs. There have been no complaints received by the City in recent years relating to unauthorized parking use within the subject area. There are no proposed changes to Rice Mill Road, or the adjacent lane as a result of the subject TCUP.

Riparian Management Area (RMA)

A 5 m RMA exists along the subject area's Rice Mill Road frontage. To address the RMA designation, the TCUP proposes revegetation and habitat compensation measures within the subject area. A Qualified Environmental Professional (QEP) Report was submitted by the applicant which outlines the RMA assessment, compensation and enhancement strategy. It includes the following remediation efforts to be conducted by the applicant:

- Removal of all existing encroachments into the RMA (fencing and paved surfaces); and
- Restoration of the RMA including removal of invasive species and revegetation. The planting plan (Attachment 5) is consistent with the Ministry of Environment's Riparian Restoration Guidelines and includes the planting of red-osier dogwood and salmonberry.

Prior to TCUP issuance, the applicant is required to provide a security of \$17,153.20 for all proposed RMA remediation works as identified in the planting plan (Attachment 6). The RMA security is based on 100 per cent of the cost estimate provided by the QEP (including installation and a 10 per cent contingency). A legal agreement is required to secure the proposed three-year monitoring period for the implementation of the RMA remediation measures.

Environmentally Sensitive Area (ESA)

The southern portion of the subject area is within an "Old Field and Shrubland" ESA and has been surfaced with gravel without a permit for use as a temporary parking area. ESA compensation is required to mitigate this impact. Proposed off-site ESA compensation measures associated with the subject TCUP, including planting and landscape enhancements, will form part of a separate active ESA DP application (DP 25-009422) associated with the adjacent properties at 12060 and 12080 No. 5 Road. The proposed ESA compensation to be located within 500 m of the subject area will be reviewed in line with a submitted QEP Report and compensation securities and associated legal agreements will be secured as part of that DP.

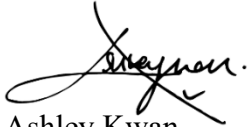
As a condition of the TCUP, the subject area is to be restored to a condition satisfactory to the City upon the expiration of the Permit or cessation of the use, whichever is sooner. This includes on-site restoration and enhancements to the ESA portion of the subject area.

Financial Impact

None.

Conclusion

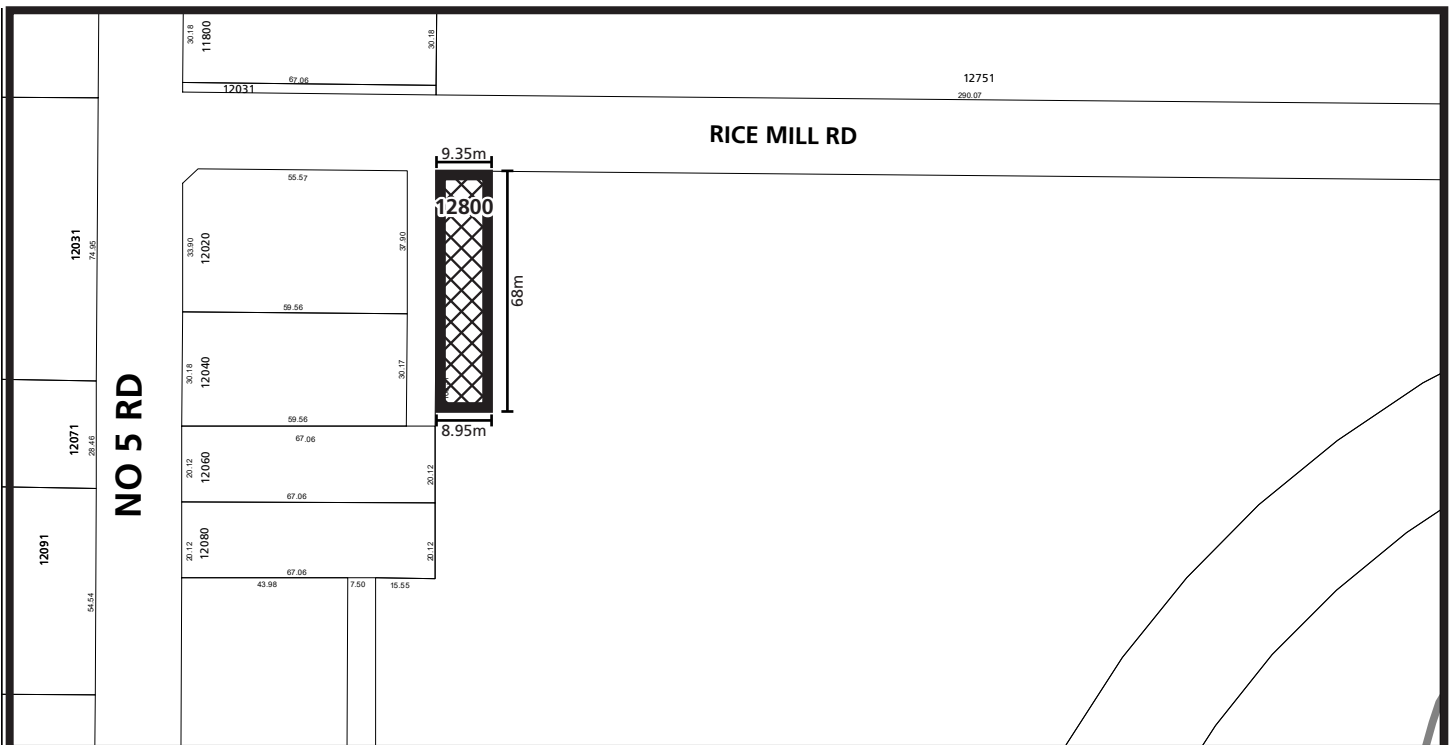
It is recommended that the attached Temporary Commercial Use Permit be issued to the applicant to allow “parking, non-accessory” on a portion of the property at 12800 Rice Mill Road on a temporary basis for a period of three years from the date of issuance.



Ashley Kwan
Planner I
(604) 276-4173

AK:aa

- Att. 1: Location Map and Aerial Photo
 2: Development Application Data Sheet
 3: ESA Map
 4: Site Plan
 5: RMA Planting Plan
 6: TCUP Considerations



TU 24-036427

PLN - 12

Revision Date: 10/29/25

Note: Dimensions are in METRES



City of Richmond



TU 24-036427

PLN - 13

Original date: 07/29/24

Revision Date: 10/14/25

Note: Dimensions are in METRES



TU 24-036427

Attachment 2

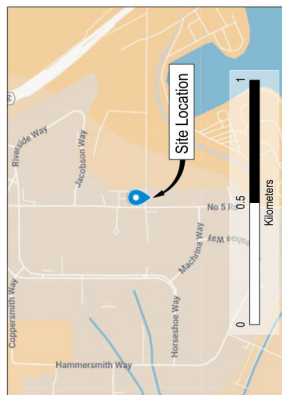
Address: 12800 Rice Mill Road

Applicant: Haydenco Holdings Ltd.

Planning Area(s): Shellmont

	Existing	Proposed
Owner:	BC Ferry Services Inc	No change
Land Uses:	Light Industrial	Parking, Non-Accessory
OCP Designation:	Industrial	No change
Zoning:	Light Industrial (IL), Agriculture (AG1), BC Ferries Maintenance and Moorage (ZI14)	No change

On Development Site	Bylaw Requirement	Proposed	Variance
On-site Vehicle Parking for 12020 No 5 Rd:	18	12020 No. 5 Rd: 20 existing 12040 No. 5 Rd: 16 existing	None
On-site Vehicle Parking for 12040 No 5 Rd:	16	12800 Rice Mill Rd: 21 standard parking spaces	



LEGEND

- Development Area
Unpermitted Parking Area
Drainage Manholes and Catch Basins
City of Richmond Environmentally Sensitive Area (ESA)
City of Richmond Riparian Management Area (RMA)

IMAGE SOURCES:

- DATA SOURCES:
Inset Map: Google Maps
Aerial Image: Richmond Municipal GIS (2023)

NOTE:
All locations are approximate unless otherwise noted.

DISCLAIMER:

DISCLAIMER:
This drawing is part of a NEXT
Environmental Inc. report and its
use is subject to the limitations
expressed in the Compliance
Statement of that report.

Prism Construction Ltd.

Temporary Use Permit QEP Report

12800 Rice Mill Road, Richmond, BC

Project No. PRI091101

Drain by:	RD
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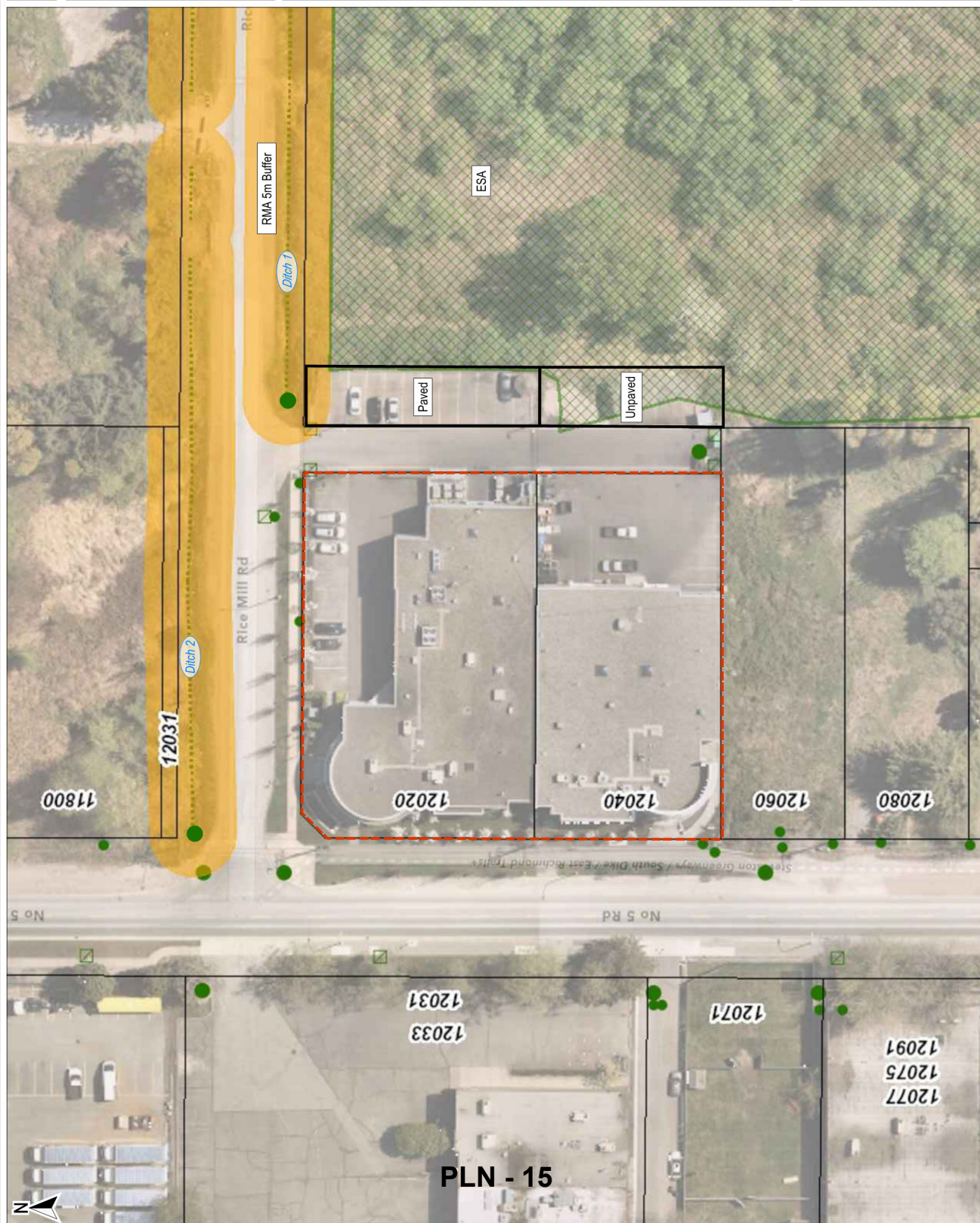
Site Plan and Outline of Development Impacts

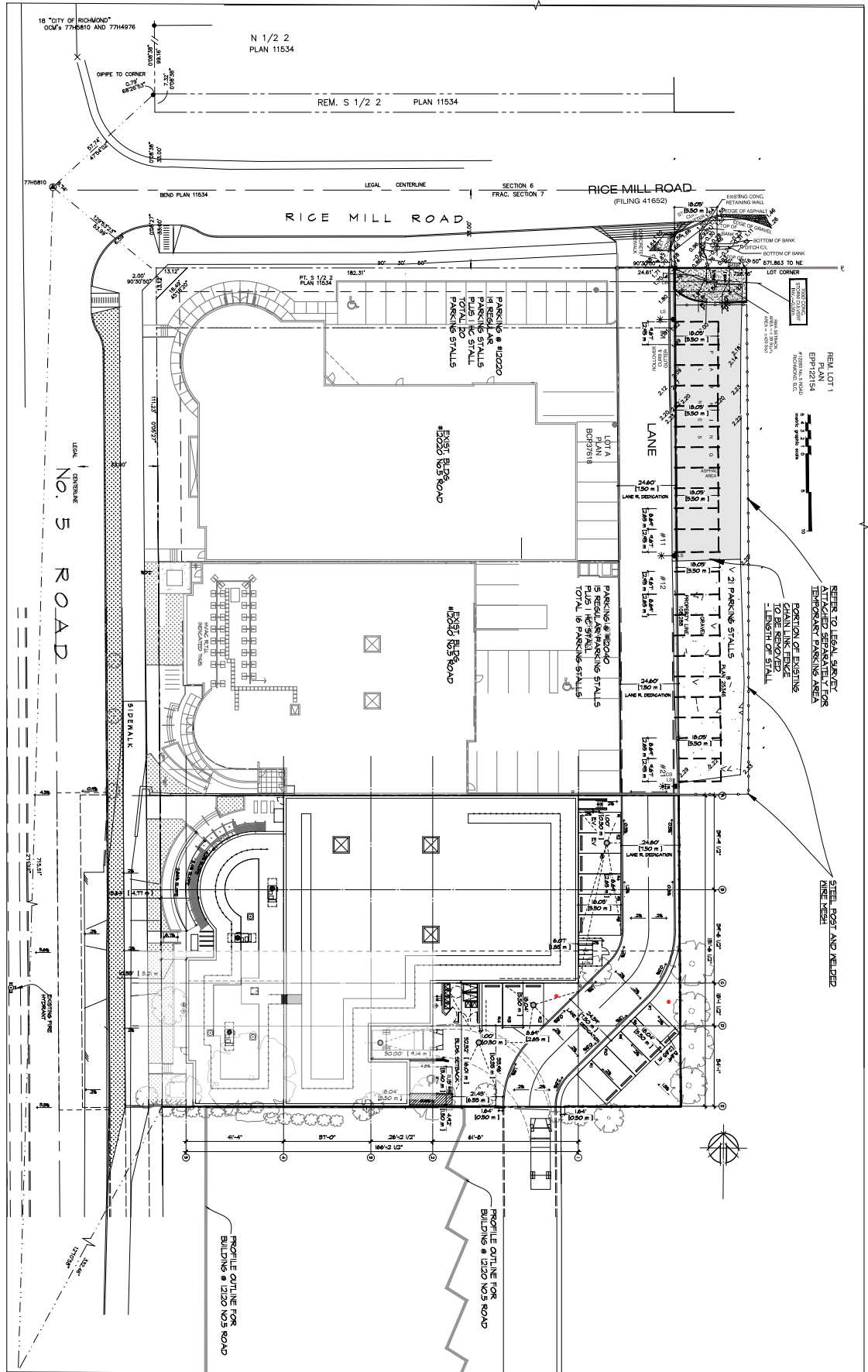
DWG: PR091101-102.dwg

Figure: 02

WG:

City of Pleasanton







Address: 12800 Rice Mill Road

File No.: TU 24-036427

Prior to the issuance of the Temporary Use Permit, the developer is required to complete the following:

1. **(RMA Security)** Receipt of a Riparian Management Area (RMA) security of \$17,153.20 for the proposed RMA restoration works identified in the plans, based on 100% of the cost estimate plus a 10% contingency. To accompany this landscaping security, a legal agreement that sets the terms of release of the security and is consistent with the three year monitoring period and maintenance recommendations from the project QEP, must be entered into between the applicant and the City.
2. **(Temporary Use Security)** City's acceptance of an Irrevocable Letter of Credit of \$2,000.00 to ensure that development is carried out in accordance with the terms and conditions of the Temporary Use Permit. Should any interest be earned upon the security, it shall accrue to the Holder if the security is returned. The condition of the posting of the security is that should the Holder fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the City may use the security to carry out the work by its servants, agents or contractors, and any surplus shall be paid over to the Holder, or should the Holder carry out the development permitted by this permit within the time set out herein and comply with all the undertakings, the security shall be returned to the Holder.
3. **(Fees - Notices)** Payment of all fees in full for the cost associated with the Public Hearing Notices, consistent with the City's Consolidated Fees Bylaw No 8636, as amended.

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 _____

Date _____



No. TU 24-036427

To the Holder: Haydenco Holdings Ltd.

Property Address: 12800 Rice Mill Road

Address: C/O: Eric Gaunder
12020 No 5 Road
Richmond, BC, V7A 4G1

1. This Temporary Commercial Use Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Temporary Commercial Use Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
3. The subject area may be used for the following temporary commercial uses:

 "Parking, non-accessory" in accordance with Schedule "A"
4. As a condition of the issuance of this Permit, Council is holding the security set out below to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Holder if the security is returned. The condition of the posting of the security is that should the Holder fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the City may use the security to carry out the work by its servants, agents or contractors, and any surplus shall be paid over to the Holder, or should the Holder carry out the development permitted by this permit within the time set out herein and comply with all the undertakings given in Schedule "B" attached hereto, the security shall be returned to the Holder.

There is filed accordingly:

An Irrevocable Letter of Credit in the amount of \$2,000.00.

5. The land described herein shall be developed generally in accordance with the terms and conditions and provisions of this Permit and any plans and specifications attached to this Permit as Schedule "C" which shall form a part hereof.
6. Any improvements to the area subject to the permit and use of the area for "Parking, Non-Accessory" shall be consistent with a Council issued Development Permit for Environmentally Sensitive Areas.

7. This Permit is valid for a maximum of three years from the date of issuance.
8. This Permit is not a Building Permit.

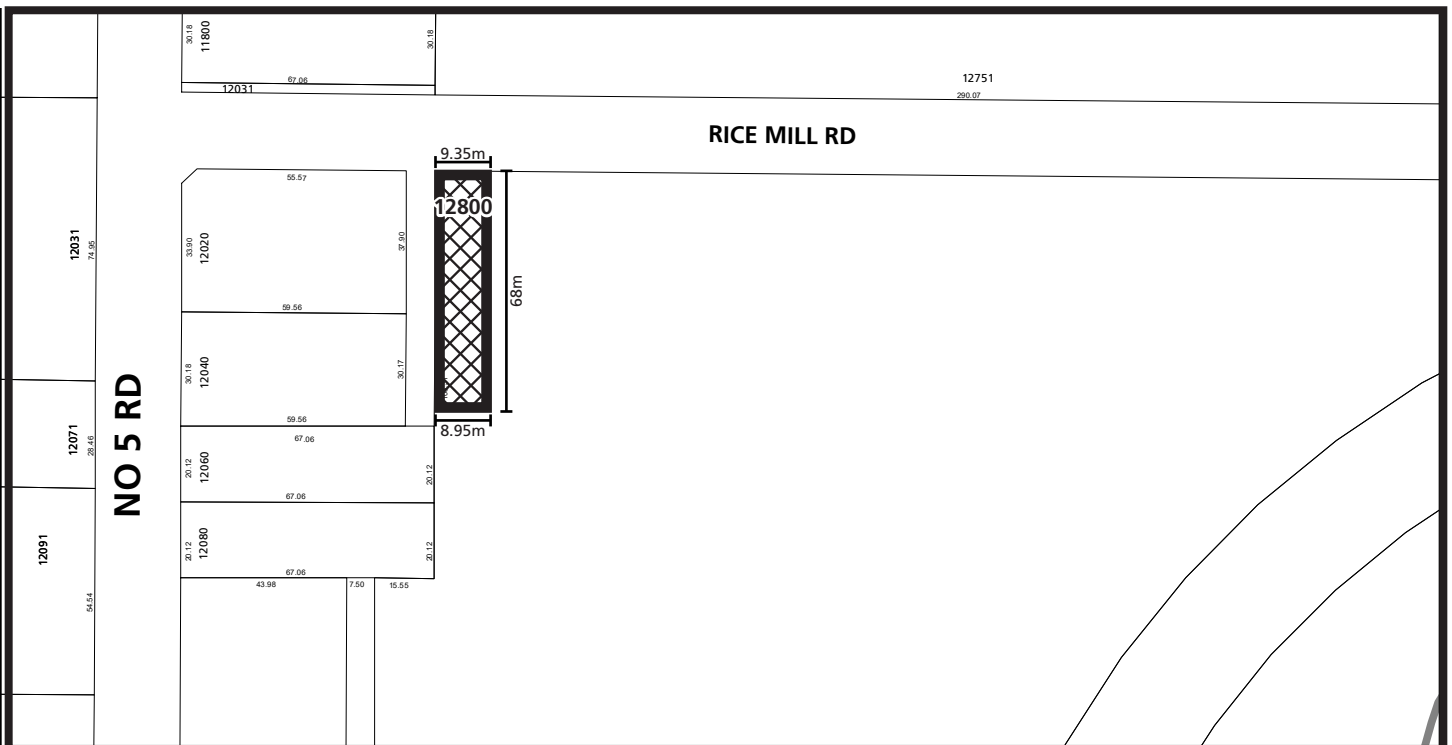
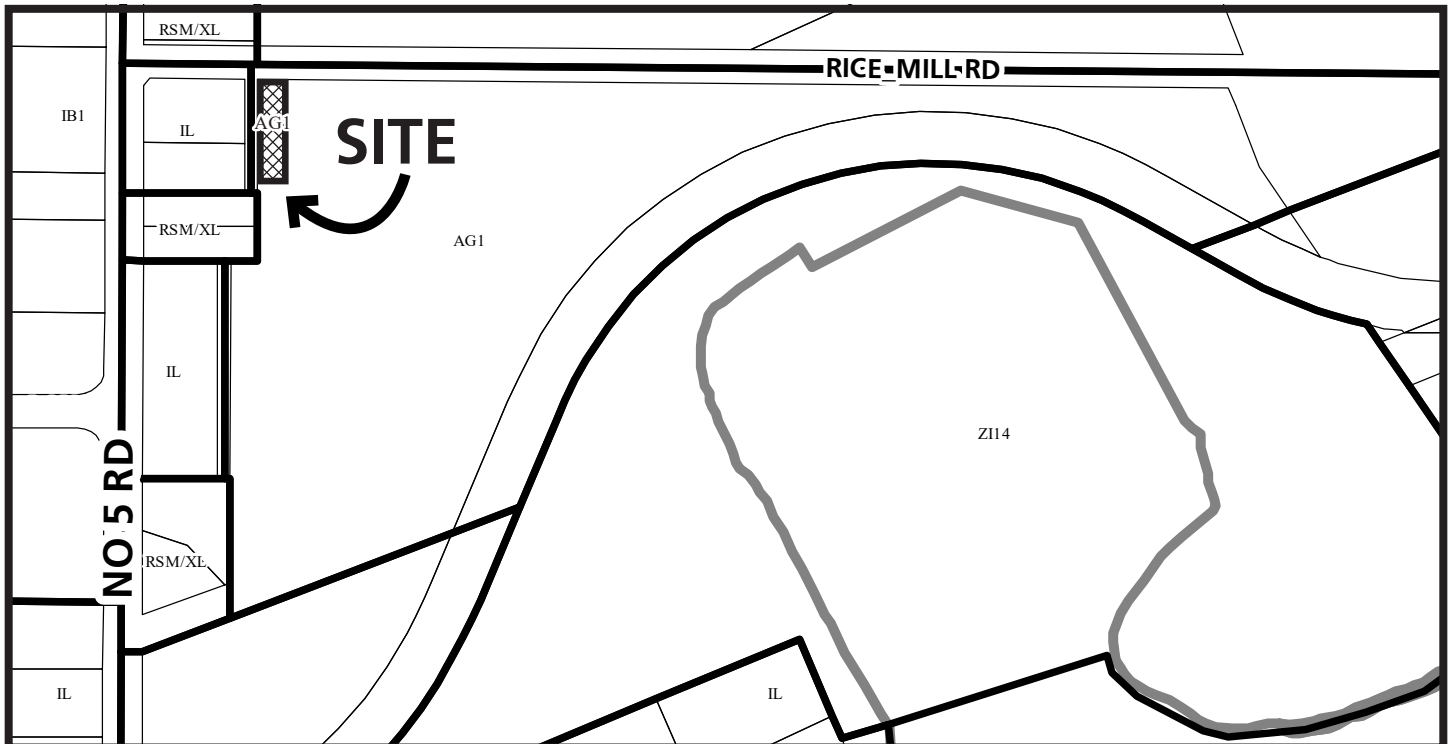
AUTHORIZING RESOLUTION NO.
DAY OF , .

ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF , .

MAYOR

CORPORATE OFFICER



TU 24-036427

PLN - 21

Original date: 07/22/24

Revision Date: 10/29/25

Note: Dimensions are in METRES

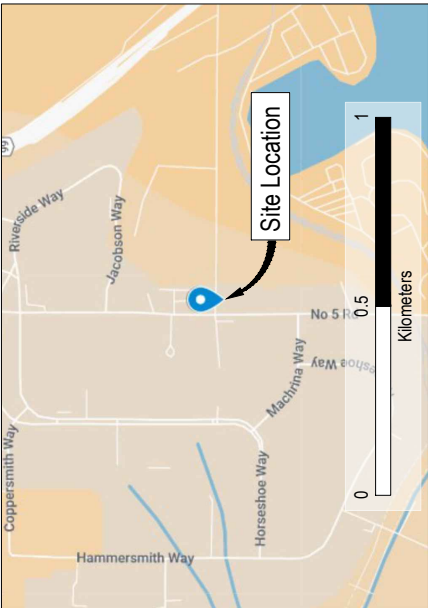
Schedule “B”

Undertaking

In consideration of the City of Richmond issuing the Temporary Commercial Use Permit, we the undersigned hereby agree to demolish or remove any temporary paving, gravel, buildings, structures and signs; to restore the land described in Schedule A; and to maintain and restore adjacent roads, to a condition satisfactory to the City of Richmond upon the expiration of this Permit or cessation of the permitted use, whichever is sooner.

Haydenco Holdings Ltd.
by its authorized signatory

<name>



LEGEND

- Site Boundary
- 12800 Rice Mill Road
- 5m Riparian Management Area (RMA)
- Approximate Area Impacted from Development (55.6m²)
- *Based on Site visit observations and Google Street View Imagery

Schedule "C"



IMAGE SOURCES:
• Inset Map: Google Maps
• Aerial Image: Richmond Municipal GIS (2023)

NOTE:
All locations are approximate unless otherwise noted.

DISCLAIMER:
This drawing is part of a NEXT Environmental Inc. report and its use is subject to the limitations expressed in the Compliance Statement of that report.

Client: Prism Construction Ltd.			
Project: Temporary Use Permit QEP Report 12020 & 12040 No 5, Road, Richmond			
Consultant: SK	Drawn by: BP	Checked by: August 12, 2025	Project No: PRI091101
RMA Impacts and Restoration Plan			DWG: PRI091101-205.dwg Figure 05

Shrubs				
Symbol	Common Name	Latin Name	Count	Comments
Cs	red-osier dogwood	Cornus stolonifera	34	no. 2 pot; densely branched; well established
Rs	salmonberry	Rubus spectabilis	22	no. 2 pot; multi-stemmed; densely branched; well established

RICE MILL RD

Ditch 1

Invasive vegetation will be removed.

Invasive vegetation will be removed.

Pavement will be removed.



To: Planning Committee

Date: November 3, 2025

From: Joshua Reis
Director, Development

File: RZ 25-005701

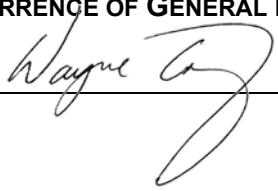
Re: Application by Zeidler Architecture Inc. for Rezoning at 11771 Fentiman Place from the "Health Care (HC)" Zone to the "Health Care (ZR13) - Fentiman Place (Steveston)" Zone

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10721 to create the "Health Care (ZR13) - Fentiman Place (Steveston)" zone, and to rezone 11771 Fentiman Place from "Health Care (HC)" zone to "Health Care (ZR13) - Fentiman Place (Steveston)" zone, be introduced and given first reading.

Joshua Reis
Director, Development
(604-247-4625)

JR:bs
Att. 10

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Parks Services	☒	
Engineering	☒	
Transportation	☒	

Staff Report

Origin

Zeidler Architecture Inc., on behalf of Vancouver Coastal Health Authority, has applied to the City of Richmond for permission to rezone 11771 Fentiman Place (Attachment 1) from the “Health Care (HC)” zone to a site specific “Health Care (ZR13) - Fentiman Place (Steveston)” zone, in order to permit the development of an eight-storey major health care facility.

The applicant’s conceptual development plans are included in Attachments 2 and 3. Key aspects of the proposal include:

- An eight-storey institutional building providing for long-term care, hospice care, and community care support services, including adult day care, child care and accessory uses.
- A proposed density of approximately 1.92 Floor Area Ratio (FAR), comprising of:
 - 144 long-term care single rooms located on the third through eighth floors.
 - 14 hospice care single rooms located on the third floor.
 - Communal areas, including a convenience café for residents, visitors and employees on the ground floor.
 - Adult day care and community care on the ground floor.
 - Child care on the ground floor.
 - Facility support and service areas throughout the building.
 - Parking and loading on the ground floor and parking in an underground parking level.

Road and engineering servicing improvement works are required with the redevelopment and will be secured through the City’s standard Servicing Agreement (SA) process prior to final adoption of the rezoning bylaw. The works include, but are not limited to, installation of sidewalk and boulevard along Fentiman Place, park interface works, and sanitary, storm and water infrastructure works.

Background

The subject site is approximately 7,484 m² (80,558 ft²) in size and is owned by the Vancouver Coastal Health Authority (VCHA). The subject site was previously developed in approximately 1970 with approximately 144 seniors housing units (Lions Manor). The building was later re-purposed for long-term health care for up to 129 patients and remained a health care facility until its demolition in 2015. The subject site is currently vacant.

The applicant, on behalf of VCHA, is proposing to develop the subject site for a replacement long-term health care facility which will provide expanded services and additional resident capacity. VCHA have identified an opportunity to use the proposed development to co-locate and integrate health care programs, including a long-term care home, a hospice, adult day care and child care, and other personal care and supporting amenities. VCHA envision that the proposed development will play an important role in addressing the continuum of care for seniors with complex health needs living in Richmond.

Findings of Fact

A Development Application Data Sheet providing details about the development proposal is attached (Attachment 4).

Surrounding Development

The existing development immediately surrounding the subject site is as follows:

To the North: Single detached houses on properties zoned “Small-Scale Multi-Unit Housing (RSM/S and RSM/L)” fronting Garry Street and Fentiman Place.

To the South: Steveston Park on a site zoned “School & Institutional Use (SI)”.

To the East: Across Fentiman Place are single detached houses on properties zoned “Small-Scale Multi-Unit Housing (RSM/S and RSM/L)” and “Small-Scale Multi-Unit Housing and Shrine (ZS5) – Steveston” fronting Fentiman Place.

To the West: Are two three-storey seniors independent living apartment buildings on a site split-zoned “Single Detached (RS1/E)” and “Medium Density Low Rise Apartments (RAM1)”.

Existing Legal Encumbrances

Legal encumbrances on Title of the subject property include, but are not limited to, notice of an obsolete Development Variance Permit regarding a height allowance for telecommunications infrastructure previously installed on-site. The infrastructure is no longer installed on the subject site, and this obsolete encumbrance may be discharged.

There is a Statutory Right-of-Way (SRW) for sanitary services along the north, south and west property lines. No development is permitted within these areas.

Related Policies & Studies**Official Community Plan/Steveston Area Plan**

The subject site is designated as “Apartment Residential” in the City of Richmond 2041 OCP Land Use Map and “Institutional” in the Steveston Area Plan Land Use Map. The proposed development is generally consistent with institutional uses.

Floodplain Management Implementation Strategy

The proposed redevelopment must meet the requirements of the Richmond 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

In accordance with the City's Early Public Notification Policy No. 1316, notice of the development proposal was provided to residents within 100 metres of the subject site. In accordance with Richmond Zoning Bylaw 8500 requirements, a rezoning sign has been installed on the subject site.

In addition to the early public notification process, the applicant has undertaken their own additional community notification and engagement to discuss the proposed replacement facility. Prior to submitting a rezoning application, on September 16, 2024, the applicant mailed information to neighbouring properties within approximately 100 m of the subject site. A summary report of the information provided and responses received is in Attachment 5. After submitting the rezoning application on May 21, 2025, the applicant hosted an informational meeting with neighbouring properties within approximately 100 m of the subject site. A summary report of the responses received is in Attachment 6. In addition, the applicant met with the Steveston 20/20 community group on June 4, 2025, with a summary report of the meeting in Attachment 7.

In response to the early notification, placement of the sign on the property and neighbourhood consultation undertaken by the applicant, staff have received correspondence from the public regarding the rezoning application (Attachment 8). As of the date of this report, staff have received a total of 18 items of correspondence, including a petition. Correspondence received includes letters from the same address, as well as writers from unknown locations or outside of Richmond. Correspondence received from Richmond households and organizations includes:

- 12 letters of support received from 10 Richmond households and two Richmond organizations;
- Five letters opposing the application received from four Richmond households; and
- A petition opposing the application received with signatures from an additional 102 Richmond households.

Feedback provided by the public regarding the proposed development is generally summarized below (with staff responses provided in ***bold italics***):

- Support for the proposed facility and recognition of community need.
- Concerns regarding retail use.

The proposal includes a small convenience café in the building's ground floor lobby, allowing patients, visitors and staff to visit and share a small selection of beverages and ready-to-eat light meals without having to leave the facility. The café is not proposed as a general retail or standalone restaurant use.

- Concerns regarding the scale of the building and potential shadowing impacts.

The previous seven-storey health care facility is proposed to be replaced with an eight-storey health care facility. The additional storey and floor area proposed is required to accommodate current health care design standards and additional programming for hospice, community support, adult day care and child care uses. The proposed building form has been configured to minimize the impact on neighbouring buildings and includes a T-shaped three-storey podium and L-shaped building mass on the upper floors. This orientates the building's siting and massing toward open spaces and away from neighbouring buildings.

- Concerns regarding an increase in the number of vehicles generated, leading to a shortage of on-street parking, traffic congestion and safety concerns.
The applicant submitted a Transportation Impact Assessment (TIA) prepared by a Professional Engineer that confirms that all parking demands generated by the proposed development will be accommodated within the subject site and that the existing road network has sufficient capacity to support the additional traffic generated by the proposed uses.
On-street parking on Fentiman Place will generally be maintained and continue to be available for public use. This development will also contribute road frontage improvements as part of the required SA such as new sidewalks and park pathways. This increases site accessibility for non-vehicular forms of travel.
- Concerns regarding construction impacts of noise, dust and vehicles.
As part of the Building Permit (BP) process, the applicant is required to submit a Construction Parking and Traffic Management Plan to the Transportation Department. Throughout construction, the applicant is required to comply with the permitted hours of construction activity and noise limits set out in the City's Noise Regulation Bylaw.
- Concerns regarding consultation with the neighbourhood.
The applicant has undertaken engagement with neighbouring properties and the Steveston 20/20 community group prior to and following submission of the rezoning application and continues to be available to discuss the proposed development. In addition, as part of the rezoning application process, information signage has been installed on-site and early notification mail-out was conducted. The applicant has committed to keeping neighbours informed.

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 meeting would be provided as per the *Local Government Act* and Richmond Zoning Bylaw 8500.

Analysis

Built Form and Architectural Character

The proposed eight-storey facility is designed to meet current health care standards and the programming needs of the VCHA, with additional long-term care capacity and community support uses. The proposed development includes 144 long-term care rooms and 14 hospice care rooms with support spaces and indoor and outdoor communal areas, adult day care, community care support and a child care facility.

The proposed building form is articulated in a three-storey T-shaped podium and the upper floors in an angled L-shape, with its massing and siting oriented toward open spaces and away from neighbouring buildings. The proposed podium is limited in height to three storeys to support a softer transition to neighbouring residential properties. The taller eight-storey portions of the building are

generally sited closer to Fentiman Place and pulled away from adjacent residential homes to the north of the subject site.

The proposed building massing is articulated with shifts in building planes, different textures, smaller-scale window detailing, and a variety of colours typical in residential neighbourhoods. The proposed building cladding includes a mix of metal panels, high-pressure laminate panels and painted architectural concrete. The proposed colour palette includes silver, black and light wood tones.

The south edge of the subject site is treated with a planted landscape buffer along the interface with Steveston Park. Behind the landscape buffer, emergency equipment and service areas are screened with wood tone coloured louvre screening. Access to the park is limited to the City sidewalk along Fentiman Place. There is no proposed direct private access from the subject site to the park with the previous private access pathway to be removed and vegetation restored through the SA.

To ensure noise from the institutional development is mitigated from impacting surrounding residential properties, registration of a legal agreement on Title is required prior to adoption of the rezoning bylaw, indicating a requirement to comply with the City's Noise Bylaw.

Proposed Zoning Amendment Bylaw

A new site-specific zone titled "Health Care (ZR13) - Fentiman Place (Steveston)" is proposed (Richmond Zoning Bylaw 8500, Amendment Bylaw 10721). The proposed ZR13 zone allows for a limited range of community support and accessory uses and provides, without limitation, for:

- Permitted uses of major health service, major community care facility, congregate housing and child care.
- Secondary permitted uses of personal service and restaurant, which are limited to being located within the same building as a principal use, to accommodate on-site personal grooming services and a small area in the building entry lobby providing beverages and a small selection of ready-to-eat snacks and light meals to residents, visitors and employees.
- Maximum density of 2.0 FAR.
- Maximum lot coverage of 55 per cent for buildings.
- Minimum setbacks:
 - Front yard setback of 6.0 m for the first three storeys and 11.0 m above the first three storeys;
 - Rear yard setback of 6.0 m;
 - South side yard setback of 3.0 m for the first three storeys and 10.0 m above the first three storeys;
 - North side yard setback of 6.0 m for the first three storeys and 20.0 m above the first three storeys;
 - Setback of 3.0 m for underground portions of the building (i.e., parking structure); and
 - Allowance for architectural features to project up to 0.75 m into required setbacks.

- Maximum building height of 40 m to allow for building, rooftop equipment, screening and access, but containing no more than eight storeys.
- Specific Class 2 bicycle storage and loading space provisions, as substantiated by a TIA prepared by a Professional Engineer

Vehicle Access, Parking and Transportation-Related Improvements

The applicant has submitted a TIA prepared by a Professional Engineer that has been reviewed by City staff, confirming that the proposed vehicle, bicycle and loading supply meets the demands of the proposed development. Vehicle access to the subject site is proposed to be served via two driveway crossings along Fentiman Place.

A total of 91 on-site parking spaces are proposed through a combination of covered ground-level parking and underground parking, with one parking space designated for hearse use. EV charging will be provided in accordance with Zoning Bylaw requirements. Ground floor parking and access to underground parking is located within the southern portion of the site, while an on-site layby for passenger drop-off is proposed fronting Fentiman Place. On-street parking on Fentiman Place will generally be maintained and will continue to be available for public use.

A total of 42 Class 1 and 20 Class 2 bicycle spaces are proposed. A site-specific Class 2 bicycle storage rate has been proposed in the TIA and accepted to reflect the anticipated usage of the proposed development.

All proposed loading and waste and recycling activities are proposed on-site. Two medium-sized loading spaces are proposed within a designated loading area to meet the loading demands of the proposed facility, as supported by the submitted TIA. A waste and recycling staging area is provided on-site adjacent to the loading area and partially underneath the building and screened from views.

The submitted TIA also confirms that the existing road network has sufficient capacity to support traffic generated by the proposed development, in addition to existing traffic demands from the neighbourhood, school and park access.

The proposed development includes frontage upgrades along Fentiman Place. This includes but is not limited to the construction of new sidewalk and boulevard to improve pedestrian connectivity between Garry Street and Steveston Park. The applicant is required to enter into the City's standard SA prior to rezoning bylaw adoption.

Tree Retention, Replacement and Landscaping

The applicant has submitted a Certified Arborist Report, which identifies on-site and off-site tree species, assesses tree structure and condition, provides recommendations on tree retention and removal relative to the proposed development, and includes a tree management plan (Attachment 3). The report assesses:

- 30 bylaw-sized trees (#30 and 337-365) and five hedges (#H1-H5) located on the subject property;

- Three bylaw-sized trees (#038, 039 and 040) located on the neighbouring property to the west; and
- Three bylaw-sized trees in the Fentiman Place boulevard frontage of the subject site, including two City trees (#102 and #103) and one tree (#101) with shared ownership with the City.

The City's Manager, Tree Preservation, has reviewed the Arborist Report, along with conducting a site visit and supports the project arborist's recommendations. The proposed tree management is summarized as follows:

- Two on-site trees (#30 and 346) are to be retained and protected as per Arborist report recommendation. One Austrian Pine tree (#30 and 0.50 m diameter at breast height (DBH)) in good condition is proposed to be retained in the Fentiman Place streetscape. One Austrian Pine tree (#346 and 0.65 m DBH) in fair condition is proposed to be retained in the child care outdoor play area in the northwest portion of the subject site.
- 28 on-site trees (#337-345 and 347-365) conflict with the development footprint and are proposed to be removed. These trees are a mix of Atlas Cedar, Austrian Pine, Birch, Cherry, Norway Maple and Red Maple species, in a combination of poor, fair and good condition and range in size from 0.26 to 0.86 m DBH.
- One tree, a Sycamore Maple tree (#101 and 0.25 m DBH) in good condition, is partially on-site and partially in the City boulevard (#101). It conflicts with site access and is proposed to be removed.
- Three on-site hedges (#H1, H2 and H3) are to be retained and protected as per the Arborist report recommendation. These Western Red Cedar hedges provide privacy screening along the north and west property lines of the subject site.
- Two on-site hedges (#H4 and H5) are proposed to be removed. These Western Red Cedar hedges along the east and south property lines conflict with the building footprint.
- Two off-site City trees (#102 and 103) have been assessed by City Parks staff and are to be retained and protected in the Fentiman Place boulevard as per the Arborist report recommendation. These include one Norway Maple tree (#102 and 0.27 m DBH) in good condition and one Austrian Pine tree (#103 and 0.45 m DBH) in good condition.
- Three off-site trees on the neighbouring property to the west (#38, 39 and 40) are to be protected as per the Arborist report recommendation.

Tree Replacement

The applicant wishes to remove 28 on-site trees (#337-345 and 347-365). Based on Richmond's Tree Protection Bylaw No. 8057 and a 2:1 replacement ratio for the 28 bylaw-sized trees to be removed, a total of 56 replacement trees would be required. The required replacement trees are to be of the following minimum sizes, based on the size of the trees being removed as per Tree Protection Bylaw No. 8057.

No. of Replacement Trees	Minimum Caliper of Deciduous Replacement Tree	Minimum Height of Coniferous Replacement Tree
56	8.0 cm	4.0 m

Based on the preliminary landscape plan provided as part of the rezoning application, the applicant has indicated 12 replacement trees to be planted on-site, but will continue to explore opportunities to provide additional replacement trees during the BP stage. Tree replacement is informed by the proposed building footprint, and design and programming needs for outdoor communal space and the child care play area.

Prior to rezoning bylaw adoption, the applicant will contribute \$34,536.00 to the City's Tree Compensation Fund for the planting of replacement trees within the City in lieu of the remaining 44 trees that cannot be accommodated on the subject site after redevelopment and for the removal of one city-owned tree.

Tree Protection

To ensure that the trees identified for retention are protected during the development stage, the applicant is required to complete the following items prior to final rezoning bylaw adoption:

- Submission to the City of a contract with a Certified Arborist for the supervision of all works conducted within or in close proximity to tree protection zones of the trees to be retained or protected (#30, 102, 103, 346 and as needed to protect trees on neighbouring properties). The contract must include the scope of work required, the number of proposed monitoring inspections at specified stages of construction, any special measures required to ensure tree protection, and a provision for the arborist to submit a post-construction impact assessment to the City for review.
- Prior to construction activities occurring on the subject site, installation of tree protection fencing around all trees to be retained or protected (#30, 102, 103, 346 and as needed to protect trees on neighbouring properties). Tree protection fencing must be installed prior to any works being conducted on-site to City standards in accordance with the City's Tree Protection Information Bulletin Tree-03 and remain in place until construction and landscaping on-site is completed.
- Entering into Tree Survival Security legal agreements and submission of a Tree Survival Security to the City in the amount of \$40,000.00 for the two trees (#30 and 346) to be retained on-site and the two City trees (#102 and 103) to be retained.

Sustainability

The proposed eight-storey health service building has been designed to comply with the minimum energy requirements of the National Energy Code for Buildings (NECB-2020). The applicant has submitted an energy performance memo, and preliminary energy modelling verifies that the applicable NECB-2020 performance target has been considered in the proposed design and will be met.

The applicant is also continuing work to achieve LEED Gold Certification as part of their climate resilience strategy. This includes energy conservation measures such as opportunities to improve building envelope thermal performance, high-efficiency lighting and mechanical equipment.

Future Development Considerations

Institutional buildings are exempt from Development Permit requirements. The proposal was presented to the City's Advisory Design Panel on an informal basis on June 19, 2025. The panel's comments and the applicant's responses are in Attachment 9. The proposed design was improved in response to comments received from staff and the panel. Further refinements to the site plan, landscape plan, and architectural elevations may be made as part of the required BP application review process to ensure integration with the neighbourhood. Conceptual development plans are provided in Attachments 2 and 3.

Landscaping is proposed on the ground level and within the third-floor outdoor communal space for the benefit of those using the proposed facility and to soften interfaces with neighbours, Steveston Park and the Fentiman Place streetscape. The proposed design includes patio areas, child care play area, tree and hedge retention, landscape planting and gardening plots for users of the facility. To ensure the proposed landscaping is installed, prior to rezoning bylaw adoption, the applicant is required to provide a Landscape Security to the City in the amount of \$1,908,600.00, as determined by the project Landscape Architect and in a form satisfactory to the Director, Development.

Site Servicing and Frontage Improvements

Prior to final adoption of the rezoning bylaw, the applicant is required to enter into a SA and provide a security for the design and construction of site servicing and frontage improvement works. Works include, but are not limited to, installation of new concrete sidewalks and landscaped boulevards along Fentiman Place, park interface works, sanitary, storm sewer and water works.

Further details regarding the scope of the site servicing and frontage improvement works are included in Attachment 10.

Financial Impact or Economic Impact

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

Conclusion

Zeidler Architecture Inc., on behalf of Vancouver Coastal Health Authority, has applied to the City of Richmond for permission to rezone 11771 Fentiman Place (Attachment 1) from the "Health Care (HC)" zone to a site specific "Health Care (ZR13) - Fentiman Place (Steveston)" zone, in order to permit the development of an eight-storey major health care facility with expanded community support services, to replace a former health care facility previously located on the subject site.

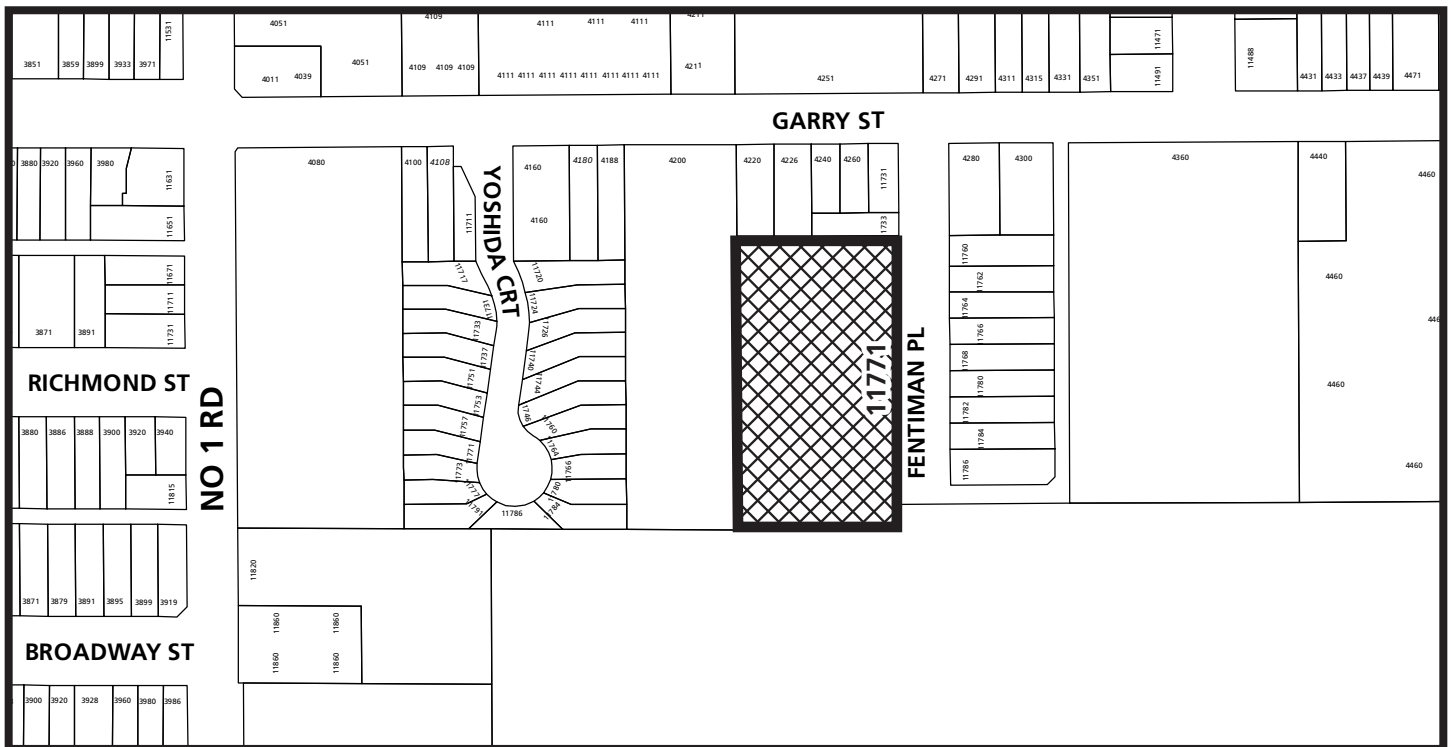
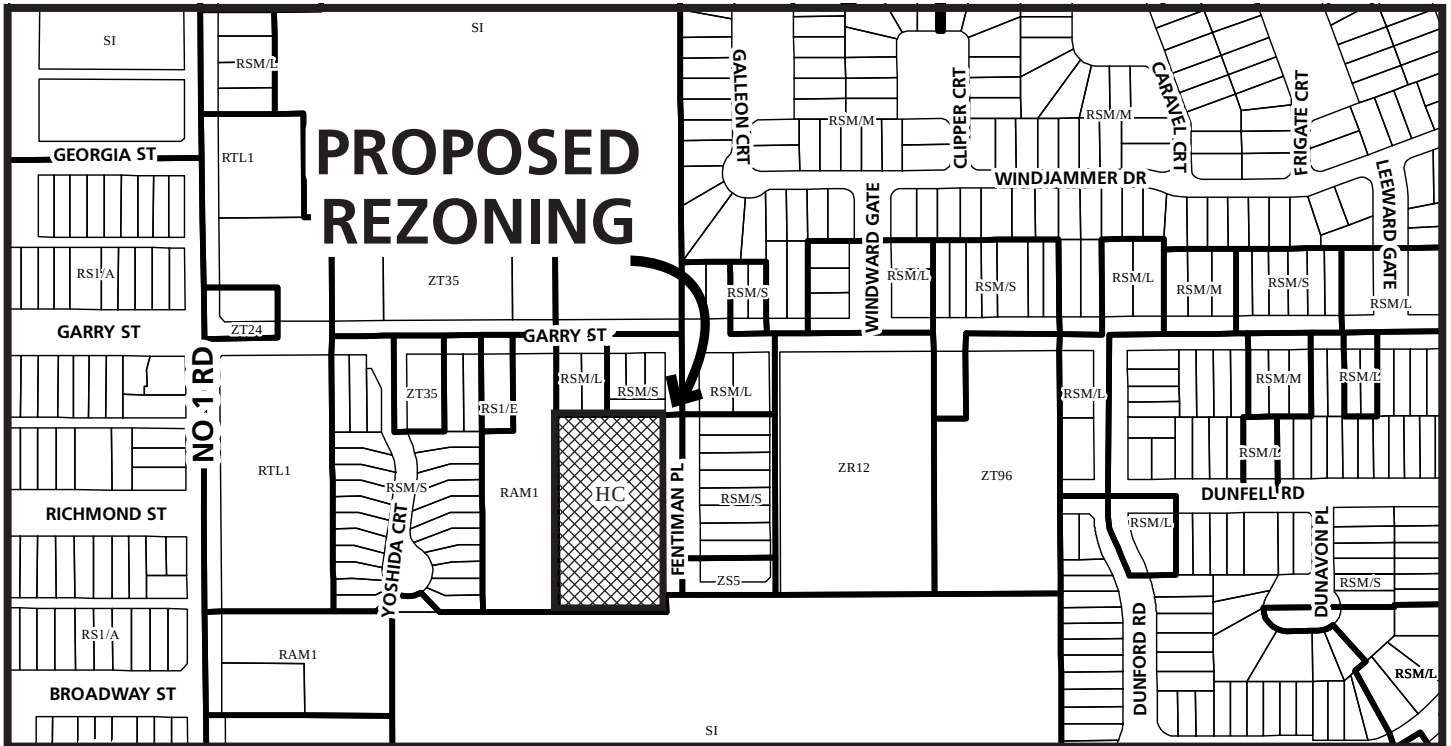
It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 10721 be introduced and given first reading.



Sara Badyal, M. Arch, MCIP, RPP
Program Manager, Housing (Development Applications)
(604-276-4282)

SB:js

- Att. 1: Location Map
 2: Conceptual Development Plans
 3: Tree Management Plan
 4: Development Application Data Sheet
 5: Neighbour Engagement Summary (September 16, 2024)
 6: Neighbour Engagement Summary (May 21, 2025)
 7: Steveston 20/20 Group Engagement Summary (June 4, 2025)
 8: Public Correspondence
 9: Advisory Design Panel Meeting Minutes Annotated Excerpt (June 19, 2025)
 10: Rezoning Considerations



RZ 25-005701

PLN - 35

Original Date: 01/31/25

Revision Date:

Note: Dimensions are in METRES



City of Richmond



RZ 25-005701

PLN - 36

Original Date: 01/31/25

Revision Date:

Note: Dimensions are in METRES



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NO.	REVISION	DATE
4	LUR SECOND COMMENTS RESPONSE - R1	2025-10-23
3	LUR SECOND COMMENTS RESPONSE	2025-10-17
2	REDESIGNED FOR LANDUSE REZONING	2025-09-08
1	LUR FIRST COMMENTS RESPONSE	2025-05-30

NOT FOR CONSTRUCTION

PROJECT

**RICHMOND LIONS
MANOR FENTIMAN**

PROJECT ADDRESS
1175 FENTIMAN PLACE
RICHMOND, BRITISH COLUMBIA V6E 3M4

TITLE

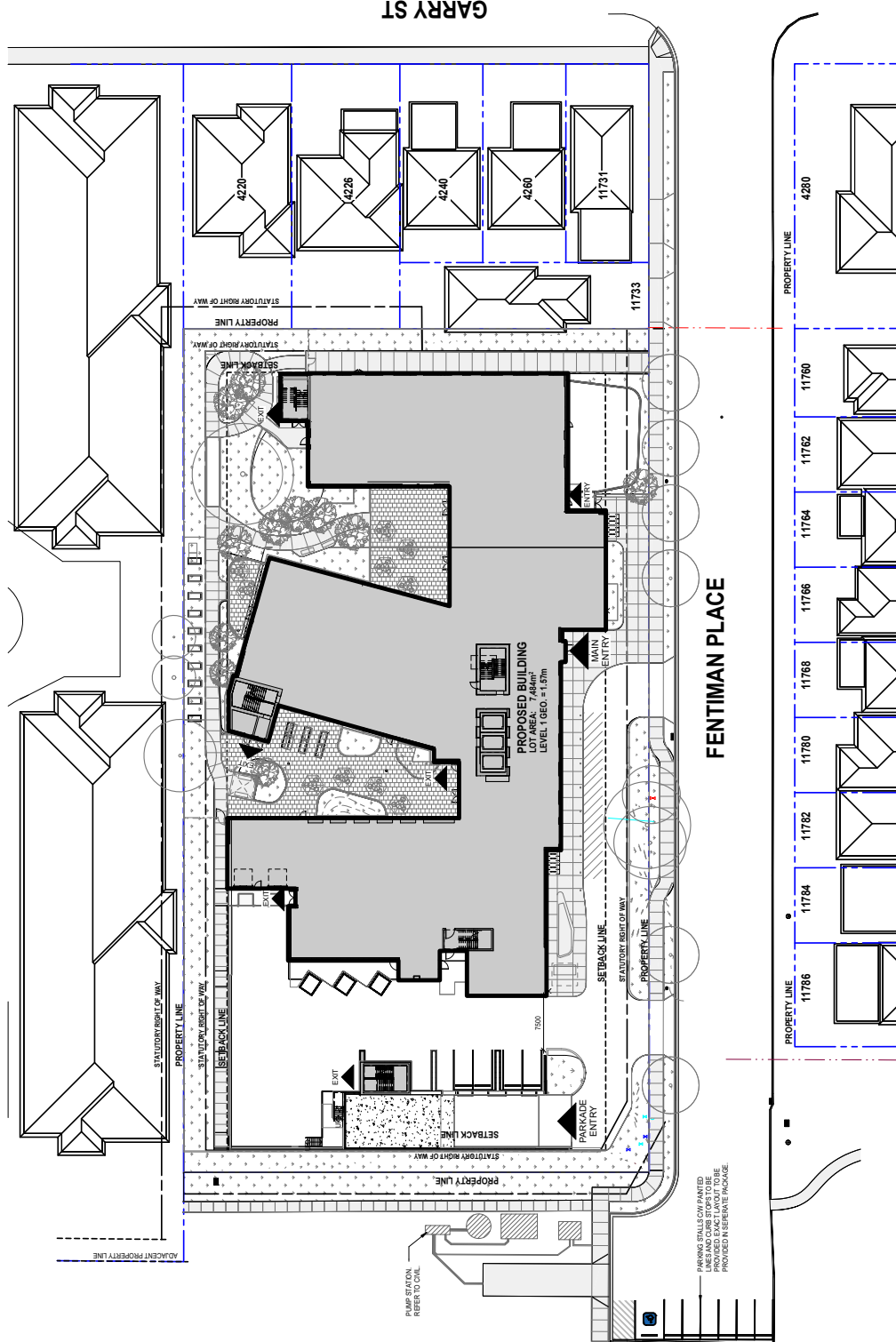
CONTEXT PLAN

Attachment 2

LUR1.07

PROJECT NO.
28-21

DRAWING NO.



PLN - 37

1 LUR CONTEXT PLAN
LUR1.07 SCALE: 1:300

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4	US SECOND COMMENT RESPONSE R1	2025-05-17
3	US SECOND COMMENT RESPONSE	2025-05-17
2	REDESIGNED FOR LANDSCAPE RESPONSE	2025-05-17
1	US FIRST COMMENT RESPONSE	2025-05-17
NO	REVIEW RESPONSE	DATE

NOT FOR CONSTRUCTION

PROJECT
**RICHMOND LIONS
MANOR FENTIMAN**

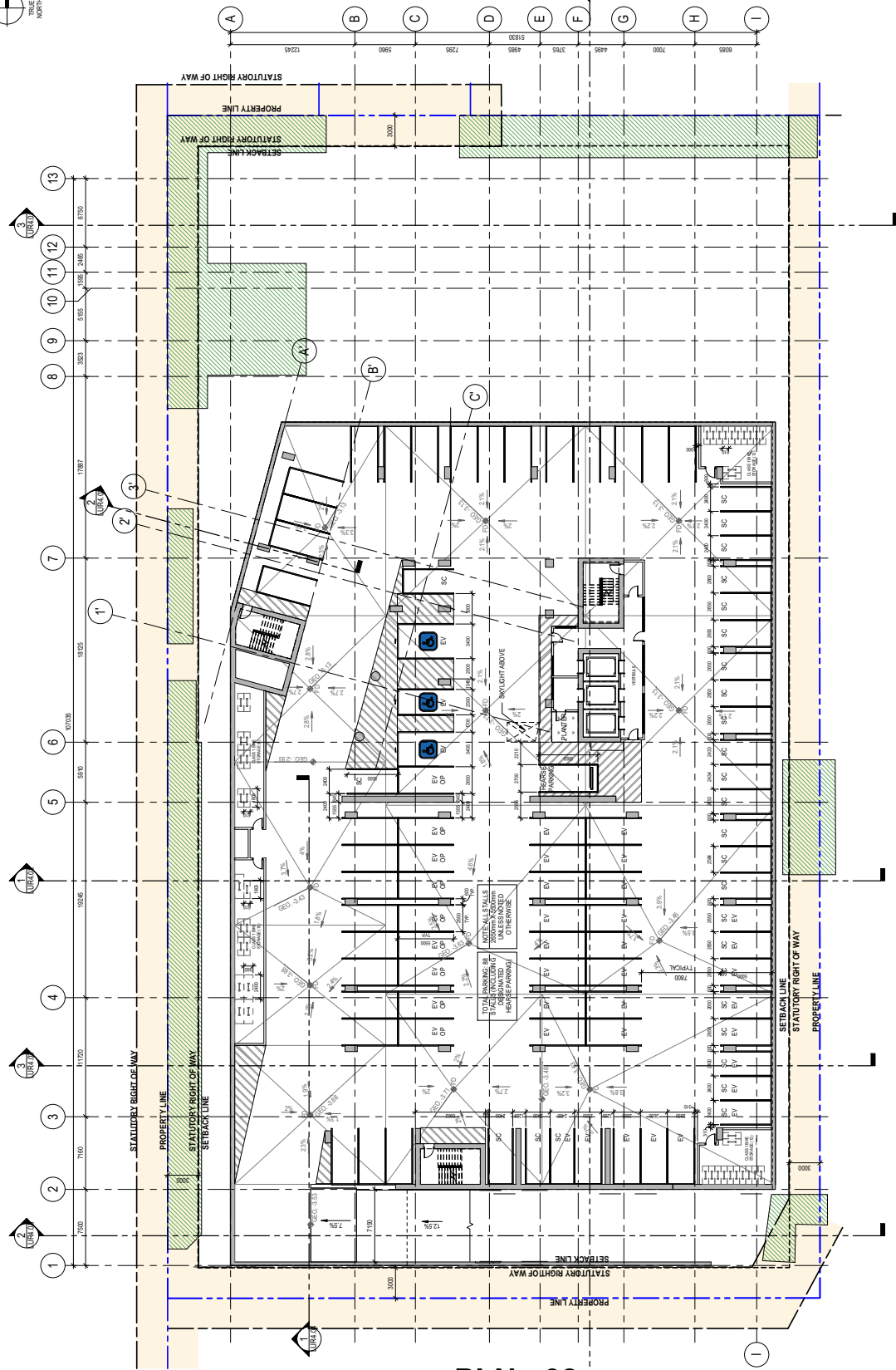
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1175 FENTIMAN AVENUE
RICHMOND, BRITISH COLUMBIA V6V 3M4

TITLE
**FLOOR PLAN -
PARKADE**

PROJECT NO.	DRAWN	CHECKED
28-21	Author	Checker
DRAWING NO.	REVISION NO.	

LUR2.00

4



1 PARKADE PLAN
LUR2.00 SCALE 1:200

LEGEND

- STATUTORY RIGHT OF WAY
- EXTENT OF TREE PROTECTION



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NO.	ISSUE/REVISION	DATE
3	LWR SECOND COMMENTS RESPONSE - R1	2025-10-23
2	LWR SECOND COMMENTS RESPONSE	2025-10-17
1	RE-ISSUED FOR LAND-USE REZONING	2025-08-08

NOT FOR CONSTRUCTION

PROJECT
RICHMOND LIONS
MANOR FENTIMAN

PROJECT ADDRESS
11171 FENTIMAN PLACE
RICHMOND, BRITISH COLUMBIA V7E 3M1

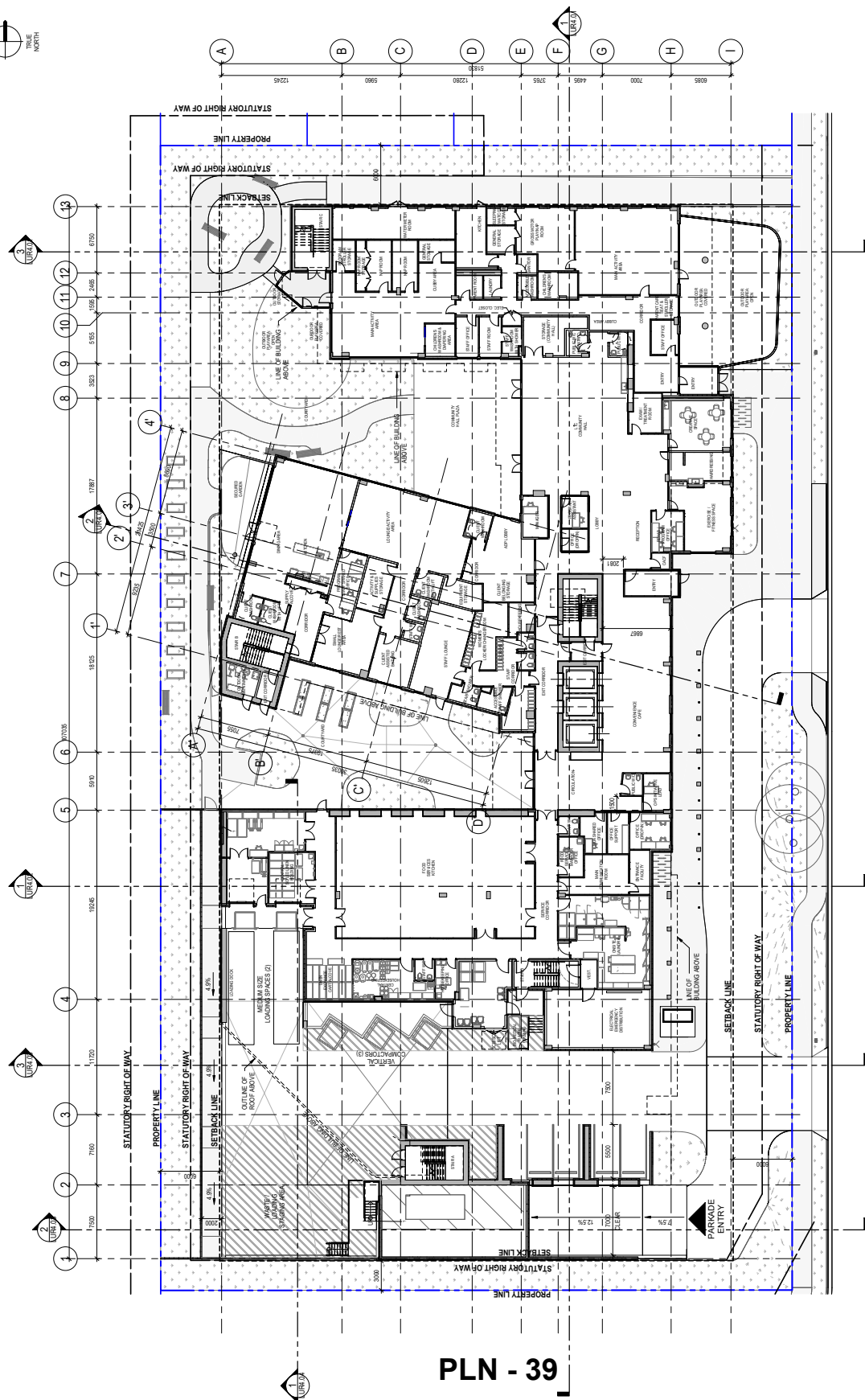
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FLOOR PLAN - LEVEL 1

PROJECT NO.	DRAWN	CHECKED
24-021	Author	Checker
DRAWING NO.		REVISION NO.

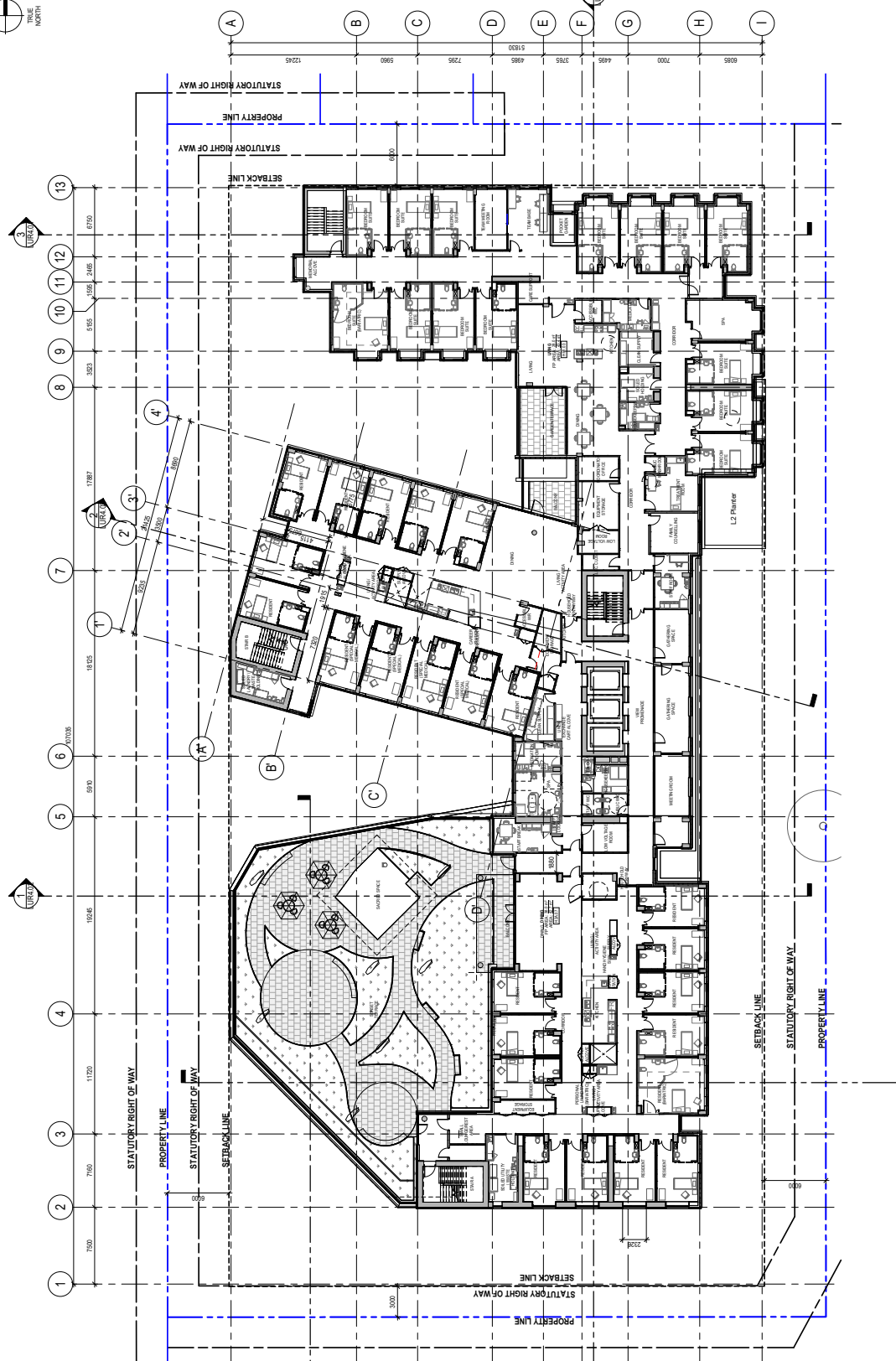
LUR2.01

3



PLN - 39

1 LEVEL 1 PLAN
UR2.01 SCALE: 1:200



1 LEVEL 3 PLAN
UR2.03 SCALE: 1:200

PLN - 40

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NO.	REVISION	DATE
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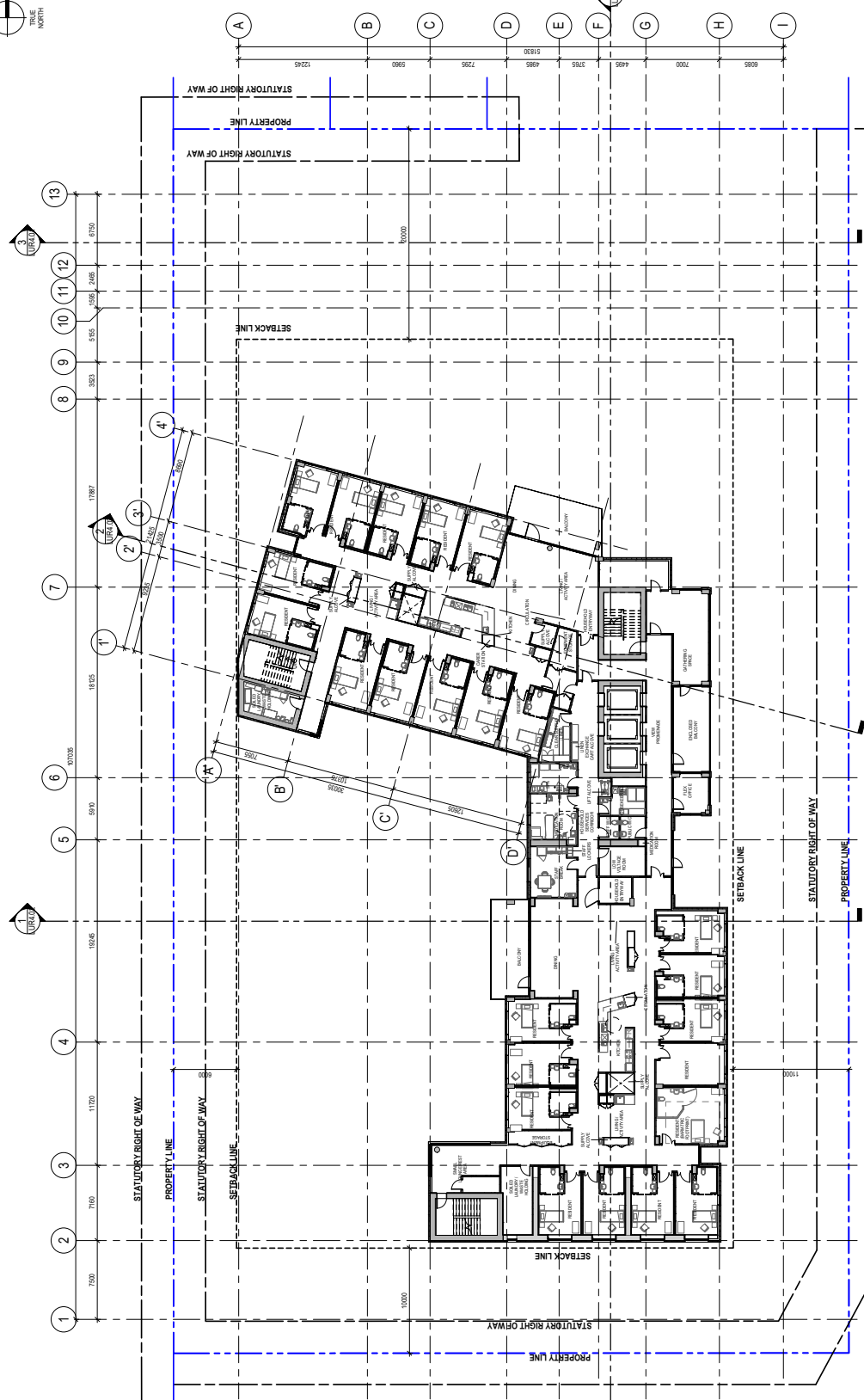
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PROJECT
**RICHMOND LIONS
MANOR FENTIMAN**

PROJECT ADDRESS
1175 FENTIMAN AVENUE
RICHMOND, BRITISH COLUMBIA V6V 3M

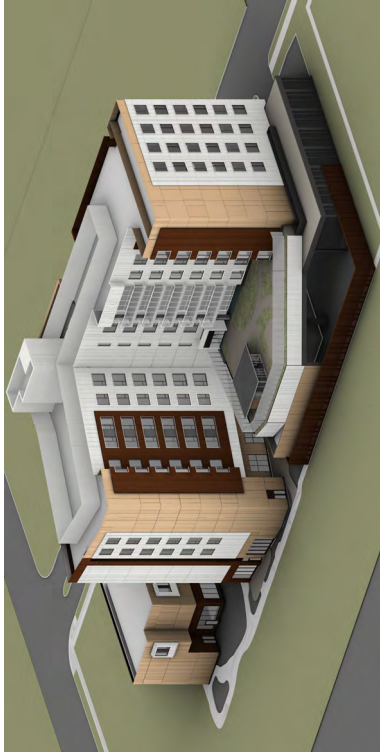
TITLE
**FLOOR PLAN -
LEVELS 6+8**

PROJECT NO.	DRAWN	CHECKED
28-21	Author	Checker
DRAWING NO.	REVISION NO.	
LUR2.06	3	



PLN - 41

1 LUR2.06 LEVEL 6+8 PLAN
SCALE: 1:200



3 3D PERSPECTIVE - SW
LUR3.03 SCALE 1:500



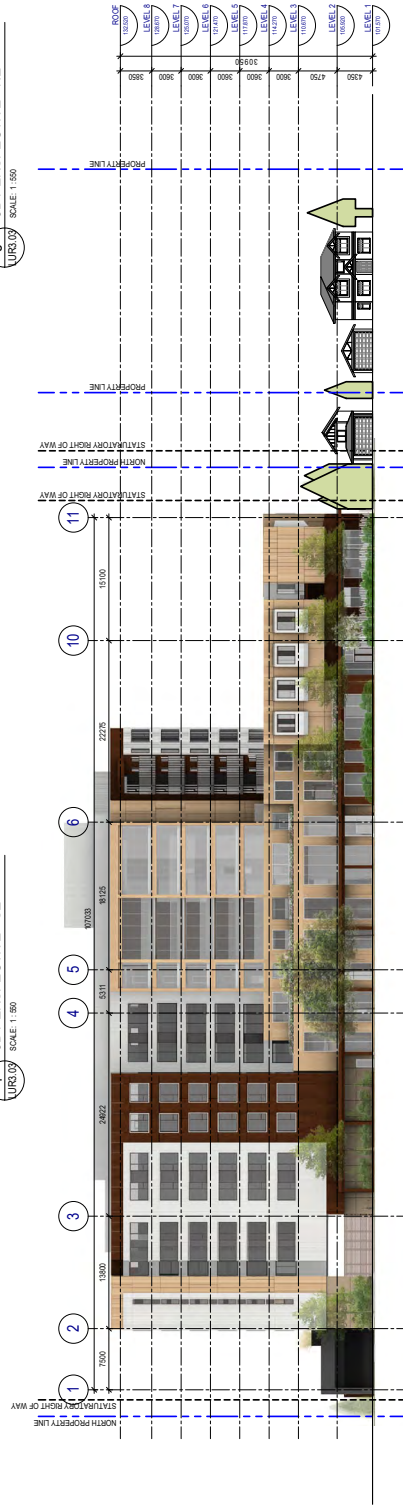
6 3D PERSPECTIVE - NW
LUR3.03 SCALE 1:500



4 3D PERSPECTIVE - SE
LUR3.03 SCALE 1:500



5 3D PERSPECTIVE - NE
LUR3.03 SCALE 1:500





NO.	DATE	REVISION
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3	2025-05-17	LUR SECOND COMMENTS RESPONSE
2	2025-04-08	REDESIGNED FOR LANDUSE REZONING
1	2025-05-30	LUR FIRST COMMENTS RESPONSE

NOT FOR CONSTRUCTION

PROJECT

**RICHMOND LIONS
MANOR FENTIMAN**

PROJECT ADDRESS
1075 FENTIMAN AVENUE
RICHMOND, BRITISH COLUMBIA V6V 3M4

TITLE

SITE SHADOW STUDY

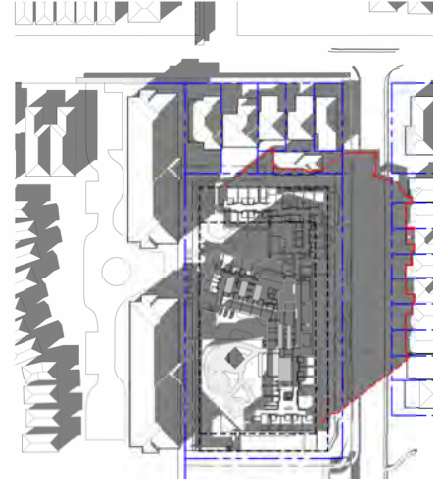
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284-21	Author	Checker
DRAWING NO.	REVISION NO.	

LUR1.04

4



10 SEPT 22 (FALL EQUINOX) 2PM
LUR1.04 SCALE: 1:1000



12 SEPT 22 (FALL EQUINOX) 4PM
LUR1.04 SCALE: 1:1000



9 SEPT 22 (FALL EQUINOX) 10AM
LUR1.04 SCALE: 1:1000



11 SEPT 22 (FALL EQUINOX) 12PM
LUR1.04 SCALE: 1:1000

NOT FOR CONSTRUCTION

SITE SHADOW STUDY

PROJECT NO.	DRAWN	CHECKED
28-21	Author	Checker
DRAWING NO.	REVISION NO.	

LUR1.05

4



2 JUNE 20 (SUMMER SOLSTICE) 4PM
LUR1.05 SCALE 1:100



1 JUNE 20 (SUMMER SOLSTICE) 2PM
LUR1.05 SCALE 1:100

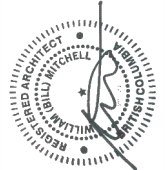


3 JUNE 20 (SUMMER SOLSTICE) 10AM
LUR1.05 SCALE 1:100



4 JUNE 20 (SUMMER SOLSTICE) 12PM
LUR1.05 SCALE 1:100

NOTE
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NO.	REVISION	DATE
4	LUR SECOND COMMENTS RESPONSE - R1	2025-03-20
3	LUR SECOND COMMENTS RESPONSE	2025-03-17
2	REDESIGNED FOR LUR USE REDWORK	2025-06-08
1	LUR FIRST COMMENTS RESPONSE	2025-05-30

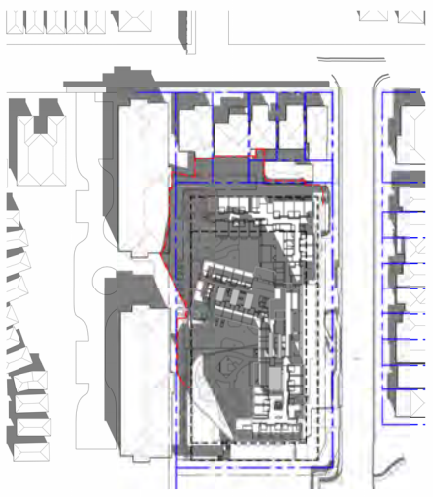
NOT FOR CONSTRUCTION

PROJECT
**RICHMOND LIONS
MANOR FENTIMAN**

PROJECT ADDRESS
1010 FENTIMAN AVENUE
RICHMOND, BRITISH COLUMBIA V6V 3M4

TITLE
SITE SHADOW STUDY

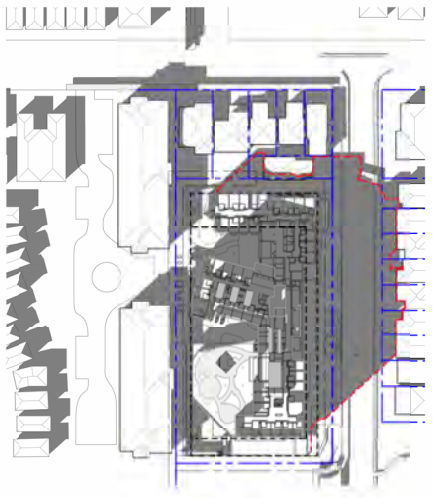
PROJECT NO.	DRAWN	CHECKED
28-21	Author	Checker
DRAWING NO.	REVISION NO.	
LUR1.06	4	



4 MARCH 20 (SPRING EQUINOX) 12PM
LUR1.06 SCALE 1:1000



3 MARCH 20 (SPRING EQUINOX) 10AM
LUR1.06 SCALE 1:1000



2 MARCH 20 (SPRING EQUINOX) 4PM
LUR1.06 SCALE 1:1000



1 MARCH 20 (SPRING EQUINOX) 2PM
LUR1.06 SCALE 1:1000

Issues	No.	Description	Date
	1	Issued for Client Review	2024-12-17
	2	Issued for Reasoning	2024-12-20
	3	Re-Issued for Reasoning	2025-08-07
	4	Issued for Schematic Design	2025-08-22
	5	Re-Issued for Schematic Design	2025-10-27

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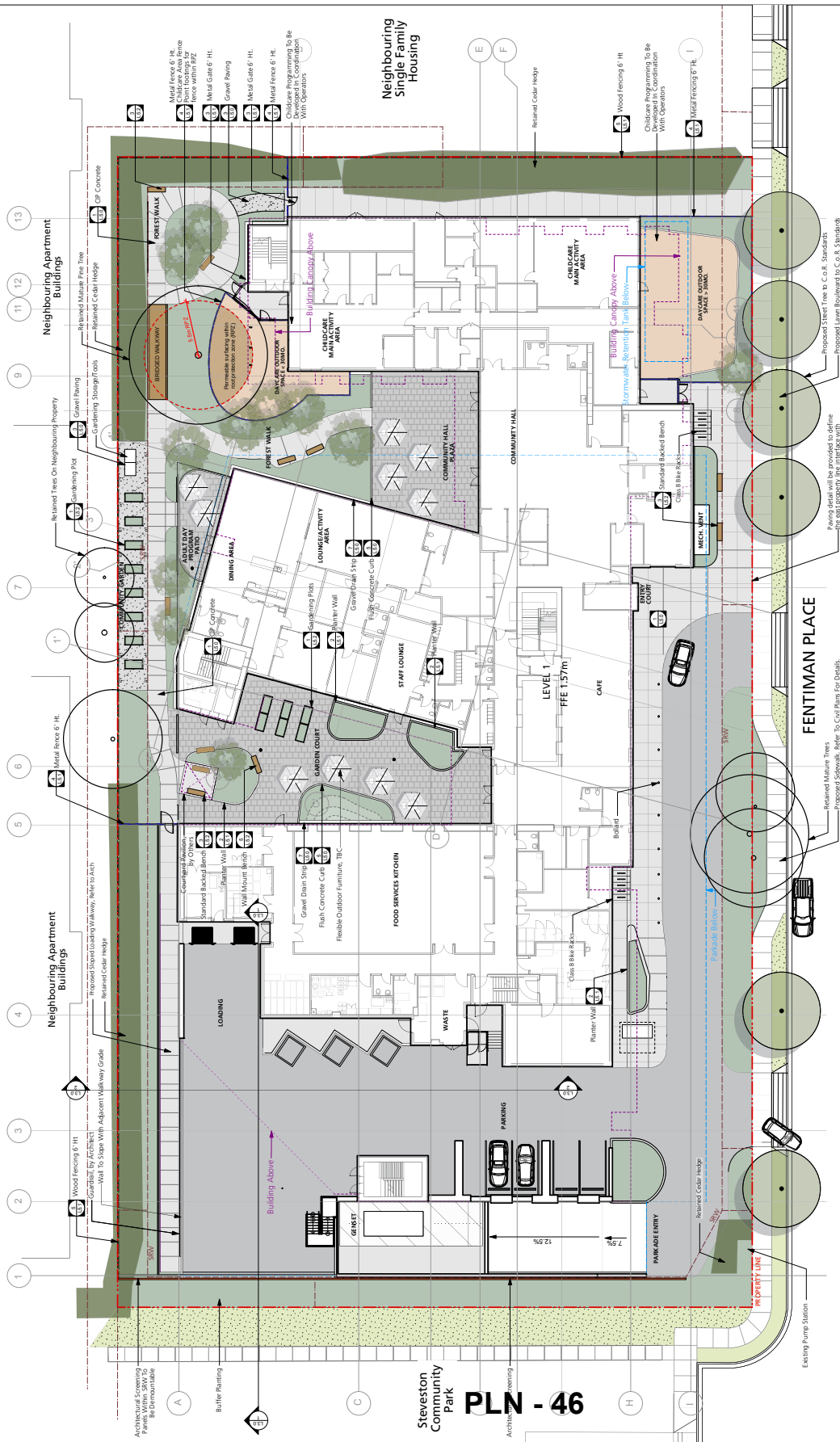
**Vancouver
Coastal Health**

Project Title:
Richmond Lions Manor (RLM)
11771 Fentiman Place

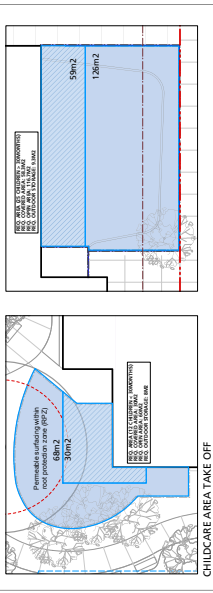
Ground Level
Landscape Plan

Project North:		Drawn By:	SC
Scale:	1:200	Checked By:	JP
Job No.:	24-017		
Sheet No.:			

L1.0



MATERIALS KEY		FENCING KEY		DETAILS KEY	
	CONCRETE PAVING, MIN. 100MM THICK, BROOM FINISH WITH SAFETY JOINTS		WOOD FENCING, 6 HT.		CONCRETE SLAB PAVING
	PERMEABLE GRAVEL		METAL FENCING, 6 HT.		GRAVEL PAVING
	WOODED LAWN		ARCHITECTURAL SCREENING		REMOVABLE GRAVEL BINDING
	WOODED LAWN		GUARDRAIL BY ARCH		METAL EDGER
	WOODED LAWN		METAL GATE, 6 HT.		GRAVEL DRAIN STRIP
	WOODED LAWN				BASALT COLUMN
	WOODED LAWN				CONCRETE PLANTER WALL
	WOODED LAWN				METAL GATE, 6 HT.
	WOODED LAWN				METAL FENCING, 6 HT.
	WOODED LAWN				WOOD FENCING, 6 HT.
	WOODED LAWN				GARDENING FOOT
	WOODED LAWN				PRE-FAB METAL PLANTER
	WOODED LAWN				STANDARD BACKED BENCH
	WOODED LAWN				ARC BACKED BENCH
	WOODED LAWN				WALL MOUNT BENCH



Issues No.	Description	Date
1	Issued for Client Review	2024-12-17
2	Issued for Redrawing	2024-12-20
3	Re-Issued for Redrawing	2025-08-07
4	Issued for Schematic Design	2025-08-22
5	Re-Issued for Land Use Zoning	2025-10-17

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Client:

Project Title:
Richmond Lions Manor (RLM)
11771 Fentiman Place

Project No.:	Drawn By:	SC
	Checked By:	JP
Scale:	Job No.:	24-017
	1:200	
Sheet No.:		

L1.1



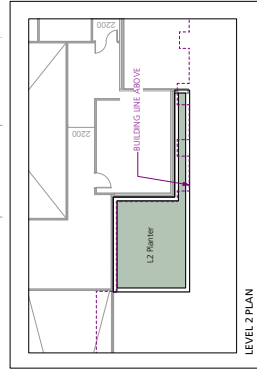
MATERIALS KEY	FENCING KEY	DETAILS KEY
MEDIUM BROWN FINISH WITH SALVATY JOINTS	WOOD FENCING 6 FT.	EP CONCRETE PAVING
DARK BROWN FINISH WITH SALVATY JOINTS	METAL FENCING 6 FT.	CONCRETE SLAB PAVING
LIGHT BROWN FINISH WITH SALVATY JOINTS	ARCHITECTURAL SCREENING	GRAVEL PAVING
MIXED SHRUB PERENNIAL COMPOSITION WITH ORNAMENTAL GRASSES PLANTING	GUATAVERAL BY ARCH	PINE-ALE GRAVEL
MIXED SHRUB PERENNIAL COMPOSITION WITH ORNAMENTAL GRASSES PLANTING	METAL GATE 6 FT.	FLUSH CONCRETE CURB
PINE-ALE GRAVEL	GRAVEL DRAIN STRIP	METAL EDGER
SEEDED LAWN		

FENCING KEY

	WOOD FENCE
	METAL FENCE
	ARCHITECTURAL SCREENING
	GUARDRAIL
	METAL GATE

DETAILS KEY	1	2	3	4	5	6	7
CIP CONCRETE BROOM FINISH	1	2	3	4	5	6	7
CONCRETE	1	2	3	4	5	6	7
GRAVEL	1	2	3	4	5	6	7
PERMEABLE	1	2	3	4	5	6	7
FLUSH COURSE	1	2	3	4	5	6	7
METAL EDEG	1	2	3	4	5	6	7
GRAVEL	1	2	3	4	5	6	7

	JASAT COLUMN		STANDARD BACKED BENCH
	CONCRETE PLANTER WALL		ARK BACKED BENCH
	METAL GATE 6' HT		WALL MOUNT BENCH
	METAL FENCING 6' HT		
	WOOD FENCING 6' HT		
	GARDENING PLOT		
	PRE-CAST METAL PLANTER		



Issues No.	Description	Date
1	Issued for Client Review	2024-12-17
2	Issued for Reasoning	2024-12-20
3	Re-Issued for Reasoning	2025-08-07
4	Issued for Schematic Design	2025-08-22
5	Re-Issued for Land Use Reasoning	2025-10-17

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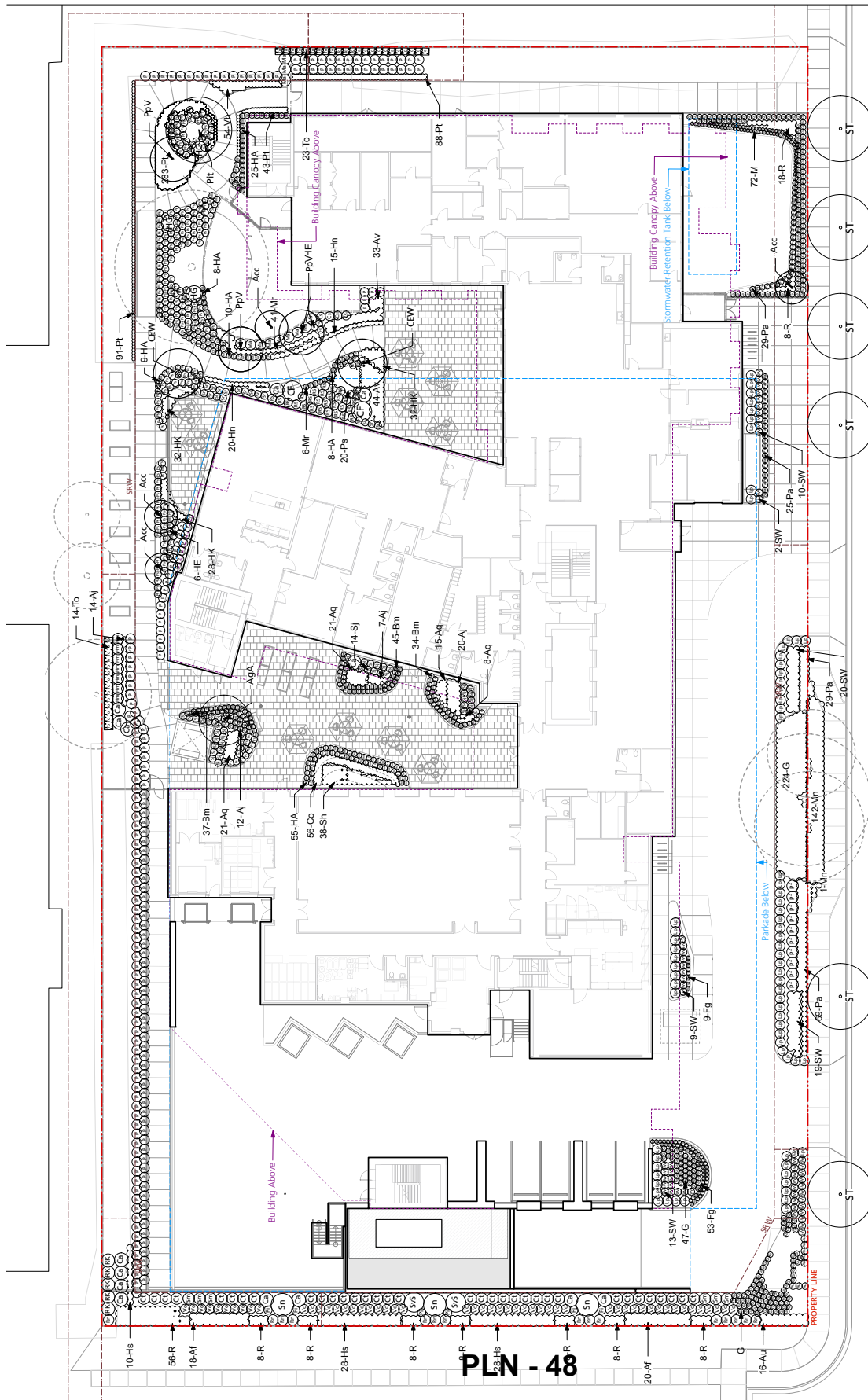
**Vancouver
Coastal Health**

Project Title:
Richmond Lions Manor (RLM)
11771 Fentiman Place

Crawing Title:

Project No.:	1:175	Job No.:	24-017
Drawn By:	SC	Checked By:	JP
			
Scale:		Sheet No.:	

L3.0



Issues	No.	Description	Date
	1	Issued for Client Review	2024-12-17
	2	Issued for Recording	2024-12-20
	3	Re-Issued for Rezoning	2025-08-07
	4	Issued for Schematic Design	2025-08-22
	5	Re-Issued for Land-Use Rezoning	2025-10-17

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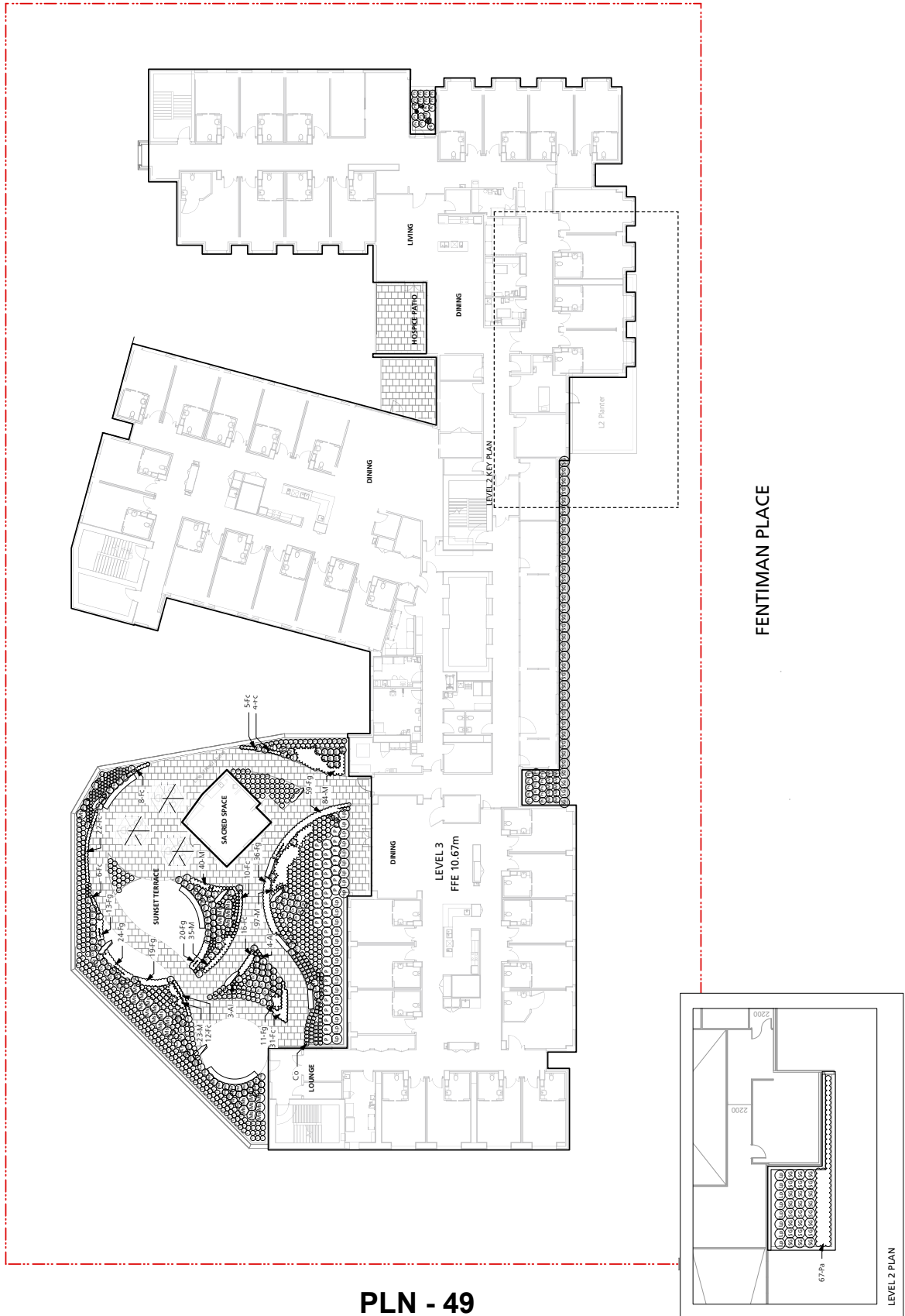
Client: **Vancouver Coastal Health**

Project Title:
Richmond Lions Manor (RLM)
11771 Fentiman Place

Drawing Title:

Project No.:	Drawn By:	SC
	Checked By:	JP
Scale:	1:175	24-017
Sheet No.:		

L3.1



No.	Description	Date
1	Re-Issued for Re-zoning	2025-08-07
2	Issued for Schematic Design	2025-08-22
3	Re-Issued for Land-Use Re-zoning	2025-10-17

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**Vancouver
Coastal Health**

Project Title:
Richmond Lions Manor (RLM)
11771 Fentiman Place

Planting Schedule

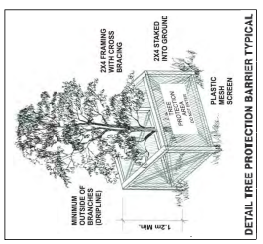
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L3.2

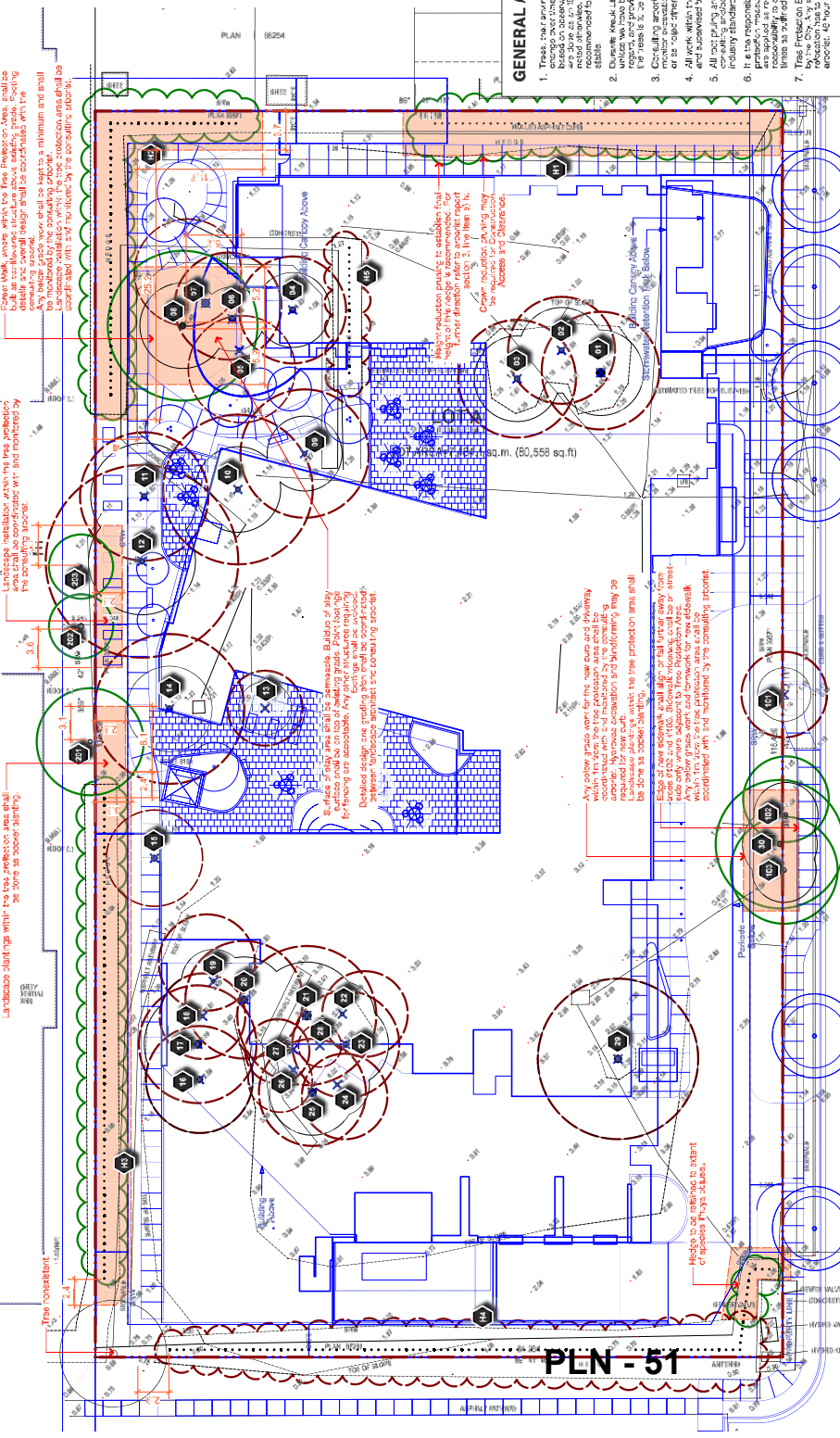
Plant List		Qty.	Botanical Name	Common Name	Scheduled Size	Remarks
Symbol						
Trees						
Acc	4	Acer circinatum	Vine Maple		3m ht., B&B, max. 3 stems	
AG	1	Araucariox grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry		6m cal., WB	native
AGW	2	Cornus sericea 'White Wonder'	Edie's White Wonder Dogwood		6m cal., WB	To City of Richmond Standards
PDV	4	Parrotia persica 'Vanessa'	Vanessa Parrotia		6m cal., WB	
Pt	1	Pinus thunbergii	Japanese Black Pine		3m ht. B&B	
Shrubs						
CT	34	Choisya ternata	Mexican Orange		#3 pot	
CF	2	Cornus sericea 'Rain Candy'	Yellow Rain Candy Dogwood		#2 pot	
CF	2	Cornus sericea 'Flavamea'	Yellow Twin Dogwood		#2 pot	
G	4	Cornus sericea 'Kelsey'	Kelsey Dogwood		#2 pot	
G	477	Gaultheria shallon	Sale		#2 pot	native
L	2	Leucodendron laurifolium 'Lanarth White'	White with Yellow Lacecap Hydrangea		#2 pot	
L	24	Loxocore ovata	Privet Honeysuckle		#3 pot	
L	81	Lonicera pileata	Privet Honeysuckle		#3 pot	
Ma	1	Mahonia aquifolium	Oregon Grape		#2 pot	native
Mn	143	Mahonia nervosa	Longleaf Mahonia		#2 pot	native
Mn	1	Morphaea sp.	Black Opium Poppy		#3 pot	native
Pt	6	Pinus mugo 'Mops'	Mops Mugo Pine		#3 pot	
Pt	10	Potentilla fruticosa 'Snow Lady'	Cinquefoil		#2 pot	
RS	27	Rhododendron	Snow Lady Rhododendron		#3 pot	
RS	5	Ribes sanguineum 'King Edw and VII'	Flowering Currant		#5 pot	
RS	3	Ribes sanguineum 'King Edw and VII'	Flowering Currant		#5 pot	
Sh	3	Sambucus nigra Black Lace™	Burple Cutleaf Elderberry		#5 pot	Specimen
Sh	38	Sarcococca hookeriana var. humilis	Dwarf Sweet Box		#2 pot	
S	18	Sarcococca ruscifolia	Fragrant Sarcococca		#3 pot	
S	4	Scilla maritima 'Japaneis'	Scilla		#3 pot	
SW	40	Spirea japonica 'Red Pillar'	Red Pillar Spirea		#3 pot	
SW	104	Spiraera japonica 'Walburna'	Magic Carpet Spirea		#3 pot	
Sn	6	Syringa meyeri 'Palibin'	Palibin Meyer Lilac		#3 pot	
SYS	2	Syringa vulgaris 'Sensation'	Sensation Lilac		3m ht.	
YV	4	Yucca occidentalis 'Spiral'	Spiral Yucca		#3 pot	
YV	52	Yucca rostrata 'Ovation'	Ovation Yucca		6' ht. B&B	Hedge
Groundcovers, Vines, Ferns, Perennials and Grasses						
AV	39	Achillea millefolium 'Terracotta'	Yarrow		#1 pot	
AV	83	Adiantum venustum	Himalayan Maidenhair Fern		#2 pot	
A	27	Allium cernuum	Nodding Onion		#1 pot	native
A	67	Aquilegia scopulorum	Scorpion Bell		#1 pot	
AL	67	Aquilegia scopulorum	Scorpion Columbine		#1 pot	
AL	24	Arctostaphylos uva-ursi	Krimklimm		#2 pot	native
AU	51	Aster x Friklarti 'Jungfrau'	Friklart's Aster		#1 pot	
AI	53	Astilbe japonica 'Deutschland'	Anemeth False Spirea		#1 pot	
AI	19	Aster x Friklarti 'Jungfrau'	Anemeth False Spirea		#1 pot	white flower colour
AI	129	Carex obovata 'Euploid'	Scilla		#1 pot	
AI	55	Deschampsia cespitosa 'Goldtau'	Gold Dew Tufted Hair Grass		#1 pot	
DI	37	Dicentra formosa	Pacific Bleeding Heart		#1 pot	
Df	244	Festuca glauca 'Blue Glow'	Blue Glow Blue Fescue		#1 pot	groundcover
Fg	120	Hakonechloa 'Aureola'	Japanese Forest Grass		#1 pot	native
HA	66	Helictotrichon sempervirens	Blue Owl Grass		#1 pot	
Hh	35	Heleborus x nigercors 'Winter's ghost'	Winter's Ghost Hellebore		#1 pot	
Hn	1	Heuchera 'Autumn Haze'	Autumn Haze		#1 pot	
Hn	3	Hosta 'June'	June Hosta		#1 pot	
Hn	27	Hosta sieboldiana 'Elegans'	Blue Hosta		#1 pot	
L	554	Leymus mollis	Sea Lyme Grass		#1 pot	
L	1	Luzula sylvatica 'Adagio'	Adagio Grass		#3 pot	
M	40	Molinia caerulea 'Woodfin'	Woodfin Moor Grass		#1 pot	
MC	428	Molinia caerulea 'Variegata'	Variegated Moor Grass		#1 pot	
P	595	Pachysandra terminalis	Japanese Spurge		#1 pot	Groundcover
P	219	Pennisetum alopecuroides 'Hamelii'	Hamelii Fountain Grass		#1 pot	
P	20	Polygonatum x hybridum	Wormwood		#1 pot	
P	245	Polystichum munium	Western Sword Fern		#1 pot	native
P	246	Polystichum setiferum 'Divisilobum'	Black-eyed Susan		#1 pot	
R	138	Rudbeckia hirta	Black-eyed Susan		#1 pot	native
R	38	Rubus bonariensis	Brazilian Verbena		#1 pot	
V	Total	527/5				

Planting Notes:

- 1) All plant material for landscape installation to conform to Caudex Landscape Standards.
- 2) Branch the tree only if it will not remain upright in a moderate wind.
- 3) Remove all diseased and dying branches.
- 4) a) All plants to be installed in the ground.
b) Shrubs on the plant list will be considered minimum sizes
c) Root balls to be free of pernicious weeds.
- 5) Contractor to ensure all material delivered to site is from nurseries certified to be free of any diseases or pests. Contractor to provide a statement of Department of Agriculture approval for all plant material provided to contain the virus to be a contractor's warranty.
- 6) All plant material shall be approved at the nursery for the project landscape architect.
- 7) The contractor shall supply all plants marked down on all drawings.
- 8) The contractor shall supply all plants marked down on all drawings.
a) All root wadding material made of synthetic plastic stock will be accepted if it is root bound. All root wadding material made of synthetic plastic stock will be removed at time of planting.
- 9) Contractor to provide a representative sample of the proposed plant list, listing to include the following:
a) Species and variety of plant material.
b) Size of plant material.
c) Anticipated planting date to be determined. Contractor shall not send any plants to the site until approved by the consultant for approval prior to commencement of work. Genetic material is not accepted as a substitute for actual plant material.
- 10) Soil depths to be as follows:
a) Lawns 300mm on grade, 300mm on sub.
b) Shrubs 300mm on grade, 300mm on sub.
c) Tree planting hole to be 1500mm x 1500mm x 500mm deep backfilled with approved soil available from approved source.
- 11) The contractor shall locate and verify the existence of all utilities prior to starting work.
- 12) All planting holes to have 50mm depth of 20mm material screened expanded black plastic liner to be placed in holes to retain water to allow the growth of plants material compacted back much, 100mm depth.
- 13) Street water area to include DC, WA, OR & CA.



DETAIL TREE PROTECTION BARRIER TYPICAL



GENERAL ARBORICULTURAL NOTES

1. Trees that are dead, dying, or structurally unstable shall be removed. Removal of trees shall be coordinated with the City of Vancouver and the City of Richmond.
2. Existing trees within the tree protection area shall be retained. Removal of trees shall be coordinated with the City of Vancouver and the City of Richmond.
3. Existing trees within the tree protection area shall be retained. Removal of trees shall be coordinated with the City of Vancouver and the City of Richmond.
4. Existing trees within the tree protection area shall be retained. Removal of trees shall be coordinated with the City of Vancouver and the City of Richmond.
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6. Existing trees within the tree protection area shall be retained. Removal of trees shall be coordinated with the City of Vancouver and the City of Richmond.
7. Existing trees within the tree protection area shall be retained. Removal of trees shall be coordinated with the City of Vancouver and the City of Richmond.

LEGEND

- extent of crane of existing tree recommended for removal (location from B.C.S. Land Surveyor) unless otherwise noted.
- extent of crane of existing tree recommended for retention (location from B.C.S. Land Surveyor) unless otherwise noted.
- Tree Protection Barrier shall be built to municipal standards to extend as shown on drawings.
- Tree Number located in Existing Trees List and Report for BY-LAW size with DBH 0.20m or larger.
- Existing Condition per Survey
- Proposed Condition per Architectural Site Plan

Tree No.	Species	Height (m)	DBH (cm)	Condition	Notes
1	Prunella	1.5	10	Good	Remove tree. 1.5m high, 10cm DBH. Prunella tree.
2	Prunella	1.5	10	Good	Remove tree. 1.5m high, 10cm DBH. Prunella tree.
3	Prunella	1.5	10	Good	Remove tree. 1.5m high, 10cm DBH. Prunella tree.
4	Prunella	1.5	10	Good	Remove tree. 1.5m high, 10cm DBH. Prunella tree.
5	Prunella	1.5	10	Good	Remove tree. 1.5m high, 10cm DBH. Prunella tree.
6	Prunella	1.5	10	Good	Remove tree. 1.5m high, 10cm DBH. Prunella tree.
7	Prunella	1.5	10	Good	Remove tree. 1.5m high, 10cm DBH. Prunella tree.
8	Prunella	1.5	10	Good	Remove tree. 1.5m high, 10cm DBH. Prunella tree.
9	Prunella	1.5	10	Good	Remove tree. 1.5m high, 10cm DBH. Prunella tree.
10	Prunella	1.5	10	Good	Remove tree. 1.5m high, 10cm DBH. Prunella tree.
11	Prunella	1.5	10	Good	Remove tree. 1.5m high, 10cm DBH. Prunella tree.
12	Prunella	1.5	10	Good	Remove tree. 1.5m high, 10cm DBH. Prunella tree.
13	Prunella	1.5	10	Good	Remove tree. 1.5m high, 10cm DBH. Prunella tree.
14	Prunella	1.5	10	Good	Remove tree. 1.5m high, 10cm DBH. Prunella tree.
15	Prunella	1.5	10	Good	Remove tree. 1.5m high, 10cm DBH. Prunella tree.
16	Prunella	1.5	10	Good	Remove tree. 1.5m high, 10cm DBH. Prunella tree.
17	Prunella	1.5	10	Good	Remove tree. 1.5m high, 10cm DBH. Prunella tree.
18	Prunella	1.5	10	Good	Remove tree. 1.5m high, 10cm DBH. Prunella tree.
19	Prunella	1.5	10	Good	Remove tree. 1.5m high, 10cm DBH. Prunella tree.
20	Prunella	1.5	10	Good	Remove tree. 1.5m high, 10cm DBH. Prunella tree.
21	Prunella	1.5	10	Good	Remove tree. 1.5m high, 10cm DBH. Prunella tree.
22	Prunella	1.5	10	Good	Remove tree. 1.5m high, 10cm DBH. Prunella tree.
23	Prunella	1.5	10	Good	Remove tree. 1.5m high, 10cm DBH. Prunella tree.
24	Prunella	1.5	10	Good	Remove tree. 1.5m high, 10cm DBH. Prunella tree.
25	Prunella	1.5	10	Good	Remove tree. 1.5m high, 10cm DBH. Prunella tree.
26	Prunella	1.5	10	Good	Remove tree. 1.5m high, 10cm DBH. Prunella tree.
27	Prunella	1.5	10	Good	Remove tree. 1.5m high, 10cm DBH. Prunella tree.
28	Prunella	1.5	10	Good	Remove tree. 1.5m high, 10cm DBH. Prunella tree.
29	Prunella	1.5	10	Good	Remove tree. 1.5m high, 10cm DBH. Prunella tree.
30	Prunella	1.5	10	Good	Remove tree. 1.5m high, 10cm DBH. Prunella tree.
31	Prunella	1.5	10	Good	Remove tree. 1.5m high, 10cm DBH. Prunella tree.
32	Prunella	1.5	10	Good	Remove tree. 1.5m high, 10cm DBH. Prunella tree.
33	Prunella	1.5	10	Good	Remove tree. 1.5m high, 10cm DBH. Prunella tree.
34	Prunella	1.5	10	Good	Remove tree. 1.5m high, 10cm DBH. Prunella tree.
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36	Prunella	1.5	10	Good	Remove tree. 1.5m high, 10cm DBH. Prunella tree.
37	Prunella	1.5	10	Good	Remove tree. 1.5m high, 10cm DBH. Prunella tree.
38	Prunella	1.5	10	Good	Remove tree. 1.5m high, 10cm DBH. Prunella tree.
39	Prunella	1.5	10	Good	Remove tree. 1.5m high, 10cm DBH. Prunella tree.
40	Prunella	1.5	10	Good	Remove tree. 1.5m high, 10cm DBH. Prunella tree.
41	Prunella	1.5	10	Good	Remove tree. 1.5m high, 10cm DBH. Prunella tree.
42	Prunella	1.5	10	Good	Remove tree. 1.5m high, 10cm DBH. Prunella tree.
43	Prunella	1.5	10	Good	Remove tree. 1.5m high, 10cm DBH. Prunella tree.
44	Prunella	1.5	10	Good	Remove tree. 1.5m high, 10cm DBH. Prunella tree.
45	Prunella	1.5	10	Good	Remove tree. 1.5m high, 10cm DBH. Prunella tree.
46	Prunella	1.5	10	Good	Remove tree. 1.5m high, 10cm DBH. Prunella tree.
47	Prunella	1.5	10	Good	Remove tree. 1.5m high, 10cm DBH. Prunella tree.
48	Prunella	1.5	10	Good	Remove tree. 1.5m high, 10cm DBH. Prunella tree.
49	Prunella	1.5	10	Good	Remove tree. 1.5m high, 10cm DBH. Prunella tree.
50	Prunella	1.5	10	Good	Remove tree. 1.5m high, 10cm DBH. Prunella tree.
51	Prunella	1.5	10	Good	Remove tree. 1.5m high, 10cm DBH. Prunella tree.
52	Prunella	1.5	10	Good	Remove tree. 1.5m high, 10cm DBH. Prunella tree.
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100	Prunella	1.5	10	Good	Remove tree. 1.5m high, 10cm DBH. Prunella tree.

Observations are recommended by
Florian Fleck
ISA Certified Arborist PN-921A
ISA Qualified Tree Risk Assessor (TRAQ)
Original Observations made 22.10.2024.
This drawing shall be read in conjunction
with Existing Trees Report for this site by
Durante Newk, dated 17.10.2022.

1	2024-10-17	See plan - Recommended to FF
2	2024-10-17	See plan - Recommended to FF
3	2024-10-17	See plan - Recommended to FF
4	2024-10-17	See plan - Recommended to FF
5	2024-10-17	See plan - Recommended to FF
6	2024-10-17	See plan - Recommended to FF
7	2024-10-17	See plan - Recommended to FF
8	2024-10-17	See plan - Recommended to FF
9	2024-10-17	See plan - Recommended to FF
10	2024-10-17	See plan - Recommended to FF

Client: Vancouver Coastal Health
Project: Vancouver Coastal Health Richmond Lions Manor
Address: 11771 Fentiman Place, Richmond, BC, V7E 3M4

Drawn by	FF
Checked by	FF
Date	May 28, 2025
Scale	1:200

EXISTING TREES
MANAGEMENT PLAN

Project No.	24059
Sheet No.	



RZ 25-005701

Attachment 4

Address	11771 Fentiman Place		
Applicant	Zeidler Architecture Inc.		
Owner	Vancouver Coastal Health Authority		
Planning Area(s)	Steveston		
	Existing	Proposed	
Site Area	7,484 m ²	No Change	
Land Uses	Vacant	Major Health Care Facility	
OCP Designation	Apartment Residential	No Change	
Area Plan Designation	Institutional	No Change	
Zoning	Health Care (HC)	Health Care (ZR13) - Fentiman Place (Steveston)	
Number of Units	None	• 144-room Long-term Care • 14-room Hospice Care • Adult Day Care & Community Care • Child Care	
	Required	Proposed	Variance
Floor Area Ratio	Max. 2.0 FAR	1.92 FAR	None permitted
Lot Coverage	Max. 55%	53%	None
Setbacks: Fentiman Place Rear Yard North Side Yard South Side Yard Underground Parking	Min. 6 m Lev. 1-3, Min. 11 m above Min. 6 m Min. 6 m Lev. 1-3, Min. 20 m above Min. 6 m Lev. 1-3, Min. 10 m above Min. 3 m	Min. 6 m Lev. 1-3, Min. 11 m above Min. 6 m Min. 6 m Lev. 1-3, Min. 20 m above Min. 6 m Lev. 1-3, Min. 10 m above Min. 3 m	None
Building Height	Max. 40 m & Max. 8 storeys	Max. 40 m & 8 storeys	None
Lot Size	Area: Min. 7,400 m ²	Area: 7,484 m ² Width: 116 m Depth: 64 m	None
Parking Spaces	86 spaces	91 spaces	None
Accessible Parking Spaces	Min. 2% (2 spaces)	3% (3 spaces)	None
Small Car Parking Spaces	Max. 50%	32% (29 spaces)	None
Tandem Parking Spaces	Not permitted	None	None
EV (Energized) Car Charging	35% Level 2 energized outlet Additional 10% opportunity charging	35% Level 2 energized outlet Additional 10% opportunity charging	None
Loading Spaces	2 Medium	2 Medium	None
Bicycle Storage	Class 1: 42 Class 2: 20	Class 1: 42 Class 2: 20	None

Richmond Lions Manor- Fentiman

December 18, 2024

Prepared by Petersson Planning Consulting for Vancouver Coastal Health



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Richmond Lions Manor-Fentiman Campus of Care

Preliminary Public Engagement Report

Introduction

Vancouver Coastal Health (VCH) is applying to redevelop their site at 11771 Fentiman Place, Richmond, to construct a new campus of care, Richmond Lions Manor-Fentiman. The intent of the project is to meet the needs of the growing community through replacement of Richmond Lions Manor, which used to operate on the site and has since been demolished, and provide timely access to services including a long-term care, hospice, an adult day program and child care centre.

This report documents a public notification and engagement process undertaken by the VCH Richmond Lions Manor-Fentiman project team prior to preparation and submission of a development application to the City of Richmond. Over 200 letters to neighbours were distributed and 12 letters were received in response from the community.

Process

The Richmond Lions Manor-Fentiman project team proactively consulted with adjacent neighbours very early in the development process, before significant design work was undertaken. This allowed the design team to consider public input prior to committing resources to a specific design configuration and consider early neighbour input prior to completing and submitting a development application with the City of Richmond.

This preliminary public engagement process was intended to provide early notification that an application was being prepared and seek input to inform the Richmond Lions Manor-Fentiman design team about opinions held by neighbourhood respondents. The process was also intended to help neighbours who wished to participate in a public engagement process to identify themselves for appropriate follow-up by the Richmond Lions Manor-Fentiman project team later in the development application process.

This process was envisioned to be the first step in engaging the public regarding this development application. It is anticipated that more opportunities for public engagement will be made available as the development application is reviewed and processed by the City of Richmond.

Notification Area

The City of Richmond generally requires development applicants to notify and request feedback from the public who live within 100m of a significant development site of a development application. The Richmond Lions Manor-Fentiman project team exceeded the 100m radius notification requirement to ensure that adjacent neighbours received this first round of notification.

A copy of the notification area map is included in Appendix 1: Notification Area.

Notification Letter

Notification letters were hand-delivered to 213 households, Wisteria Place Retirement Community, and McMath Secondary School on Sept. 16, 2024.

The notification letters were written in English, Traditional Chinese, Simplified Chinese and Punjabi. Copies of the letters are included in Appendix 2.

The letter informed neighbours that any correspondence received from them on or before Oct.1, 2024 would be documented and included in this Preliminary Public Engagement Report. Correspondence would be accepted after Oct. 1, 2024 but would be documented later in the process.

Public Responses

The Richmond Lions Manor-Fentiman project team received 12 written responses within the notification period and replied in writing to each respondent. Each correspondence is included in Appendix 3, with names and addresses redacted to protect privacy. In total, 213 letters were distributed and 12 responses received by VCH, representing a 5.5 per cent response rate.

Key Themes

Several themes were expressed by neighbours through their correspondence.

Need for seniors' housing and community services

- Recognition of the community need for seniors' long-term care, a hospice, and child care
- Recognition that the site has historically been used for seniors' housing
- Support for Richmond Lions Manor-Fentiman as key part of seniors' campus of care near Steveston Park
- Request to consider providing dental services on-site to long-term care residents

Discussion of proposed built form

- Support for taller structures in order to provide more housing
- Question whether proposed structure height is appropriate for the neighbourhood
- Request to set back main tower from Fentiman Place

Parking and traffic

- Desire to retain on-street parking for current residents' use
- Request for City to create on-street permit parking for current residents along both sides of Fentiman Place and no parking or permit-only parking in the laneway that runs along the south end of Fentiman Place
- Questions about where residents and staff will park post-construction and where construction crews and trades people will park
- Note that Fentiman Place experiences traffic associated with pick-up and drop-off at McMath Secondary School and athletic events in Steveston Park
- Question whether Fentiman Place can accommodate traffic generated by proposed Richmond Lions Manor-Fentiman

Construction process

- Question about how long construction will take
- Request for a construction schedule
- Question about how the construction process might impact Steveston Park
- Question about where the staging areas will be located for project construction materials
- Thoughts about what impacts neighbours might experience during the construction process
- Request for proactive mitigation of potential dust, noise and shaking during construction

Public realm and landscaping

- Desire to retain trees at property's edge
- Request for appropriate outdoor lighting next to Steveston Park for safety and crime prevention

Engagement process

- Desire for further opportunities to participate in meaningful consultation about proposal
- Desire to engage in a public meeting
- Desire for more information about the project
- Desire for more time to review project information

Conclusion

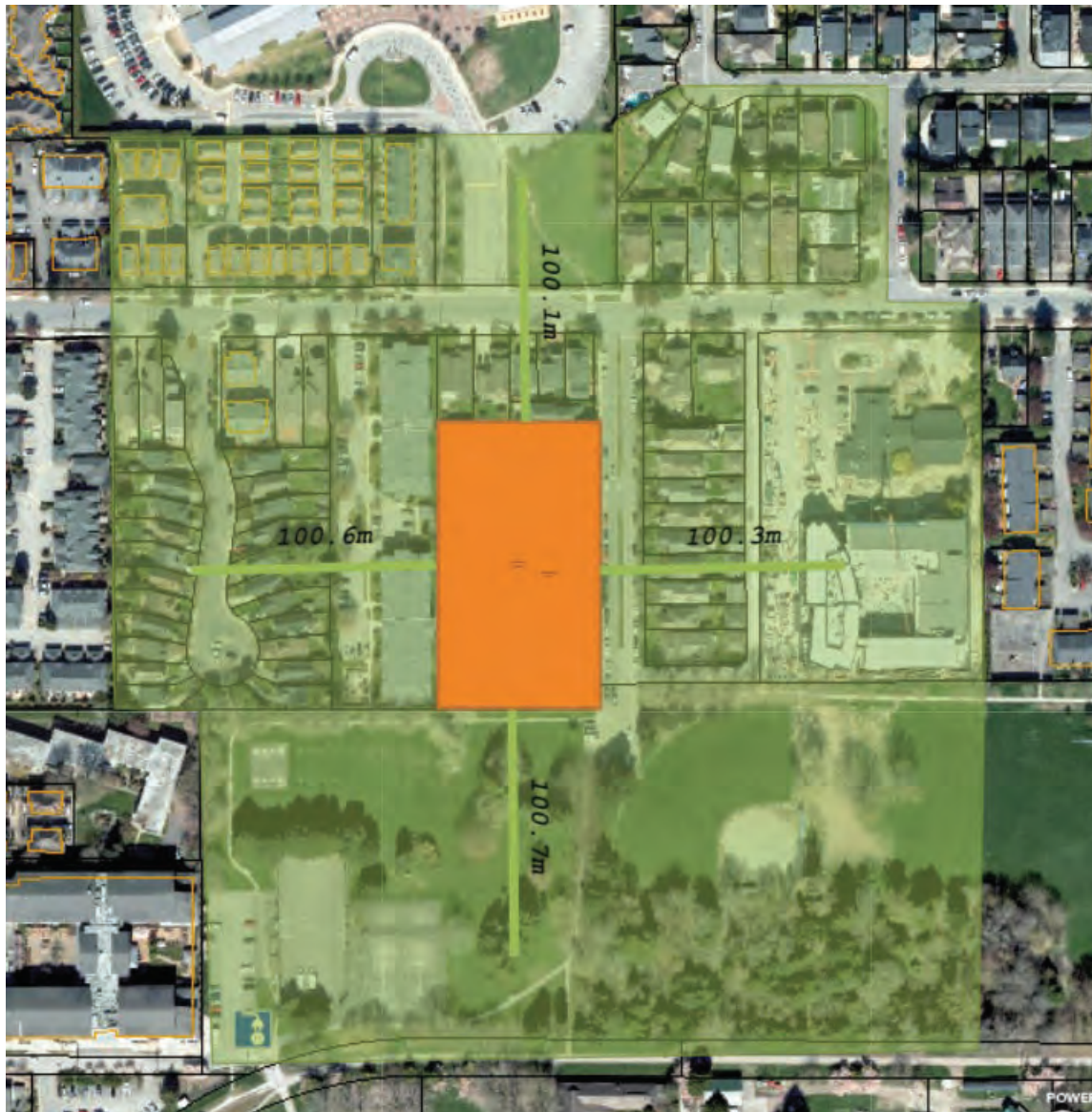
This report summarizes the preliminary public engagement undertaken by Vancouver Coastal Health in support of the proposed Richmond Lions Manor Fentiman development application.

The purpose was to notify neighbours of an impending development application for a replacement of Richmond Lions Manor, the proposed development of a campus of care and to ask for their input prior to significant design work being undertaken. Notification letters were hand-delivered to 213 neighbours slightly beyond 100m of the proposed site.

Community members expressed a range of perspectives, including support for seniors' housing on this site, questions about the proposed height and desire for further public engagement to learn more about the project as the process progresses. The project team is grateful for neighbours who took the time to respond to the notification letter. They look forward to working further with the community and City of Richmond to replace the Richmond Lions Manor and include much needed services on this site.

Vancouver Coastal Health and the project team will submit a development application to the City of Richmond to implement the vision for long-term Care, a hospice, and child care services on this site, as part of a broader campus of care. The development application will be informed by this preliminary public engagement process. After the development application is submitted, there will be future opportunities for public engagement.

Appendix 1 Notification Area Map



Appendix 2 Notification Letters



Vancouver Coastal Health

September 16, 2024

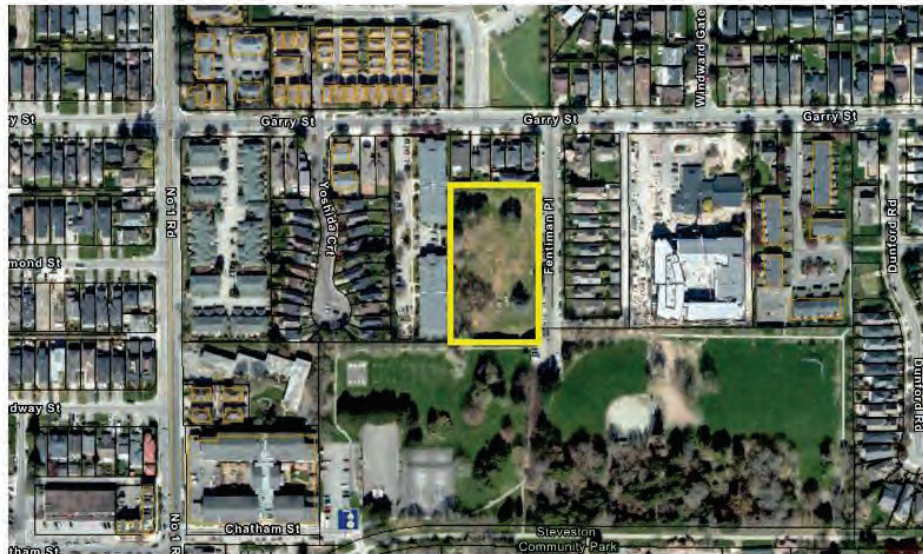
Re: New Seniors Housing Proposal for 11771 Fentiman Place

Dear Neighbour,

We are writing to update you about an upcoming proposed application to develop Richmond Lions Manor-Fentiman, a new campus of care that will feature 144 long-term care beds, 14 hospice beds, an adult day program, overnight respite and a child-care centre. We will also propose to include a café and corner store open to all residents, families and neighbours. This campus of care, which represents a significant investment in seniors' health and wellness, would be built, owned and operated by Vancouver Coastal Health (VCH).

Project background

The project is located at the original site of Richmond Lions Manor (11771 Fentiman Place), which was demolished after serving the community for several decades (see map below). Residents are being cared for temporarily at Richmond Lions Manor-Bridgeport and, if this project is approved, they will move to the new campus of care when it opens.



We would like to acknowledge that this new campus of care is located on the traditional and unceded territory of the Musqueam Indian Band.

The original Richmond Lions Manor building was a seven-storey facility. The new care home is proposed to be eight storeys. It will be designed as “households” accommodating 12 residents in single-bed rooms with bathrooms and will include the social and recreational spaces found in a typical home, such as a living room, dining room, kitchen and activity space.

Long-term care homes, like Richmond Lions Manor-Fentiman, provide care and supervision for people with complex care needs, who can no longer live safely and independently at home, through a range of services delivered by well-trained, compassionate and caring staff.

Community engagement

VCH is committed to being a good neighbour in the communities where we operate. We are reaching out before the development application is submitted to the City of Richmond to ensure the new campus of care considers the needs of this community.

We are seeking ways to be sensitive to the existing neighbourhood with the building’s design and site plan, such as considering tree retention, and the location of car access and garbage pick-up.

We welcome the opportunity to connect with neighbours to provide more information, address any questions, and receive your input about the project. Is there something you would like us to consider when developing a new campus of care? What is important to you?

Please contact the project team at RLMFentiman@vch.ca to share any questions or comments. All public input received before October 1, 2024, will be used to inform the Development Application we will submit to the City of Richmond.

For more information and project updates, please visit vch.ca/RLMFentiman.

We look forward to your feedback.

Sincerely,

Jo-Ann Tait
Vice President, Richmond Community Services
RLMFentiman@vch.ca

Sharon Petty
Chief Project Officer & Executive Director
RLMFentiman@vch.ca

We would like to acknowledge that this new campus of care is located on the traditional and unceded territory of the Musqueam Indian Band.



16 ਸਤੰਬਰ, 2024

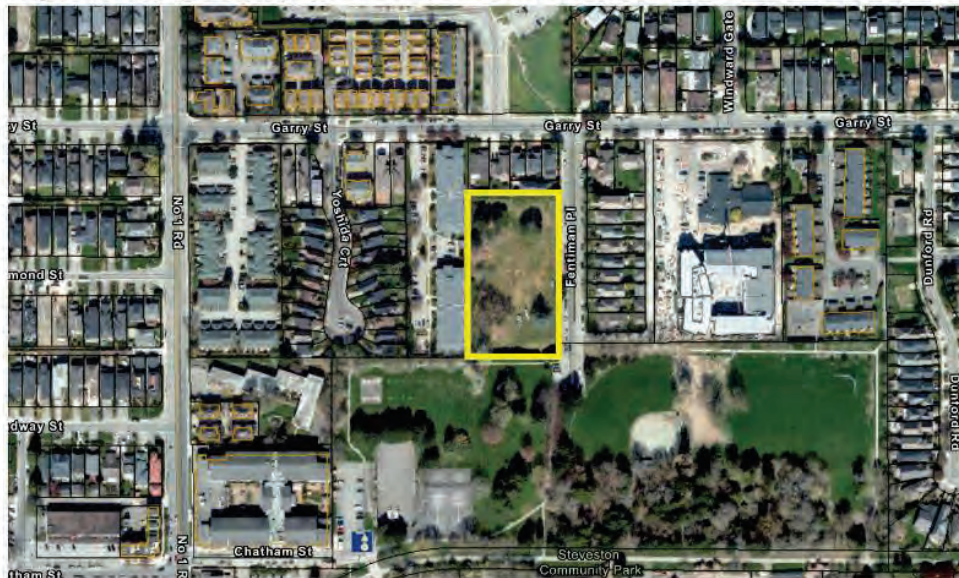
ਸਥਾਨ: 11771 Fentiman Place ਲਈ ਨਵੀਂ ਸੀਨੀਅਰਜ਼ ਹਾਊਸਿੰਗ ਦਾ ਪ੍ਰਸਤਾਵ

ਪਿਆਰੇ ਗੁਆਂਢੀ,

ਅਸੀਂ ਤੁਹਾਨੂੰ ਰਿਚਮੰਡ ਲਾਇਨਜ਼ ਮੈਨਰ-ਫੈਂਟੀਮੈਨ (Richmond Lions Manor-Fentiman), ਦੇਖਭਾਲ ਦਾ ਇੱਕ ਨਵਾਂ ਕੈਂਪਸ ਵਿਕਸਤ ਕਰਨ ਲਈ ਇੱਕ ਆਗਾਮੀ ਪ੍ਰਸਤਾਵਿਤ ਅਰਜ਼ੀ ਬਾਰੇ ਤਾਜ਼ਾ ਜਾਣਕਾਰੀ ਦੇਣ ਲਈ ਲਿਖ ਰਹੇ ਹਾਂ ਜਿਸ ਵਿੱਚ 144 ਲੰਬੀ ਮਿਆਦ ਦੀ ਦੇਖਭਾਲ ਵਾਲੇ ਬਿਸਤਰੇ, 14 ਹੋਸਪਿਸ ਬਿਸਤਰੇ, ਬਾਲਗਾਂ ਲਈ ਦਿਨ ਵੇਲੇ ਦਾ ਇੱਕ ਪ੍ਰੋਗਰਾਮ, ਰਾਤ ਭਰ ਲਈ ਆਰਾਮ ਅਤੇ ਬੱਚਿਆਂ ਦੀ ਦੇਖਭਾਲ ਦਾ ਕੇਂਦਰ ਸ਼ਾਮਲ ਹੋਣਗੇ। ਅਸੀਂ ਇੱਕ ਕੈਫੇ ਅਤੇ ਕਾਰਨਰ ਸਟੋਰ ਨੂੰ ਸ਼ਾਮਲ ਕਰਨ ਦਾ ਪ੍ਰਸਤਾਵ ਵੀ ਰੱਖਾਂਗੇ ਜੋ ਕਿ ਸਾਰੇ ਨਿਵਾਸੀਆਂ, ਪਰਿਵਾਰਾਂ ਅਤੇ ਇਲਾਕਾ ਵਸਨੀਕਾਂ ਲਈ ਖੁੱਲ੍ਹਾ ਹੋਵੇਗਾ। ਇਹ ਦੇਖਭਾਲ ਦਾ ਕੈਂਪਸ, ਜੋ ਬਜ਼ੁਰਗਾਂ ਦੀ ਸਿਹਤ ਅਤੇ ਤੰਦਰੁਸਤੀ ਵਿੱਚ ਮਹੱਤਵਪੂਰਨ ਨਿਵੇਸ਼ ਨੂੰ ਦਰਸਾਉਂਦਾ ਹੈ, ਵੈਨਕੂਵਰ ਕੋਸਟਲ ਹੈਲਥ (VCH) ਦੁਆਰਾ ਬਣਾਇਆ ਅਤੇ ਸੰਚਾਲਿਤ ਕੀਤਾ ਜਾਵੇਗਾ ਅਤੇ ਵੈਨਕੂਵਰ ਕੋਸਟਲ ਹੈਲਥ (VCH) ਦੀ ਹੀ ਮਲਕੀਅਤ ਹੋਵੇਗਾ।

ਪ੍ਰੋਜੈਕਟ ਦਾ ਪਿਛੋਕੜ

ਇਹ ਪ੍ਰੋਜੈਕਟ ਰਿਚਮੰਡ ਲਾਇਨਜ਼ ਮੈਨਰ (Richmond Lions Manor) (11771 Fentiman Place) ਦੇ ਮੁੱਢਲੇ ਸਥਾਨ 'ਤੇ ਸਥਿੱਤ ਹੈ, ਜਿਸ ਨੂੰ ਕਈ ਦਹਾਕਿਆਂ ਤੱਕ ਭਾਈਚਾਰੇ ਦੀ ਸੇਵਾ ਕਰਨ ਤੋਂ ਬਾਅਦ ਢਾਹ ਦਿੱਤਾ ਗਿਆ ਸੀ (ਹੇਠਾਂ ਨਕਸ਼ਾ ਦੇਖੋ)। ਰਿਚਮੰਡ ਲਾਇਨਜ਼ ਮੈਨਰ -ਬ੍ਰਿਜਪੋਰਟ (Richmond Lions Manor - Bridgeport) ਵਿਖੇ ਵਸਨੀਕਾਂ ਦੀ ਅਸਥਾਈ ਤੌਰ 'ਤੇ ਦੇਖਭਾਲ ਕੀਤੀ ਜਾ ਰਹੀ ਹੈ ਅਤੇ, ਜੇਕਰ ਇਹ ਪ੍ਰੋਜੈਕਟ ਮਨਜ਼ੂਰ ਹੋ ਜਾਂਦਾ ਹੈ, ਤਾਂ ਉਹ ਇਸ ਦੇ ਖੁੱਲ੍ਹਣ 'ਤੇ ਦੇਖਭਾਲ ਦੇ ਨਵੇਂ ਕੈਂਪਸ ਵਿੱਚ ਚਲੇ ਜਾਣਗੇ।



ਅਸੀਂ ਇਹ ਸਵੀਕਾਰ ਕਰਨਾ ਚਾਹੁੰਦੇ ਹਾਂ ਕਿ ਦੇਖਭਾਲ ਦਾ ਇਹ ਨਵਾਂ ਕੈਂਪਸ Musqueam Indian Band ਦੇ ਰਵਾਇਤੀ ਅਤੇ ਅਣ-ਤਿਆਗੇ ਖੇਤਰ 'ਤੇ ਸਥਿੱਤ ਹੈ।

Punjabi

ਮੂਲ ਰਿਚਮੰਡ ਲਾਇਨਜ਼ ਮੈਨਰ (Richmond Lions Manor) ਇਮਾਰਤ ਇੱਕ ਸੱਤ ਮੰਜ਼ਿਲਾ ਸਹੂਲਤ ਸੀ। ਨਵੇਂਕੇਅਰ ਹੋਮ ਨੂੰ ਅੱਠ ਮੰਜ਼ਿਲਾ ਬਣਾਉਣ ਦਾ ਪ੍ਰਸਤਾਵ ਹੈ। ਇਸ ਨੂੰ 12 ਨਿਵਾਸੀਆਂ ਦੀ ਰਹਾਇਸ਼ ਵਾਲੇ "ਪਰਿਵਾਰਕ ਘਰ" ਦੇ ਰੂਪ ਵਿੱਚ ਡਿਜ਼ਾਈਨ ਕੀਤਾ ਜਾਵੇਗਾ ਜਿਸ ਵਿੱਚ ਉਹਨਾਂ ਲਈ ਸਿੰਗਲ-ਬੈੱਡ ਵਾਲੇ ਕਮਰੇ ਹੋਣਗੇ ਜਿਸ ਦੇ ਨਾਲ ਹੀ ਬਾਥਰੂਮ ਹੋਣਗੇ ਅਤੇ ਇੱਕ ਆਮ ਘਰ ਵਾਂਗ ਸਮਾਜਿਕ ਅਤੇ ਮਨੋਰੰਜਨ ਵਾਲੀਆਂ ਥਾਵਾਂ ਵੀ ਹੋਣਗੀਆਂ, ਜਿਵੇਂ ਕਿ ਇੱਕ ਲਿਵਿੰਗ ਰੂਮ, ਡਾਇਨਿੰਗ ਰੂਮ, ਰਸੋਈ ਅਤੇ ਗਤੀਵਿਧੀ ਸਥਾਨ।

ਰਿਚਮੰਡ ਲਾਇਨਜ਼ ਮੈਨਰ-ਫੈਂਟਿਮੈਨ (Richmond Lions Manor-Fentiman) ਵਰਗੇ ਲੌਗ-ਟਰਮ ਕੇਅਰ ਹੋਮ ਚੰਗੀ ਤਰ੍ਹਾਂ ਸਿੱਖਿਅਤ, ਦਿਆਲੂ ਅਤੇ ਦੇਖਭਾਲ ਕਰਨ ਵਾਲੇ ਸਟਾਫ਼ ਦੁਆਰਾ ਪ੍ਰਦਾਨ ਕੀਤੀਆਂ ਜਾਂਦੀਆਂ ਬਹੁਤ ਸਾਰੀਆਂ ਸੇਵਾਵਾਂ ਦੁਆਰਾ ਗੁੰਝਲਦਾਰ ਦੇਖਭਾਲ ਦੀਆਂ ਜ਼ਰੂਰਤਾਂ ਵਾਲੇ ਅਜਿਹੇ ਲੋਕਾਂ ਲਈ ਦੇਖਭਾਲ ਅਤੇ ਨਿਗਰਾਨੀ ਪ੍ਰਦਾਨ ਕਰਦੇ ਹਨ, ਜੋ ਹੁਣ ਘਰ ਵਿੱਚ ਸੁਰੱਖਿਅਤ ਅਤੇ ਸੁਤੰਤਰ ਰੂਪ ਵਿੱਚ ਨਹੀਂ ਰਹਿ ਸਕਦੇ ਹਨ।

ਭਾਈਚਾਰਕ ਸਮੁਲੀਅਤ

VCH ਉਹਨਾਂ ਭਾਈਚਾਰਿਆਂ ਵਿੱਚ ਇੱਕ ਚੰਗਾ ਗੁਆਂਢੀ ਹੋਣ ਲਈ ਵਚਨਬੱਧ ਹੈ ਜਿੱਥੇ ਅਸੀਂ ਕੰਮ ਕਰਦੇ ਹਾਂ। ਅਸੀਂ ਸਿਟੀ ਆਫ਼ ਰਿਚਮੰਡ ਨੂੰ ਵਿਕਾਸ ਅਰਜ਼ੀ ਜਮ੍ਹਾਂ ਕੀਤੇ ਜਾਣ ਤੋਂ ਪਹਿਲਾਂ ਸੰਪਰਕ ਕਰ ਰਹੇ ਹਾਂ ਤਾਂ ਜੋ ਇਹ ਯਕੀਨੀ ਬਣਾਇਆ ਜਾ ਸਕੇ ਕਿ ਦੇਖਭਾਲ ਦਾ ਨਵਾਂ ਕੈਂਪਸ ਇਸ ਭਾਈਚਾਰੇ ਦੀਆਂ ਲੋੜਾਂ 'ਤੇ ਵਿਚਾਰ ਕਰੇ।

ਅਸੀਂ ਇਮਾਰਤ ਦੇ ਡਿਜ਼ਾਈਨ ਅਤੇ ਸਾਈਟ ਪਲਾਨ ਲਈ ਮੌਜੂਦਾ ਆਂਦ-ਗੁਆਂਢ ਪ੍ਰਤੀ ਸੰਵੇਦਨਸ਼ੀਲ ਹੋਣ ਦੇ ਤਰੀਕੇ ਲੱਭ ਰਹੇ ਹਾਂ, ਜਿਵੇਂ ਕਿ: ਚੁੱਖਾਂ ਨੂੰ ਸੁਰੱਖਿਅਤ ਰੱਖਣ, ਅਤੇ ਕਾਰਾਂ ਲਈ ਪਹੁੰਚ ਅਤੇ ਕੂੜਾ ਚੁੱਕਣ ਦੀ ਵਿਵਸਥਾ 'ਤੇ ਵਿਚਾਰ ਕਰਨਾ।

ਅਸੀਂ ਹੋਰ ਜਾਣਕਾਰੀ ਪ੍ਰਦਾਨ ਕਰਨ, ਕਿਸੇ ਵੀ ਸਵਾਲ ਦਾ ਜਵਾਬ ਦੇਣ, ਅਤੇ ਪ੍ਰੋਜੈਕਟ ਬਾਰੇ ਤੁਹਾਡੇ ਵਿਚਾਰ ਜਾਨਣ ਲਈ ਗੁਆਂਢੀਆਂ ਨਾਲ ਸੰਪਰਕ ਦੇ ਮੌਕੇ ਦਾ ਸਵਾਗਤ ਕਰਦੇ ਹਾਂ। ਕੀ ਕੋਈ ਅਜਿਹੀ ਚੀਜ਼ ਹੈ ਜਿਸ ਬਾਰੇ ਤੁਸੀਂ ਚਾਹੁੰਦੇ ਹੋ ਕਿ ਅਸੀਂ ਦੇਖਭਾਲ ਦੇ ਨਵੇਂ ਕੈਂਪਸ ਦਾ ਵਿਕਾਸ ਕਰਦੇ ਸਮੇਂ ਵਿਚਾਰ ਕਰੀਏ? ਤੁਹਾਡੇ ਲਈ ਕੀ ਮਹੱਤਵਪੂਰਨ ਹੈ?

ਕਿਸੇ ਵੀ ਸਵਾਲ ਜਾਂ ਟਿੱਪਣੀਆਂ ਨੂੰ ਸਾਂਝਾ ਕਰਨ ਲਈ ਕਿਰਪਾ ਕਰਕੇ RLMFentiman@vch.ca 'ਤੇ ਪ੍ਰੋਜੈਕਟ ਟੀਮ ਨਾਲ ਸੰਪਰਕ ਕਰੋ। 1 ਅਕਤੂਬਰ, 2024 ਤੋਂ ਪਹਿਲਾਂ ਪ੍ਰਾਪਤ ਹੋਏ ਸਾਰੇ ਜਨਤਕ ਇਨਪੁਟ ਦੀ ਵਰਤੋਂ ਡਿਵੈਲਪਮੈਂਟ ਐਪਲੀਕੇਸ਼ਨ ਵਿੱਚ ਯੋਗਦਾਨ ਪਾਉਣ ਲਈ ਕੀਤੀ ਜਾਵੇਗੀ ਜੋ ਅਸੀਂ ਸਿਟੀ ਆਫ਼ ਰਿਚਮੰਡ (City of Richmond) ਨੂੰ ਜਮ੍ਹਾਂ ਕਰਾਂਗੇ।

ਹੋਰ ਜਾਣਕਾਰੀ ਅਤੇ ਪ੍ਰੋਜੈਕਟ ਸੰਬੰਧੀ ਅੱਪਡੇਟ ਲਈ, ਕਿਰਪਾ ਕਰਕੇ vch.ca/RLMFentiman 'ਤੇ ਜਾਓ।

ਸਾਨੂੰ ਤੁਹਾਡੇ ਸੁਝਾਵਾਂ ਦੀ ਉਡੀਕ ਹੈ।

ਦਿਲੋਂ,

Jo-Ann Tait
ਵਾਈਸ ਪ੍ਰੈਜ਼ੀਡੈਂਟ, ਰਿਚਮੰਡ ਕਮਿਊਨਿਟੀ ਸਰਵਿਸਿਜ਼
RLMFentiman@vch.ca

Sharon Petty
ਚੀਫ਼ ਪ੍ਰੋਜੈਕਟ ਅਫ਼ਸਰ ਅਤੇ ਐਗਜ਼ੈਕਿਊਟਿਵ ਡਾਇਰੈਕਟਰ
RLMFentiman@vch.ca

ਅਸੀਂ ਇਹ ਸਵੀਕਾਰ ਕਰਨਾ ਚਾਹੁੰਦੇ ਹਾਂ ਕਿ ਦੇਖਭਾਲ ਦਾ ਇਹ ਨਵਾਂ ਕੈਂਪਸ Musqueam Indian Band ਦੇ ਰਵਾਇਤੀ ਅਤੇ ਅਣ-ਤਿਆਗੇ ਖੇਤਰ 'ਤੇ ਸਥਿਤ ਹੈ।

Punjabi

2024 年 9 月 16 日

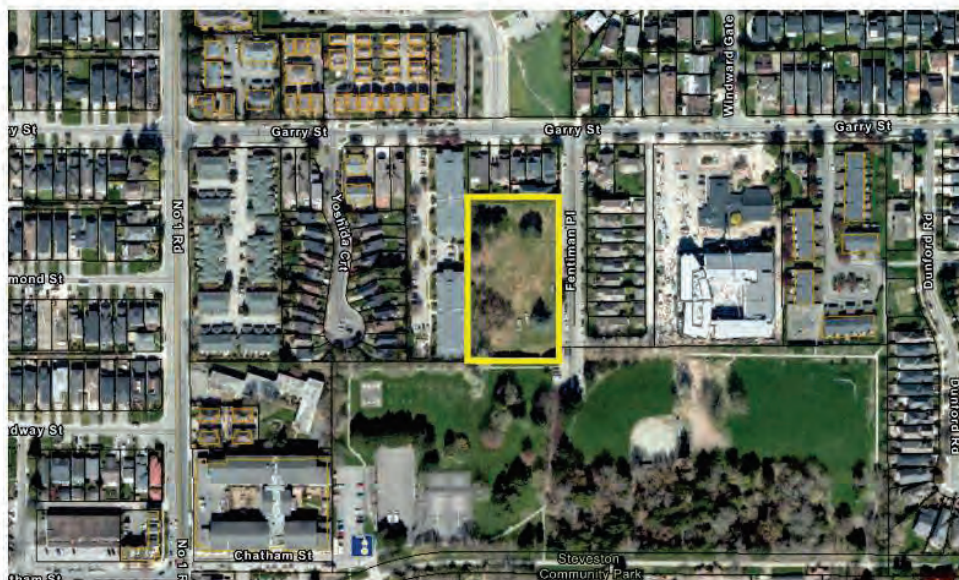
主题：关于 11771 Fentiman Place 新建长者护理园区的提案

亲爱的邻居：

我们谨此向您通报即将提案的列治文丽安园 Fentiman 部 (Richmond Lions Manor-Fentiman) 的开发申请。该新护理园区将提供 144 张长期护理床位、14 张临终关怀床位、成人日间护理、过夜临时托护和儿童托管中心。我们还将提议设立一个咖啡馆及便利店，向所有住户、家属以及周围邻居开放。该护理园区隶属于温哥华沿岸卫生局 (Vancouver Coastal Health, VCH)，并由其负责建造和运营，是对长者健康与保健的重大投资。

项目背景

该项目位于列治文丽安园的原址 (11771 Fentiman Place)。原大楼在为社区服务了几十年后已被拆除 (见下图)。住户们目前暂时在列治文丽安园桥港路分部 (Richmond Lions Manor-Bridgeport) 接受护理，若本项目获批，他们将在新护理园区开放后搬入新园区。



我们承认，这个新的护理园区位于 the Musqueam Indian Band 的传统和未曾割让的领地。

Simplified Chinese

列治文丽安园的原大楼是一座七层高的建筑。新护理院计划建造八层。它将会被设计为 12 名住户为一个单位的“居家”模式。每名住户均享有带浴室的单人间，并将配备护理院常见的社交和娱乐空间，例如：客厅、餐厅、厨房和活动区域。

诸如列治文丽安园 Fentiman 本部的众多长期护理院，均配备训练有素、富有同情心和爱心的员工，为有复杂护理需求、无法继续安全独立居家生活的群体提供护理和监护等服务。

社区参与

温哥华沿岸卫生局 (VCH) 致力于在我们运营的社区成为大家的好邻居。在向列治文市政府 (the City of Richmond) 提交开发申请之前，我们先与您联系，以确保新的护理园区能够考虑到这个社区的需求。

我们正在想方设法，使建筑设计和场地规划与现有社区相适应，例如充分考虑树木的保留、汽车通道和垃圾收集处的位置。

我们期待有机会与邻居们交流，以便提供更多的信息，解决任何问题，并听取您对项目意见。在开发新的护理园区时，有什么是您希望我们纳入考虑的？您认为什么事情是重要的？

如有任何问题或意见，请通过 RLMFentiman@vch.ca 与项目团队联系。所有在 2024 年 10 月 1 日之前收到的公众意见都将被纳入开发申请 (the Development of Application)，提交给列治文市政府。

如需了解更多信息和项目更新，请访问 vch.ca/RLMFentiman。

我们期待您的反馈。

谨启，

Jo-Ann Tait
列治文社区服务副主席
RLMFentiman@vch.ca

Sharon Petty
首席项目官兼执行董事
RLMFentiman@vch.ca

我们承认，这个新的护理园区位于 the Musqueam Indian Band 的传统和未曾割让的领地。

Simplified Chinese

2024 年 9 月 16 日

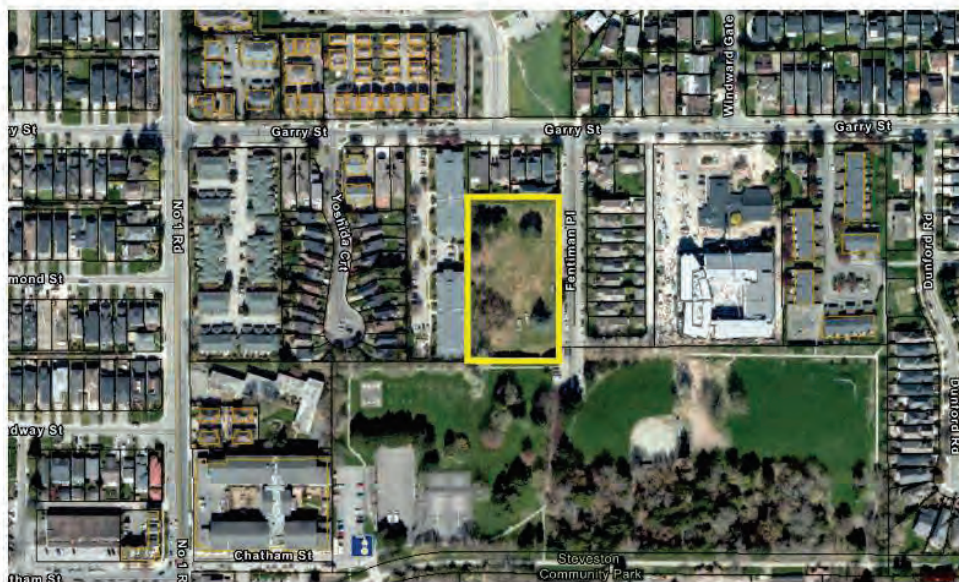
主旨：11771 Fentiman Place 全新長者房屋提案

敬告親愛的鄰里，

我們寫這封信是為了向您提供有關開發列治文麗安園 (Richmond Lions Manor) Fentiman 護理園區的最新消息。這是一個全新的護理園區，其將設有 144 張長期護理床位、14 張安寧照護床位、一個成人日託計劃、夜間喘息服務中心和一個托兒所。我們也將提議開設一家咖啡廳和街角商店，開放給所有院友、家庭和街坊鄰居使用。這個護理園區是對長者健康和保健的一項重大投資，並將由溫哥華沿岸衛生局 (Vancouver Coastal Health, VCH) 興建、擁有和運營。

計劃背景

這個計劃位於列治文麗安園原址 (11771 Fentiman Place)，該院在為社區服務了數十年後已被拆除（請參閱下方地圖）。院友們目前暫時在列治文麗安園橋港路分部 (Richmond Lions Manor-Bridgeport) 接受護理，如果此計劃獲得批准，他們將在新護理園區開業後搬遷到新設施。



我們謹此致敬，這座新的護理園區座落於 Musqueam Indian Band 民族的傳統且未經割讓的領土上。

Traditional Chinese

列治文麗安園原址是一棟七層樓高的建築，新的護理院則擬建為八層樓。它將以「家庭住戶」的形式設計，每戶可容納 12 名院友，均住在配有浴室的單人房，並設有一般住宅中的社交和娛樂空間，如客廳、餐廳、廚房及活動空間。

長期護理院如列治文麗安園 Fentiman 護理園區，透過訓練有素、富有同情心和愛心的專業人員提供一系列的服務，為有複雜護理需求、無法繼續在家中安全獨立生活的人士提供護理和監督的服務。

社區參與

溫哥華沿岸衛生局致力於成為我們所服務社區的友善鄰居。我們在向列治文市政府提交開發申請前先行聯繫您，以確保新的護理園區能夠充分考慮到本社區的需求。

我們正在探索如何在建築設計和場地規劃上有效兼顧現有社區，例如考慮保留樹木和維持綠化景觀，以及車輛通行路徑和垃圾收集區域的配置。

我們誠摯地歡迎與鄰里交流的機會，期望能為本計劃提供更多資訊、解答您的疑問，並聆聽您的寶貴意見。在規劃新的護理園區時，您是否有任何建議或事項希望我們能夠納入考量？什麼對您來說很重要？

如有任何問題或意見，請透過 RLMFentiman@vch.ca 與項目團隊聯絡。所有在 2024 年 10 月 1 日前收到的公眾意見，都將納入我們向列治文市政府提交的開發申請。

如欲了解更多資訊和項目計劃的最新消息，請瀏覽 vch.ca/RLMFentiman。

我們期待收到您的寶貴意見。

謹啟。

Jo-Ann Tait
列治文社區服務副總裁
RLMFentiman@vch.ca

Sharon Petty
首席專案官兼執行董事
RLMFentiman@vch.ca

我們謹此致敬，這座新的護理園區座落於 *Musqueam Indian Band* 民族的傳統且未經割讓的領土上。

Traditional Chinese

Appendix 3: Redacted Correspondences

Neighbour Response #1

My husband and I are long-term residents of Steveston and remember the old Lion's Manor well. It did need to be rebuilt and my family is happy Coastal Health is finally rebuilding it. When it was torn down & moved "temporarily" to Brighthouse it was slated to be rebuilt more than 15 years ago. Now we have even more need for seniors care homes at all levels in the province but especially here in the lower mainland. Assisted living and long-term care facilities even more so! 2 of my neighbours are dealing with mothers desperately in need of long-term care only to be told for more than 6 months - there are no spaces. This is only our own experience - there are so many more! Rebuilding Lions Manor is essential to our community.

We are pleased that you have moved from lower level buildings to high rise and encourage you to go higher to have more beds. That location is best utilized for a taller building and the needs are definitely there. Having the respite & hospice along with childcare - all much needed - are welcome in this space, in our view.

Cheers

Richmond Lions Manor-Fentiman Project Team Reply to #1:

Dear XXXX and XXXX,

Thank you so much for your letter in support of the new Lions Manor: letters of support help to tell the City and Council that your neighbourhood supports the seniors' housing, respite suites, a hospice, and child care on Fentiman Place. We also appreciate your understanding that we are trying to optimize the use of the site with a taller building, which allows us to serve more people in need.

After we submit our development application, we will reach out again with updates and more detailed plans for your review. In the meantime, please feel free to reach out again if you have further comments and questions. All of your comments and questions will be documented and submitted to the City with our development application, forming part of the public record.

Warm regards,

Richmond Lions Manor-Fentiman Team

Neighbour Response #2

Will residents who currently live in Steveston have priority since it would make it easier for neighbours and friends to visit?

Richmond Lions Manor-Fentiman Project Team Reply to #2:

Hi XXXX,

Thank you for your message. We recognize the importance of supporting ongoing relationships between long-term care residents, and their families and friends.

The current long-term care application process encourages residents, and their families and friends, to choose up to three preferred long-term care homes in any community they prefer. Whenever possible residents will be offered a bed in a care home on their preferred list.

Under the current system, Richmond Lions Manor-Fentiman long-term care home would provide an opportunity for Steveston residents to list it as their preferred long-term care home. Upon opening, Richmond Lions Manor-Fentiman will increase the number of long-term care beds available in Richmond.

Thank you,

The Richmond Lions Manor-Fentiman team

Neighbour Response #3

I am past president of Wisteria Seniors Health & Housing Society who own Wisteria Place next door. Part of our vision was to have Lions Manor rebuilt so that we develop a Campus of Care surrounding Steveston Park. Currently we have assisted living further east on Moncton Street at the Austin Harris Residence, and Seniors Independent Living at the Maples Residence and Wisteria Place immediately adjacent to Steveston Park. Also we have the Bill Rigby Seniors Housing Complex as well as the ANAF Seniors Housing nearby. Lions Manor Long Term Care will be a welcome addition to our community.

Wisteria Place has previously considered converting some of their rooms to assisted living so that even though we cannot have "aging in place" in one facility, we can accomplish that by having all seniors facilities close to each other so that the lives of seniors are less disrupted as they age and their health deteriorates.

I also echo the sentiments of Linda Barnes who points out the critical need to have more extended health as well as assisted living beds increased in our community.

Richmond Lions Manor-Fentiman Project Team Reply to #3:

Thank you for your email. We look forward to the potential of being neighbours and supporting Steveston residents and the wider Richmond community with more long-term care beds, an adult day program and hospice services.

We know that whenever possible, supporting residents to stay in their communities, close to friends, families and a familiar environment is important to their health and well-being. We look forward to future opportunities to engage with you and the Richmond community to create a vibrant and purposeful life for future residents of the Richmond Lions Manor-Fentiman campus of care. We encourage you to subscribe at <https://engage.vch.ca/richmond-lions-manor-fentiman> to receive project updates.

Thank you,

The Richmond Lions Manor-Fentiman team

Neighbour Response #4

Covering Letter:

Dear Ms. Petty and Ms. Tait,

On behalf of Mr. and Mrs. Roberts, please find attached their letter outlining their strong concerns regarding the proposed development at [11771 Fentiman Place](#), which they are submitting as long-time residents of Steveston. The Roberts are deeply troubled by both the scale of the development and the lack of adequate consultation with the community. The height and density of the project, along with the minimal information provided, make it impossible for them and their neighbors to offer meaningful input within the limited time frame.

The Roberts strongly urge Vancouver Coastal Health and the City of Richmond to reconsider the project's scope and to extend the consultation process to better engage with affected residents like themselves.

At their request, I have also cc'd the relevant parties at the **City of Richmond** to ensure the Roberts concerns are properly heard and addressed.

Please feel free to contact XXXX, ccd in this communication, directly. We look forward to your prompt response and further clarification on how this project will proceed.

Sincerely,

Attached Letter Referenced in Covering Letter:

Re: Opposition to Proposed Development at 11771 Fentiman Place (the "Proposed Development")

We are writing as long-time residents of XXXX Garry Street, Richmond, BC, where we have lived for nearly 15 years. Our home is adjacent to the Proposed Development at 11771 Fentiman Place, and we have significant concerns about the Proposed Development, which we feel must be addressed before any further steps are taken.

Not only have we been part of this neighborhood for over a decade, but we also have **deep familial roots to Steveston Village** that span almost a century, particularly tied to the early **commercial fishing industry** supported by Indigenous and Japanese workers that helped shape this area. In fact, my (Ralph) father is memorialized at the **Steveston Fishermen's Memorial**, which honors those who lost their lives at sea while contributing to the fishing industry. While in my 70s now, I attended **high school in Steveston**. This village is an important part of our family's history and identity, and it

is deeply troubling to see such an expansive development proposal in this cherished, long-standing community.

First and foremost, the proposal for an **eight-story** building is entirely out of place in our quiet, residential neighborhood. There are no other developments of this height in Steveston Village. To our knowledge, the general height limit for buildings in Steveston is significantly lower, with most projects capped at four stories. The introduction of an eight-story structure will dramatically alter the character of the area and negatively impact our residential neighbourhood, our home and the surrounding properties.

According to the **Steveston Village Heritage Conservation Area** guidelines, most buildings in this area are limited to a **maximum of four stories** to maintain the historical character and community feel that we all love about Steveston. The village has historically preserved a lower-density and low-rise environment, with height limits to reflect its unique heritage. Developments that exceed this height are usually discouraged unless they undergo a thorough review to ensure they align with the community's character and planning objectives.

In addition, this Proposed Development is **far higher in density** than the existing Richmond Lions Manor. The inclusion of a **childcare center, café, corner store, and adult day program** and increased resident volume will greatly increase traffic, noise, and general activity in what has traditionally been a peaceful and quiet residential neighborhood. The original Lions Manor, which was set back from neighboring homes, did not have the same scale or level of activity. This Proposed Development will significantly change the dynamic of the area, and we are deeply concerned about the long-term impacts this will have on our community.

We are also very disappointed with the **extremely short consultation timeline**. We only received this brief, two-page notice on **September 16, 2024**, and yet you are requesting public input by no later than **October 1, 2024**. Two weeks is simply not enough time for us to fully understand the scope of this Proposed Development, let alone provide meaningful feedback or meaningfully be engaged. Furthermore, there has been **insufficient information provided** to us and other neighbors. We have not seen **conceptual designs**, nor have we been given any information about **construction timelines** or the potential impact on our day-to-day lives.

Given the magnitude of this project and its potential to drastically change our neighborhood, we believe that more time and **detailed information** are needed to allow for proper community engagement. Without these details, it is impossible to make an informed decision or provide thoughtful feedback.

For these reasons, we are **strongly opposed** to the current proposal. The height and density of the building, combined with the inadequate consultation process, lead us to believe that this development is not appropriate for our neighborhood. We respectfully urge you to **reconsider the scope and scale** of the Proposed Development and to allow for a **more comprehensive**

consultation process that provides sufficient time and information for residents to be fully informed and engaged.

We look forward to hearing from you and hope to see a more thorough and thoughtful approach to this development moving forward.

Sincerely,

Richmond Lions Manor-Fentiman Project Team Reply to #4:

Dear XXXX and XXXX,

Thank you for your response to our letter regarding the proposed Richmond Lions Manor-Fentiman campus of care. We appreciate that you spent the time to tell us about your concerns. We are committed to working closely with neighbours and local communities throughout the process. The intention of our letter was to provide early notice that Vancouver Coastal Health will be submitting a Development Application for the 11771 Fentiman Place site to the City of Richmond. As well, we want to obtain early input from adjacent neighbors to help inform the design that will be submitted as part of our application. All community input received regarding the project, including your letter, will be included with the application.

We read that you express concern about the proposed 8-storey height and the density of the project. The previous Richmond Lions Manor long-term care home on the site was a 7-storey building, so there is a history of having a building taller than the single-family homes nearby. Nevertheless, we do understand that our proposal represents a change from the vacant site today, and that where we put the building on the site and its height makes a difference to you and the rest of the neighbourhood.

The conceptual design work for the new building is still in progress. Our project team is exploring how best to achieve functional requirements of a campus of care to create a vibrant and purposeful life for future residents of Richmond Lions Manor-Fentiman, while also considering the feedback we receive and how the site will serve different members of the community.

Thanks again for writing to us about Richmond Lions Manor-Fentiman, a proposed development on Fentiman Place. After we submit our development application to the City of Richmond, we will share more information and updated plans with you for your review. In the meantime, please reach out if you have further comments and questions.

Sincerely,

Jo-Ann Tait
Vice President, Richmond Community Services

Sharon Petty
Chief Project Officer & Executive Director

Neighbour Response #5

Hello,

I am writing to express the concerns on behalf of my family.

My family and I reside in a home located at XXXXX Fentiman Place. We do not have access to a garage and are concerned about the availability of street parking on Fentiman Place that would be available if this project is approved. Where will the construction trades park during construction? Will there be onsite parking for staff and visitors of the Richmond Lions Manor - Fentiman once completed?

The availability of street parking on Fentiman Place is already very limited. A lot of dog owners who use the Steveston Dog Off Leash Area arrive by car and use most of the Fentiman Place street parking as well as the laneway that runs along the south end of Fentiman Place. There is also a lot of pedestrian and vehicle traffic along Fentiman Place prior to McMath high school start and at the school end times for student drop off and pick ups. The sports field at the south end of Fentiman place also generates a lot of traffic when teams hold baseball games.

If this project is approved I would like to see permit only parking introduced along both sides of Fentiman Place and no parking or permit only parking in the laneway that runs along the south end of Fentiman Place. Permits should be only available to residents of Fentiman Place with one permit per vehicle with proof of vehicle ownership.

As we have a large family we have three vehicles that we need to park outside of our premises. We are also concerned about dust caused during the construction process falling upon our parked vehicles and the increased litter accumulation that would come from the amount of construction trades required for this project.

The south end of Fentiman Place tends to be a gathering spot for criminal activity and I would like to see increased lighting in the area for the safety of the public and residents of Richmond Lions Manor - Fentiman if this project is approved. The lighting of the project once completed may also be a concern if it is too bright and shining excessive light on our residence.

Thank you for considering our concerns. We would like to be added to any database that provides updates on this project.

Richmond Lions Manor-fentiman Project Team Reply to #5:

Dear XXXX,

Thank you very much for your letter. We appreciate how you spent the time to tell us about your specific concerns: street parking, construction trades parking, and parking for staff and visitors after construction, and security.

We understand that on-street parking is very important to your family since you do not have access to a garage. We also understand that street parking is important to the neighbourhood, especially since the site is so close to the Steveston Dog Off-Leash Area, McMath high school, and the sports field.

If the Lions Manor long-term care facility is approved by the City, when construction is complete, staff and visitors will have parking provided on the Lions Manor site, so they will not need to park on the street.

While Vancouver Coastal Health does not have authority to determine if Fentiman Place should be a permit-only parking street, we will include this comment with our development application for consideration by the City.

Your concern about dust caused during construction falling upon your parked vehicles is reasonable. The City will require us to submit an Erosion and Sediment Control Plan that describes what the construction team must do to reduce dust impacts to neighbours. This plan will include a truck tire wash station on-site to reduce spreading dust and dirt to the surrounding neighbourhood. This Erosion and Subdivision Control Plan will be worked on in greater detail a little later in the development application process.

Thank you for noting your security concerns about criminal activity on the south end of Fentiman Place. We share your desire for a safe neighbourhood. The design team will work with the City to propose appropriate lighting for the area for safety. Our draft design concept features a second storey garden and resident room on the south end of the building, facing the park: this will result in more "eyes on the street", which will further discourage criminal activity there.

We are still very early in the design process. Your early feedback will help inform the design that we submit to the City with our development application. We will definitely reach out to you again with more information and opportunities for questions and comments. In the meantime, please feel free to reach out if you have further questions or comment. All questions and comments will be documented and provided to the City as part of our development application process, becoming part of the public record.

Kind regards,

The Richmond Lions Manor-Fentiman team

Neighbour Response #6

Hello,

I thought I'd write with some concerns and questions regarding the proposed facility as I live directly opposite the site on Fentiman Place.

I was disappointed to see it confirmed that the new building will comprise eight stories. Even back in the 1980s when I studied this specific topic at UBC, the notion of stacking elderly people in towers had been discredited, and new facilities consisted of several smaller buildings positioned around common areas and/or a courtyard. However, as a resident, my primary concern with a tall building is the setback from the road. The artist's rendering I've seen shows the main tower situated near the rear, western portion of the property. I realize the actual site plan will likely barely reflect this rendering, but I would like to urge that the main tower be placed as far back from the road as possible (if a tower must be built at all).

The artist's rendering does not show parking. Will this be located in a parkade within one of the structures?

There are several attractive trees and bushes along the eastern portion of the property; can any of these be retained?

Finally, how will construction crews be managed and where will they park? During the demolition of the old building and then the construction of Wisteria Place behind my house, the street became a mess of garbage and cigarette butts for over two years and vehicles blaring music were parking outside the homes starting at 6 am.

Thank you in advance for addressing these points.

Regards,

Richmond Lions Manor-Fentiman Project Team Reply to #6:

Dear XXXXX,

Thank you very much for your letter. We appreciate how you spent the time to tell us about your specific concerns: building height, where the building will be located, landscaping, and construction impacts.

We are still very early in the design process: we reached out to you and your neighbours while we are still drafting the design. We have not submitted a development application to the City yet. Your

early feedback will be used to inform the design that we will submit to the City with our development application.

The artist rendering (I assume you are talking about the rendering installed on the fence next to the sidewalk on Fentiman Place) refers to an older design concept. We will pass on your concern about where tall buildings are sited. The design team is exploring ways for the site to have an 8-storey facility that works with the character of your neighbourhood.

We are proposing to provide all parking on the site, and that most parking will be provided underground.

We share your desire to preserve trees and shrubs wherever possible. We are still working on our site plan to see what trees and shrubs can be preserved on the site, particularly on the edges of the site where they can act as a buffer between the long-term care facility and neighbouring properties.

We'll be able to make more detailed plans to accommodate construction trades parking once our architectural plans are fleshed out in greater detail. We understand that construction trades parking is a concern for the neighbourhood, and we have flagged this issue for follow-up with our team later in the process.

We plan to manage this construction process in a manner that is sensitive to you and your neighbours. At the very least we will follow the City of Richmond's Noise Bylaw, which states that noisy construction activity cannot occur before 7am on weekdays.

Thanks again for writing to us about Lions Manor, a proposed replacement long-term care facility on Fentiman Place. After we submit our development application to the City, we will share more information and updated plans with you for your review. In the meantime, please feel free to reach out if you have further comments and questions. All of your comments and questions will be documented and submitted to the City with our development application, forming part of the public record.

Kind regards,

The Richmond Lions Manor-Fentiman team

Neighbour Response #7

Dear Project Team Officers, Ms. Angie Martienz, and Dr. Howard Chang,

I hope this letter finds you well. My name is XXXX, and I am reaching out with a sense of gratitude and enthusiasm regarding the new Richmond Lions Manor- Fentiman Campus project.

As my mother is currently receiving care at Minoru Residence, I deeply appreciate the positive impact that the new senior campus will have on the community, particularly through its focus on providing care and support for seniors. The inclusion of a childcare center at this location is especially meaningful to me.

With eight years of experience as an Early Childhood Educator and my role as one of the directors at Alliance Children Society, I have always dreamed of integrating childcare services within a senior residence setting. This vision aligns perfectly with the new campus's plans.

Alliance Children Society is a non-profit organization established in 2019, led by a dedicated group of Christians committed to delivering high-quality childcare programs with a focus on love, care, and community service. Our team of experienced Early Childhood Educators is passionate about nurturing young children and fostering their gifts and talents.

We recognize a significant need for a childcare and preschool center in the Richmond community, and we would be honored to explore the possibility of operating such a center at your new campus. We believe our values and vision would be a perfect match for the proposed facility.

Thank you for considering this proposal. I would be delighted to provide any further information about our organization or discuss this opportunity in more detail. Please feel free to contact me via email or phone at (xxx) xxx-xxxx. We look forward to the possibility of collaborating to serve our community together.

Warm regards,

XXXXXXXXXX
Alliance Children Society

Richmond Lions Manor-Fentiman Project Team Reply to #7:

Dear XXXX,

Thank you for your email. We are happy about the possibility of including child-care as part of the RLM-Fentiman campus of care.

We are aware of the significant need for child-care within Richmond, especially the Steveston Community and recognize the potential benefits of intergenerational programming.

We value your interest in the child-care opportunity. A process for the selection of a child-care operator will be established at a later date. We encourage you to subscribe for project updates at <https://engage.vch.ca/richmond-lions-manor-fentiman> to receive pertinent updates. As well, there is now an information board at Minoru that will also have updates.

Thank you,

The RLM Fentiman Project team

Neighbour Response #8

List email is an opportunity to express a couple of concerns regarding the proposed Senior Housing for Fentiman Place.

#1- agree with need to increase the amount of beds for: long-term care – though a seven story building exceeds the height of buildings in the area, and should not exceed the height of nearby buildings – Wisteria and Maples. The area is residential and building need to maintain a low profile to conform to the ‘neighbourhood’ concept. (note: senior housing No#4 and Williams – low profile)

#2 – wondering if a child care center is necessary as any playground (cordoned off) will impact negatively the outdoor space for the residents. This will be especially important if hospice care bed are included in the site.

#3 – given that Wisteria, Maples etc address the needs for seniors, is the Lions Manor to be designated for those seniors needing financial assistance as well as those requiring assisted living spaces?

#4 – parking for staff and residents?

Basically my concerns revolve around the size of building and the myriad of needs the space is trying to accommodate.

Thank you for your consideration.

Richmond Lions Manor-Fentiman Project Team Reply to #8:

Thank you for taking the time to write us with questions and concerns regarding the proposed replacement building on the site of the original Richmond Lions Manor.

Child Care

We are proposing to integrate child care into the project because it is considered a best practice for bringing vibrancy to a long-term care community. On-site child care offers a unique opportunity to provide intergenerational programming that benefits both long-term care residents and the children attending the day care.

Future Residents

The Richmond Lions Manor-Fentiman long-term care home will be publicly subsidized and will offer services to those people who have complex care needs and who require services beyond what can be provided at home or in assisted living. There is no assisted living planned on the site. Access to the beds is not dependent on someone’s finances. All beds will be accessed through Vancouver Coastal Health and subsidized by the Ministry of Health.

Parking for Staff and Residents

We plan to provide parking for staff, visitors and residents on the site.

Thanks again for writing with your concerns and questions. We encourage you to subscribe at <https://engage.vch.ca/richmond-lions-manor-fentiman> to receive project updates. We will share more information and seek your feedback when the designs for the proposed building are further advanced. Please feel free to get in touch again if you have further questions or concerns. All correspondence you send will be documented and provided to the City of Richmond as part of the development application process.

Kind regards,

The Richmond Lions Manor-Fentiman team

Neighbour Response #9

Greetings,

This email is in response to a request from Vancouver Coastal Health for stakeholders who live in the proximity of the proposed Lion's manor development at 11771 Fentiman Place in Richmond BC. This message is from the owners at XXXX Fentiman Place, XXXX and XXXX.

The proposal to replace Lion's manor does not come as a surprise following its teardown in 2014. What is different with this construction from the original is the change to the surrounding areas (the homes now on Fentiman were not here when built, neither was McMath high school). This is where the focus of our concerns resides with this project.

Construction

How long will this project take?

What kind of inconveniences should residents expect?

Neighborhood Impact

What surrounding amenities can residents expect to be interrupted during construction? This includes parking, park access, street use for high school access, senior community access to parks and pathways.

Will we lose our street parking on both sides of the street? Residents can't park in front of our homes for up to four months each year due to tree sap from aphids in the trees on the east side of the street. If the street parking is eliminated, where will alternate parking be available?

Where will staging areas be located for project construction materials? The construction of the new Steveston community center has resulted in the temporary closure of the softball diamond. Where will project employees be parking when working on this project?

Property Damage Concerns

During the construction of Wisteria place at the Buddhist temple on Garry Street we experienced high levels of shaking of our home. It was very noisy and the only day to enjoy peace and quiet in our own home was on Sundays. Every other day was loud with lots of shaking, rattling our walls. It was difficult to live through that build.

What should residents expect with this construction? What kind of construction (piledriving?) will occur with this build? This will be much worse for Garry Street residents and the Senior residents of Lion's Park whose homes back right up to the 11771 properties.

Should we be concerned about property damage during construction? How will this be monitored by Coastal Health and construction partners?
Can pre and post inspections occur?

Project Size Concerns

Below is a layout of the previous Lion's manor, the new manor appears to take up a much larger footprint on the lot and will remove any sunlight that was available to the residents on the east side of Fentiman place. This does not seem considerate to the residents living here.





Post Project concerns

How will the neighborhood handle the additional traffic generated from this facility on a dead-end street?

Thank you,

Richmond Lions Manor-Fentiman Project Team Reply to #9:

Thank you for taking the time to write us with questions and concerns regarding the proposed replacement building on the site of the original Richmond Lions Manor.

We wanted to reach out to you and your neighbours early in the process, before architectural designs are complete and before submitting a development application to the City of Richmond. We plan to host a public information meeting after we submit our application to the City of Richmond.

Construction period

The development application still needs to be submitted and then approved by the City of Richmond. We'll be able to provide timing information once we are further along in the development application process.

Traffic

We understand that you are concerned about changes in traffic on Fentiman Place. We understand that you are concerned about traffic on Fentiman Place. The development team is working with a Traffic Consultant to study the effect of the new Richmond Lions Manor-Fentiman campus of care on traffic on Fentiman Place. The results of this traffic study will be part of the public record as we work through the development application process. We plan to provide parking for staff, visitors and residents on the site. There are currently no plans to remove public on-street parking: we can continue to discuss this as our plans become more detailed.

As we get further along into the development application process and have more detailed designs, the development team will need to document Construction Traffic Management and construction operations and identify how potential impacts to neighbours can be mitigated. For example, it is common practice to wash truck wheels on-site to reduce the amount of dirt that would otherwise get tracked off-site. At this early stage in the process, we document the concerns expressed by neighbours and later on, when we have more detailed designs to work with, the team will be able to identify more specific measures to reduce potential construction impacts to neighbours and make this information available to you.

The site currently has a fence separating the public sidewalk from the Richmond Lions Manor property. This fence, or one like it, will need to be in place before construction can begin. We understand that it is important to preserve safe pedestrian access to the park at the south end of Fentiman Place. Trades parking and staging areas for construction materials are both important details that will need to be worked out later in the development application process.

Construction and Neighbouring Foundations

Since we are still early in the design process, we do not know whether it will be necessary to drive piles into the ground. We will work with our Structural Engineer and be able to be more specific about our construction method a little later in the design process. We will need to get back to you

about documenting the condition of the foundation of neighbouring houses and monitoring potential changes during construction. There are different ways of doing this, so we need further input from our Construction Manager and more detailed designs before we can provide you with further information. We have flagged this as an item for follow-up.

Building Siting and Massing

Please note that the architectural rendering of the project you included in your email is no longer current. The project is early in the design process. The design team is still working on where to place the building on-site and is taking the concentration of the height and massing into consideration. When this preliminary design is complete, they will undertake a shadow analysis to forecast potential impacts, if any, of the new Richmond Lions Manor-Fentiman on neighbours. This information will be provided to you and the rest of the public through the development application process.

Thanks again for writing with your concerns and questions. We encourage you to subscribe at <https://engage.vch.ca/richmond-lions-manor-fentiman> to receive project updates. We will share more information and seek your feedback when the designs for the proposed building are further advanced. Please feel free to get in touch again if you have further questions or concerns. All correspondence you send will be documented and provided to the City of Richmond as part of the development application process.

Kind regards,

The Richmond Lions Manor-Fentiman team

Neighbour Response #10

As one of the original residents of Fentiman Place, I am very disappointed that our voices can only be heard via email. Why have you not arranged a meeting with the residents so we may discuss our concerns face to face? As a "good neighbour", please reconsider this oversight and contact us for such a meeting.

Yes, the original building was a seven story structure that covered approximately one-half of the lot, yet your new proposal appears to be three attached buildings of eight stories that appear to cover about 80% of the lot. We always wondered how they were allowed zoning for a seven story structure in Steveston in the first place. We always knew the plan was to rebuild Lions Manor, but we thought either they would use the same footprint as the original or design a plan to better fit the residential location by proposing a similar development to the four story structures of The Maples or Wisteria. A development of this size should never be allowed in this location. We have many concerns over the logistics of worker parking, the type of construction which can cause cracks in our foundations and walls, etc. etc.

We also can't imagine the increased traffic on our street once you add the drop off and pick up of the child and adult day care facilities added to our twice daily parent drop off and pick up of the McMath students. Also add the food trucks and garbage trucks to this mix. Would you want to live on such a street?

Just to add to our concerns, many of us are considering selling and moving out of our beloved neighbourhood due to the upcoming construction of this monstrosity. Only one problem, our house values have plummeted along with the fact that buyers will be difficult to find once they see this oversized plan for Lions Manor.

Would you purchase a home on our street under these circumstances?

Thank you for considering my proposal for a face to face meeting with the residents of our beautiful street. Please feel free to contact me at any time.

Sincerely,

Richmond Lions Manor-Fentiman Project Team Reply to #10:

Thank you for taking the time to write us with questions and concerns regarding the proposed replacement building on the site of the original Richmond Lions Manor.

We chose to reach out to you and your neighbours early in the process, before architectural designs are complete and before submitting a development application to the City of Richmond. We plan to host a public information meeting after we submit our application to the City of Richmond.

Building Siting and Massing

The project is early in the design process. The design team is still working on where to place the building on-site and is taking the concentration of the height and massing into consideration. When this preliminary design is complete, they will undertake a shadow analysis to forecast potential impacts, if any, of the new Richmond Lions Manor-Fentiman on neighbours. This information will be provided to you and the rest of the public through the development application process.

Traffic

We understand that you are concerned about traffic on Fentiman Place. The development team is working with a Traffic Consultant to study the effect of the new Richmond Lions Manor-Fentiman campus of care on traffic on Fentiman Place. The results of this traffic study will be part of the public record as we work through the development application process. We plan to provide parking for staff, visitors and residents on the site. There are currently no plans to remove public on-street parking: we can continue to discuss this as our plans become more detailed.

As we get further along into the development application process and have more detailed designs, the development team will need to document Construction Traffic Management and construction operations and identify how potential impacts to neighbours can be mitigated. For example, it is common practice to wash truck wheels on-site to reduce the amount of dirt that would otherwise get tracked off-site. At this early stage in the process, we document the concerns expressed by neighbours and later on, when we have more detailed designs to work with, the team will be able to identify more specific measures to reduce potential construction impacts to neighbours and make this information available to you.

The site currently has a fence separating the public sidewalk from the Richmond Lions Manor property. This fence, or one like it, will need to be in place before construction can begin. We understand that it is important to preserve safe pedestrian access to the park at the south end of Fentiman Place. Trades parking and staging areas for construction materials are both important details that will need to be worked out later in the development application process.

Construction and Neighbouring Foundations

Since we are still early in the design process, we do not know whether it will be necessary to drive piles into the ground. We will work with our Structural Engineer and be able to be more specific about our construction method a little later in the design process. We will need to get back to you about documenting the condition of the foundation of neighbouring houses and monitoring potential changes during construction. There are different ways of doing this, so we need further input from our Construction Manager and more detailed designs before we can provide you with further information. We have flagged this as an item for follow-up.

Thanks again for writing with your concerns and questions. We encourage you to subscribe at <https://engage.vch.ca/richmond-lions-manor-fentiman> to receive project updates. We will share

more information and seek your feedback when the designs for the proposed building are further advanced. Please feel free to get in touch again if you have further questions or concerns. All correspondence you send will be documented and provided to the City of Richmond as part of the development application process.

Kind regards,

The Richmond Lions Manor-Fentiman team

Neighbour Response #10 reply to Richmond Lions Manor-Fentiman Project Team:

Thank you for taking the time to respond to my email.

Your update was helpful and we and our neighbours look forward to future consultations with your team as this proposal moves along.

Regards,

Neighbour Response #11

Dear interested parties at Vancouver Coastal Health,

Please consider having consideration for a place for the delivery of dental care on site at the new LTC facility. As a local dentist I see a high need in that population and there are severe barriers to care with accessing a community, out of facility clinic.

I am currently working on a research masters degree focused on geriatric dentistry with UBC with my project's foundation in the delivery of dental care in LTC facilities.

Simply put, a single room could serve your residents well as long as appropriate electrical and plumbing are in place. 144 residents would likely only require a dentist/hygienist a few days a month. Many of the residents would now qualify for the Canadian Dental Care Plan.

Options might include having a contracted dentist on-site, a private dentist running a clinic within the facility or approaching the UBC Geriatric Dentistry Program to run the clinic.

I'd happily discuss any further details if you are interested.

Best wishes,

Richmond Lions Manor-Fentiman Project Team Reply to #11

Hi Dr. XXXX,

Thank you for your interest and for contributing to the care of long-term care (LTC) residents through your research.

We recognize that dentistry plays a critical role in meeting the health needs of LTC residents, especially as many are unable to travel to visit a dentist or dental hygienist. Ensuring access to dental care, along with other essential health services, within the LTC home is a priority and aligns with our vision for Richmond Lions Manor-Fentiman.

Thank you again for your dedication to improving care for LTC residents. We encourage you to subscribe at <https://engage.vch.ca/richmond-lions-manor-fentiman> to receive project updates and look forward to staying connected as we continue this important work.

Warm regards,

Richmond Lions Manor-Fentiman Team

Neighbour Response #12

Hello,

I am writing to you as a homeowner at XXXX Fentiman Place and in regard to the new seniors housing proposal across the street from us at 11771 Fentiman Place.

Although we understand this project is necessary, we are all extremely saddened to hear that this project will be starting very soon. The construction, the building and the traffic will completely change our quiet street.

As you may or may not know already, Fentiman Place becomes extremely congested with traffic each and every day with cars parked all along both sides of the street to drop and pick up kids from McMath High school.

When there is an event in Steveston, such as swim meets at the Community Center, or Salmon festival in July, along with other events, the parking is extremely limited and backs up the entire street.

As a resident who parks in front of her house on Fentiman Place every day and has two very young children, I feel it is only right for the city to make the East side of Fentiman (across from where the project will be located), a permit only zone for us residents who will be completely pushed out by regular traffic as well as all of the construction trucks etc.

Please consider this as a good gesture for the homes located on the quiet street that will be completely disrupted by constant noise, shaking, foundation disruptions and construction workers, trucks and pollution.

Thank you for your consideration and I look forward to hearing from you.

Richmond Lions Manor-Fentiman Project Team Reply to #12:

Dear XXXX,

Thank you for taking the time to write us with questions and concerns regarding the proposed replacement building on the site of the original Richmond Lions Manor.

We understand that you are concerned about traffic on Fentiman Place. The development team is working with a Traffic Consultant to study the effect of the new Richmond Lions Manor-Fentiman campus of care on traffic on Fentiman Place. The results of this traffic study will be part of the public record as we work through the development application process.

As part of the development application process, the development team will need to submit a Construction Traffic Management Plan to the City for review and approval. We'll be able to do this work once we are further along in our design and development application process.

The project team does not have control over Permit Parking and other parking restrictions on public roads: this is up to the City of Richmond. However, we will document your suggestion and include it in the development application package we will submit to the City of Richmond.

Thanks again for writing with your concerns and questions. We encourage you to subscribe at <https://engage.vch.ca/richmond-lions-manor-fentiman> to receive project updates. We will share more information and seek your feedback when the designs for the proposed building are further advanced. Please feel free to get in touch again if you have further questions or concerns. All correspondence you send will be documented and provided to the City of Richmond as part of the development application process.

Kind regards,

The Richmond Lions Manor-Fentiman team

Richmond Lions Manor- Fentiman

Public Information Session – Summary Report

July 22, 2025

Prepared by Petersson Planning Consulting for Vancouver Coastal Health



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Richmond Lions Manor-Fentiman

Public Information Session – Summary Report

Introduction

Vancouver Coastal Health (VCH) is applying to redevelop the site at 11771 Fentiman Place, Richmond, to construct a new campus of care, Richmond Lions Manor (RLM)-Fentiman. The project will help meet the evolving needs of the growing community through replacement of RLM, which used to operate on the site and has since been demolished. The new RLM-Fentiman will provide timely access to services, including a long-term care, hospice, an adult day programming and child care.

Process

The Richmond Lions Manor-Fentiman project team proactively consulted with adjacent neighbours very early in the development process (September 2024), before significant design work was undertaken. This allowed the design team to consider public input prior to committing resources to a specific design configuration and consider early neighbour input prior to completing and submitting a development application with the City of Richmond.

This report documents the Public Information Session that was undertaken by the VCH Richmond Lions Manor-Fentiman project team on May 21, 2025 from 6 – 7:30 p.m. The session was organized after receiving initial input from the City of Richmond and was held in-person at the Steveston Community Centre. Public feedback from this meeting is intended to inform the next draft of materials to be submitted to the City as part their development application process. Over 200 letters to neighbours were distributed and 37 members of the public signed in.

The purpose of this step in the public engagement process was to:

- Present development application materials to neighbours
- Provide an opportunity for neighbours to ask questions about the development
- Provide an opportunity for neighbours to comment on the proposal

Notification Area

The City of Richmond generally requires development applicants to notify and request feedback from the public who live within 100m of a significant development site of a development application. The Richmond Lions Manor-Fentiman project team exceeded the 100m radius notification requirement (Appendix A) to ensure that adjacent neighbours received this second round of notification.

Notification Letter

Notification letters were hand-delivered to 215 households, Wisteria Place Retirement Community, Maple Residences, McMath Secondary School, Steveston Community Centre, Steveston Buddhist Temple on May 12, 2025.

The notification letters (Appendix B) were written in English, Traditional Chinese, Simplified Chinese and Punjabi. The letter informed neighbours of the Public Information Session and the opportunity to learn more about the project, ask questions and share any comments. It also shared that their input is important and will help inform the ongoing design process.

Attendance

At the Public Information Session on May 21, 2025, 37 members of the public signed in (Appendix C). The room at Steveston Community Centre was on the ground floor and physically accessible.

The following Provincial and City representatives as well as project team members were in attendance:

Province of British Columbia:

- MLA Kelly Greene

City of Richmond:

- Councillor Andy Hobbs

Project Team members:

- Jo-Ann Tait, Vice President - Richmond Community, VCH
- Angie Martinez, Operations Director, Long-Term Care and Assisted Living - Richmond Community, VCH
- Jen Selman, Director, Clinical Planning and Capital Projects, VCH
- Maria Li, Senior Project Manager, Clinical Services, VCH
- Nathaniel Lim, Leader, Clinical Services, VCH
- Stephanie Massot, Leader, Community Engagement, VCH
- Jeremy Deutsch, Leader, Public Affairs, VCH
- Darren Bryson, Chief Project Officer, MAKE Projects
- Marisa McLaws, Project Manager, MAKE Projects
- Bill Mitchell, Partner, Zeidler Architecture
- Colin Clark, Senior Architect, Zeidler Architecture
- Carly Moore, Architect, Zeidler Architecture
- Eitaro Hirota, EHA Architecture
- Johannes Petzel, Landscape Architect, Perry and Associates

Facilitator:

- Steven Petersson, Principal, Petersson Planning Consulting

Session Format

The session began as an open house. Members of the public could browse 17 display boards and engage directly with project team members. Project team members were standing next to display boards based on subject matter expertise, such as clinical, architectural, and landscaping. Two project team members were able to provide language support for members of the public who spoke Cantonese and Mandarin. There were also QR codes on each display board to provide an option for participants to access [translated boards online](#) in Traditional Chinese, Simplified Chinese and Punjabi.

The open house was followed by a presentation. The presentation began with a welcome from Musqueam Elder, Alec Dan. Project team members, including Jen Selman, Darren Bryson, Eitaro Hirota and Johannes Petzel, presented information about the new campus of care. The presentation was followed by a facilitated dialogue where project team members listened to comments and answered questions, which were recorded on a flip chart. They answered questions and responded to comments based on their areas of expertise.

Facilitated Dialogue

Many participants chose to ask questions and comment on the proposed development during the question and answer portion of the session. All questions and answers were recorded on a flip chart at the front of the room. Participants were encouraged to ensure that their questions and comments were recorded accurately. The facilitators ensured everyone who wanted to speak had the opportunity to do so, and the project team answered all of the questions.

Table of Verbal Comments/Questions and Responses

Question or Comment	Project Team Response
How big is each bedroom?	Bedrooms will be single occupancy rooms with ensuites. The room will be large enough to accommodate the resident comfortably along with storage for personal items and space for visitors.
Would residents have Wi-Fi? Their own TV?	Residents will have access to Wi-Fi and their own TV. They will be encouraged to bring their belongings so their room will reflect their own life.

Has a traffic study been conducted?	A Traffic Impact Assessment and Terms of Reference will be completed. We will ensure a traffic study will be completed.
We thought the new Lions Manor would have the same building footprint on the site as the old Lions Manor. The new proposed Lions Manor has a larger building footprint and will also be one-storey taller. The other tall buildings in the neighbourhood are only four-storeys. We are in shock.	Thank you for your comment. We are doing our best to meet program targets in a sensitive way on this site.
The shadows from the new building will impact us most of the year.	The shadow study shows that you will not be impacted for most of the year. To demonstrate it, our team will model more days and times of the year to help you understand what it will be like. The sample dates that we shared are typical for development applications, but our software allows us to model shadows in greater detail.
I am concerned about construction impacts and noise.	Thank you for your comment. The project team will ensure that construction abides by all of City of Richmond Bylaws, including the Noise Bylaw. We will do everything we can to limit all impacts to residents. We will have a “we break it, we buy it” policy.
Will the existing residents of Richmond Lions Manor-Bridgeport be grandfathered in? Will they receive priority for the new Lions Manor Fentiman?	Existing Residents will have the opportunity to move to Richmond Lions Manor-Fentiman if they wish and will receive priority.
What will the construction hours be?	We will work within the City’s bylaws.
I’m concerned about traffic: the issue is not just traffic during school, but the number of visitors to visit residents.	A Traffic Impact Assessment and Terms of Reference will be completed. We will ensure a traffic study will be completed. Safety of residents and students is a number one priority. All drop-offs will happen on site.
How many child care spots will there be for Lions Manor staff? Or for Steveston? Or for Richmond? Will the additional child care spaces help our neighbourhood?	The proportion of allocation has not yet been determined. Spaces will be available for both families in and around Steveston and staff working on the site.
How locked in are the numbers for the different programs in this project? Has a business case been made for these numbers?	Yes, all programs are based on a robust business case.

I know there is a huge demand, but I'm not sure what the backlog is for people seeking care. It is difficult for family members navigating the system.	There is an existing VCH process in place for the placement of people into LTC. The redevelopment Richmond Lions Manor-Fentiman is one of the strategic ways to try to meet the demand for LTC beds.
Is the household cluster concept a new idea for VCH or has it been tried and tested elsewhere?	The small households' model is validated and has shown positive outcomes for long term care residents across the world. They have been implemented at sites across BC.
What if you get offered a spot but don't want the 12-person family style?	There are existing VCH processes for placement and choice for LTC. There are no LTC sites operating within Richmond that have a small household model.
What would put this project at risk of not going forward?	VCH's job is to manage risks that are part of any capital project. A risk outside of our control could include a change in political priorities, where capital funds are allocated to different projects. We do not anticipate this to be a problem.
A big issue for me is the height and size of the building.	Thank you for your comment.
We need two separate traffic plans: one for the construction phase, and one for once it is built.	Both plans will be required by the City as part of the approval process.
We will need resident-only parking restrictions in the neighbourhood to preserve on-street parking for residents.	This is something the City could consider, but is outside the scope of our project.
We want transparency through this process. Please make drawings publicly available.	We are committed to working in a transparent fashion with the public. VCH has a web site for people to review project materials. The sign-in sheet at this meeting included a column where you can indicate you wish to receive project updates. VCH welcomes your comments. VCH has responded to every written comment it received during the first neighbourhood notification in September 2024. All questions and written comments made at this public meeting will be recorded and submitted to the City as a public document: please help us make

	sure that we are recording your input accurately.
I am worried that construction will cause our homes and foundations to shake and cause cracks.	We do not anticipate any blasting or pile driving during the construction process.

Written Comments

During the open house, members of the public were encouraged to record any comments or questions they had on a sticky note and post them on one of the display boards. The Richmond Lions Manor-Fentiman project team received 18 written responses within the session.

Table of Written Comments/Questions and Responses

The table below lists comments and questions verbatim (in the left column), as written on the stickies. Overarching themes include general support for the project as well as support for specific aspects of the project, proposed built form, parking and traffic, clinical and program decisions, and construction process.

The right column includes responses that were written by the project team for inclusion in this report.

Posted Comments and Questions	VCH Project Team Responses
Just want you to start building.	Thank you for your comment.
Want to age in my own community.	VCH shares your goal.
Traffic for dropping off high school students and heavy pedestrian route 8:00 – 8:30am (coming from both directions and backed up). So how will daycare timing work? I think it will be a big challenge.	A Traffic Impact Assessment and Terms of Reference will be completed. We will ensure a traffic study will be completed. Safety of residents and students is a number one priority. All drop-offs will happen on site.
Glad that the big pine tree is remaining and other trees, too.	Thank you for your comment. We are doing our best to preserve significant trees, where possible.
What impacts from pile driving might occur?	We are not anticipating pile driving at this time.
Who will run the ADP?	The Adult Day Program will be owned and operated by VCH.
Who will the child care be for? Staff? Neighbours?	The proportion of allocation has not yet been determined. Spaces will be available for both families in and around Steveston and staff working on the site.

Parking lot for dropping off teenagers – what about daycare drop-offs timing? I can't get out of Yoshida Drive. Teenagers riding bikes, too – safety for them.	A Traffic Impact Assessment and Terms of Reference will be completed. We will ensure a traffic study will be completed. Safety of residents and students is a number one priority. All drop-offs will happen on site.
I love the whole concept.	Thank you for your comment.
The 7-storey had so little impact and so great to have seniors in the park.	Thank you for your comment. It is helpful to remember there was a Richmond Lions Manor operating on this site previously.
I love the daycare idea, and that seniors and children will be together.	Intergenerational programming can play a vital role within LTC benefitting both seniors and children.
Provide an option for access to the second floor for people with claustrophobia and can't use an elevator. There is a facility in Burnaby that has an access ramp to the second floor.	Thank you for your comment. Options will be considered.
Keep the seniors busy with activities – not sit in front of TV most time. Special Events i.e. Xmas dinner, Thanksgiving, etc.	Thank you for your comment. VCH's goal is to support residents and enrich their lives with appropriate programming.
None of the plans had the different functions & uses labelled. Poor drawings for community info.	Space planning is still being finalized. A vision board was displayed with a coloured legend to identify all of the programming components and their locations.
Presentation didn't speak about rezoning issue, process and timeline.	Rezoning and process timelines were discussed in the facilitated dialogue towards the end of the meeting. A vision board was displayed with a tentative Rezoning Schedule.
50 years ago, in 1970 there were 144 single bedrooms. Now 55+ years later – how can 144 bedrooms be an adequate number for a much older community.	RLM-Fentiman was originally built to provide supportive housing and later transitioned to long term care for 86 residents at time of closing. The current proposed site will replace those 86 beds and add 56 new beds to help in address the need for long term care in Richmond. The project team is also being mindful of building height; we do not want to increase height beyond what is necessary.
Form & character is not representative of Steveston in any way. This building looks like it could be located in any Canadian city – <u>not</u> in our village of Steveston.	VCH understands how important it is for new developments to reflect the unique character of Steveston. VCH will take this back to the project team and explore how the design can better incorporate elements that are more in keeping

	with the architectural language and village feel of Steveston.
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Conclusion

This report summarizes the public engagement undertaken by VCH in support of the proposed Richmond Lions Manor-Fentiman development application.

The purpose of the Public Information Session was to present development application materials to neighbours and provide an opportunity for neighbours to ask questions about the development and to comment on the proposal. Notification letters were hand-delivered to 215 neighbours beyond the required 100m of the proposed site. Over 50 members of the public attended and 37 people chose to share their name and email for further information.

The meeting length and format were sufficient to provide all participants with an opportunity to learn more, ask questions, and make the comments they wished to provide that evening. The public could participate by browsing the display boards, speaking with project team members, writing comments on sticky notes, and posting them to one of the display boards and contributing to the facilitated dialogue. Participants expressed a variety of perspectives in civil and civic dialogue.

The project team provided information for the public to be notified of project updates and receive further information. The follow-up email (Appendix D) also indicated that on-going questions and comments are welcome by emailing RLMFentiman@vch.ca and/or visiting the [RLM-Fentiman engagement webpage](#). The project team anticipates further ongoing engagement throughout the development application process.

Appendix A – Notification Area



Appendix B – Notification Letters



May 12, 2025

Dear neighbour,

Vancouver Coastal Health invites you to a Public Information Session regarding the Rezoning Application (RZ 25-005701) for a new Care Centre located at 11771 Fentiman Place, Richmond, British Columbia.

The proposed centre will feature a long-term care home, hospice, adult day program, a childcare facility and other services that will provide significant benefits to the local community.

The purpose of this session is to provide an opportunity for community members to learn more about the project, ask questions and share any comments. Your input is important and will help inform the ongoing design process.

Public Information Session details

- Date: Wednesday, May 21, 2025
- Time: 6:00 to 7:30 p.m.
- Location: Room Phoenix Room in Steveston Community Centre (4111 Moncton Street, Richmond, B.C.)

Agenda

- 6:00 - 6:40 p.m.: Open House
- 6:40 - 7:00 p.m.: Presentation
- 7:00 - 7:30 p.m.: Questions and answers

If you are unable to attend the session but would like to provide comments, please visit <https://engage.vch.ca/richmond-lions-manor-fentiman>. Additional information, including images and translation in Traditional Chinese, Simplified Chinese and Punjabi, will become available the evening of May 21.



Thank you for your continued interest in the future of your community.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jen Selman'.

Jen Selman

Director, Clinical Planning and Capital Projects
Richmond Lions Manor-Fentiman Project
Vancouver Coastal Health

A handwritten signature in black ink, appearing to read 'Darren Bryson'.

Darren Bryson

Chief Project Officer
Richmond Lions Manor-Fentiman Project
MAKE Projects

2025 年 5 月 12 日

親愛的芳鄰您好：

溫哥華沿岸衛生局 (Vancouver Coastal Health) 誠摯邀請您參加一場公眾說明會，說明有關編號 RZ 25-005701 的土地變更編定申請案。本案預計在卑詩省列治文市 (Richmond, BC) Fentiman Place 11771 號，興建一座全新的照護中心。

這座新規劃的照護中心將設有長期護理院、安寧照護中心、成人日間照護計劃、托兒設施，以及其他有助於本地社區的服務。

本次說明會將讓社區居民有機會進一步了解本專案，並歡迎您在現場提出問題或分享意見。我們十分重視每一位居民的參與，您的回饋將有助於完善後續整體規劃。

公眾說明會資訊

- 日期：2025 年 5 月 21 日 (星期三)
- 時間：晚上 6:00 至 7:30
- 地點：Steveston 社區活動中心的 Phoenix 教室
(4111 Moncton Street, Richmond, B.C.)

說明會流程

- 晚上 6:00 至 6:40：開放參觀
- 晚上 6:40 至 7:00：簡報說明
- 晚上 7:00 至 7:30：問答交流



若您無法親自出席本次說明會，歡迎透過以下網站留下意見：<https://engage.vch.ca/richmond-lions-manor-fentiman>。網站將於 5 月 21 日晚間更新，屆時會提供更多資訊，包括圖片，以及繁體中文、簡體中文和粵語普通話的翻譯內容。

感謝您持續關注社區的未來發展。

謹啟，

Jen Selman

臨床規劃與資本專案總監
列治文麗安園-Fentiman 專案
溫哥華沿岸衛生局

Darren Bryson

首席專案總監
列治文麗安園-Fentiman 專案
MAKE 專案管理顧問有限公司

Traditional Chinese

2025 年 5 月 12 日

亲爱的邻居：

温哥华沿岸卫生局 (Vancouver Coastal Health) 诚邀您参加为新建护理中心而申请土地用途重新规划 (RZ 25-005701) 的公共信息会议。该地块位于 11771 Fentiman Place, Richmond, British Columbia。

拟建的护理中心提供长期护理、临终关怀、成人日间护理、儿童照护以及其他服务，将显著提升当地社区福祉。

本次信息会议旨在为社区民众提供一个平台，使大家对该项目有更深入的了解，有机会提出疑问并表达意见。您的反馈至关重要，将为持续的设计工作提供参考。

公共信息会议详情

- 日期：2025 年 5 月 21 日，星期三
- 时间：晚 6:00 至 7:30
- 地址：Phoenix Room Steveston Community Centre (4111 Moncton Street, Richmond, B.C.)

议程

- 晚 6:00 - 6:40 :接待时间
- 晚 6:40 - 7:00 :项目介绍
- 晚 7:00 - 7:30 :问答环节

如果您无法出席本次会议，但希望发表意见，请访问该网页 <https://engage.vch.ca/richmond-lions-manor-fentiman>。其他信息将于 5 月 21 日晚发布，包括图片以及繁体中文、简体中文和旁遮普语的翻译。



感谢您持续关注社区的未来发展。

此致

Jen Selman

临床规划与资本项目部主任
列治文丽安园 Fentiman 项目部
温哥华沿岸卫生局 (VCH)

Darren Bryson

首席项目官
列治文丽安园 Fentiman 项目部
MAKE Projects

Simplified Chinese

12 ਮਈ, 2025

ਪਿਆਰੇ ਗੁਆਂਢੀ,

ਵੈਨਕੂਵਰ ਕੋਸਟਲ ਹੈਲਥ ਤੁਹਾਨੂੰ 11771 Fentiman Place, Richmond, British Columbia ਵਿੱਚ ਨਵੇਂ ਕੋਅਰ ਸੈਂਟਰ ਲਈ ਰੀਜ਼ੋਨਿੰਗ ਅਰਜ਼ੀ (RZ 25-005701) ਦੇ ਸਬੰਧ ਵਿੱਚ ਇੱਕ ਜਨਤਕ ਜਾਣਕਾਰੀ ਸੈਸ਼ਨ ਵਿੱਚ ਸ਼ਾਮਲ ਹੋਣ ਲਈ ਸੱਦਾ ਦਿੰਦੀ ਹੈ।

ਪ੍ਰਸਤਾਵਤ ਸੈਂਟਰ ਵਿੱਚ ਇੱਕ ਲੌਂਗ-ਟਰਮ ਕੋਅਰ ਹੋਮ, ਹੋਸਪਿਸ, ਬਾਲਗਾਂ ਲਈ ਦਿਨ ਦਾ ਪ੍ਰੋਗਰਾਮ, ਬਾਲ-ਸੰਭਾਲ (ਚਾਈਲਡ ਕੋਅਰ) ਲਈ ਫੈਸੀਲਿਟੀ ਅਤੇ ਹੋਰ ਅਜਿਹੀਆਂ ਸੇਵਾਵਾਂ ਸ਼ਾਮਲ ਹੋਣਗੀਆਂ ਜੋ ਸਥਾਨਕ ਭਾਈਚਾਰੇ ਲਈ ਮਹੱਤਵਪੂਰਨ ਸੇਵਾਵਾਂ ਪ੍ਰਦਾਨ ਕਰਨਗੀਆਂ।

ਇਸ ਸੈਸ਼ਨ ਦਾ ਉਦੇਸ਼ ਭਾਈਚਾਰੇ ਦੇ ਮੈਂਬਰਾਂ ਨੂੰ ਪ੍ਰੋਜੈਕਟ ਬਾਰੇ ਹੋਰ ਜਾਣਕਾਰੀ ਪ੍ਰਦਾਨ ਕਰਨ, ਸਵਾਲ ਪੁੱਛਣ ਅਤੇ ਕੋਈ ਵੀ ਰਾਏ ਸਾਂਝਾ ਕਰਨ ਦਾ ਮੌਕਾ ਦੇਣਾ ਹੈ। ਤੁਹਾਡੇ ਵਿਚਾਰ ਮਹੱਤਵਪੂਰਨ ਹਨ ਅਤੇ ਚੱਲ ਰਹੀ ਡਿਜ਼ਾਈਨ ਪ੍ਰਕਿਰਿਆ ਵਿੱਚ ਯੋਗਦਾਨ ਪਾਉਣ ਵਿੱਚ ਮਦਦ ਕਰਨਗੇ।

ਜਨਤਕ ਜਾਣਕਾਰੀ ਸੈਸ਼ਨ ਦੇ ਵੇਰਵੇ

- ਤਰੀਕ: ਬੁੱਧਵਾਰ, 21 ਮਈ, 2025
- ਸਮਾਂ: ਸ਼ਾਮ 6:00 ਤੋਂ 7:30 ਵਜੇ
- ਲੋਕੇਸ਼ਨ: ਸਟੀਵਸਟਨ ਕਮਿਊਨਿਟੀ ਸੈਂਟਰ (4111 Moncton Street, Richmond, B.C.) ਵਿੱਚ Phoenix Room

ਕਾਰਜ ਸੂਚੀ

- ਸ਼ਾਮ 6:00 - 6:40 ਵਜੇ: ਓਪਨ ਹਾਊਸ
- ਸ਼ਾਮ 6:40 - 7:00 ਵਜੇ: ਪੇਸ਼ਕਸ਼
- ਸ਼ਾਮ 7:00 - 7:30 ਵਜੇ: ਸਵਾਲ ਅਤੇ ਜਵਾਬ

ਜੇ ਤੁਸੀਂ ਸੈਸ਼ਨ ਵਿੱਚ ਸ਼ਾਮਲ ਨਹੀਂ ਹੋ ਸਕਦੇ ਪਰ ਆਪਣੀ ਰਾਏ ਦੇਣਾ ਚਾਹੁੰਦੇ ਹੋ, ਕਿਰਪਾ ਕਰਕੇ <https://engage.vch.ca/richmond-lions-manor-fentiman> 'ਤੇ ਜਾਓ। ਵਧੇਰੇ ਜਾਣਕਾਰੀ, ਜਿਸ ਵਿੱਚ ਚਿੱਤਰ ਅਤੇ ਟ੍ਰੇਡਿੰਗ ਚਾਈਨੀਜ਼, ਸਿੰਪਲੀਫਾਈਡ ਚਾਈਨੀਜ਼ ਅਤੇ ਪੰਜਾਬੀ ਵਿੱਚ ਅਨੁਵਾਦ ਸ਼ਾਮਲ ਹਨ, 21 ਮਈ ਦੀ ਸ਼ਾਮ ਨੂੰ ਉਪਲਬਧ ਹੋਵੇਗੀ।

ਆਪਣੇ ਭਾਈਚਾਰੇ ਦੇ ਭਵਿੱਖ ਲਈ ਆਪਣੀ ਨਿਰੰਤਰ ਰੁਚੀ ਲਈ ਤੁਹਾਡਾ ਧੰਨਵਾਦ।

ਦਿਲੋਂ,

Jen Selman

ਡਾਇਰੈਕਟਰ, ਕਲਿਨਿਕਲ ਪਲੈਨਿੰਗ ਅਤੇ ਕੈਪੀਟਲ ਪ੍ਰੋਜੈਕਟ
ਰਿਚਮੰਡ ਲਾਇਨਜ਼ ਮੇਨਰ-ਫੈਂਟਿਮਨ ਪ੍ਰੋਜੈਕਟ
ਵੈਨਕੂਵਰ ਕੋਸਟਲ ਹੈਲਥ

Darren Bryson

ਚੀਫ ਪ੍ਰੋਜੈਕਟ ਅਫਸਰ
ਰਿਚਮੰਡ ਲਾਇਨਜ਼ ਮੇਨਰ-ਫੈਂਟਿਮਨ ਪ੍ਰੋਜੈਕਟ
MAKE ਪ੍ਰੋਜੈਕਟ



Punjabi

Appendix C – Sign-In Sheet

Sign-In Sheet			
Lions Manor-Fentiman Proposal			
Public Information Meeting May 21, 2025			
NAME	ADDRESS	EMAIL (optional)	Would you like to be added to contact list for updates?
[Redacted]	[Redacted] Garry St	[Redacted]	Yes
[Redacted]	[Redacted] Windyham Dr	[Redacted]	Yes
[Redacted]	[Redacted]	[Redacted]	Yes
[Redacted]	[Redacted] Garry St	[Redacted]	Yes
[Redacted]	" "	[Redacted]	
[Redacted]	" "	[Redacted]	
[Redacted]	[Redacted] Garry St	[Redacted]	Yes
[Redacted]	[Redacted] Garry St.	[Redacted]	Yes
[Redacted]	[Redacted] Garry St.	[Redacted]	Yes
[Redacted]	[Redacted]	[Redacted]	
[Redacted]	[Redacted]	[Redacted]	
[Redacted]	[Redacted] Garry St	[Redacted]	Yes
[Redacted]	[Redacted]	[Redacted]	"
[Redacted]	[Redacted] Garry St	[Redacted]	Yes
[Redacted]	[Redacted] A Surrey	[Redacted]	Yes
[Redacted]	[Redacted] Fentiman	[Redacted]	Yes
[Redacted]	[Redacted] Fentiman	[Redacted]	Yes

Information collected on this form will only be used to understand public feedback for community planning purposes and provide a record of public consultation. It will not be used for any other purpose.

Sign-In Sheet

Lions Manor-Fentiman Proposal

Public Information Meeting May 21, 2025

NAME	ADDRESS	EMAIL (optional)	Would you like to be added to contact list for updates?
	N/A	N/A	
	[redacted] Fentiman		yes
	[redacted] GARRY ST		YES
	[redacted] GARRY ST		
	[redacted] Yoshida Ct		yes
	[redacted] Kirpfisher		cc ✓
	[redacted] Fentiman Pl.		.com ✓
	[redacted] Garry St.		oca yes
	[redacted] Garry St		com ✓
	[redacted] Garry St		gmail.com ✓
	[redacted] Railway Ave		gmail.com ✓
	[redacted] Williams Rd		mail.com YES
	[redacted] Fentiman Pl.		.net

Information collected on this form will only be used to understand public feedback for community planning purposes and provide a record of public consultation. It will not be used for any other purpose.

Sign-In Sheet

Lions Manor-Fentiman Proposal

Public Information Meeting May 21, 2025

[illegible]

Information collected on this form will only be used to understand public feedback for community planning purposes and provide a record of public consultation. It will not be used for any other purpose.

Appendix D – Follow-Up Email

Thank you for attending the Richmond Lions Manor-Fentiman Care Centre public information session and open house

 Massot, Stephanie [VCH] on behalf of RLM Fentiman
To

Hello

The Richmond Lions Manor-Fentiman Care Centre team would like to thank you for making the time to attend and share your thoughts at the public information session and open house last week at the Steveston Community Centre.

If you would like to see a copy of the information boards that were located around the room, you can access them here:

- [Information Boards - Richmond Lions Manor-Fentiman](#)
- [简体中文翻译 Simplified Chinese translation](#)
- [繁體中文翻譯 Traditional Chinese translation](#)
- [ਪੰਜਾਬੀ ਅਨੁਵਾਦ Punjabi translation](#)

Throughout this process, you can reach us at this email (RLMFentiman@vch.ca) or you can visit our Richmond Lions Manor-Fentiman webpage to receive [project updates or leave your thoughts and questions](#).

Kind regards,

Stephanie on behalf of the Richmond Lions Manor-Fentiman team


Vancouver Coastal Health
e-mail: RLMFentiman@vch.ca

We respectfully and humbly acknowledge that this country is the ancestral, traditional and unceded territories of xwmalaytem (Puyublat). Our guests of honor are the Vancouver Coastal Health leaders in serving traditional Peoples of the First Nation Communities of the Musqueam, Kwantlen, Squamish, L'Anse-au-Loup, xwmalaytem, Yq'w'et'ika, Ts'leil-Wet'el, and X'w'm'et'.

The content of this email or conference and only its envelope. If you receive this email in error, please contact the sender and delete it immediately.

Richmond Lions Manor- Fentiman

Steveston 20/20 Group Meeting – Summary Report

July 21, 2025



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Richmond Lions Manor-Fentiman

Steveston 20/20 Group Meeting – Summary Report

Introduction

Vancouver Coastal Health (VCH) is applying to redevelop the site at 11771 Fentiman Place, Richmond, to construct a new campus of care, Richmond Lions Manor (RLM)-Fentiman. The project will help meet the evolving needs of the growing community through replacement of RLM, which used to operate on the site and has since been demolished. The new RLM-Fentiman will provide timely access to services, including a long-term care, hospice, an adult day programming and child-care.

In May 2025, VCH distributed a public notification regarding the project to neighbors in proximity to proposed redevelopment the site. In response, Steveston 20/20 Group requested additional information regarding the new RLM-Fentiman. On June 4, 2025, the project team presented to 15 members of the Steveston 20/20 Group, and this report provides a summary of that meeting.

Attendance

The following external representatives and project team members were in attendance:

Province of British Columbia:

- MLA Kelly Greene (represented by their Constituency Assistant)

City of Richmond:

- Councillor Alexa Loo
- Councillor Andy Hobbs

Organizations from the Steveston 20/20 Group

- Steveston Historical Society (2 people)
- Steveston Heritage Sites
- Steveston Hub
- Maples Residences
- Wisteria Place Retirement Community
- Gulf of Georgia Cannery (2 people)
- Branscombe Artist in Residence
- Britannia Shipyard Historical Site Society

Project Team members:

- Jen Selman, Director, Clinical Planning and Capital Projects, VCH
- Stephanie Massot, Leader, Community Engagement, VCH
- Darren Bryson, Chief Project Officer, MAKE Projects
- Marisa McLaws, Project Manager, MAKE Projects
- Eitaro Hirota, EHA Architecture

Presentation summary

The meeting began with a territorial acknowledgement, recognizing that the project is located on the traditional, ancestral, and unceded territory of Musqueam.

Following this, project team provided an overview of VCH's shift in long-term care delivery and a transition to a new social model of care. This model empowers residents to have increased opportunities for independence and decision-making.

A brief historical context was provided of the original facility, which once accommodated 129 residents requiring long-term care. Over time, this number decreased to 93 in the early 2000s as the facility aged and neared the end of its operational life. Remaining residents were eventually relocated to the Bridgeport site to allow for the decommissioning and demolition of the original building.

Looking forward, the new care centre will introduce four integrated programs aimed at meeting a diverse range of community health needs:

- Long-Term Care: With capacity for 144 residents
- Hospice Services: Providing care for 14 patients
- Adult Day Program: Supporting seniors living at home through daytime services (25 spaces daily)
- Child care Program: Licensed care for 37 children, infant to school age

A key element of the RLM-Fentiman design is the implementation of the new household model. Each household consists of 12 residents who share a communal kitchen and living area. Every resident will have their own private bedroom and ensuite, allowing for comfort, privacy, and independence. This model supports resident choice in daily routines, meals, and activities, fostering a sense of normalcy and control in their lives.

The architectural design was then presented, emphasizing the integration of local Steveston character and history. The building celebrates the natural beauty of its setting, with design features that optimize access to daylight and takes advantage of the area's stunning sunrises and sunsets. Light wells and garden sanctuaries have been carefully incorporated into the plan to enhance well-being and support the therapeutic goals of the facility.

In addition, the building will incorporate technology and assistive systems to support safety and autonomy for residents, particularly those living with dementia. This includes resident locating systems, equipment-compatible elevators, and thoughtfully planned internal circulation to support safe and seamless wheelchair movement.

Project logistics were also shared, such as how the building will serve its operational goals and meet the community's broader needs. VCH is working with experienced developers with the needs of the community in mind. Construction is expected to span several years, with completion anticipated in fall 2029. VCH is currently progressing through the rezoning process with the City of Richmond and a Public Hearing on this project may occur in Fall / Winter 2025.

The meeting concluded with a question and answer session, which provided an opportunity for participants to engage directly with the project team.

Questions/Comments and Answers

#	Question or Comment	Project Team Response
1	Thankful it's getting started.	Thank you for your comment.
2	What plans are being made to ensure proper staffing? Have you initiated discussions with the Province, considering that this process can take a long time? Will the beds be phased in gradually?	We are currently in active discussions with the Province regarding staffing needs. At this time, there is no plan to phase in the beds; the intention is to open all beds at once upon completion.
3	Absolutely Fantastic.	Thank you for your comment.
4	20/20 would like to remain engaged and fully supports the project, recognizing the need and value for long-term care. What is happening to the Bridgeport care facility?	VCH is continually assessing the need for LTC beds. VCH will continue to work with the Ministry of Health to meet the demands for LTC.
5	Will VCH operate the entire building?	Yes, the building will be operated exclusively by VCH, with the exception of the child care facility.
6	What is Extended Care?	"Extended Care" is now referred to as "Long-Term Care."
7	If Bridgeport remains open, will current residents there have the opportunity to transfer to the new facility?	The existing community at Bridgeport will be given opportunity to transfer to the new care centre.
8	Have you explored building higher to accommodate more beds? If not, why?	No, we have not explored additional height beyond what is required to accommodate the current program. The proposed eight-storey

		design has been tailored specifically to the operational and care needs of this project.
9	Shame you didn't explore going higher [regarding the number of storeys being proposed]	We strive to balance the need for LTC and associated services with community land development expectations.
10	What cultural supports will be provided for residents?	VCH is actively engaging with the community to understand cultural programming needs. VCH recognizes the importance of culturally appropriate care and programming that recognizes the diversity of the residents.
11	Will the building incorporate safety features for residents with memory loss?	RLM-Fentiman will include a comprehensive locating system as part of its technology plan. The care centre, including outdoor gardens, will be designed to allow for all residents to move safely through the building. This includes residents who have dementia.
12	We wish you went higher. Steveston can't survive on one-storey buildings and homes. It is very touristy, which doesn't help long-term residents.	We strive to balance the need for LTC and associated services with community land development expectations.
13	If a family member is in independent living and begins to require more care, will they receive priority access to the assisted living?	RLM-Fentiman is LTC and will not have assisted living as an option. There is a regional process for accessing assisted living.
14	Sometimes project funding runs out—how are you planning to “future-proof” this project to ensure it gets built? For example, Vancouver General Hospital had a wing built but didn't open it for years. Will this project be phased?	That's a known example. At this stage, we are not anticipating phasing the project. However, the care centre has been designed with flexibility in mind, allowing for multipurpose use of some spaces should adjustments be needed depending on future funding.
15	The Ministry of Infrastructure can streamline applications.	Thank you for noting this.
16	What is the anticipated project timeline? When will construction begin?	VCH is actively working with the City of Richmond to expedite the Rezoning Application, while remaining respectful of all bylaws and policies. There may be a Public Hearing in Fall / Winter 2025. A more detailed construction schedule will become available as the process advances.

17	20/20 will take back the information to each of the respected groups. We encourage a letter, at the least, to show support for the project. Ideally, Steveston 20/20 would like to see one representative from each group to try and attend the Public Hearing. Thank you, we like the option to subscribe for updates.	Thank you for working with us to bring a new RLM-Fentiman to the neighbourhood. We are happy to continue to provide you with updates.
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From: [Badyal, Sara](#)
To: dianne@sdwoodman.com
Subject: 11771 Fentiman Pl - rezoning application RZ 25-005701
Date: Wednesday, June 18, 2025 9:01:00 AM

Dear Dianne and Gerry Woodman,

Thank you for your correspondence. Public input is encouraged and may be provided to the City throughout an application review process by letter, email and/or the City's website up until a rezoning bylaw receives third reading. Your correspondence will be included in the development application file and will be included in the future rezoning staff report. The purpose of this email is to share some information with you.

As you aware, Zeidler Architecture Inc. has applied to the City of Richmond for permission to rezone 11771 Fentiman Place from "Health Care (HC)" to a site specific zone to allow an eight-storey health service, major development including 144 long-term care beds, 14 hospice beds, adult day care, child care and accessory uses.

The application is currently being reviewed by staff and the application is available for public viewing at the Zoning Counter in City Hall, 8:15am-5pm Monday-Friday.

Transportation needs are being reviewed as part of the application review process. I will share your correspondence with our Transportation staff for their review.

If you would like to discuss further or require additional information, please feel free to call me at 604-276-4282.

Regards,

Sara Badyal, M. Arch, RPP
Program Manager, Housing

Development Applications Department

City of Richmond | 6911 No. 3 Road, Richmond, BC V6Y 2C1
 O: (604) 276-4282 | W: www.richmond.ca | E: sbadyal@richmond.ca
 PEOPLE. EXCELLENCE. LEADERSHIP. TEAM. INNOVATION

From: Dianne Woodman <dianne@sdwoodman.com>
Sent: Friday, June 13, 2025 12:14 PM
To: MayorandCouncillors <MayorandCouncillors@richmond.ca>
Subject: RE: Opposition to the Proposed Richmond Lions Manor-Fentiman Long-Term Care Campus Rebuild

Good Afternoon Mayor Brodie and City Councillors;

I am attaching a letter that my family and I have put together with numerous concerns about this project. I have spoken with numerous residents in the area and I will be submitting a petition in this regard to the Mayor and City Council but in the meantime I am forwarding a letter communicating our deep concerns in the hopes of gaining your support.

If you have any questions please feel free to contact me. Thank you in advance for taking the time to read my document and I hope you will be able to understand our concerns and that we can count on your support.

Kind regards,

S.Dianne Woodman

President & Managing Broker

S.D. Woodman Management LTD.
 Office: 604.275.6777 / Fax: 604.275.9011
 #230 – 12251 No. 1 Road
 Richmond, B.C. V7E 1T6
sdwoodman.com

PLN - 119

Petition Letter: Opposition to the Proposed Richmond Lions Manor–Fentiman Long-Term Care Campus Rebuild

To:

City of Richmond Council
Vancouver Coastal Health Authority

From:

Concerned Residents of the Steveston Community
Dianne and Gerry Woodman
4280 Garry Street
Richmond, BC

Subject: Petition Opposing the Proposed Rebuild of Richmond Lions Manor–Fentiman in Steveston

Dear Council Members and Representatives of Vancouver Coastal Health,

We are writing as long-time residents of 4280 Garry Street, where we have lived since 1983. Our family has deep roots in this community, and we've proudly contributed to its spirit and sense of togetherness—most notably through our Christmas display, which we've hosted every year since 1983 for neighbors and visitors alike.

We strongly oppose the proposed redevelopment of Richmond Lions Manor–Fentiman into a new long-term care campus, and we respectfully ask that the City of Richmond and Vancouver Coastal Health reconsider this project in its current form.

While we support the importance of long-term care services, this location is no longer appropriate for a large institutional facility. We have serious concerns for the following reasons:

1. Building Height and Site Placement Are Out of Scale

The proposed 8-storey building is dramatically out of character with the surrounding neighborhood. No other building nearby approaches this height. In fact, when Wisteria Place was proposed, its design had to be scaled back to just four stories to align with the existing residential landscape. This new proposal ignores that precedent.

Additionally, placing the new building on the north side of the property will cast significant shadows on the single-family homes that back onto the site along Garry Street. This not only disrupts light and privacy but will also fundamentally change the experience of living in these homes. The building should be located on the south side of the property—where it was originally situated—to reduce this impact.

2. Negative Impact on Property Values

This redevelopment threatens to lower the real estate value of homes along both Garry Street and Fentiman Place. With increased shadowing, reduced privacy, and the long-term operational and traffic disruptions such a facility brings, the desirability of these homes will drop—hurting homeowners who have invested in and cared for this neighborhood for decades.

3. Overburdened Traffic and Infrastructure

When the original Lions Manor was built, there were no other large-scale facilities in this area. Since then, R.A. McMath Secondary School (grades 8 – 12), Wisteria Place, Lions Place and a busy Buddhist temple have all added to the strain on our local roads and infrastructure. Traffic is already a daily challenge, especially during school hours and community events. Adding another major facility—plus a childcare center with frequent pick-ups and drop-offs—would create ongoing chaos and gridlock in an already overstretched neighborhood.

4. Emergency Response and Noise

We remember the daily presence of emergency vehicles during the old Manor's time. The sirens, lights, and noise were frequent and unavoidable. Since then, the area has become even more congested, and the cumulative emergency response demand is already disruptive. This proposal would only make things worse for residents and the seniors already living at Wisteria Place.

5. Construction Noise and Long-Term Disruption

The construction of an 8-storey building will bring years of noise, dust, traffic interruption, and stress. Once completed, the daily operations of a major facility—deliveries, staff, service vehicles, and visitors—will permanently alter the quiet character of this residential neighborhood.

We are not against long-term care. We are against the placement of this large, multi-use, 8-storey facility in a tightly packed, family-oriented neighborhood that simply cannot absorb more institutional density.

We urge Vancouver Coastal Health and the City of Richmond to:

- Reconsider this location
- Relocate the building to the south side of the property
- Reduce the height of the structure
- Engage the neighborhood directly in meaningful consultation

We want to preserve what makes Steveston livable: its balance, its human scale, and its sense of community.

Thank you for considering our concerns seriously.

Sincerely,

Dianne and Gerry Woodman

4280 Garry Street

Richmond, BC

diannewoodman56@gmail.com/604-329-8447

From: [Huang, Dilys](#)
To: [Taylor Curran](#)
Subject: RE: I Support Lions Manor (11771 Fentiman Street)
Date: Tuesday, July 22, 2025 9:34:40 AM

Hi Taylor,

Thank you for your comments below regarding the rezoning proposal at 11771 Fentiman Place.

This is to acknowledge receipt of your correspondence, which will be considered and provided to Council as part of the review of the application.

Kind regards,

Dilys Huang, RPP, MCIP, LEED Green Assoc. | Planner III, Development
Planning and Development | City of Richmond
T: 604-276-4139 | E: dhuang2@richmond.ca

From: Taylor Curran <taylorcurran77@gmail.com>
Sent: July 20, 2025 7:49 AM
To: MayorandCouncillors <MayorandCouncillors@richmond.ca>
Subject: I Support Lions Manor (11771 Fentiman Street)

Dear Mayor and Councillors,

I am writing to voice my strong support for the redevelopment of Lions Manor in Steveston (11771 Fentiman Street).

My grandmother has lived for nearly a decade at The Maples retirement homes (4071 Chatham Street). It is a lovely neighbourhood; when I visit, we enjoy strolling through the village, across the park, or down to the water.

It is beyond unconscionable that anyone would oppose this project -- that they would try to block vulnerable seniors like my grandma from being able live and receive care in their community (to say nothing of the childcare, adult day program, café, or retail!)

I urge council to approve this project, and to make to crystal clear that *everyone* deserves a home in Steveston.

Thanks,

Taylor Curran, OLY

From: [Badyal, Sara](#)
To: ["rgarfinkel@telus.net"](mailto:rgarfinkel@telus.net)
Cc: [Younis, Martin](#)
Subject: 11771 Fentiman Pl - rezoning application RZ 25-005701
Date: Friday, September 5, 2025 3:

Dear Rochelle Garfinkel and Kevin Rennie,

I have received a copy of your correspondence addressed to Ms. Eliopoulos and copied to Director, Facilities and Project Development Martin Younis.

Thank you for your correspondence. Public input is encouraged and may be provided to the City throughout a rezoning application review process by letter, email and/or the City's website up until a rezoning bylaw receives third reading. Your correspondence will be included in the development application file and will be included in the future rezoning staff report. The purpose of this email is to share some information with you.

As you aware, Zeidler Architecture Inc. has applied to the City of Richmond for permission to rezone 11771 Fentiman Place from "Health Care (HC)" to a site specific zone to allow an eight-storey health service, major development including 144 long-term care beds, 14 hospice beds, adult day care, child care and accessory uses.

The rezoning application RZ 25-005701 is currently being reviewed by staff and the application is available for public viewing at the Zoning Counter in City Hall, 8:15am-5pm Monday-Friday.

If you would like to discuss further or require additional information, please feel free to call me at 604-276-4282.

Regards,

Sara Badyal, M. Arch, RPP
Program Manager, Housing

Development Applications Department

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

O: (604) 276-4282 | W: www.richmond.ca | E: sbadyal@richmond.ca

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August 2, 2025

Dear Ms. Eliopoulos,

We are writing this letter in support of the proposed redevelopment of the Lions Manor – Fentiman site Richmond, BC.

Our community in Steveston South Richmond is a safe, accessible, and welcoming place, enriched with amenities such as the town of Steveston, Garry Point Park, Steveston Park, the Steveston Community Centre and Pool, the Richmond Public Library, as well as the seniors residences like The Maples, Wisteria, and Austin Harris. The area also features tennis courts, an off-leash dog park, waterfront walkways, and numerous schools. These features make our neighborhood vibrant and highly livable.

We strongly believe that the Lions Manor site can support an eight-storey development, especially given that the previous structure was seven storeys. The increase in height is modest and consistent with recent developments in the area.

As neighbors of the Wisteria residence, we initially shared concerns about the potential loss of sunlight during the pre-development phase. However, thoughtful design adjustments and repositioning of the building effectively addressed those concerns. Today, we are pleased with the additional infrastructure that supports seniors in our community.

With an aging population, it is vital to expand housing options and support systems that allow seniors to age in place. Aging in place doesn't just mean staying in one's home—it means remaining in the same neighborhood and community. The Lions Manor redevelopment offers this opportunity.

As neighbors, we have not experienced any traffic issues related to the Wisteria development. In fact, the beautifully maintained grounds have added to the neighborhood's appeal—something that single-family homes cannot always achieve. It is uplifting to see children walking or biking to school, dog walkers, seniors with walkers, and families with strollers all sharing the same paths.

On a personal note, we have recently renovated our townhouse in Steveston, reaffirming our commitment to aging in place in Steveston either in our own home or in the next stage of housing. Since the development of The Maples and Wisteria, we have come to enjoy our daily greetings with residents—many using walkers or wheelchairs—because this

community is safe, accessible, and beautiful. In the afternoons, seniors often gather at the dog park, enjoying the neighborhood in ways made possible by its design and spirit.

We are especially pleased to hear that the proposed redevelopment includes a daycare, hospice, and adult day programs. One additional suggestion we have is the inclusion of a special care dementia support that allows able bodied residents with dementia to safely enjoy the neighborhood's amenities.

We would be happy to host you or any other government representative for a coffee in the neighborhood to showcase firsthand what an ideal setting Steveston is for aging in place.

Sincerely,

Rochelle Garfinkel & Kevin Rennie
4460 Garry St. # 16
Richmond, BC V7E2V2
604 376 7645
rgarfinkel@telus.net

cc Martin Younis, City of Richmond, Director, Facilities and Project Development, Dan Levitt, Senior Advocate, Kelly Greene, MLA, Josie Osborne Minister of Health.

From: [Badyal, Sara](#)
To: ["annel200@gmail.com"](mailto:annel200@gmail.com)
Subject: 11771 Fentiman Pl - rezoning application RZ 25-005701
Date: Monday, August 18, 2025 6:32:00 PM

Dear A. Lerner,

Thank you for your correspondence. Public input is encouraged and may be provided to the City throughout a rezoning application review process by letter, email and/or the City's website up until a rezoning bylaw receives third reading. Your correspondence will be included in the development application file and will be included in the future rezoning staff report. The purpose of this email is to share some information with you.

As you aware, Zeidler Architecture Inc. has applied to the City of Richmond for permission to rezone 11771 Fentiman Place from "Health Care (HC)" to a site specific zone to allow an eight-storey health service, major development including 144 long-term care beds, 14 hospice beds, adult day care, child care and accessory uses.

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If you would like to discuss further or require additional information, please feel free to call me at 604-276-4282.

Regards,

Sara Badyal, M. Arch, RPP
Program Manager, Housing

Development Applications Department

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

O: (604) 276-4282 | W: www.richmond.ca | E: sbadyal@richmond.ca

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From: annel200 <annel200@gmail.com>
Sent: August 5, 2025 2:35 PM
To: MayorandCouncillors <MayorandCouncillors@richmond.ca>; RLMFentiman@vch.ca
Subject: Letter of Support for Richmond Lions Manor-Fentiman

Letter of Support for Richmond Lions Manor-Fentiman
11771 FENTIMAN PLACE

As a senior living close to Steveston, improved access to local health services is important to me and my friends.

The programs that will be offered by this site will enable seniors to keep living independently in their own homes. This can slow the costly need for the city to build more long-term care facilities.

Please support this planned development.

Sincerely,

A. Lerner

12633 NO. 2 ROAD

Richmond V7E 6N5

From: [Badyal, Sara](#)
To: ["Bruce Raber"](#)
Subject: 11771 Fentiman Pl - rezoning application RZ 25-005701
Date: Monday, August 18, 2025 6:39:00 PM
Attachments: [RLM-Fentiman Letter of Sup](#)

Dear Bruce and Rowena Raber,

Thank you for your correspondence. Public input is encouraged and may be provided to the City throughout a rezoning application review process by letter, email and/or the City's website up until a rezoning bylaw receives third reading. Your correspondence will be included in the development application file and will be included in the future rezoning staff report. The purpose of this email is to share some information with you.

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If you would like to discuss further or require additional information, please feel free to call me at 604-276-4282.

Regards,

Sara Badyal, M. Arch, RPP
Program Manager, Housing

Development Applications Department

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

O: (604) 276-4282 | W: www.richmond.ca | E: sbadyal@richmond.ca

PEOPLE. EXCELLENCE. LEADERSHIP. TEAM. INNOVATION

From: Bruce Raber <raberbruce@gmail.com>

Sent: Tuesday, August 5, 2025 3:57 PM

To: CityClerk <CityClerk@richmond.ca>

Cc: RLMFentiman@vch.ca

Subject: Letter of Support for Richmond Lions Manor-Fentiman

Please see attached letter of support for Mayor Malcolm Brodie and Richmond City Council.

Thank you,

Bruce and Rowena Raber

August 05, 2025

The Raber's
3148 Broadway Street
Richmond, BC V7E 2X3

Dear Mayor Malcolm Brodie and Richmond City Council,

RE: Support for the proposed Richmond Lions Manor-Fentiman

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

Our family moved to Steveston in 1993 when I (Bruce) was selected to lead the architectural design of the Richmond Hospital Ambulatory Care Centre (Milan Ilich Pavilion). Over the last 32 years we have raised our 2 daughters in Steveston. All of us have been active citizens in Richmond. From coaching at the community and high school levels, to our children playing every support possible in Richmond, to being leaders at the Steveston Community Centre's summer programs, and to sitting on City Council Advisory Committees and other Boards. Our youngest daughter is now raising our 2 granddaughters here in Richmond, and these children attend day care and elementary school in Richmond. Our oldest daughter is a family doctor and works for Vancouver Coastal Health and at Richmond Hospital.

So why do we tell you this, why should it matter?

It's because we love this community, we are invested in this community, we love living and working in this community, and we love that we have 3 generations of our family living in this community.

So, as we age, and when the day comes that we no longer can live independently in our home in Steveston; we want housing options that will allow us to continue to reside in Richmond, and specifically in Steveston.

As part of the aging population, it is vital to us to have access to housing options and support systems that will allow us and other seniors to "age in place". Aging in place doesn't just mean staying in one's home—it means remaining in the same neighborhood and community.

There are a number of options for “independent” living in our community to accommodate Steveston residents once they leave their homes. These include the Wisteria Place Independent Seniors’ living community, the Maple Residences, and the S.U.C.C.E.S.S. Austin Harris Residence.

But what happens next to us, and other seniors who have lived a large portion of their lives in Steveston, when we will need that next level of care, beyond living independently?

We want to continue to live in Steveston.

The proposed Richmond Lions Manor-Fentiman campus of care is exactly what that next level of care, after independent living could be. With a total of 144 long-term care beds and a 14-bed hospice unit, an adult day program, overnight respite and a 37-space child care centre, this proposed facility will help address the need for more long-term care home spaces and additional health and community services in Steveston and Richmond. It is important that our family members, friends and neighbors can continue to get the care they need and deserve. I believe this project will help meet the evolving care needs of the Steveston and Richmond community.

The benefits would be significant, including:

- More long-term care spaces to support more seniors.
- More child care spaces.
- Easier for families and friends to take their loved ones for a walk or coffee and to use other Steveston services nearby.
- A building design that supports resident choice in daily routines, meals, and activities, fostering a sense of independence and belonging.
- Privacy for residents with private rooms and ensuite bathrooms.
- A more home-like environment with shared kitchens and living spaces.
- Co-located community services so more people can get the care they need.
- Co-located child care and senior care to foster multi-generational living.
- More autonomy and opportunities for safe movement for people living with dementia, including secure, accessible gardens and terraces.

As seniors advocate Dan Levitt wrote in his report to the provincial government last week, our province currently has a shortage of 2,000 long-term care beds and would need to build 16,000 by 2036 to meet anticipated demand. Here in Richmond, we also feel the impact if we need emergency care at Richmond Hospital. Seniors unable to get into long-term care facilities are clogging up hospital beds and ER waiting rooms as the

province struggles to cope with a rapidly aging population and a decades long underinvestment in old-age care.

The number of seniors languishing on waiting lists for publicly subsidized long-term care exploded from 2,381 in 2016 to 7,212 in 2025 — a 200 per cent increase, seniors advocate Dan Levitt wrote in his report. The average waiting time for a space also increased by 98 per cent since 2018, from 146 to 290 days.

Let's do our part here in Richmond and Steveston to at move in the right direction.

Sincerely,

Bruce and Rowena Raber

3148 Broadway Street

Steveston



September 5, 2025
File: RZ 25-005701

**Planning and Development Division
Development Applications**

Neva Bruce
11671 No 1 Road
Richmond, BC V7E 1S8

Re: Rezoning application regarding property located at 11771 Fentiman Place

Thank you for your correspondence. Public input is encouraged and may be provided to the City throughout a rezoning application review process by letter, email and/or the City's website up until a rezoning bylaw receives third reading. Your correspondence will be included in the development application file and will be included in the future rezoning staff report. The purpose of this letter is to share some information with you.

As you aware, Zeidler Architecture Inc. has applied to the City of Richmond for permission to rezone 11771 Fentiman Place from "Health Care (HC)" to a site specific zone to allow an eight-storey health service, major development including 144 long-term care beds, 14 hospice beds, adult day care, child care and accessory uses.

The rezoning application RZ 25-005701 is currently being reviewed by staff and the application is available for public viewing at the Zoning Counter in City Hall, 8:15am-5pm Monday-Friday.

If you would like to discuss further or require additional information, please feel free to contact me by phone at 604-276-4282 or by email at sbadyal@richmond.ca.

Sincerely,

Sara Badyal, M. Arch, RPP

Program Manager, Housing

RE: Support for the proposed Richmond Lions Manor-Fentiman Place

August 06, 2025
11671- No 1 Road
Richmond, BC V7E 1S8

Dear Mayor Malcolm Brodie and Richmond City Council,

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

As a resident of Richmond specifically living in Steveston for the past 31 years and working as a Registered Nurse within both Vancouver Coastal Health and Fraser Health throughout the health care continuum, I truly understand the importance of replacing the previous Lions Manor for the Community. We are witnessing the pressing need for these facilities in our communities from the city's densification, globalization, caregiver burnout, increasing numbers of adults of all ages requiring Long term care services, alongside the decreasing numbers of family members able to support people with increasingly complex health care needs.

The addition of these health and community services is critical. The newer design supports a more home like environment supporting independence, choice, privacy and best practice. Supporting our community members to be able to transition into a nearby Facility supports local familiarity and proximity to Steveston for family outings, keeping people engaged in their community, supporting residents with cognitive decline and having families close to their loved ones.

It is imperative that members of our families, friends and others in the community can continue to get the care they need and deserve with in our community. Replacing the previously located LTC facility provides the much-needed services to meet the LTC needs along with supporting families with caregiver challenges and people at the end of life with dignity. I believe this project will help meet the evolving care needs of the community.

Sincerely,

Neva Bruce R.N., M.Ed.

Community member of Richmond since 1989

From: [Badyal, Sara](#)
To: ["gm@themapleresidences.com"](mailto:gm@themapleresidences.com)
Subject: 11771 Fentiman Pl - rezoning application RZ 25-005701
Date: Monday, August 18, 2025 6:36:00 PM
Attachments: [Richmond Lions Manor-Fentiman letter of support \(1\).pdf](#)

Dear Rob Pretli and Charan Gill,

Thank you for your correspondence. Public input is encouraged and may be provided to the City throughout a rezoning application review process by letter, email and/or the City's website up until a rezoning bylaw receives third reading. Your correspondence will be included in the development application file and will be included in the future rezoning staff report. The purpose of this email is to share some information with you.

As you aware, Zeidler Architecture Inc. has applied to the City of Richmond for permission to rezone 11771 Fentiman Place from "Health Care (HC)" to a site specific zone to allow an eight-storey health service, major development including 144 long-term care beds, 14 hospice beds, adult day care, child care and accessory uses.

The rezoning application RZ 25-005701 is currently being reviewed by staff and the application is available for public viewing at the Zoning Counter in City Hall, 8:15am-5pm Monday-Friday.

If you would like to discuss further or require additional information, please feel free to call me at 604-276-4282.

Regards,

Sara Badyal, M. Arch, RPP
Program Manager, Housing

Development Applications Department

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

O: (604) 276-4282 | W: www.richmond.ca | E: sbadyal@richmond.ca

PEOPLE. EXCELLENCE. LEADERSHIP. TEAM. INNOVATION 

From: General Manager <gm@themapleresidences.com>
Sent: Thursday, August 7, 2025 2:15 PM
To: CityClerk <CityClerk@richmond.ca>
Subject: Re: Richmond Lions Manor-Fentiman letter of support

Hi there, attached is a letter of support to Mayor and Council for the proposed Richmond Lions Manor-Fentiman project.

Best regards

Rob

Rob Pretli

Executive Director/General Manager

Steveston 284 Seniors Housing Society

The Maple Residences

4071 Chatham Street

Richmond, B.C. V7E 2Z7

604-277-4519



August 5, 2025

Mayor Malcolm Brodie and Richmond City Council
Richmond City Hall
6911 No. 3 Road
Richmond, B.C. V6Y 2C1

Dear Mayor Brodie and Members of Richmond City Council,

On behalf of the Board of Directors of the Steveston 284 Seniors Housing Society and the staff at The Maple Residences, an independent living residence for seniors in Richmond, we are writing to express our strong support for Vancouver Coastal Health's application for the proposed Richmond Lions Manor–Fentiman Campus of Care at 11771 Fentiman Place.

We fully recognize the urgent and growing need for additional long-term care beds and expanded health and community services in our city. Our residents, their families, and the wider Richmond community deserve access to appropriate, timely, and dignified care. The plan to rebuild Lions Manor as a modern, comprehensive campus of care is a welcome and necessary step in addressing these needs.

At The Maple Residences, we are increasingly seeing a “new normal” — where seniors requiring long-term care must remain in our facility for extended periods, receiving 24/7 funded care while waiting for appropriate placement. This situation is far from ideal and underscores the pressing demand for not only more long-term care beds, but also transitional care spaces to bridge the gap in service delivery.

We also commend the vision behind the proposed campus, which includes intergenerational elements such as co-located child and foster care services. This innovative approach fosters community connection and reinforces the importance of valuing and caring for our elders. Furthermore, the project's emphasis on safety, privacy, dignity, and resident choice aligns with the core values we share.





Thank you for the opportunity to share our perspective. We hope that Richmond City Council will support this vital initiative, which represents a meaningful investment in the well-being of seniors in our community.

Yours sincerely,

Charan Gill

Chair

Steveston 284 Seniors Housing Society

Rob Pretli

Executive Director / General Manager

The Maple Residences





September 8, 2025
File: RZ 25-005701

**Planning and Development Division
Development Applications**

Raymond Tang
401 – 6611 Cooney Road
Richmond, BC V6Y 4C5

Re: Rezoning application regarding property located at 11771 Fentiman Place

Thank you for your correspondence. Public input is encouraged and may be provided to the City throughout a rezoning application review process by letter, email and/or the City's website up until a rezoning bylaw receives third reading. Your correspondence will be included in the development application file and will be included in the future rezoning staff report. The purpose of this letter is to share some information with you.

As you aware, Zeidler Architecture Inc. has applied to the City of Richmond for permission to rezone 11771 Fentiman Place from "Health Care (HC)" to a site specific zone to allow an eight-storey health service, major development including 144 long-term care beds, 14 hospice beds, adult day care, child care and accessory uses.

The rezoning application RZ 25-005701 is currently being reviewed by staff and the application is available for public viewing at the Zoning Counter in City Hall, 8:15am-5pm Monday-Friday.

If you would like to discuss further or require additional information, please feel free to contact me by phone at 604-276-4282 or by email at sbadyal@richmond.ca.

Sincerely,

Sara Badyal, M. Arch, RPP

Program Manager, Housing

August 11, 2025

401-6611 Cooney Rd.
Richmond, BC
V6Y 4C5

Dear Mayor Malcolm Brodie and Richmond City Council,

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

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

- More long-term care spaces to support more seniors.
- More child care spaces.
- Easier for families and friends to take their loved ones for a walk or coffee and use other community services nearby.
- Building design that supports resident choice in daily routines, meals, and activities, fostering a sense of independence and belonging.
- Privacy for residents with private rooms and ensuite bathrooms.
- A more home-like environment with shared kitchens and living spaces.
- Co-located community services so more people can get the care they need.
- Co-located child care and senior care to foster multi-generational living.
- More autonomy and opportunities for safe movement for people living with dementia, including secure, accessible gardens and terraces.

Sincerely,

Raymond Tang
778-318-3810

From: [Badyal, Sara](#)
To: vivlowenstein@gmail.com
Subject: 11771 Fentiman PI - rezoning application RZ 25-005701
Date: Monday, August 18, 2025 6:41:00

Dear Vivienne Lowenstein,

Thank you for your correspondence. Public input is encouraged and may be provided to the City throughout a rezoning application review process by letter, email and/or the City's website up until a rezoning bylaw receives third reading. Your correspondence will be included in the development application file and will be included in the future rezoning staff report. The purpose of this email is to share some information with you.

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If you would like to discuss further or require additional information, please feel free to call me at 604-276-4282.

Regards,

Sara Badyal, M. Arch, RPP
Program Manager, Housing

Development Applications Department

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

O: (604) 276-4282 | W: www.richmond.ca | E: sbadyal@richmond.ca

PEOPLE. EXCELLENCE. LEADERSHIP. TEAM. INNOVATION 

From: Vivienne Lowenstein <vivlowenstein@gmail.com>

Sent: Saturday, August 16, 2025 4:18 PM

To: CityClerk <CityClerk@richmond.ca>

Subject: RE: Support for the proposed Richmond Lions Manor-Fen

August 16, 2025

3371 Richmond Street, Richmond, BC, V7E 2V9

Dear Mayor Malcolm Brodie and Richmond City Council,

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

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

- More long-term care spaces to support more seniors.
- Easier for families and friends to take their loved ones for a walk or coffee and use other community services nearby.
- Building design that supports resident choice in daily routines, meals, and activities, fostering a sense of independence and belonging.
- Privacy for residents with private rooms and ensuite bathrooms.
- A more home-like environment with shared kitchens and living spaces.
- Co-located community services so more people can get the care they need.
- Co-located child care and senior care to foster multi-generational living.
- More autonomy and opportunities for safe movement for people living with dementia, including secure, accessible gardens and terraces.

Sincerely,

Vivienne Lowenstein

From: [Badyal, Sara](#)
To: tangwinsie@gmail.com
Subject: 11771 Fentiman PI - rezoning application RZ 25-005701
Date: Monday, August 18, 2025 6:43:00 PM
Attachments:

Dear Winsie Tang,

Thank you for your correspondence. Public input is encouraged and may be provided to the City throughout a rezoning application review process by letter, email and/or the City's website up until a rezoning bylaw receives third reading. Your correspondence will be included in the development application file and will be included in the future rezoning staff report. The purpose of this email is to share some information with you.

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If you would like to discuss further or require additional information, please feel free to call me at 604-276-4282.

Regards,

Sara Badyal, M. Arch, RPP
Program Manager, Housing

Development Applications Department

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

O: (604) 276-4282 | W: www.richmond.ca | E: sbadyal@richmond.ca

PEOPLE. EXCELLENCE. LEADERSHIP. TEAM. INNOVATION 

From: Wz Tg <tangwinsie@gmail.com>
Sent: Saturday, August 16, 2025 5:18 PM
Cc: RLMFentiman@vch.ca; CityClerk <CityClerk@richmond.ca>
Subject: Support for the proposed Richmond Lions Manor-Fentiman

August 16, 2025

401-[6611 Cooney Rd.](#)
[Richmond, BC](#)
[V6Y 4C5](#)

Dear Mayor Malcolm Brodie and Richmond City Council,

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

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

- More long-term care spaces to support more seniors.
- More child care spaces.
- Easier for families and friends to take their loved ones for a walk or coffee and use other community services nearby.
- Building design that supports resident choice in daily routines, meals, and activities, fostering a sense of independence and belonging.
- Privacy for residents with private rooms and ensuite bathrooms.
- A more home-like environment with shared kitchens and living spaces.
- Co-located community services so more people can get the care they need.
- Co-located child care and senior care to foster multi-generational living.
- More autonomy and opportunities for safe movement for people living with dementia, including secure, accessible gardens and terraces.

Sincerely,

WINSIE TANG



September 5, 2025
File: RZ 25-005701

**Planning and Development Division
Development Applications**

Linda and Brian Barnes
4551 Garry Street
Richmond, BC V7E 2V2

Re: Rezoning application regarding property located at 11771 Fentiman Place

Thank you for your correspondence. Public input is encouraged and may be provided to the City throughout a rezoning application review process by letter, email and/or the City's website up until a rezoning bylaw receives third reading. Your correspondence will be included in the development application file and will be included in the future rezoning staff report. The purpose of this letter is to share some information with you.

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If you would like to discuss further or require additional information, please feel free to contact me by phone at 604-276-4282 or by email at sbadyal@richmond.ca.

Sincerely,

Sara Badyal, M. Arch, RPP

Program Manager, Housing

August 27, 2025

In support of Lions Manor on Fentiman

This is a rebuild of what has been in Steveston since 1970. One of the tallest buildings around - a landmark if you will. Important because it marked a place where seniors were made comfortable for their long term and often last, home.

Many people nearby worked there, or had relatives who lived there. It is a facility that has been missed since its “temporary” replacement to Brighthouse several years ago. Steveston has several independent living facilities but is lacking a long term care and adult care facility.

It’s a much needed amenity here and elsewhere. We are all going to need homes such as this at some time. As residents of Garry st, who live quite close to Fentiman, we are in support of this rebuild and expanded facility. It’s long overdue and much needed.

Cheers

Linda & Brian Barnes

4551 Garry St

Richmond/Steveston

RE: Support for the proposed Richmond Lions Manor-Fentiman

August 28, 2025

Dear Mayor Malcolm Brodie and Richmond City Council,

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

As a resident of the Steveston community in Richmond, I understand the need for more long-term care home spaces and additional health and community services. It is important that our family members, friends and neighbours can continue to get the care they need and deserve. I believe this project will help meet the evolving care needs of the community and bring many benefits to residents of my community:

- More long-term care spaces to support more seniors.
- More child care spaces.
- Easier for families and friends to take their loved ones for a walk or coffee and use other community services nearby.
- Building design that supports resident choice in daily routines, meals, and activities, fostering a sense of independence and belonging.
- Privacy for residents with private rooms and ensuite bathrooms.
- A more home-like environment with shared kitchens and living spaces.
- Co-located community services so more people can get the care they need.
- Co-located child care and senior care to foster multi-generational living.
- More autonomy and opportunities for safe movement for people living with dementia, including secure, accessible gardens and terraces.

Additionally, we are experiencing a severe housing crisis. It is crucial that the city advances projects that adequately shelter residents, even in the face of localized opposition. Access to shelter is a human right, and people should not be infringing on others' ability to have a roof over their heads.

Lastly, the Bridgeport location for current Lions Manor residents was never meant to be a permanent housing solution; the Fentiman Place site is. That is a fact that should be non-negotiable.

Sincerely,

Vinny C.



September 5, 2025
File: RZ 25-005701

**Planning and Development Division
Development Applications**

Regina Cid
11191 Schooner Court
Richmond, BC V7E 4L1

Re: Rezoning application regarding property located at 11771 Fentiman Place

Thank you for your correspondence. Public input is encouraged and may be provided to the City throughout a rezoning application review process by letter, email and/or the City's website up until a rezoning bylaw receives third reading. Your correspondence will be included in the development application file and will be included in the future rezoning staff report. The purpose of this letter is to share some information with you.

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The rezoning application RZ 25-005701 is currently being reviewed by staff and the application is available for public viewing at the Zoning Counter in City Hall, 8:15am-5pm Monday-Friday.

If you would like to discuss further or require additional information, please feel free to contact me by phone at 604-276-4282 or by email at sbadyal@richmond.ca.

Sincerely,

Sara Badyal, M. Arch, RPP

Program Manager, Housing

Support for the proposed Richmond Lions Manor-Fentiman

August 29, 2025

11191 Schooner Court
Richmond, BC
V7E4L1

Dear Mayor Malcolm Brodie and Richmond City Council,

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

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

I think the benefits shown in the project will be of utmost importance for keeping the community alive. The project will allow local residents, especially seniors and those with unique needs, to remain in the community they know and love, close to family, friends, and essential services. This is critical for well-being and quality of life. Beyond that, the project strengthens our neighbourhood by promoting inclusion, connection, and stability.

Also, this project will enhance social cohesion by creating spaces that encourage interaction, inclusion, and support. It will also strengthen our local economy, as residents continue to engage with nearby businesses and services. Besides, there will be childcare space, which will foster intergenerational interaction, and it will also be easier for families and friends to take their loved ones for a walk or coffee and use other community services nearby.

Investing in Richmond Lions Manor–Fentiman means investing in people. It will bring lasting benefits not only to future residents but to the entire community, ensuring that Richmond-Steveston remains a vibrant, caring, and supportive place to live for generations to come.

Sincerely,

Regina Cid

From: [Badyal, Sara](#)
To: [Dave McKinnon](#)
Subject: RE: Lions Manor Proposal
Date: Monday, September 29, 2025 12:43:00 PM

Dear Dave McKinnon,

Thank you for your correspondence. Public input is encouraged and may be provided to the City throughout a rezoning application review process by letter, email and/or the City's website up until a rezoning bylaw receives third reading. Your correspondence, as well as your previous correspondence will be included in the development application file and included in the future rezoning staff report.

As you are aware, the City of Richmond has received a rezoning application (RZ 25-005701) from Zeidler Architecture Inc. for permission to rezone 11771 Fentiman Place from "Health Care (HC)" to a site specific zone to allow for an eight-storey health service, major development including 144 long-term care beds, 14 hospice beds, adult day care, child care and accessory uses.

Also as you are aware, the rezoning application RZ 25-005701 is currently being reviewed by staff and the application is available for public viewing at the Zoning Counter in City Hall, 8:15am-5pm Monday-Friday.

If you would like to discuss further or require additional information, please feel free to call me at 604-276-4282.

Regards,

Sara Badyal, M. Arch, RPP
Program Manager, Housing (Development App)

Development Applications Department

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

O: (604) 276-4282 | W: www.richmond.ca | E: sbadyal@richmond.ca

PEOPLE. EXCELLENCE. LEADERSHIP. TEAM. INNOVATION 

From: Dave McKinnon <wdmck@telus.net>
Sent: Monday, September 29, 2025 11:43 AM
To: Badyal, Sara <SBadyal@richmond.ca>
Subject: Fwd: Lions Manor Proposal

Enclosed is the email I sent to Vancouver Coastal Health as well as the City of Richmond Council Members

----- Forwarded message -----

From: **Dave McKinnon** <wdmck@telus.net>

Date: Fri, Sep 27, 2024 at 7:33 PM

Subject: Lions Manor Proposal

To: <RLMFentiman@vch.ca>

As one of the original residents of Fentiman Place, I am very disappointed that our voices can only be heard via email. Why have you not arranged a meeting with the residents so we may discuss our concerns face to face? As a "good neighbour", please reconsider this oversight and contact us for such a meeting.

Yes, the original building was a seven story structure that covered approximately one-half of the lot, yet your new proposal appears to be three attached buildings of eight stories that appear to cover about 80% of the lot. We always wondered how they were allowed zoning for a seven story structure in Steveston in the first place. We always knew the plan was to rebuild Lions Manor, but we thought either they would use the same footprint as the original or design a plan to better fit the residential location by proposing a similar development to the four story structures of The Maples or Wisteria. A development of this size should never be allowed in this location.

We have many concerns over the logistics of worker parking, the type of construction which can cause cracks in our foundations and walls, etc. etc.

We also can't imagine the increased traffic on our street once you add the drop off and pick up of the child and adult day care facilities added to our twice daily parent drop off and pick up of the McMath students. Also add the food trucks and garbage trucks to this mix. Would you want to live on such a street?

Just to add to our concerns, many of us are considering selling and moving out of our beloved neighbourhood due to the upcoming construction of this monstrosity.

Only one problem, our house values have plummeted along with the fact that buyers will be difficult to find once they see this oversized plan for Lions Manor.

Would you purchase a home on our street under these circumstances?

Thank you for considering my proposal for a face to face meeting with the residents of our

beautiful street. Please feel free to contact me at any time.

Sincerely,

Dave McKinnon

11764 Fentiman Place

Richmond

wdmck@telus.net

604-802-3594

From: [Badyal, Sara](#)
To: ["Dave McKinnon"](#)
Subject: RE: Lions Manor Proposal
Date: Monday, September 29, 2025 11:53:00 AM

Hi Dave,

Thank you for your additional query.

In response to your query regarding a public hearing, you are correct, a public hearing meeting has not been held yet. This is because the rezoning application is still being reviewed and has not yet been considered by Planning Committee or Council. When the proposal is finalized a rezoning staff report will be prepared and forwarded to a Planning Committee meeting for consideration. Planning Committee would then decide whether to forward the application to a Council meeting for consideration, and at that meeting Council would then decide whether to forward the application to a public hearing meeting.

Your correspondence will be included in the development application file and included in the future rezoning staff report.

Regards,

Sara Badyal, M. Arch, RPP
Program Manager, Housing (Development App)

Development Applications Department

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

O: (604) 276-4282 | W: www.richmond.ca | E: sbadyal@richmond.ca

PEOPLE. EXCELLENCE. LEADERSHIP. TEAM. INNOVATION 

From: Dave McKinnon <wdmck@telus.net>
Sent: Monday, September 29, 2025 11:37 AM
To: Badyal, Sara <SBadyal@richmond.ca>
Subject: Re: Lions Manor Proposal

Hi Sara,

Thank you for your response to my inquiry.

Most of the residents of Fentiman Place have responded via email to Vancouver Coastal Health regarding this proposal.

I also sent my email to Richmond Council members only to be told that this was a Provincial matter, not a city matter, as they already have the zoning in place.

We also had an information meeting with Vancouver Coastal Health which was mainly a waste of time as they noted our concerns but offered no solutions or possible changes to their proposal.

Why are there no public hearings by the City of Richmond regarding this rezoning application?

Thanks again Sara,

Dave McKinnon

On Mon, Sep 29, 2025 at 11:21 AM Badyal, Sara <SBadyal@richmond.ca> wrote:

Dear Dave McKinnon,

Thank you for your inquiry. The purpose of this email is to share some information with you. In response to your query, the zoning of the property would need to allow for the proposed facility.

The City of Richmond has received a rezoning application (RZ 25-005701) from Zeidler Architecture Inc. for permission to rezone 11771 Fentiman Place from “Health Care (HC)” to a site specific zone to allow for an eight-storey health service, major development including 144 long-term care beds, 14 hospice beds, adult day care, child care and accessory uses. The rezoning application RZ 25-005701 is currently being reviewed by staff and the application is available for public viewing at the Zoning Counter in City Hall, 8:15am-5pm Monday-Friday.

Please note that public input is encouraged and may be provided to the City throughout a rezoning application review process by letter, email and/or the City’s website up until a rezoning bylaw receives third reading. If you submit correspondence before the rezoning staff report is prepared, it would be included in the development application file and included in the future rezoning staff report.

If you would like to discuss further or require additional information, please feel free to call me at 604-276-4282.

Regards,

Sara Badyal, M. Arch, RPP

Program Manager, Housing (Development App)

Development Applications Department

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

O: (604) 276-4282 | W: www.richmond.ca | E: sbadyal@richmond.ca

PEOPLE. EXCELLENCE. LEADERSHIP. TEAM. INNOVATION 

From: Dave McKinnon <wdmck@telus.net> **Sent:** Saturday, September 27, 2025 1:17 PM

As a resident of Fentiman Place, I was wondering how the proposed development has been able to add an extra floor to what was originally a seven storey

building.

Wouldn't the zoning have to change to allow an eight storey structure on this property?

Thank you for your anticipated response.

Dave McKinnon

11764 Fentiman Place

Richmond, B. C.

604-802-3594

wdmck@telus.net

From: [Badyal, Sara](#)
To: ["yeohlouise@gmail.com"](mailto:yeohlouise@gmail.com)
Subject: RE: Richmond Lions Manor-Fentiman Long Term Care Campus Rebuild
Date: Tuesday, October 14, 2025 5:02:00 PM

Dear Louise Yeoh and Don Wong,

Thank you for your correspondence. Public input is encouraged and may be provided to the City throughout a rezoning application review process by letter, email and/or the City's website up until a rezoning bylaw receives third reading. Your correspondence will be included in the development application file and will be included in the future rezoning staff report. The purpose of this email is to share some information with you.

As you aware, Zeidler Architecture Inc. has applied to the City of Richmond for permission to rezone 11771 Fentiman Place from "Health Care (HC)" to a site specific zone to allow an eight-storey health service, major development including 144 long-term care beds, 14 hospice beds, adult day care, child care and accessory uses.

The rezoning application RZ 25-005701 is currently being reviewed by staff and the application is available for public viewing at the Zoning Counter in City Hall, 8:15am-5pm Monday-Friday.

Regarding your request for VCH consideration, I forwarded your email to VCH for their review.

Regarding transportation related concerns, I have forwarded a copy of your email to City Transportation staff for their review.

Regarding the proposed development's parking needs and potential traffic impacts, the applicant is working on providing a transportation study for the City Transportation staff review. When received, a copy of the study will be placed in the rezoning application RZ 25-005701 file, which is available for public viewing at the Zoning Counter in City Hall, 8:15am-5pm Monday-Friday.

Regarding retail use, the design includes a small area in the building lobby where facility residents, employees and visitors may share a small selection of beverages, snacks and ready-to-eat light meals (e.g. packaged sandwiches) with the purpose to enrich day to day activities.

Regarding the north-south pathway in Steveston Park and the Steveston Park Legacy Walk project that is currently under review, I have forwarded your email to Parks Planning, Design and Construction staff for their review and encourage you to review and participate in the review process. The Steveston Park Legacy Walk survey is currently posted on the City's Let's

Talk Richmond website at the following link:

<https://www.letstalkrichmond.ca/StevestonLegacyWalk>.

Regarding parking for the Steveston Dogs Off-Leash Area, On-site parking is provided for Steveston Park users in three surface parking areas. The largest parking area is accessed from Moncton Street. Another parking area is accessed from the east end of Chatham Street. The smallest parking area is accessed from the south end of Fentiman Place.

If you would like to discuss further or require additional information, please feel free to call me at 604-276-4282.

Regards,

Sara Badyal, M. Arch, RPP

Program Manager, Housing (Development App)

Development Applications Department

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PEOPLE. EXCELLENCE. LEADERSHIP. TEAM. INNOVATION

From: Louise Yeoh <yeohlouise@gmail.com>

Sent: October 11, 2025 5:02 PM

To: MayorandCouncillors <MayorandCouncillors@richmond.ca>

Subject: Richmond Lions Manor-Fentiman Long Term Care Campus Rebuild

Hello Mayor Brodie and City Councillors

I am writing as a 5 decade long Richmond resident. When my parents and I first immigrated to Richmond back in the 70/s, we lived around the No 1 and Williams area.

Never quite made it to Steveston as a resident since then, but we spend a lot of time in Steveston as we love the neighbourhood. We also love supporting all of the local businesses in the Steveston area.

We are also proud Pawrents to a small maltese, havanese rescue and we spend at least 3 to 4 times a week at the small dog park. We park along Fentiman street, around where the future site of the above captioned sits idle. Think it has been vacant for many years.

We recently learnt about the proposed redevelopment of the above and am shocked as to how massive this project and undertaking will be.

My mom is 90 and spent 8 years living on her own and also on a wait list for long term care for the past 3 years. Do not even get me going on the wait time and hoops and hurdles I have had to navigate to get my mom into Long term care. She is finally in one after spending 3

months at RGH.

So, my family and I would be the last people to be against long term care for seniors as we would be needing long term care eventually ourselves and am concerned as to where we would end up when we need it.

However, we respectfully ask the City of Richmond and VCH to reconsider the proposed redevelopment.

We do not reside in the neighbourhood but we are fully aware of how chaotic Garry Street is when Mcmath students arrive and depart. It is a gong show. Richmond also has its own Face book page - Richmond Learns to drive... Richmondnites are the butt of all jokes pertaining to vehicles crashing into commercial businesses, vehicles parked on side walks etc..so if any City Councillor or VCH Leaders are not familiar with how chaotic Garry Street is, we invite all to spend an entire week or weeks observing this chaos.

Fentimen street has parking available right now for visittors like us who head to the dog park, strolling along the park etc. We naturally avoid this area on Canada Day or Maritime festival etc.

We also seek refuge here from the hustle and bustle of No 3 Road, Garden city etc.

So, if this proposed redevelopment is allowed to proceed, we wonder where staff and visitors will park.... Imagine Fentiman street being turned into a constant traffic throughfare for parents dropping off and picking up their young ones at day care, Handy Dart and others dropping /picking up seniors at Adult day care, and visitors visiting their loved ones at Lions Manor... at the moment, after 3 pm, scores of Mcmath high school students walk and bike along Fentiman through the Proposed new Cherry BLOSSOM Legacy Lane (which warrants another opposition letter soon) - it is already a challenge for dog owners and their dogs, seniors, children etc trying to walk along Fentiman side walk and the Cherry tree lane as the Mcmath high school cyclists do not always practise cycling etiquette. We are constantly having cyclists ride to the left or right of us without any heads up.

This will be even worse if the Proposed redevelopment proceeds.

Or... let us add in ambulances going in and out of Lions Manor along Fentimen and Garry street... Can you imagine what this will be like day and night? Did the current home owners who reside in this neighbourhood plan for this disruption?

Where would one park if we are headed to the lovely dog parks that the City build for us. Cant expect all of us to walk or bike there with dogs in tow... or to take transit as Translink is not dog friendly.

What about the seniors living in Wisteria and the other reitrement homes close by... picture them in their walkers and wheel chairs trying to navigate through the chaos and hectic increased vehicle , ambulance and foot traffic.

Has any one from City hall or VCH actually spent days and weeks observing what happens before and after school, major events , events at the Buddhist temple etc... has a feasibility study been done in this regard? If so, share this report to the residents and all who might be

negatively impacted. Make it available on VCH and City of Richmond website. Make it available at all public forums etc.

We also heard there are plans to add retail space - why ? We have Steveston Village close by... why on earth would there be a need for retail or food stores?

Steveston was voted best Neighbourhood a few years ago... let's maintain that - let's keep Steveston as a beautiful, viable and very special community for those who live and visit. It is the last piece of sanctuary we have in Richmond - away from the concrete jungle along No 3 road etc.

Thank you for all you do for Richmondites.

Louise Yeoh and Don Wong

I acknowledge that I reside on the traditional and unneeded territories of the Musqueam, Tsawwassen and Kwantlen Coast Salish People. This land continues to be home to diverse Indigenous Peoples whom we recognize as contemporary stewards of the land and vital contributors to our society.

From: [Badyal, Sara](#)
To: Kelly.Greene.MLA@leg.bc.ca
Subject: RE: Support for Lion's Manor-Fentiman Place
Date: Thursday, October 16, 2025 9:34:00 AM

Dear MLA Greene,

Thank you for your correspondence. Public input is encouraged and may be provided to the City throughout a rezoning application review process by letter, email and/or the City's website up until a rezoning bylaw receives third reading. Your correspondence will be included in the development application file and will be included in the future rezoning staff report. The purpose of this email is to share some information with you.

As you aware, Zeidler Architecture Inc. has applied to the City of Richmond for permission to rezone 11771 Fentiman Place from "Health Care (HC)" to a site specific zone to allow an eight-storey health service, major development including 144 long-term care beds, 14 hospice beds, adult day care, child care and accessory uses.

The rezoning application RZ 25-005701 is currently being reviewed by staff and the application is available for public viewing at the Zoning Counter in City Hall, 8:15am-5pm Monday-Friday.

Regards,

Sara Badyal, M. Arch, RPP
Program Manager, Housing (Development App)

Development Applications Department

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PEOPLE. EXCELLENCE. LEADERSHIP. TEAM. INNOVATION 

From: Greene.MLA, Kelly <Kelly.Greene.MLA@leg.bc.ca>
Sent: October 15, 2025 3:26 PM
To: MayorandCouncillors <MayorandCouncillors@richmond.ca>
Subject: Support for Lion's Manor-Fentiman Place

Hello Mayor and Councillors:

Please find attached, a letter from MLA Greene in support of Lion's Manor – Fentiman Place.

Sincerely,
Lyn

Lyn Yang (she/her) | Constituency Advisor

for Hon. Kelly Greene, MLA Richmond-Steveston

604.241.8452 | Constituency Office: 115-4011 Bayview Street, Richmond, BC V7E 0A4



LEGISLATIVE ASSEMBLY
of BRITISH COLUMBIA

October 15, 2025

Dear Richmond City Council,

I am writing to express my strong support for the rezoning application submitted by Vancouver Coastal Health (VCH) for the redevelopment of Richmond Lions Manor at 11771 Fentiman Place.

This project represents a transformative investment in long-term care and community wellness for Richmond. The proposed campus of care will deliver 144 long-term care beds, 14 hospice beds, an adult day program, overnight respite services, and a child-care centre, all designed to meet the evolving needs of our growing, diverse, and ageing population.

As MLA for Richmond-Steveston, I have consistently advocated for enhanced health services and infrastructure that reflect the complexity and dignity of care required by our seniors and their families. The Fentiman redevelopment aligns with these goals and responds to the urgent demand for modern, integrated care environments.

I understand that the rezoning application includes design elements such as increased building height and expanded service offerings. These decisions are grounded in evidence-based planning and are essential to maximizing care capacity and operational efficiency. Reducing the proposed height or scope would compromise the viability of the project.

This redevelopment is not only a response to demographic pressures — it is a proactive step toward building a resilient, inclusive, and compassionate health system in Richmond. I commend VCH for its thoughtful planning, extensive community engagement, and commitment to excellence in care delivery.

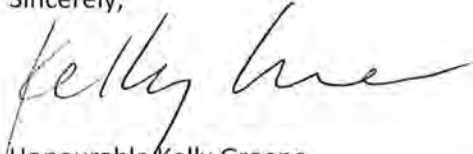
My grandmother was a resident of the original Lions Manor at Fentiman Place and I experienced firsthand the importance of having long-term care in our community. When families and communities of support can stay connected, this improves the physical and mental wellness of residents and families alike.

My community office has received a notable amount of correspondence and contact in support of this project, from both individuals and organizations. The redevelopment of Fentiman Place is required to support seniors in Richmond and ensure they are in appropriate care for their needs. With many independent living homes in Steveston, we need a pathway for seniors who have increased care needs to remain in their community and connected to loved ones.

I urge the City of Richmond to approve the rezoning application without delay. This project is a rare opportunity to secure long-term care infrastructure funding in a fiscally constrained environment, and further postponement may jeopardize its viability.

Thank you for your consideration and for your continued dedication to the health and well-being of Richmond residents.

Sincerely,

A handwritten signature in black ink, appearing to read 'Kelly Greene', with a stylized, flowing script.

Honourable Kelly Greene
Member of the Legislative Assembly
Richmond-Steveston

From: [Badyal, Sara](#)
To: drew.rogers@me.com
Subject: RE: Lions Manor - Fentiman Feedback
Date: Friday, October 17, 2025 10:51:00 AM

Dear Andrew and Shelley-Ann Rogers,

Thank you for your correspondence. Public input is encouraged and may be provided to the City throughout a rezoning application review process by letter, email and/or the City's website up until a rezoning bylaw receives third reading. Your correspondence will be included in the development application file and will be included in the future rezoning staff report. The purpose of this email is to share some information with you.

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The rezoning application RZ 25-005701 is currently being reviewed by staff and the application is available for public viewing at the Zoning Counter in City Hall, 8:15am-5pm Monday-Friday.

Regarding your request for VCH consideration, I forwarded your email to VCH for their review.

Regarding transportation related concerns, I have forwarded a copy of your email to City Transportation staff for their review.

If you would like to discuss further or require additional information, please feel free to call me at 604-276-4282.

Regards,

Sara Badyal, M. Arch, RPP
Program Manager, Housing (Development App)

Development Applications Department

City of Richmond | 6911 No. 3 Road, Richmond, BC V6Y 2C1
O: (604) 276-4282 | W: www.richmond.ca | E: sbadyal@richmond.ca
PEOPLE. EXCELLENCE. LEADERSHIP. TEAM. INNOVATION

From: Andrew Rogers <drew.rogers@me.com>

Sent: Thursday, October 16, 2025 5:24 PM

To: DevApps <DevApps@richmond.ca>

Subject: Lions Manor - Fentiman Feedback

**OPPOSITION TO THE REDEVELOPMENT OF RICHMOND LIONS MANOR –
FENTIMAN LONG TERM CARE FACILITY**

To:

Richmond City Council

Vancouver Coastal Health Authority

From:

Andrew & Shelley-Ann Rogers

11731 Fentiman Place

Richmond, BC

V7E 0A5

778-895-6191

drew.rogers@me.com

Dear Council Members and Representatives of Vancouver Coastal Health:

Our family has called Fentiman Place home since June 2012. We love Steveston and are very involved with our kids' schools, enjoy participating in community events and supporting our local businesses.

We strongly oppose the proposed redevelopment of Richmond Lions Manor – Fentiman into a new multi-purpose, long-term care campus – one that is significantly larger than the original facility. It has been more than a decade since that facility closed. We respectfully ask that you consider all the changes this neighbourhood has undergone since then before moving forward with the current plan. Having long-term care for our senior population is very important, but the size and scale of what's being proposed here is too large for a small street.

Please consider the following factors:

Building Height and Placement. Eight stories is too intrusive on the

neighbourhood. Wisteria Place needed to be scaled back when it was first proposed for this very reason. This project ignores that precedent. No other building in the surrounding area is 8 stories. With the new building proposed to go on the north side of the lot, more homes will be negatively impacted by the shadowing from a much larger building. This will no doubt negatively impact property values. Any new structure on the property should be built on the south side, like the original Lions Manor, to reduce the impact on neighbours.

The growth of McMath Secondary School. According to available numbers online, the student population has grown by several hundred students in the last 10 years with current enrollment at over 1400. This has created a traffic logjam that can leave Garry Street gridlocked at drop-off and pick-up times. With the significant increase in the number of long-term residents at Lions Manor, we can only assume that the number of ambulance visits will increase as well. An ambulance driver will get caught in this gridlock.

Parking demands. In addition to the daily traffic from McMath, Fentiman Place is also the access point for parking in Steveston Park for the Steveston Salmon Festival. That event also creates gridlock for cars getting in and out of Fentiman and Garry. Fentiman is also filled with cars when other events are happening in the neighbourhood. I have pictures & video of the street during a recent festival at the Steveston Buddhist Temple. The same thing happens when there is a Kigoos swim meet or baseball tournament in the park or any event at McMath outside of school hours. With the proposed child & adult daycare offerings at the new Lions Manor, that will significantly increase the daily traffic load on this very small street.

Construction & Long-term Impact. It takes multiple years to build an 8-story building. That's years of construction noise & dust in a small residential neighbourhood and a significant reduction in sidewalk access. There is only sidewalk on one side of Fentiman Place and construction will reduce it's access for hundreds of McMath students, Wisteria senior residents and Steveston Park goers every day for years.

We believe in the need for long-term care for our senior population. However, we are very much opposed to an 8-story, multi-use facility in on a such a small street that has had to absorb so much more in the 10+ years since the original Lions

Manor ceased operations.

We urge Vancouver Coastal Health and the City of Richmond to:

- Reconsider this location
- Reduce the height of the structure
- Relocate any new structure to the south side of the property
- Spend time in the neighbourhood during the peak times that have been identified
- Engage with your neighbours in meaningful consultation

Thank you for reading and giving serious consideration to these concerns.

Sincerely,

Andrew & Shelley-Ann Rogers

From: [Badyal, Sara](#)
To: currieshearer@gmail.com
Cc: [Marisa McLaws](#)
Subject: 11771 Fentiman: Letter of Support
Date: Wednesday, October 22, 2025 10:08:00 AM

Dear Aandra and Douglas,

Thank you for your correspondence. Public input is encouraged and may be provided to the City throughout a rezoning application review process by letter, email and/or the City's website up until a rezoning bylaw receives third reading. Your correspondence will be included in the development application file and will be included in the future rezoning staff report. The purpose of this email is to share some information with you.

As you aware, Zeidler Architecture Inc. has applied to the City of Richmond for permission to rezone 11771 Fentiman Place from "Health Care (HC)" to a site specific zone to allow an eight-storey health service, major development including 144 long-term care beds, 14 hospice beds, adult day care, child care and accessory uses.

The rezoning application RZ 25-005701 is currently being reviewed by staff and the application is available for public viewing at the Zoning Counter in City Hall, 8:15am-5pm Monday-Friday.

Regarding transportation related concerns, I have forwarded a copy of your email to City Transportation staff for their review.

If you would like to discuss further or require additional information, please feel free to call me at 604-276-4282.

Regards,

Sara Badyal, M. Arch, RPP
Program Manager, Housing (Development App)

Development Applications Department

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

O: (604) 276-4282 | W: www.richmond.ca | E: sbadyal@richmond.ca

PEOPLE. EXCELLENCE. LEADERSHIP. TEAM. INNOVATION 

From: Marisa McLaws <mmclaws@makeprojects.ca>

Sent: Wednesday, October 22, 2025 9:31 AM

To: Badyal, Sara <SBadyal@richmond.ca>

Subject: 11771 Fentiman: Letter of Support

Hi Sara,

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

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

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

Aandra Currie Shearer and Douglas Shearer 2-4111 Garry Street currieshearer@gmail.com
(604) 802-2501

Thank you!

Marisa McLaws, BCQ

Project Manager

☐ 604.830.9717

☐ MAKEProjects.ca

From: [Badyal, Sara](#)
To: [Dianne Woodman](#)
Subject: RE: Richmond Lions Manor - Fentiman
Date: Monday, September 22, 2025 5:33:00 PM

Dear Dianne Woodman,

Thank you for your further correspondence regarding Zeidler Architecture's rezoning application RZ 25-005701 at 11771 Fentiman Place. As previously noted, public input is encouraged and may be provided to the City throughout a rezoning application review process by letter, email and/or the City's website up until a rezoning bylaw receives third reading. Your correspondence will be included in the development application file and will be included in the future rezoning staff report.

Staff will review the correspondence and I have shared your correspondence with staff in our Transportation department for their review.

The current status of the rezoning application is that it is currently being reviewed by staff. The applicant's transportation engineer is working on providing a transportation study to the City. When the study is received for staff review, a copy will be placed in the application file, which is available for public viewing at the Zoning Counter in City Hall, 8:15am-5pm Monday through Friday.

If you would like to discuss further or require additional information, please feel free to contact me at 604-276-4282.

Regards,

Sara Badyal, M. Arch, RPP
Program Manager, Housing (Development App)

Development Applications Department

City of Richmond | 6911 No. 3 Road, Richmond, BC V6Y 2C1
O: (604) 276-4282 | W: www.richmond.ca | E: sbadyal@richmond.ca
PEOPLE. EXCELLENCE. LEADERSHIP. TEAM. INNOVATION

From: Dianne Woodman <dianne@sdwoodman.com>
Sent: Wednesday, September 17, 2025 5:00 PM
To: 'RLM Fentiman' <RLMFentiman@vch.ca>; stephanie.massot@vch.ca; MayorandCouncillors <MayorandCouncillors@richmond.ca>; mayorea <mayorea@richmond.ca>; Reis,Joshua <JReis@richmond.ca>
Cc: tim.evans@bgo.com; syroze.evans@gmail.com
Subject: RE: Richmond Lions Manor - Fentiman

Good Afternoon,

Further to our previous correspondence regarding the proposed redevelopment of the Richmond Lions Manor–Fentiman “campus,” I am writing to provide an update on the response from our community.

We have now collected over 117 signed petitions and letters from residents of Steveston opposing this redevelopment, in addition to our own covering letter. We expect to receive at least another 50–100 signatures in the coming days. This demonstrates the broad and growing concern within our neighborhood.

While we have already outlined many of our objections in earlier letters, additional concerns have been raised by residents that underscore how unsuitable this proposal is for our community:

- Event traffic and parking pressure: The Steveston Dog Park, Salmon Festival, Maritime Festival, swimming competitions at Steveston Pool, and the soon-to-open Community Centre already overwhelm Garry Street and Fentiman Place. City signage actively directs overflow parking into these streets. We have video evidence showing the chaos that results during these events.
- Excessive density and incompatible uses: Adding childcare, adult daycare, a restaurant, and a retail store to this long-term care facility will bring constant traffic and noise into what is—and must remain—a residential neighborhood.
- Safety and access concerns: Garry Street is already heavily burdened by traffic from R.A. McMath Secondary School (the largest in Richmond), Wisteria Place, the Steveston Buddhist Temple, and surrounding residents accessing the area via No. 1 Road and Railway Avenue. Introducing an 8-storey institutional complex here would push this neighborhood beyond capacity.

We are also following up to request clarity on the Traffic Study: when it will be conducted, who is leading it, and how residents will be involved in reviewing the results.

Please be advised that the concerned residents of Steveston will not stand by quietly while this proposal moves forward without proper accountability. If necessary, we are prepared to bring this matter to the attention of the media to ensure that the voices of our community are heard.

We urge the City of Richmond and Vancouver Coastal Health to take this opposition seriously and reconsider the location, scope, and scale of this redevelopment.

Sincerely,

Dianne Woodman

On behalf of the Concerned Residents of the Steveston Community

4280 Garry Street

Richmond, BC

To: City of Richmond Council and Vancouver Coastal Health Authority

From: Concerned Residents of the Steveston Community

Richard Harvey
4520 Garry Street
Richmond BC

Subject:

Petition Opposing the Proposed Rebuild of the Richmond Lions-Fentiman in Steveston

After witnessing a second serious vehicle accident last week on Garry Street and many more near misses since moving into our house at the corner of Dunford Road in May 2024, I resolved to lobby the City and ICBC this summer for much-needed traffic calming measures between No.1 Road and Railway.

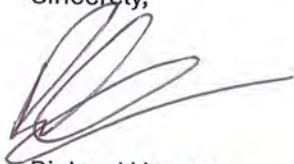
On both occasions cars were travelling too fast for the narrow road and limited visibility, left the carriageway and caused significant damage to themselves, parked cars and road signs. Frankly we're all lucky the casualties didn't include a teenager walking to McMath Secondary.

With that in mind, **I was amazed to hear that Vancouver Coastal Health are proposing to rebuild Lions Manor at the Fentiman Steet site.** It would be a neglectful move from the City to increase traffic flow into a community that already urgently requires safety measures to protect schoolchildren, seniors, worshippers, walkers, bikers and residents.

A lot has changed since the original facility was built in the suggested spot. The densification of the neighbourhood and congestion from new amenities - including Richmond's biggest school just over the road - would make this a problematic location for anyone intending to use the new building. Something closer to public transport and healthcare facilities (most obviously Richmond General Hospital) would surely be more beneficial for the seniors and their families. I also know of no working parent that wants a 30-minute crawl ahead of dropping off their kids at daycare.

Yet it is of course, the residents and children of the existing community that have most to lose. A viable but tenuous balance has been struck between housing and the facilities developed within. Irreplaceable community traditions like the Ho-Ho-Ho House are only still possible because this neighbourhood *just about* remains walkable. The City should be fiercely protecting that, starting with reducing through-traffic from No.1 Road to Railway with speed limits, humps and the like. To actively do the opposite is inviting tragedy.

Sincerely,



Richard Harvey
richard.harvey05@gmail.com
604-442-5007

Thank you for considering our concerns seriously.

Sincerely,

Dianne and Gerry Woodman

4280 Garry Street

Richmond, BC

diannewoodman56@gmail.com/604-329-8447

WE, THE UNDERSIGNED, SUPPORT THIS PETITION:

Name	Address	Signature	Comments
Susan Roberts	4226 Garry ST	Susan Roberts	
Supie Tanaka	11500 WESTREX	Supie Tanaka	
B. O'Loagh	5871 KITTIWAKE	B. O'Loagh	
Ken Yoshikawa	3571 Richmond St	Ken Yoshikawa	
Clark Mitchell	3260 GARRY ST	Clark Mitchell	
K.M. Linnell	3260 Garry St	K.M. Linnell	
M. Rumley	3580 Regent	M. Rumley	
Sherry Bowerman	3568 Garry	Sherry Bowerman	
JOHN BOWERMAN	3568 GARRY	John Bowerman	
Jerry Rumley	3580 Regent	Jerry Rumley	
Bob Triesen	12131 Hayashi	Bob Triesen	
Shane Dagen	4800 Trimmeran Dr.	Shane Dagen	
Alice Pantouras	4226 Garry St	Alice Pantouras	
Ray Anpin	1892 STARLINE	Ray Anpin	
RAY	12131 Hayashi	RAY	
Celine Anne Piche	AS	Celine Anne Piche	

11800 6th Ave

July 17, 2025

To: The Owner/Resident of the Steveston Community

From: Concerned Owners/Residents of the Steveston Community

Re: Proposed Richmond Lions Manor-Fentiman Long-Term Care Facility.

As you may be aware, the Vancouver Coastal Health Authority is planning on re-building the Lions Manor at 11771 Fentiman Street in Steveston. The new proposed building will be EIGHT storeys high and have 144 extended long term care beds; 14 hospice beds; a childcare centre, an adult day program, a café and a retail store. While we understand the need for facilities of this nature, we do not agree with the scale of this project at this location for numerous very legitimate reasons. The old Lions Manor, built in the 1970's, provided seniors' affordable housing which was later converted into an extended long-term care facility, however when the original Lions Manor was built there were very few buildings in the immediate vicinity, as it comprised predominantly green space and open fields. Today the area has changed dramatically, with the largest high school in Richmond (R. A. McMath accommodating grades 8 – 12); Lions Housing and Wisteria Independent Living/Buddhist Temple as well as a large established community of single and multi-family homes all located on Garry Street. With all this additional development the vehicular traffic on Garry Street has increased significantly along with large amounts of foot traffic as students walk to and from McMath. To add a new project of this magnitude to the community today would be a huge additional burden to all the residents and students alike.

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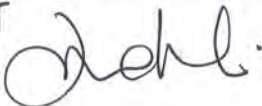
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The signed petition can be dropped off at the "HO HO HO HOUSE" – 4280 GARRY STREET, RICHMOND, BC AT THE FRONT DOOR IN THE BOX MARKED "PARCELS"

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WE, THE UNDERSIGNED, SUPPORT THIS PETITION; OPPOSITION TO THE PROPOSED RICHMOND LIONS MANOR-FENTIMAN LONG-TERM CARE CAMPUS – 11771 FENTIMAN STREET, RICHMOND, BC

Name	Address	Signature	Comments
Jaswinder Mahli	4840 GARRY ST Richmond BC		I oppose the traffic on Garry st has

PLN - 174

→
increased so much
as a health care worker
can't even reverse
my car

at out of my drive way!

To have an extended care facility
on Garry St makes no sense

The current facility needs to be
for the community that lives in

Steveston - GREEN SPACE and

something positive for the environment

My suggestion for a long term
facility would be more central

Richmond - near Rmd Hstpl / #3 Road /
by the city Hall.

- Perhaps Minam residence could
have renovations to a slightly higher rise
building and accomodate patients.

July 17, 2025

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From: Concerned Owners/Residents of the Steveston Community

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Name	Address	Signature	Comments
S. Christie	11491 Winward Gate		

Please return by August 15th, 2025
Thank-you!

One of the reasons families like this area
→ is the park, playground, and extensive
green space → do not cut into the
parkland!

• will lead to
too much traffic in the area → it is
already grid lock morning and ~~even~~ afternoon
with school traffic, etc.

The building is too LARGE/TALL → it
is out of 'character' for the neighbourhood.
A lower (3 storey) is more in keeping
with a residential area (Think Buchanan in
New West)

The Owner/Resident of the Steveston Community

From: Concerned Owners/Residents of the Steveston Community

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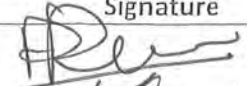
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Name	Address	Signature	Comments
PIETER Klapwijk NAITH Klapwijk	11371 CARAVEL COT	 	100% AGREE

Please return by: August 31st, 2025

PLN - 178

Thank you!

CONCERNS ABOUT STREET PARKING
ONCE THE FACILITY STARTS TO
CHARGE FOR PARKING.

IN THE 49 YEARS WE HAVE BEEN
HERE THERE HAS BEEN ZERO
PARKING ENFORCEMENT EVEN
IF THEY'RE PARKED RIGHT
UNDER THE 'NO PARKING' SIGN.
EMERGENCY VEHICLE ACCESS
WILL BE SEVERELY COMPROMISED
BACK IN 1988 RFD FINALLY
CONVINCED THE CITY TO PUT
PARKING ON ONE SIDE ONLY IN
THE SUB-DIVISION AND IT'S NOT
A MATTER OF IF BUT WHEN THIS
WILL HAPPEN TO IMPEDE EMERGENCY
ACCESS AND THAT'S WHEN THE
NEW FACILITY GETS POPULATED!

DIRECT

14133 Burrows Road, Richmond, BC V6V 3B4
Tel: 604.244.7977 Fax: 604.244.7978
www.techwebdirect.ca



August 13, 2025

URGENT ATTENTION REQUIRED

To: The Owner/Resident of the Steveston Community

From: Concerned Owners/Residents of the Steveston Community

Re: **Proposed Richmond Lions Manor-Fentiman Long-Term Care Facility.**

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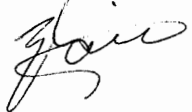
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Name	Address	Signature	Comments
Elaine Ting	4739 Dunfell Road Richmond BC		

PLEASE RESPOND AND RETURN COMPLETED FORM BY AUGUST 31ST, 2025 IF POSSIBLE.

ONLY THIS PAGE NEEDS TO BE RETURNED PLN - 180

August 13, 2025

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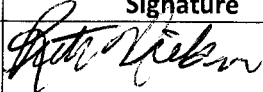
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Name	Address	Signature	Comments
ROTH NIELSEN	243 4880 GARRY ST.		A SAD PROPOSAL FOR A BEAUTIFUL PARKING AREA

PLEASE RESPOND AND RETURN COMPLETED FORM AS SOON AS POSSIBLE.

ONLY THIS PAGE NEEDS TO BE RETURNED PLN - 181

August 13, 2025

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Name	Address	Signature	Comments
Stacey Friedman	4799 DONFELL RD Richmond BC V7E 3M8		Not in this area for above reasons

PLEASE RESPOND AND RETURN COMPLETED FORM BY AUGUST 31ST, 2025 IF POSSIBLE.

ONLY THIS PAGE NEEDS TO BE RETURNED **PLN - 182**

July 17, 2025

THANK YOU
STEPHEN!

To: The Owner/Resident of the Steveston Community

From: Concerned Owners/Residents of the Steveston Community

Tim

Re: Proposed Richmond Lions Manor-Fentiman Long-Term Care Facility.

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Name	Address	Signature	Comments
WAHEEB CHERAITI	46- 4080 GARRY ST. RICHMOND BC V7E 6J9		

Please return by: August 31st 2025

PLN- 183

Thank-you!

July 17, 2025

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Name	Address	Signature	Comments
SHIRLEY LIM ROBERTO LIM	4100 Garry St. "	Shirley Lim Rob Lim	

August 13, 2025

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Name	Address	Signature	Comments
Rita-Lisa Atvc	4851 Dunfield Road		- Reduce Height - Place on South Side

PLEASE RESPOND AND RETURN COMPLETED FORM BY AUGUST 31ST, 2025 IF POSSIBLE.

ONLY THIS PAGE NEEDS TO BE RETURNED PLN - 185

July 17, 2025

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From: Concerned Owners/Residents of the Steveston Community

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Richmond Lions Manor-Fentiman | Vancouver Coastal Health <https://www.vch.ca/en/richmond-lions-manor-fentiman>

The signed petition can be dropped off at the "HO HO HO HOUSE" – 4280 GARRY STREET, RICHMOND, BC AT THE FRONT DOOR IN THE BOX MARKED "PARCELS"

Thank you for taking the time to read the attached.

I know this is late, but hope you can include it, we don't need a highrise in Steveston. Everything else is low.

WE, THE UNDERSIGNED, SUPPORT THIS PETITION; OPPOSITION TO THE PROPOSED RICHMOND LIONS MANOR-FENTIMAN LONG-TERM CARE CAMPUS – 11771 FENTIMAN STREET, RICHMOND, BC

Name	Address	Signature	Comments
Vicki Lingle	4391 Windhammer Drive		I very much agree. 4 stories makes the south end of the site.

Please return by: August 31st, 2025

PLN - 186

Thank you!

August 13, 2025

URGENT ATTENTION REQUIRED

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From: Concerned Owners/Residents of the Steveston Community

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**We totally agree with this petition!
The Garry Street and Fentiman Place area
is not an ideal place for a large
long term care campus*

Name	Address	Signature	Comments
Wayne Szutzi Ka Hei Leung	11853 Dunford Rd, Richmond.	Wayne Szutzi Ka Hei Leung	and related facilities due to the overburdened traffic

PLEASE RESPOND AND RETURN COMPLETED FORM BY AUGUST 31ST, 2025 IF POSSIBLE.

ONLY THIS PAGE NEEDS TO BE RETURNED PLN-1187

*and infrastructures already in place.
Please seriously listen to concerns and
reconsider the proposal. Thank You.*

August 13, 2025

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From: Concerned Owners/Residents of the Steveston Community

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Name	Address	Signature	Comments
Victor & Maggie Ko	4800 Duncliff Rd. Richmond BC V7E 3N1		

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August 13, 2025

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From: Concerned Owners/Residents of the Steveston Community

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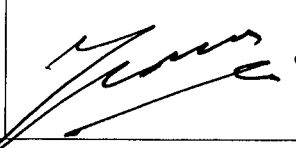
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Name	Address	Signature	Comments
Thomas Lai	11848 Dunford Road		

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August 13, 2025

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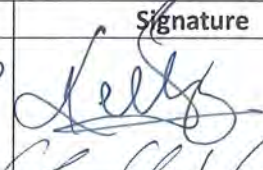
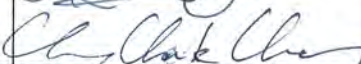
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Name	Address	Signature	Comments
CHUNG CHAK CHONG KELLY SIU	4751 DUNCLIFFE ROAD RICHMOND BC V7E 3N2	 	WE OPPOSE TO THE LIONS MANOR PROJECT IN STEVESTON AREA. IT IS MORE APPROPRIATE TO BE LOCATED NEAR THE CITY CENTER.

PLEASE RESPOND AND RETURN COMPLETED FORM BY AUGUST 31ST, 2025 IF POSSIBLE.
ONLY THIS PAGE NEEDS TO BE RETURNED PLN - 190

August 13, 2025

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Name	Address	Signature	Comments
Avi + Julie Tutelman	4960 DUNCLIFFE RD		ADAMANTLY OPPOSED!

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ONLY THIS PAGE NEEDS TO BE RETURNED **PLN - 191**

August 13, 2025

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Name	Address	Signature	Comments
<i>Robert & Sandra Charles</i>	<i>4820 Duncliff Rd</i>	<i>S. Charles</i> <i>[Signature]</i>	<i>Building should be scaled down, as infrastructure is inadequate</i>

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August 13, 2025

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Name	Address	Signature	Comments
DING LING FAN	4928 Duncliff Rd. Richmond		RELOCATE

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August 13, 2025

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Name	Address	Signature	Comments
Fill Mahy Bob Riddell	11893 Dunbar Rd Richmond V7E3m6	J Mahy	* Very unsafe so much congestion for one street!

PLEASE RESPOND AND RETURN COMPLETED FORM BY AUGUST 31ST, 2025 IF POSSIBLE.

ONLY THIS PAGE NEEDS TO BE RETURNED PLN - 194

* one way street

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Name	Address	Signature	Comments
Richard Singer	4840 Dunsmuir B	Richard Singer	Needs to be scaled back

PLEASE RESPOND AND RETURN COMPLETED FORM BY AUGUST 31ST, 2025 IF POSSIBLE.

ONLY THIS PAGE NEEDS TO BE RETURNED PLN - 195

Number of programs
are too ambitious

July 17, 2025

To: The Owner/Resident of the Steveston Community

From: Concerned Owners/Residents of the Steveston Community

Re: Proposed Richmond Lions Manor-Fentiman Long-Term Care Facility.

As you may be aware, the Vancouver Coastal Health Authority is planning on re-building the Lions Manor at 11771 Fentiman Street in Steveston. The new proposed building will be EIGHT storeys high and have 144 extended long term care beds; 14 hospice beds; a childcare centre, an adult day program, a café and a retail store. While we understand the need for facilities of this nature, we do not agree with the scale of this project at this location for numerous very legitimate reasons. The old Lions Manor, built in the 1970's, provided seniors' affordable housing which was later converted into an extended long-term care facility, however when the original Lions Manor was built there were very few buildings in the immediate vicinity, as it comprised predominantly green space and open fields. Today the area has changed dramatically, with the largest high school in Richmond (R. A. McMath accommodating grades 8 – 12); Lions Housing and Wisteria Independent Living/Buddhist Temple as well as a large established community of single and multi-family homes all located on Garry Street. With all this additional development the vehicular traffic on Garry Street has increased significantly along with large amounts of foot traffic as students walk to and from McMath. To add a new project of this magnitude to the community today would be a huge additional burden to all the residents and students alike.

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For your information, here is a link regarding the proposed project:

Richmond Lions Manor-Fentiman | Vancouver Coastal Health <https://www.vch.ca/en/richmond-lions-manor-fentiman>

The signed petition can be dropped off at the "HO HO HO HOUSE" – 4280 GARRY STREET, RICHMOND, BC AT THE FRONT DOOR IN THE BOX MARKED "PARCELS"

Thank you for taking the time to read the attached.

WE, THE UNDERSIGNED, SUPPORT THIS PETITION; OPPOSITION TO THE PROPOSED RICHMOND LIONS MANOR-FENTIMAN LONG-TERM CARE CAMPUS – 11771 FENTIMAN STREET, RICHMOND, BC

Name	Address	Signature	Comments
Patrick Lemky Anna Read	4620 Windhammer DR RMD	P Read	

Please return by: August 31st, 2025

PLN - 196

Thank-you!

July 17, 2025

To: The Owner/Resident of the Steveston Community

From: Concerned Owners/Residents of the Steveston Community

Re: Proposed Richmond Lions Manor-Fentiman Long-Term Care Facility.

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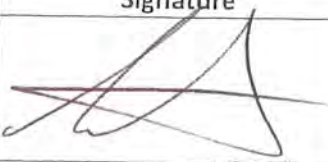
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Name	Address	Signature	Comments
TIMOTHY WHITEHEAD	8-4771 GARRY ST, RICHMOND, BC, V7E 2T9		

Please return by: August 31st, 2025

PLN - 197

Thank-you!

July 17, 2025

To: **The Owner/Resident of the Steveston Community**

From: Concerned Owners/Residents of the Steveston Community

Re: **Proposed Richmond Lions Manor-Fentiman Long-Term Care Facility.**

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Name	Address	Signature	Comments
YUST KAN CHOI	11451 Leopard Gate	Yust Kan Choi	

Please return by: August 31st, 2025
PLN - 198 Thank you!

July 17, 2025

To: **The Owner/Resident of the Steveston Community**

From: Concerned Owners/Residents of the Steveston Community

Re: **Proposed Richmond Lions Manor-Fentiman Long-Term Care Facility.**

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Name	Address	Signature	Comments
Katherine Schwab Robert Schwab	11391 Gallon Cr	Kathy Schwab Robert Schwab	all we need is a smaller building like the old one!

Please return by: August 31st, 2025

PLN - 199

Thank-you!

July 17, 2025

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From: Concerned Owners/Residents of the Steveston Community

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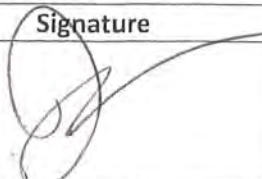
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Name	Address	Signature	Comments
Frank	11311 Frigate 11291 court		I agree with your concern.

Please return by: August 31st, 2025

PLN-200

Thank-you!

July 17, 2025

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From: Concerned Owners/Residents of the Steveston Community

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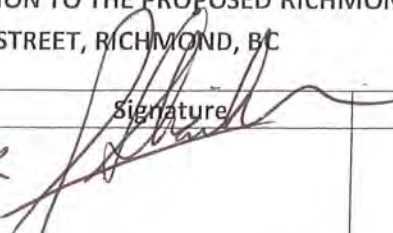
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Name	Address	Signature	Comments
Altaf & Margaret Shaikh -	11331 SCHOONER COURT VTE 421		

Please return by: August 31st, 2025
PLN - 201
Thank you!

July 17, 2025

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From: Concerned Owners/Residents of the Steveston Community

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Name	Address	Signature	Comments
Joyce Wong Tim Chan	11340 Galleon Cut Richmond V7E4L3		

Please return by: August 31st, 2025
PLN - 202
Thank-you!

July 17, 2025

To: **The Owner/Resident of the Steveston Community**

From: Concerned Owners/Residents of the Steveston Community

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Name	Address	Signature	Comments
Bonnie Johnston	4240 Windjammer Drive, Richmond		I believe this project should be scaled down. As a 26 year resident, the traffic has become dangerous & constant.

Please return by: August 31st, 2025

PLN - 203

Thank-you!

July 17, 2025

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From: Concerned Owners/Residents of the Steveston Community

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Name	Address	Signature	Comments
Ting Liu	11380 Frigate Crt V7E 4M4		I strongly agree to keep our residential area quiet.

Please return by: August 31st, 2025

PLN-204

Thank you!

July 17, 2025

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From: Concerned Owners/Residents of the Steveston Community

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Name	Address	Signature	Comments
TERESA CHAN	4351 GARRY ST. RICHMOND, BC V7E 2T6		

Please return by: August 31st, 2025

PLN - 205

Thank-you!

July 17, 2025

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From: Concerned Owners/Residents of the Steveston Community

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Name	Address	Signature	Comments
G Chung	11388 Leeward Gate		

Please return by: August 31ST, 2025
PLN - 206
Thank-you!

July 17, 2025

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From: Concerned Owners/Residents of the Steveston Community

Re: Proposed Richmond Lions Manor-Fentiman Long-Term Care Facility.

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Richmond Lions Manor-Fentiman | Vancouver Coastal Health <https://www.vch.ca/en/richmond-lions-manor-fentiman>

The signed petition can be dropped off at the "HO HO HO HOUSE" – 4280 GARRY STREET, RICHMOND, BC AT THE FRONT DOOR IN THE BOX MARKED "PARCELS"

Thank you for taking the time to read the attached.

WE, THE UNDERSIGNED, SUPPORT THIS PETITION; OPPOSITION TO THE PROPOSED RICHMOND LIONS MANOR-FENTIMAN LONG-TERM CARE CAMPUS – 11771 FENTIMAN STREET, RICHMOND, BC

Name	Address	Signature	Comments
MITZI SERIZAWA	4331 WINDJAHNER DRIVE	M. Serizawa	Would create more traffic

Please return by: August 31st, 2025

PLN - 207

Thank you!

July 17, 2025

To: The Owner/Resident of the Steveston Community

From: Concerned Owners/Residents of the Steveston Community

Re: Proposed Richmond Lions Manor-Fentiman Long-Term Care Facility.

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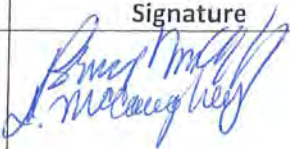
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Name	Address	Signature	Comments
Bruce McCaughy Isabelle McCaughy	11360 Caravel Court 11360 Caravel Court		Garry St. is almost undriveable as it is - this complex would make it gridlocked even more often

Please return by: August 31st, 2025

PLN - 208

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Name	Address	Signature	Comments
Yvonne Lee	4531 WINDJAMMER DR. RICHMOND		

Please return by: August 31st, 2025

PLN - 209

Thank you!

July 17, 2025

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From: Concerned Owners/Residents of the Steveston Community

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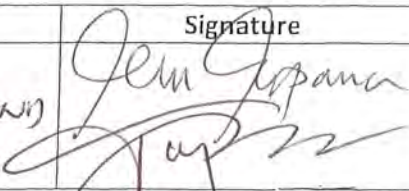
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Name	Address	Signature	Comments
GUEN GUPANA JOY GUPANA	11211 CLIPPEN COURT, RICHMOND BC, V7E 4M3		

Please return by: August 31st, 2025

PLN - 210

Thank-you!

July 17, 2025

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Name	Address	Signature	Comments
Jason Chan	4640 Windjammer dr		

Please return by: August 31st, 2025

PLN - 211

Thank-you!

Shannon

August 13, 2025

URGENT ATTENTION REQUIRED

To: The Owner/Resident of the Steveston Community

From: Concerned Owners/Residents of the Steveston Community

Re: Proposed Richmond Lions Manor-Fentiman Long-Term Care Facility.

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Name	Address	Signature	Comments
Shannon Mathers	11717 Yoshida Crt		Not opposed to the project but to the size & height of the building

PLEASE RESPOND AND RETURN COMPLETED FORM BY AUGUST 31ST, 2025 IF POSSIBLE.

ONLY THIS PAGE NEEDS TO BE RETURNED PLN - 212

July 17, 2025

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From: Concerned Owners/Residents of the Steveston Community

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Name	Address	Signature	Comments
DAN STUART Julie Stuart	14-4111 GARRY STREET 14-4111 Garry St. Rmld. BC	 	

Please return by: August 31st, 2025

PLN - 213

Thank you!

July 1., 2025

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From: Concerned Owners/Residents of the Steveston Community

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Name	Address	Signature	Comments
DAE SANGARA	12-4711 Garry St.		Definitely not the area for this Project!

Please return by: August 31st, 2025

PLN - 214

Thank-you!

July 17, 2025

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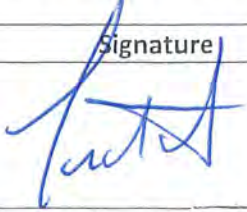
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Name	Address	Signature	Comments
Tim Reitsma	11-4111 Garry St, Richmond JUL 21 9		smaller building!

Please return by: August 31st, 2025

PLN - 215

Thank-you!

July 17, 2025

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From: Concerned Owners/Residents of the Steveston Community

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Name	Address	Signature	Comments
Darlene Burns	4651 Windjammer Dr	Darlene Burns	Garry St traffic is very heavy before + after school... nearly

Please return by: August 31st, 2025 impossible to leave our development during these times
PLN - 216
Thank you!

July 17, 2025

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From: Concerned Owners/Residents of the Steveston Community

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Name	Address	Signature	Comments
Bob Burns	4651 Windgemma Drive V7E 4X1	Bob Burns	47 year owner/resident for 271-7294

Please return by: August 31st, 2025
PLN - 217
Thank-you!

July 17, 2025

To: **The Owner/Resident of the Steveston Community**

From: Concerned Owners/Residents of the Steveston Community

Re: **Proposed Richmond Lions Manor-Fentiman Long-Term Care Facility.**

As you may be aware, the Vancouver Coastal Health Authority is planning on re-building the Lions Manor at 11771 Fentiman Street in Steveston. The new proposed building will be EIGHT storeys high and have 144 extended long term care beds; 14 hospice beds; a childcare centre, an adult day program, a café and a retail store. While we understand the need for facilities of this nature, we do not agree with the scale of this project at this location for numerous very legitimate reasons. The old Lions Manor, built in the 1970's, provided seniors' affordable housing which was later converted into an extended long-term care facility, however when the original Lions Manor was built there were very few buildings in the immediate vicinity, as it comprised predominantly green space and open fields. Today the area has changed dramatically, with the largest high school in Richmond (R. A. McMath accommodating grades 8 – 12); Lions Housing and Wisteria Independent Living/Buddhist Temple as well as a large established community of single and multi-family homes all located on Garry Street. With all this additional development the vehicular traffic on Garry Street has increased significantly along with large amounts of foot traffic as students walk to and from McMath. To add a new project of this magnitude to the community today would be a huge additional burden to all the residents and students alike.

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For your information, here is a link regarding the proposed project:

Richmond Lions Manor-Fentiman | Vancouver Coastal Health <https://www.vch.ca/en/richmond-lions-manor-fentiman>

The signed petition can be dropped off at the "HO HO HO HOUSE" – 4280 GARRY STREET, RICHMOND, BC AT THE FRONT DOOR IN THE BOX MARKED "PARCELS"

Thank you for taking the time to read the attached.

WE, THE UNDERSIGNED, SUPPORT THIS PETITION; OPPOSITION TO THE PROPOSED RICHMOND LIONS MANOR-FENTIMAN LONG-TERM CARE CAMPUS – 11771 FENTIMAN STREET, RICHMOND, BC

Name	Address	Signature	Comments
zhao zhao	11231 Frigate Court	[Signature]	I do not support this high building

Please return by: August 31st, 2025

PLN-218

Thank-you!

July 17, 2025

To: The Owner/Resident of the Steveston Community

From: Concerned Owners/Residents of the Steveston Community

Re: Proposed Richmond Lions Manor-Fentiman Long-Term Care Facility.

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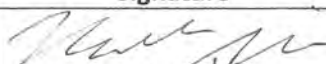
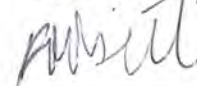
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Name	Address	Signature	Comments
Kuldip Gill	4822 GARRY ST.		Need Community Consultation. Building Height is a major issue.
Rup Gill	4822 GARRY ST.		

July 17, 2025

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From: Concerned Owners/Residents of the Steveston Community

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Name	Address	Signature	Comments
Stella Wong	4620 Garry Street, Richmond BC		I support the Petition. More Consultation is needed!

July 17, 2025

To: The Owner/Resident of the Steveston Community

From: Concerned Owners/Residents of the Steveston Community

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Name	Address	Signature	Comments
John Yew	4433 GARRY ST. RMD, V7E 2T9		

Please return by: August 15th, 2025
PLN -221
Thank-you!

August 13, 2025

URGENT ATTENTION REQUIRED

To: The Owner/Resident of the Steveston Community

From: Concerned Owners/Residents of the Steveston Community

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Name	Address	Signature	Comments
Spenser Rocky	11888 Dunford Rd., Richmond		see below.

PLEASE RESPOND AND RETURN COMPLETED FORM BY AUGUST 31ST, 2025 IF POSSIBLE.

ONLY THIS PAGE NEEDS TO BE RETURNED PLN - 222) 8 storeys is way too high.
B) Traffic along Garry already very burdened by McMath
4-5 storeys + some traffic re-imagining is more reasonable.

July 17, 2025

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From: Concerned Owners/Residents of the Steveston Community

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Name	Address	Signature	Comments
Ken Lam	4351 Garry St Richmond, BC V7E 2T9		

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Name	Address	Signature	Comments
PATRICIA JOHNSON	#3-4460 GARRY RICHMOND	Patricia Johnson	PROBLEMS WITH MORE TRAFFIC PARKING NEEDED! MORE INFO NEEDED

Please return by: August 15th, 2025

PLN - 224

July 17, 2025

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From: Concerned Owners/Residents of the Steveston Community

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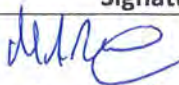
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Name	Address	Signature	Comments
MARK ROBERTSON ANGIE ROBERTSON	19-4460 GARRY ST RICHMOND B.C. V7E 2V2	 Mark Robertson	

Please return by: **PLN -225** + 15th, 2025
Thank-you!

July 17, 2025

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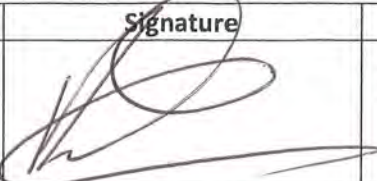
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Name	Address	Signature	Comments
RICHARD HARVEY	4520 GARRY STR. RICHMOND BC V7E 2N3		LETTER ENCLOSED

July 17, 2025

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From: Concerned Owners/Residents of the Steveston Community

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Name	Address	Signature	Comments
Hiro YODAGAWA	4271 GARRY ST	H. Yodagawa	NO LARGE TALL BUILDING

Please return by: August 15th, 2025

PLN-227

Thank-you!

July 17, 2025

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From: Concerned Owners/Residents of the Steveston Community

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Thank you for taking the time to read the attached.

WE, THE UNDERSIGNED, SUPPORT THIS PETITION; OPPOSITION TO THE PROPOSED RICHMOND LIONS MANOR-FENTIMAN LONG-TERM CARE CAMPUS – 11771 FENTIMAN STREET, RICHMOND, BC

Name	Address	Signature	Comments
C. Cathcart	4-4460 Garry St		I hope the proposed size of this amazing multi-purpose Lions Manor can be reduced
Patrick Cathcart	4-4460 Garry St		

Please return by: **PLN - 228** + 15th, 2025

Thank-you!

July 17, 2025

To: The Owner/Resident of the Steveston Community

From: Concerned Owners/Residents of the Steveston Community

Re: Proposed Richmond Lions Manor-Fentiman Long-Term Care Facility.

As you may be aware, the Vancouver Coastal Health Authority is planning on re-building the Lions Manor at 11771 Fentiman Street in Steveston. The new proposed building will be EIGHT storeys high and have 144 extended long term care beds; 14 hospice beds; a childcare centre, an adult day program, a café and a retail store. While we understand the need for facilities of this nature, we do not agree with the scale of this project at this location for numerous very legitimate reasons. The old Lions Manor, built in the 1970's, provided seniors' affordable housing which was later converted into an extended long-term care facility, however when the original Lions Manor was built there were very few buildings in the immediate vicinity, as it comprised predominantly green space and open fields. Today the area has changed dramatically, with the largest high school in Richmond (R. A. McMath accommodating grades 8 – 12); Lions Housing and Wisteria Independent Living/Buddhist Temple as well as a large established community of single and multi-family homes all located on Garry Street. With all this additional development the vehicular traffic on Garry Street has increased significantly along with large amounts of foot traffic as students walk to and from McMath. To add a new project of this magnitude to the community today would be a huge additional burden to all the residents and students alike.

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Name	Address	Signature	Comments
Pearl McDonald MORRAY McDONALD	4440 Garry St 4440 GARRY ST RICHMOND V7E-2V2	Pearl McDonald 	

Please return by: August 15th, 2025

PLN-229

Thank-you!

July 17, 2025

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Name	Address	Signature	Comments
Jonide Montgomery	11784 Fentiman Pl. Richmond, BC V7E 0M6		Buildings are too close to the street, too tall, and too busy.

July 17, 2025

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Name	Address	Signature	Comments
MAY CHU KERRY WU	4800 Garry St 4800 Garry St	[Signature] [Signature]	high density, busy traffic, can relate to someone like farm land.

July 17, 2025

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Name	Address	Signature	Comments
Jamie Turner	7-4460 Garry		

Please return by: August 15th, 2025
RLN-232
Thank-you!

July 17, 2025

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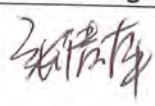
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Name	Address	Signature	Comments
Qianman Zhong	4808 garry st, rmd. BC.		

July 17, 2025

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Name	Address	Signature	Comments
Ian + Margaret MacLean	4593 Garry Street Richmond, B.C. V7E 2T9	Margaret MacLean	Our main concern is overburdened traffic on Garry Street which is already a problem and will only get worse with this development.

July 17, 2025

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Name	Address	Signature	Comments
HokHei Ryan, Lee	4546 Garry Street		It does not make sense !!!

Please return by: August 15th, 2025
PLN 235
Thank-you!

July 17, 2025

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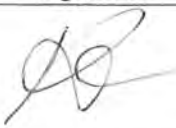
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Name	Address	Signature	Comments
Kim Owen	15-4080 Garry St Richmond BC		Let's not add more traffic on this already over-stretched 2-lane road!

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Name	Address	Signature	Comments
MAUREEN FREEMAN	9-4051 GARRY ST		

PLN - 237

July 17, 2025

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Name	Address	Signature	Comments
Jing Wang	4820 Garry St. Richmond		

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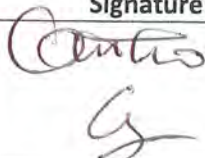
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WE, THE UNDERSIGNED, SUPPORT THIS PETITION; OPPOSITION TO THE PROPOSED RICHMOND LIONS MANOR-FENTIMAN LONG-TERM CARE CAMPUS – 11771 FENTIMAN STREET, RICHMOND, BC

Name	Address	Signature	Comments
HING HO Martanne S. Cheng	4291 GARRY STREET		PROJECT TOO OVERSIZE

Please return by: August 15th, 2025

PLN -239

Thank-you!

July 17, 2025

To: The Owner/Resident of the Steveston Community

From: Concerned Owners/Residents of the Steveston Community

Re: Proposed Richmond Lions Manor-Fentiman Long-Term Care Facility.

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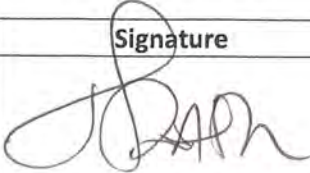
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Name	Address	Signature	Comments
HEMI AND BRYAN RADH	11768 FENTIMAN PLACE		AGREE WITH ALL OF THE POINTS.

PLN - 240

THANK YOU!

July 17, 2025

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Name	Address	Signature	Comments
Ben Hickey	11720 Yoshida Ct. Richmond, BC.		I support the petition for the reasons mentioned.

July 17, 2025

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Name	Address	Signature	Comments
Rathy, Shang	6-4051 Garry St. Richmond	Lamy	

July 17, 2025

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From: Concerned Owners/Residents of the Steveston Community

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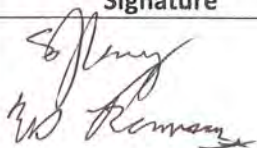
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Name	Address	Signature	Comments
DES + SHIRLEY RAMSAY	25-4460 GARRY ST.		

Please return by: August 15th, 2025
Thank you!

RLN-243

July 17, 2025

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From: Concerned Owners/Residents of the Steveston Community

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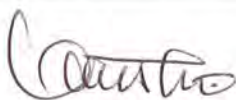
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Name	Address	Signature	Comments
HING C. HO —	4291 GARRY ST. RICHMOND BC		

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Name	Address	Signature	Comments
ARFA JENSON	11740 Yoshida Court Richmond		NO BIG BUILDING SOMETHING SMALL THAT BLEND IN.

Please return by: August 15th, 2025

PLN - 245

Thank-you!

July 17, 2025

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From: Concerned Owners/Residents of the Steveston Community

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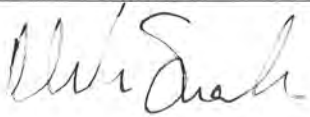
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Name	Address	Signature	Comments
MIKE SHACKLE	4220 GARRY STREET		

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Name	Address	Signature	Comments
Ian Daiminger	13- 4080 Garry St.	Ian Daiminger	The building would ruin the landscape

July 17, 2025

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Name	Address	Signature	Comments
Amy Daiminger	13-4080 Garry St Richmond BC V7E 6J9		

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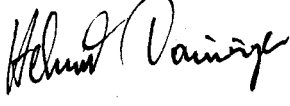
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Name	Address	Signature	Comments
HELMUT DAIMINGER	13-4080 GARRY ST. RICHMOND, BC		

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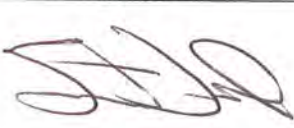
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Richmond Lions Manor-Fentiman | Vancouver Coastal Health <https://www.vch.ca/en/richmond-lions-manor-fentiman>

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WE, THE UNDERSIGNED, SUPPORT THIS PETITION; OPPOSITION TO THE PROPOSED RICHMOND LIONS MANOR-FENTIMAN LONG-TERM CARE CAMPUS – 11771 FENTIMAN STREET, RICHMOND, BC

Name	Address	Signature	Comments
Erneet Duhra	26-4460 Garry St. Richmond V7E 2V2		

Please return by: **PLN - 250** August 15th, 2025
Thank-you!

July 17, 2025

To: The Owner/Resident of the Steveston Community

From: Concerned Owners/Residents of the Steveston Community

Re: Proposed Richmond Lions Manor-Fentiman Long-Term Care Facility.

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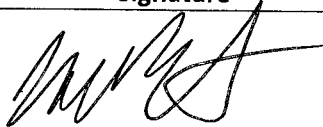
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Name	Address	Signature	Comments
MICHAEL THIBERT	11786 FENTIMAN PLACE		BUILDING HEIGHT, SITE PLACEMENT DENSITY & TRAFFIC PARKING CONCERNS

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Name	Address	Signature	Comments
JUDY ORCUTT	#9-4111 GARRY ST. RICHMOND V7E 2T9	J Orcutt	

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Name	Address	Signature	Comments
Samuel Kemp	3726 Garry St Richmond		

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Name	Address	Signature	Comments
D. F. BROWN	4200 GARRY ST		2 BKS

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Name	Address	Signature	Comments
H. YODOGAWA	4271 GARRY ST	H. Yodogawa	NO TALL BUILDINGS

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Name	Address	Signature	Comments
Nicole McLeod	26-4080 Garry St	Nicole McLeod	604-387-8767

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Name	Address	Signature	Comments
Marie Nudo	4-4111 Garry St.	Marie Nudo	Much needed
Charlene deFaye	" " "	Charlene de Faye	facility but on a smaller scale

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Name	Address	Signature	Comments
DAVE MCKINNON Wendy McKinnon	11764 FENTIMAN PLACE	 	SEE EMAIL OF SEP 27/24 SENT TO VAN. COASTAL HEALTH & RICH. COUNCIL

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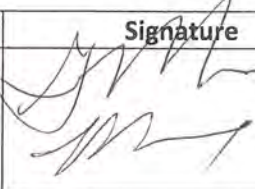
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Name	Address	Signature	Comments
Gagan Mann Scott Morescaux	17-4111 Garry St Richmond BC V7E 2T9		

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Name	Address	Signature	Comments
Ralph and Susan Roberts	4226 Garry Street	S. Roberts.	major concerns regarding this development. I agree with the

two attached letters.

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Name	Address	Signature	Comments
Rachel Lawrence Josh Akin	11766 Fentiman Pl. Richmond, BC V7E 6M6	<i>Rachel Lawrence</i> <i>Josh Akin</i>	This building should <u>NOT</u> be on this tiny, quiet and peaceful street.

July 17, 2025

To: The Owner/Resident of the Steveston Community

From: Concerned Owners/Residents of the Steveston Community

Re: **Proposed Richmond Lions Manor-Fentiman Long-Term Care Facility.**

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Name	Address	Signature	Comments
EDMOND LEE	11780 FENTIMAN		

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Name	Address	Signature	Comments
Andrew Rogers	11731 Fentiman Place		This scale + density of this project needs to be reconsidered.

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Name	Address	Signature	Comments
David Chang	103, 4211 Garry St. Richmond V7E2T9		NO Comments

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Name	Address	Signature	Comments
TONG TONG CHEN & PENG WANG	4240 Garry St. Richmond		We are deeply concerned about the environmental damage and safety concerns that will bring to our comm by launching this pr

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Name	Address	Signature	Comments
Natalie Olekshy	11-4051 Garry St. Richmond, BC	<i>N. Olekshy</i>	we don't need high-risers in Steveston.

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Name	Address	Signature	Comments
LINDA SHIRLEY MICHAEL SHIRLEY	4039 GARRY ST.	Linda Shirley Michael Shirley	THERE NEEDS TO BE A COMMUNITY IMPACT ASSESSMENT CARRIED OUT!! THE PLAN SHOWS NO FORETHOUGHT!!

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Name	Address	Signature	Comments
XIQUAN HU	12- 4051 Garry St.	胡金全	

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Name	Address	Signature	Comments
Fanchao Leng Ting Zhang	4160 Garry St. Richmond, BC	Fanchao Leng Ting Zhang	We support this petition. Please reconsider the proposed scale. Thank you.

PLN - 269

July 17, 2025

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Name	Address	Signature	Comments
Pierre Ngo	#3 - 4109 Garry St. Richmond		*Proposed Scale should be reduced or should otherwise be located elsewhere

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Name	Address	Signature	Comments
Alex Murphy AFSANEH ERFAN	11726 Yoshida Court.	A. Murphy Afsaneh Erfan	Thanks / Suggested new location where old Super Grocer was.

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Name	Address	Signature	Comments
JACQUELINE HIEN	10111 FRESHWATER DRIVE	J Hien	

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From: Concerned Owners/Residents of the Steveston Community

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As you may be aware, the Vancouver Coastal Health Authority is planning on re-building the Lions Manor at 11771 Fentiman Street in Steveston. The new proposed building will be EIGHT storeys high and have 144 extended long term care beds; 14 hospice beds; a childcare centre, an adult day program, a café and a retail store. While we understand the need for facilities of this nature, we do not agree with the scale of this project at this location for numerous very legitimate reasons. The old Lions Manor, built in the 1970's, provided seniors' affordable housing which was later converted into an extended long-term care facility, however when the original Lions Manor was built there were very few buildings in the immediate vicinity, as it comprised predominantly green space and open fields. Today the area has changed dramatically, with the largest high school in Richmond (R. A. McMath accommodating grades 8 – 12); Lions Housing and Wisteria Independent Living/Buddhist Temple as well as a large established community of single and multi-family homes all located on Garry Street. With all this additional development the vehicular traffic on Garry Street has increased significantly along with large amounts of foot traffic as students walk to and from McMath. To add a new project of this magnitude to the community today would be a huge additional burden to all the residents and students alike.

We are attaching some correspondence that has been sent to both the City of Richmond and Vancouver Coastal Health recently addressing the numerous and legitimate concerns with this proposed development. Please take the time to read them. If you agree with our concerns, we ask that you please sign our petition, which will be forwarded to the City of Richmond and Vancouver Coastal Health. We also encourage you to forward your own concerns, in writing, to the City and the Health Authority. To be clear, we are not suggesting that there is no need for a facility of this nature in Steveston, but we feel its proposed scale needs to be reduced or should otherwise be located elsewhere.

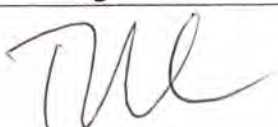
For your information, here is a link regarding the proposed project:

Richmond Lions Manor-Fentiman | Vancouver Coastal Health <https://www.vch.ca/en/richmond-lions-manor-fentiman>

The signed petition can be dropped off at the "HO HO HO HOUSE" – 4280 GARRY STREET, RICHMOND, BC AT THE FRONT DOOR IN THE BOX MARKED "PARCELS"

Thank you for taking the time to read the attached.

WE, THE UNDERSIGNED, SUPPORT THIS PETITION; OPPOSITION TO THE PROPOSED RICHMOND LIONS MANOR-FENTIMAN LONG-TERM CARE CAMPUS – 11771 FENTIMAN STREET, RICHMOND, BC

Name	Address	Signature	Comments
TIM + SYROZE EVANS	8-4111 GARRY ST, RICHMOND		

July 17, 2025

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From: Concerned Owners/Residents of the Steveston Community

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Name	Address	Signature	Comments
Ronald Calderon	45-8080 Garry St. Richmond BC		8 stories? that is insane!

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Name	Address	Signature	Comments
J. Bulmer	29-4080 Garry St Richmond.		I do not approve high rises

WE, THE UNDERSIGNED, SUPPORT THIS PETITION; OPPOSITION TO THE PROPOSED RICHMOND LIONS MANOR-
FENTIMAN LONG-TERM CARE CAMPUS – 11771 FENTIMAN STREET, RICHMOND, BC

Name	Address	Signature	Comments
ANN REVELL RICHARD REVELL-	11300 CARAVEL CRT	Ann Revell R.T. Revell.	WE AGREE.

Please return by: August 31ST, 2025
Thank you!

Name	Address	Signature	Comments
HELINA CLEMENT	11733 YOSHIDA COURT	Helina Clement	I strongly oppose this project!

Annotated Excerpt of the Meeting Minutes from
Advisory Design Panel
 Wednesday, June 19, 2025

[As this is a rezoning application, formal comments and a Panel Decision did not occur. Informal review comments below were provided, followed with design responses in ***'bold italics'***]

3. RZ 25-005701 - VANCOUVER COASTAL HEALTH 8-STOREY HEALTH SERVICE, MAJOR DEVELOPMENT INCLUDING APPROXIMATELY 144 LONG-TERM CARE BEDS, 14 HOSPICE BEDS, ADULT DAY CARE, CHILD CARE AND ACCESSORY USES

ARCHITECT: Zeidler Architecture
 LANDSCAPE ARCHITECT: Perry + Associates
 PROPERTY LOCATION: 11771 Fentiman Place

Panel Discussion

Comments from Panel members were as follows:

- appreciate the applicant's presentation – ***Noted;***
- appreciate the household grouping concept which is a good way to create a home-like atmosphere in the long-term care facility – ***Noted;***
- consider installing more accessible parking spaces for the proposed development – ***Considered;***
- appreciate the well thought-out project and the applicant's presentation – ***Noted;***
- appreciate the consideration for caregiver and visitor accommodation for the long-term care and hospice rooms – ***Noted;***
- appreciate the well-considered project and the applicant's presentation – ***Noted;***
- appreciate the integration of different uses for the proposed development to create a more cohesive facility – ***Noted;***
- investigate opportunities to further integrate the proposed development into the park; look at ways to enable residents to experience the park from open/outdoor areas of the building and from their rooms – ***Considered. Design improved with extending third floor outdoor amenity terrace towards park and increasing planting from Park edge to building;***
- consider ways to make the child care facility or play area visible from the main entrance to the development to improve the entrance and better integrate the child care facility with the long-term care facility – ***Considered. Child Care fencing to be designed as playful structure, which will make the facility more visible;***

- review the location and design of the drop-off area to ensure the efficient movement of vehicles and people due to the mixed uses of the proposed development; also consider the line of sight to the surface parking spaces from the drop-off area – ***Continuing to review through detail design. Weather protection canopy provided;***
- the proposed design of the building is complex in relation to its proposed uses and will have cost implications; consider getting pre-construction advice to simplify the design of the building and minimize cost – ***Noted;***
- the building appears institutional; consider a more residential design for the building and de-emphasize its institutional aspects considering its location in a residential neighbourhood and to better address the needs and preferences of residents and other users – ***Design improved with additional colour, articulation of building planes, and window detailing to visually break down the building massing and increase residential aesthetic and feel;***
- the proposed building looks institutional; support the Panel comment to make it more residential in character; consider adjusting the height of some parts of the building if necessary in order create a more residential feel for the building – ***Comment addressed above;***
- support the programming and inter-generational aspects of the proposed development – ***Noted;***
- the project is moving in the right direction – ***Noted;***
- appreciate the forward-looking project – ***Noted;***
- the ground level elements of the building could be made more distinctive to break down the long façades of the building; support the Panel comment that the child care facility could be relocated to the front and be the face of the building to improve the design of the main building entrance and bring out some elements of scale – ***Design improved with planting to help visually break down massing of the façade. Outdoor play area of the Child Care facility is located both in front of the building and behind the building and is visually prominent at the front of the building;***
- support the proposed use of colours which is a work in progress – ***Noted;***
- the scale needs some improvement; the size of the balconies makes the building look bigger and would present a challenge in terms of balancing cost and successful design – ***Design improved by reducing scale of balconies;***
- overall, the project is successful but needs to improve its frontages – ***Comment addressed above;***
- the project is needed by the community and appreciate its holistic approach – ***Noted;***
- support the Panel comments to mitigate the institutional look of the building – ***Comment addressed above;***
- support the Panel comment to bring the character of the park/nature into the overall design of the building (e.g. on the face of and inside the building) to provide residents,

caregivers and other users of the building a stronger connection to the park/nature to enhance their well-being – *Comment addressed above;*

- agree with Panel comments regarding the scale of the building; consider making the building façades more porous to provide better connection to the people coming in and out of the building – *Considered. The central lobby public area is very porous. The design also addresses access and privacy needs in areas of the building for Long Term, Hospice, Child Care, and Adult Day Care uses;*
- appreciate the project and the applicant's intention to provide the needed health care services to the community – *Noted;*
- support the Panel comments to create a stronger connection from the park/nature to the building particularly to the hospice facility not only for the well-being of residents but also of caregivers and visitors; review the location of the hospice facility on the north side of the building which is away from the park – *Considered. As noted above, the connection of the building third floor amenity space to the park has been enhanced. The Hospice use is located on the third floor, close to the outdoor amenity space overlooking the Park. The building massing has been pulled to the south end of the site and on each of the upper floors contains Long Term Care use as the same floor plate is required for this use;*
- understand the rationale for the proposed massing; however, it would create a lot of shaded areas, e.g. on the south courtyard, the lower garden court, and the outdoor area by the child care facility; consider ways to mitigate the shaded condition of these areas – *Considered. Courtyard design opened up to increase sunlight;*
- consider ways to (i) reground the building in the context of its location in Steveston, (ii) increase the porosity of the building particularly on the north side to enhance the connection of the building to the community, (iii) improve the connection of the child care facility to the street, and (iv) simplify the massing of the building to relate it more directly to the ground – *Comments addressed above;*
- support the Panel comment regarding the need to provide more accessible parking spaces in the development – *Comment addressed above;*
- appreciate the complex and interesting project; appreciate the applicant's efforts to engage the various stakeholders of the project – *Noted;*
- the institutional look of the building especially if viewed from the street is the result of (i) open spaces being internalized into the courtyard which is boxed in by the adjacent mid-rise buildings to the west, and (ii) angling the building which compartmentalizes the outdoor amenity areas on the west – *Comments addressed above;* and
- investigate ways to (i) provide more porosity to the development from the park and the street to bring in more daylight into the development and enhance the connection of the park to the building and its residents and users, and (ii) mitigate the compartmentalization of and shadowing on the outdoor amenity spaces on the west side – *Comments addressed above.*



Address: 11771 Fentiman Place

File No.: RZ 25-005701

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 10721, the developer is required to complete the following:

Payments

1. **(Fees - Public Hearing Notices)** Payment of all fees in full for the cost associated with required mailed notices, consistent with the City's Consolidated Fees Bylaw No 8636, as amended.
2. **(Tree Replacement Contribution)** City acceptance of the developer's offer to voluntarily contribute \$34,536.00 to the City's Tree Compensation Fund for the planting of replacement trees within the City. This amount comprises \$1,536.00 in compensation for removal of 1 City tree (#101) and \$33,000.00 in compensation at a 2:1 ratio for the removal of 28 trees from the site at a rate of \$750 per replacement tree not planted on-site.

Tree Management

3. **(Tree Protection Fencing)** Installation of appropriate tree protection fencing around all trees to be retained (#30, 102, 103, 346 and as needed to protect trees on neighbouring properties) as part of the development prior to any construction activities occurring on-site.
4. **(Arborists Contract)** Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within the tree protection zone of the trees to be retained or protected (#30, 102, 103, 346 and as needed to protect trees on neighbouring properties). The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections, and a provision for the Arborist to submit a post-construction assessment report to the City for review.

Security Agreements and Securities

5. **(On-site Tree Survival Security)** Entering into a Tree Survival Security legal agreement and submission of a cash or Letter of Credit Tree Survival Security to the City in the amount of \$20,000.00 for the two trees (#30 and 346) to be retained on-site. Security to be released one year after construction completion subject to the project Arborist submitting an assessment report confirming the successful protection and retention of the trees to the satisfaction of the City.
6. **(City Tree Survival Security)** Entering into a Tree Survival Security legal agreement and submission of a cash or Letter of Credit Tree Survival Security to the City in the amount of \$20,000.00 for the two City trees (#102 and 103) to be retained. Security to be released one year after construction completion subject to the project Arborist submitting an assessment report confirming the successful protection and retention of the trees to the satisfaction of the City.
7. **(Landscape Security)** Provision of a Landscape Security to the City in the amount of \$1,908,600.00 for the installation of landscaping including the planting of 12 replacement trees on-site. Entering into a Landscape Security legal agreement and submission of a Letter of Credit security or alternate to the satisfaction of the Director, Development. Security to be released one year after construction completion subject to the project Landscape Architect submitting an assessment report confirming the successful installation to the satisfaction of the City.

Legal Agreements

8. **(Flood Indemnity Covenant)** Registration of a flood indemnity covenant on title (Area A).
9. **(Noise Mitigation)** Registration of a legal agreement on Title indicating requirement to mitigate unwanted noise and demonstrate that the building envelope is designed to avoid noise generated by the internal use from penetrating into residential areas that exceed noise levels allowed in the City's Noise Bylaw and noise generated from building mechanical equipment will comply with the City's Noise Bylaw.
10. **(Discharge)** Discharge of the obsolete Development Variance Permit notice from Title regarding previous telecommunications infrastructure installation on the previous building.

Separate Applications

11. **(Servicing Agreement)** Enter into a Servicing Agreement* for the design and construction of required works. A Letter of Credit, cash security or surety bond for the value of the Service Agreement works, as determined by the City, will be required as part of entering into the Servicing Agreement. Works include, but may not be limited to the following:

A. Park Works:

- a. (Steveston Park) The existing pathway connection from the site's South property line to the existing Steveston Park pathway is to be removed and replaced with sod to match the surrounding park area.
- b. (Street Tree Retention) Protection of two City trees (#102 and 103) as per Arborist contract and Tree Survival Security secured through the rezoning.
- c. (Street Tree Planting) To support long-term tree health and maximize soil volumes for new street trees, provide structural soil cells beneath the Fentiman Place sidewalk to achieve a continuous soil depth of 900 mm for new street tree planting.

B. Transportation Works:

- a. (Fentiman Place) Construct the following upgrades along the site's full Fentiman Place frontage:
 - i. From west to east, starting at the subject site's east property line:
 - (1) 1.5 m wide concrete sidewalk;
 - (2) Boulevard planted with street trees or grass; and
 - (3) 0.15 m wide curb and gutter to match existing curb alignment.
 - ii. Sidewalks to be transitioned to meet the existing conditions beyond the subject site through a reverse curve design.
 - iii. Sidewalk may need to meander locally for retention of existing trees.
 - iv. Construct two vehicular access driveways in accordance with the City's Engineering Design Specifications.
 - v. Construct new curb returns and letdowns at the southeast corner of the subject site.
- b. (North-South Pathway) Within Steveston Park south of the subject site, construct a new 2.0 m wide public pathway behind curb and gutter along the western edge of the existing parking and vehicle turnaround area, connecting to the new Fentiman Place sidewalk and to the existing asphalt pathway south of the turnaround area.
- c. (East-West Park Pathway) Along the south edge of the subject site within Steveston Park, re-instate sections of the existing asphalt pathway as required to accommodate tie-in to the new Fentiman Place sidewalk, to accommodate tie-in to the new north-south pathway, to accommodate the removal of the existing pathway connection to the southwestern corner of the subject site, and to accommodate the construction of any needed utility works as per Engineering requirements.
- d. (Vehicle Parking and Turnaround Area) At the south end of Fentiman Place within Steveston Park, local improvements to the existing vehicle parking and turnaround area to optimize parking, potentially to include the construction of curb stops, signage and line painting.

C. Water Works:

- a. Using the OCP Model, there is 130 L/s of water available at a 20 psi residual at the Fentiman Place frontage. Based on your proposed development, your site requires a minimum fire flow of 250 L/s.
- b. At Developer's cost, the Developer is required to:
 - i. Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm development has adequate fire flow for onsite fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage building designs.
 - ii. Install approximately 155 m of new water main along Fentiman Place, from the existing 200 mm diameter PVC water main at the intersection of Garry Street & Fentiman Place to the south property line of the development site. Alignment and details such as the diameter and fittings of the new water main shall be determined via the servicing agreement design.

- iii. Remove and legally dispose off-site the existing water main along Fentiman Place to the extent of the proposed water main upgrade.
 - iv. Provide a right-of-way for the water meter. Minimum right-of-way dimensions to be the size of the meter box (from the City of Richmond supplementary specifications) plus any appurtenances (for example, the bypass on W2n-SD) plus 0.5 m on all sides. Exact right-of-way dimensions to be finalized during the servicing agreement process.
 - v. Review hydrant spacing on all road frontages and install new fire hydrants as required to meet City spacing requirements for the proposed land use. At minimum, one additional hydrant on the Fentiman Place frontage is required. Fire department approval is required for all fire hydrant installations and relocations.
 - vi. Install one new water service connection off of the proposed water main along Fentiman Place frontage complete with water meter and meter box in a right-of-way which will be provided by the developer as per City's specifications.
 - c. At Developer's cost, the City will:
 - i. Cut, cap, and remove the existing water service connection and meter to the development site.
 - ii. Reconnect all existing water service connections and hydrant leads to the new water main.
 - iii. Complete all tie-ins for the proposed works to existing City infrastructure.
- D. Storm Sewer Works:
- a. At Developer's cost, the Developer is required to:
 - i. Provide an erosion and sediment control plan for all on-site and off-site works, to be reviewed as part of the servicing agreement design.
 - ii. Perform a capacity analysis to size the proposed storm sewer and drainage conveyances in Fentiman Place. The analysis shall consider both the existing condition and the 2041 OCP condition, and include runoff from the future roads proposed in the OCP. The minimum diameter of the new storm sewer shall be 600 mm as per City specifications.
 - iii. Install approximately 150 m of new storm sewer from Garry Street to the north property line of 4131 Chatham Street, complete with manholes. Connect the proposed storm sewer to the existing storm sewer at Garry Street via a new manhole. Alignment and details such as the slope and high point of the new storm sewer shall be determined via the servicing agreement design.
 - iv. Fill and abandon, as per MMCD, the existing storm sewer along Fentiman Place to the extent of the proposed storm sewer upgrade.
 - v. Install one new storm service connection off of the proposed storm sewer main, complete with inspection chamber, as per City specifications to service the development site.
 - vi. Reconnect all existing storm connections, catch basins, and lawn basins to the proposed storm sewer.
 - b. At Developer's cost, the City will:
 - i. Cut and cap the existing service connection to the development site and remove the existing inspection chamber.
 - ii. Complete all tie-ins for the proposed works to existing City infrastructure.
- E. Sanitary Sewer Works:
- a. At Developer's cost, the Developer is required to:
 - i. Not start onsite excavation or foundation construction until completion of rear-yard sanitary works by City crews.
 - ii. Upgrade the existing 150 mm diameter AC sanitary sewer along the north property line to 200 mm diameter PVC as per the City's Engineering specifications. This requirement is waived on the condition that the existing hedge along this sanitary sewer main will be retained.
 - iii. Provide a signed and sealed geotechnical assessment, complete with recommendations to ensure the following conditions are met. The assessment and mitigation recommendations shall be included in the Servicing Agreement.

- (1) That the City be able to construct, maintain, operate, repair, or remove City utilities/infrastructures (i.e. sanitary main along the north, south and west property lines and sanitary force main along the east property line) without impact to the onsite works. The building edge shall be set based on the required clearance between the building edge and the existing sanitary pipes as recommended by a professional geotechnical engineer.
 - (2) That the on-site works (e.g. soil densification, preload, foundation works, etc.), or the construction/maintenance of the proposed building, not cause damage to the City utilities/infrastructure (i.e. sanitary main along the north, south and west property lines and sanitary force main along the east property line).
 - (3) That impact of the site preparation works (e.g., soil densification, pre-load, foundation excavation, dewatering, etc.) to the existing infrastructures around the proposed site (i.e. sanitary main along the north, south and west property lines and sanitary force main along the east property line) are determined by the Geotechnical Engineer. If the existing infrastructures will be significantly impacted, the works required to mitigate the impact or the replacement of the affected existing infrastructures shall be done prior to start of the site preparation works at developer's cost.
 - (4) Pre and post pre-load and construction surveys and CCTV will be required. Any damage to be repaired and any required replacement shall be done at the Developer's sole cost.
 - (5) Ensure that the existing sanitary sewer system along the north, south, west and east property lines remains operational during any preload and/or construction phase. If the existing sanitary line is impacted during site preparation or construction of the proposed development then the developer shall be responsible to make the damaged sanitary system operational during the duration of the onsite works (i.e., temporary bypass via pumping, etc.). The damaged sanitary system shall be replaced at the same alignment through the Servicing Agreement, at the developer's costs, after completion of the site preparation and/or building construction works.
 - (6) Monitor the settlement at the adjacent utilities and structures during pre-loading, dewatering, and soil preparation works per a geotechnical engineer's recommendations, and report the settlement amounts to the City for approval.
- iv. Perform capacity analyses to confirm that the existing sanitary main and existing Garry sanitary pump station are adequate to service the proposed development. If the capacity analyses indicate that the existing sanitary sewer and pump station are inadequate to service the proposed development then the existing sanitary sewer and pump station shall be upgraded. The pump station upgrade may include replacement of the pumps, kiosks, antenna and provision of a BC Hydro PMT.
 - v. Replace the BC Hydro PMT that services the existing Garry sanitary pump station to address conflict between the existing PMT and the proposed building. The developer shall reach out to BC Hydro to coordinate the required replacement of the existing PMT. Replacement of the existing PMT shall be completed prior to start of site preparation works (e.g., preload, DSM wall if required, etc.) or prior to Engineering sign off on the Building Permit application of the proposed project, whichever comes first. Completion of the required PMT replacement shall be a condition of Building Permit issuance. Details of the location of the required PMT replacement shall be finalized in the servicing agreement design review.
 - vi. Install one new sanitary service connection complete with inspection chamber off of the existing manhole SMH4867 at the west property line.
- b. At Developer's cost, the City will:
 - i. Complete all tie-ins for the proposed works to existing City infrastructure.
 - ii. Cut and cap the existing service connection and remove associated inspection chamber.
- F. Street Lighting:
- a. At Developer's cost, the Developer is required to:
 - i. Upgrade street lighting along Fentiman Place (from Garry Street to Steveston Park boundary) according to the following:
 - ii. Fentiman Place (Center median lighting)
 - (1) Provide roadway lighting calculations as per City of Richmond Standards

(2) Roadway lighting at back of curb in center of median strip: Type 3A Custom Decorative Luminaire Pole (Refer to City of Richmond drawing no. 627046-12-09 for details), including 1 Signify Lumec Richmond Custom BR20 LED Luminaire.

(3) Pole and Luminaire colour: Powder coated in smooth gloss Grey finish (RAL7040)

G. General Items:

a. At Developer's cost, the Developer is required to:

i. Complete other frontage improvements as per Transportation requirements.

ii. Coordinate with BC Hydro, Telus and other private communication service providers:

(1) To pre-duct for future hydro, telephone and cable utilities along all road frontages.

(2) Before relocating/modifying any of the existing power poles and/or guy wires within the property frontages.

(3) To underground overhead service lines.

iii. Locate/relocate all above ground utility cabinets and kiosks required to service the proposed development and proposed undergrounding works, and all above ground utility cabinets and kiosks located along the development's frontages, within the development's site (see list below for examples). A functional plan showing conceptual locations for such infrastructure shall be included in the development design review process. Please coordinate with the respective private utility companies and the project's lighting and traffic signal consultants to confirm the requirements (e.g., statutory right-of-way dimensions) and the locations for the aboveground structures. If a private utility company does not require an aboveground structure, that company shall confirm this via a letter to be submitted to the City. The following are examples of statutory right-of-ways that shall be shown on the architectural plans/functional plan, the servicing agreement drawings, and registered prior to Servicing Agreement design approval:

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

iv. Provide, prior to start of site preparation works or within the first servicing agreement submission, whichever comes first, a preload plan and geotechnical assessment of preload, dewatering, and soil preparation impacts on the existing utilities fronting the development site and provide mitigation recommendations.

v. Provide a video inspection report of the existing sanitary sewer along the north, south, and west property lines and the sanitary force main along the east property line of the development site prior to start of site preparation works or within the first servicing agreement submission, whichever comes first. A follow-up video inspection, complete with a civil engineer's signed and sealed recommendation letter, is required after site preparation works are complete (i.e. pre-load removal, completion of dewatering, etc.) to assess the condition of the existing utilities and provide recommendations to retain, replace, or repair. Any utilities damaged by the pre-load, de-watering, or other ground preparation shall be replaced or repaired at the Developer's cost.

vi. Conduct pre- and post-preload elevation surveys of all surrounding roads, utilities, and structures. Any damage, nuisance, or other impact to be repaired at the developer's cost. The post-preload elevation survey shall be incorporated within the Servicing Agreement design.

vii. Monitor the settlement at the adjacent utilities and structures during pre-loading, dewatering, and soil preparation works per a geotechnical engineer's recommendations, and report the settlement amounts to the City for approval.

viii. Submit a proposed strategy at the Building Permit stage for managing excavation de-watering. Note that the City's preference is to manage groundwater onsite or by removing and disposing at an appropriate

facility. If this is not feasible due to volume of de-watering, the Developer will be required to apply to Metro Vancouver for a permit to discharge into the sanitary sewer system. If the sanitary sewer does not have adequate capacity to receive the volume of groundwater, the Developer will be required to enter into a de-watering agreement with the City wherein the developer will be required to treat the groundwater before discharging it to the City's storm sewer system.

- ix. Not encroach into City rights-of-ways with any proposed trees, retaining walls, or other non-removable structures. Retaining walls proposed to encroach into rights-of-ways must be reviewed by the City's Engineering Department.
- x. Coordinate the servicing agreement design for this development with the servicing agreement(s) for the adjacent development(s), both existing and in-stream. The developer's civil engineer shall submit a signed and sealed letter with each servicing agreement submission confirming that they have coordinated with civil engineer(s) of the adjacent project(s) and that the servicing agreement designs are consistent. The City will not accept the 1st submission if it is not coordinated with the adjacent developments. The coordination letter should cover, but not be limited to, the following:
 - (1) Corridors for City utilities (existing and proposed water, storm sewer, sanitary and DEU) and private utilities.
 - (2) Pipe sizes, material and slopes.
 - (3) Location of manholes and fire hydrants.
 - (4) Road grades, high points and low points.
 - (5) Alignment of ultimate and interim curbs.
 - (6) Proposed street lights design.
- xi. Enter into, if required, additional legal agreements, as determined through 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.
- xii. The water main and storm sewer upgrade works that are required beyond the development frontages may be eligible for a latecomer agreement. This is subject to submission by the developer of a latecomer agreement application which shall be reviewed and approved by the City prior to the developer entering or signing the preliminary servicing agreement documents.

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

1. 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.
2. If applicable, payment of latecomer agreement charges, plus applicable interest associated with eligible latecomer works.
3. 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

PLN - 285

Initial: _____

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.
- If the development will be constructed in phases and stratified, a [Phased Strata Subdivision Application](#) is required. Each phase of a phased strata plan should be treated as a separate parcel, each phase to comply with the Richmond Zoning Bylaw 8500 in terms of minimum lot area, building setback and parking requirements. Please arrange to have the City's Approving Officer review the proposed phased boundaries in the early DP stages. To allow sufficient time for staff review and preparation of legal agreements, the application should be submitted at least 12 months prior to the expected occupancy of development.
- If the development intends to create one or more air space parcels, an [Air Space Parcel Subdivision Application](#) is required. To allow sufficient time for staff review and preparation of legal agreements, the application should be submitted at least 12 months prior to the expected occupancy of development.
- 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 version on file]

Signed

Date



**Richmond Zoning Bylaw 8500
Amendment Bylaw 10721 (RZ 25-005701)
11771 Fentiman Place**

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

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

“21.13 Health Care (ZR13) – Fentiman Place (Steveston)

21.13.1 Purpose

This **zone** provides for health care, long-term care, adult day care, **child care** and accessory **uses**.

21.13.2 Permitted Uses

- Child Care
- Community care facility, major
- Congregate housing
- Health service, major

21.13.3 Secondary Uses

- Restaurant
- Service, personal

21.13.4 Additional Uses

- n/a

21.13.5 Permitted Density

1. The maximum **floor area ratio** is 2.0.

21.13.6 Permitted Lot Coverage

1. The maximum **lot coverage** for **buildings** is 55%.

21.13.7 Yards & Setbacks

1. Minimum **setbacks** shall be:
 - a) for the **front yard**: **6.0 m** for the first three **storeys** and minimum 11.0 m above the first three **storeys**.
 - b) for the **rear yard**: 6.0 m.

- c) for the south **side yard**: 3.0 m for the first three **storeys** and minimum 10.0 m above the first three **storeys**.
 - d) for the north **side yard** interface with residential use: 6.0 m for the first three **storeys** and minimum 20.0 m above the first three **storeys**.
 - e) for parts of the **building** situated below finished **grade**: 3.0 m.
2. Architectural features such as cornices, leaders, pilasters, fins and sills may project into a required **setback** but may not project more than a distance of 0.75 m.

21.13.8 Permitted Heights

- 1. The maximum **height** for **buildings** is 40.0 m, but containing no more than 8 **storeys**.
- 2. The maximum **height** for **accessory structures** is 12.0 m.

21.13.9 Subdivision Provisions/Minimum Lot Size

- 1. The minimum **lot area** is 7,400 m².

21.13.10 Landscaping & Screening

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

21.13.11 On-site Parking and Loading

- 1. On-site **vehicle** parking shall be provided according to the standards set out in Section 7.0.
- 2. On-site **loading spaces** shall be provided according to the standards set out in Section 7.0, except that 2 medium size **loading spaces** shall be required.
- 3. On-site bicycle parking shall be provided according to the standards set out in Section 7.0, except that the minimum number of Class 2 bicycle spaces shall be 20.

21.13.12 Other Regulations

- 1. **Restaurant** and **Service, Personal secondary uses** are only permitted if they are located within the same **building** as a **principal use**.
- 2. 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 the Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it **“HEALTH CARE (ZR13) – FENTIMAN PLACE (STEVESTON)”**.

P.I.D. 016-621-662

Lot “A” Section 2 Block 3 North Range 7 West New Westminster District Plan 87236

3. This Bylaw may be cited as **“Richmond Zoning Bylaw 8500, Amendment Bylaw 10721”**.

FIRST READING

PUBLIC HEARING

SECOND READING

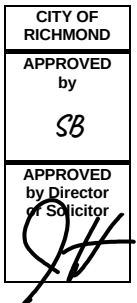
THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

MAYOR

CORPORATE OFFICER





City of Richmond

Report to Committee

To: Planning Committee

Date: October 22, 2025

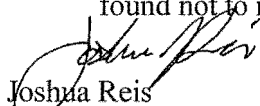
From: Joshua Reis
Director, Development

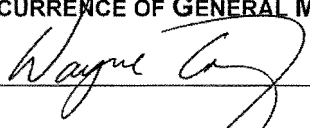
File: 08-4045-01/2025-Vol 01

Re: Updating Development Permit Area Exemptions

Staff Recommendations

1. That Richmond Official Community Plan Bylaw 9000 Amendment Bylaw 10719, to update the Development Permit Area Exemptions criteria to provide an inflationary adjustment to the exterior alterations exemption threshold and to add a new exemption for exterior envelope repairs required due to water ingress, be introduced and given first reading;
2. That Richmond Official Community Plan Bylaw 9000 Amendment Bylaw 10719, having been considered in conjunction with:
 - a. the City's Financial Plan and Capital Program; and
 - b. the Greater Vancouver Regional District Solid Waste and Liquid Waste Management Plans;is hereby found to be consistent with said program and plans, in accordance with Section 477(3)(a) of the *Local Government Act*; and
3. That Richmond Official Community Plan Bylaw 9000 Amendment Bylaw 10719, having been considered in accordance with Section 475 of the *Local Government Act* and the City's Official Community Plan Bylaw Preparation Consultation Policy 5403, is hereby found not to require further consultation.


Joshua Reis
Director, Development
(604-247-4625)
JR:ac
Att. 1

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Policy Planning	☒	
Building Approval Department	☒	
SENIOR STAFF REPORT REVIEW	INITIALS: 	APPROVED BY CAO 

Staff Report

Origin

The Official Community Plan (OCP) includes Development Permit (DP) Areas and Guidelines that inform the project approvals process and are intended to promote a high standard of development, support community character and safety and protect Environmentally Sensitive Areas (ESA).

As part of staff's regular monitoring of development controls and through developer and builder feedback, it is proposed that the DP exemption criteria for renovations to existing buildings be updated to reflect current economic conditions and local development needs, and to streamline approvals for building envelope repair in response to water ingress. The proposed changes to the exemption criteria generally include the following and apply to all DP Areas except ESAs, protected heritage properties and properties within the Steveston Village Heritage Conservation Area (SVHCA):

- Inflationary increase to the construction value for exterior renovations for all buildings except neighbourhood public houses, from \$75,000 to \$150,000; and
- Exempting the repair of a building's exterior envelope where such works are required due to water ingress, and the repairs are comparable with the building's existing materials, colours and general form and character.

This report supports Council's Strategic Plan 2022-2026 Focus Area #2 Strategic and Sustainable Community Growth:

Strategic and sustainable growth that supports long-term community needs and a well-planned and prosperous city.

2.2 Develop and implement innovative and proactive solutions that encourage a range of housing options and prioritize affordability.

Background

The Local Government Act gives local governments the authority to designate Development Permit Areas. Section 14 of the OCP establishes DP areas and exemptions. Where new development is in a DP Area, a DP is required prior to the issuance of a Building Permit (BP), unless otherwise exempted from a DP in accordance with criteria outlined in the OCP.

Public Consultation

Attachment 1 includes a summary of consultation with respect to the Local Government Act and the City's OCP Bylaw Preparation Consultation Policy No. 5043 requirements. Should Council grant first reading to the proposed amendments, the bylaw will be forwarded to the next Public Hearing, where members of the public will have an opportunity to participate.

Analysis

1. Increasing the DP construction value exemption threshold to \$150,000 for all exterior building renovations (except neighbourhood public houses, protected heritage properties, development within the SVHCA, or development in an ESA).

The existing DP exemption threshold for exterior renovations to all buildings is where the construction value is less than \$75,000, excluding neighbourhood public houses, protected heritage properties, development within the SVHCA and development in an ESA. Where construction value of the exterior works are \$75,000 or greater, a DP is required. This threshold was established in 2012. The DP construction value exemption ensures that minor façade improvement projects with limited impact on community form and character are able to proceed without the requirement for a detailed technical and design review process.

Based on inflation adjustments informed by the Building Construction Price Index (BCPI) for Vancouver, construction costs have increased by approximately 73.4 per cent since 2012. This increase means that the current exemption threshold, which is based on 2012 costs, no longer accurately reflects today's construction costs. Raising the threshold to account for inflation and current market conditions better enables the exemption criteria to maintain its original purpose.

When the existing construction value threshold of \$75,000 is adjusted in line with this inflation rate, it establishes an equivalent construction value for 2025 of approximately \$130,000. This analysis shows that the existing construction value threshold of \$75,000 is significantly lower than current construction values.

The proposed amendment would increase the construction value exemption threshold to \$150,000 to account for both inflation and ongoing market conditions and construction cost increases. Establishing a rate marginally above the inflation rate for 2025 reduces the need for frequent threshold adjustments to address short-term inflation and construction cost fluctuations, thereby providing greater predictability for developers, builders and staff. Staff will periodically review the construction value exemption threshold to ensure it reflects market conditions and maintains its original purpose and value. This could be undertaken at the time of the provincially mandated five-year OCP reviews to ensure it continues to reflect current market conditions at that time.

The proposed amendments do not affect the type of development subject to a DP within the SVHCA. A DP is required for all development in the SVHCA with the exception of: interior renovations: minor repair and maintenance that does not involve a change in design, materials, finishes of appearance; demolition associated with a development application (e.g. rezoning); and exterior renovations to identified heritage resources that are subject to a Heritage Alteration Permit or Heritage Revitalization Agreement.

2. Exempting exterior building repairs where they are associated with building envelope failure and resultant water ingress (except protected heritage properties, development within the SVHCA, or development in an ESA).

As buildings age, they require repair and maintenance to ensure they are safe for their intended use. In some instances, the repair of a building envelope is urgently required, and a timely

permitting process is necessary. This is particularly important for residential buildings where a compromised building envelope can impact resident safety.

Staff regularly receive inquiries from property owners seeking to understand whether repair works to address building envelope failure and resultant water ingress require a DP.

The City has a practice of not requiring a DP where the repairs are necessary to address water ingress issues that pose a public or resident safety concern, provided the exterior form and character of the building are not being substantially altered. In such cases, staff have undertaken a preliminary review of the proposed works and require a signed and sealed letter from a qualified professional confirming the necessity of the repairs and verifying that materials are being replaced on a like-for-like basis.

The proposed amendment clarifies and formalizes this existing practice of exempting these works from a DP and creates transparency around the City's service level response to building envelope failures that present safety concerns. Staff will continue to require the submission of a signed and sealed letter from a registered professional engineer verifying the requirement for the repair works, and replacement of exterior building materials and colours being comparable to the building's existing materials, colour and general form and character. Qualifying repair works would still be required to obtain a BP prior to commencement. Given the narrow scope of these types of applications, staff are able to promptly review and process them.

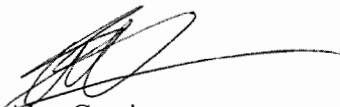
Financial Impact

None.

Conclusion

Amendment Bylaw 10719 proposes changes to the current DP exemption requirements, including an increase to the construction value exemption threshold for exterior building renovations to account for inflation between 2012 and 2025 and ongoing market conditions, and an exemption for exterior building repairs where they are associated with water ingress, verified by a registered qualified engineer and are comparable to the building's existing form and character. The proposed amendments are expected to improve efficiency and generally maintain the City's form and character objectives.

It is recommended that OCP Bylaw 9000, Amendment Bylaw 10719, be introduced and given first reading.



Alex Costin
Planner 1
(604-276-4200)

AC:js

Att. 1: OCP Consultation Policy and Summary of Consultation with Key Stakeholders

Stakeholder	Referral Comment (No Referral necessary)
Agricultural Land Commission	No referral necessary because the the scope of the proposed amendment does not impact agricultural uses.
Richmond School Board	No referral necessary because the proposed OCP amendment does not increase number of dwelling units or number of households with school aged children. (See below)
Board of Metro Vancouver	No referral necessary because the scope of the proposed OCP amendment does not affect the City's Regional Growth Statement.
Councils of adjacent Municipalities	No referral necessary because adjacent municipalities are not affected.
First Nations (e.g., Sto:lo, Tsawwassen & Musqueam)	No referral necessary.
TransLink	No referral necessary.
Vancouver Port Authority & Steveston Harbour Authority	No referral necessary.
Vancouver International Airport Authority (Federal Agency)	No referral necessary because the proposed amendment does not affect Transport Canada's maximum permitted building height or Aircraft Noise
Richmond Coastal Health Authority	No referral necessary.
Community Groups & Neighbours	No referral necessary, the public will have an opportunity to comment on the proposed amendment at the Public Hearing.
All relevant Federal & Provincial Government Agencies	No referral necessary because Federal and Provincial Government Agencies are not affected.



**Richmond Official Community Plan Bylaw 9000
Amendment Bylaw 10719
(Development Permit Area Exemptions)**

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

1. Richmond Official Community Plan Bylaw 9000, as amended, is further amended at Subsection 14.1.6.1 (Development Permit Area Exemptions) by:
 - a. inserting the following as a new first bullet:
 - “• repair of all buildings where a signed and sealed letter from a registered professional engineer identifies that such repair to the building’s exterior envelope is required due to water ingress and where the repair works are comparable to the building’s existing materials, colours, and general form and character;”
 - b. replacing the bullet “exterior renovations of all buildings, except neighbourhoods public houses, which cost less than \$75,000” with “exterior renovations of all buildings, except neighbourhoods public houses, which cost less than \$150,000;”
2. This Bylaw may be cited as **“Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 10719”**.

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

ADOPTED

CITY OF RICHMOND
APPROVED by <i>Ac</i>
APPROVED by Manager or Solicitor <i>SH</i>

MAYOR

CORPORATE OFFICER



City of Richmond

Report to Committee

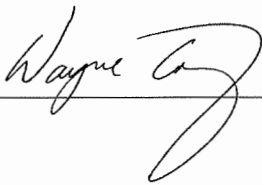
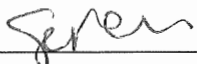
To: Planning Committee **Date:** October 31, 2025
From: Kim Somerville **File:** 08-4055-20-RAFR1/Vol 01
Director, Community Social Development
Re: **World Health Organization Global Network for Age-Friendly Cities and Communities Membership**

Staff Recommendations

1. That the City apply for membership to the World Health Organization Global Network for Age-Friendly Cities and Communities, as outlined in the report titled "World Health Organization Global Network for Age-Friendly Cities and Communities Membership", dated October 31, 2025, from the Director, Community Social Development; and
2. That a letter be prepared for the Mayor's signature in support of this application.

Kim Somerville
Director, Community Social Development
(604-247-4671)

Att. 1

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Housing Office	☒	
Parks Services	☒	
Policy Planning	☒	
PRC Planning & Strategic Initiatives	☒	
Public Works	☒	
Recreation & Sport Services	☒	
Transportation	☒	
SENIOR STAFF REPORT REVIEW	INITIALS: 	APPROVED BY CAO 

Staff Report

Origin

Age-friendly communities are designed to foster healthy and active aging in place. The age-friendly movement was initiated by the World Health Organization (WHO) in 2007 to promote global best practices for inclusive and accessible communities for seniors. Central to an age-friendly approach is the active engagement of seniors in the planning of physical and social environments. Commitment to age-friendly planning approaches equip communities to be proactive and responsive to diverse aging-related needs as the proportion of seniors continues to grow in cities across Canada.

This report provides an overview of the WHO Global Network for Age-Friendly Cities and Communities and seeks Council's approval for the City of Richmond to apply for network membership.

This report supports the Council's Strategic Plan 2022–2026 Focus Area #1 Proactive in Stakeholder and Civic Engagement:

Proactive stakeholder and civic engagement to foster understanding and involvement and advance Richmond's interests.

This report also supports Council's Strategic Plan 2022–2026 Focus Area #6 A Vibrant, Resilient and Active Community:

Vibrant, resilient and active communities supported by a wide variety of opportunities to get involved, build relationships and access resources.

This report supports City of Richmond Seniors Strategy 2022–2032 Strategic Direction #1:

Age-Friendly Neighbourhoods that Support Seniors to Age in Place.

This report also supports City of Richmond Seniors Strategy 2022–2032 Strategic Direction #5:

Planning for a Growing Population of Seniors.

Analysis

Background

Seniors aged 55 years and over are the fastest growing demographic in Richmond, currently making up 35 per cent of the population and projected to reach 39 per cent by 2036. Richmond residents also live longer than most Canadians, with an average life expectancy of 86.8 years, higher than both provincial and national averages. These trends reinforce the need for sustained age-friendly efforts to build a community that is inclusive, accessible and socially connected for all seniors.

The City of Richmond has a long-standing commitment to planning for seniors' well-being, as demonstrated by the following Council-endorsed plans that support healthy, active aging:

- Older Adults Service Plan (2008–2012);
- Seniors Service Plan (2015–2020);
- Age-Friendly Assessment and Action Plan (2015–2020);
- Dementia-Friendly Community Action Plan (2019); and
- Seniors Strategy (2022–2032).

Actions within these plans, complemented by other City strategies, are aimed at creating supportive environments, strengthening services and programs and ensuring that seniors are safe, respected, healthy and actively engaged in their communities.

In 2015, Richmond was formally recognized as an Age-Friendly BC Community (AFBC) by the Province of British Columbia, reflecting the City's long-standing commitment to supporting seniors' well-being through City planning and service delivery. This designation affirmed the City's leadership in age-friendly planning and strengthened its ability to secure funding to implement seniors planning initiatives from provincial and federal grant programs. Membership in the WHO Global Network for Age-Friendly Cities and Communities would connect Richmond to a global community of practice and provide opportunities to learn from and share best practices worldwide.

WHO Global Network for Age-Friendly Cities and Communities

The WHO established the Global Network for Age-Friendly Cities and Communities (the Network) to connect cities and communities around the world with a shared goal of making communities great places to age in place. The Network's mission is to inspire change, facilitate knowledge exchange among cities worldwide and support the development of innovative and evidence-based solutions for aging populations.

Currently 1,739 cities and communities across 57 countries are members of this network, including over 100 in Canada and six in British Columbia, including Cranbrook, Maple Ridge, Oliver, Saanich, Surrey and West Vancouver. The City of Vancouver has recently received Council approval to apply for Network membership.

Being a member of the Network does not result in formal certification or accreditation, but rather represents a public commitment with like-minded cities and communities to:

- Engage with seniors in planning, decision-making and evaluation of age-friendly initiatives;
- Conduct a baseline age-friendly assessment across the WHO's eight domains, including Outdoor Spaces and Buildings, Transportation, Housing, Social Participation, Respect and Social Inclusion, Civic Participation and Employment, Communication and Information, and Community and Health Services;
- Develop and implement a three-year age-friendly action plan; and
- Monitor and report on progress.

The City is currently meeting the above commitments required of Network members through the following:

- Ongoing engagement of seniors through Council advisory committees such as the Richmond Seniors Advisory Committee and Minoru Centre for Active Living Program Committee;
- Implementation of strategic actions through City planning initiatives as well as the delivery of seniors' programs and services through a relationship-based approach with non-profit Community Associations and Societies, such as the Minoru Seniors Society;
- Completion of a needs analysis that informed development of the Richmond Seniors Strategy 2022–2032 (the Strategy) and implementation of Age-Friendly Neighbourhood Groups that garner input from seniors across Richmond to inform future City and neighbourhood planning;
- Strategic actions in the Strategy that align with age-friendly approaches to enhance social and built environments that support seniors' well-being; and
- Biennial reporting on implementation of the Strategy, highlighting the City's efforts towards being an age-friendly city.

WHO Global Network Membership

Benefits of joining the Network include access to WHO resources, toolkits, training and evidence-based planning approaches that would further the City's age-friendly work. Membership benefits also include international recognition by publicly listing the City of Richmond on the WHO Age-Friendly World website, fostering opportunities to collaborate with other Network cities, participate in mentorship programs and showcase Richmond's successes at global events.

Network Application Requirements

To apply for membership, the City must submit an application that provides information about Richmond's interest in becoming a Network member and demonstrates:

- A commitment towards becoming an age-friendly city;
- The City's age-friendly activities implemented to date;
- Current engagement efforts with seniors; and
- Cross-sectoral collaborations underway.

Required supplementary documents include a letter of support from the Mayor to demonstrate the City's commitment, as well as documentation of an age-friendly baseline assessment, action plan and implementation reporting, such as the Seniors Strategy 2022–2032 and the Seniors Strategy Highlights Report 2023–2024.

Should the City's application be accepted, the City will be responsible for creating and maintaining its profile on the WHO Age-Friendly World website, including submitting regular updates on age-friendly initiatives, progress on its action plan and examples of innovative

practices. Richmond's highlighted age-friendly initiatives will be publicly available on the WHO website, enabling other cities and communities to learn from the City's practices.

No additional resources would be needed should Richmond become a Network member as membership requirements align with existing Council-endorsed priorities and staff resources. There is no membership fee and participation continues indefinitely as long as the City remains active in updating its online profile on the WHO Age-Friendly World website.

Next Steps

It is recommended that the City of Richmond apply for membership to the WHO Global Network for Age-Friendly Cities and Communities to enable the City to learn and share best practices in age-friendly community planning worldwide. The Richmond Seniors Advisory Committee to Council has reviewed this opportunity and provided a recommendation letter supporting the City's application (Attachment 1).

Pursuant to Council direction, staff will prepare a letter of support for the Mayor's signature to be submitted along with the City's application to the Network.

Should Richmond's application for Network membership be accepted, staff will prepare a memo to inform Council.

Financial Impact

None.

Conclusion

Membership in the WHO Global Network for Age-Friendly Cities and Communities reflects the City's continued commitment to seniors' well-being and advancing age-friendly initiatives within a global community of practice. Membership in the Network will enhance Richmond's continued efforts to building an inclusive, age-friendly community that supports seniors' well-being while aging in place.



Nilooofar Hedayati
Planner 1 (Seniors)
(604-247-4175)

Att. 1: Richmond Seniors Advisory Committee Recommendation Letter to Council

September 29, 2025

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

Dear Mayor and Councillors,

Re: Application for Membership in the World Health Organization Global Network of Age-Friendly Cities and Communities

Background

In 2015, the City of Richmond developed its first Age-Friendly Assessment and Action Plan, which was approved by Council on March 23, 2015. The Plan is structured around the World Health Organization's (WHO) eight dimensions of an age-friendly city. Through implementing the Plan, the City received provincial Age-Friendly BC (AFBC) recognition, a designation that reflects communities' efforts to create inclusive and supportive environments for seniors.

Richmond's AFBC recognition also qualifies the City for the Pan-Canadian Age-Friendly Communities Recognition, a national initiative supported by the Public Health Agency of Canada and aligned with WHO age-friendly standards. This underscores Richmond's ability to meet international age-friendly benchmarks while addressing local priorities. Building on this, joining the WHO Global Network of Age-Friendly Cities and Communities marks a significant advancement in Richmond's efforts to become an age-friendly community. The City continues to support seniors to age in place through the Richmond Seniors Strategy 2022–2032.

Currently, 62 communities in British Columbia (BC) have taken steps toward becoming age-friendly by receiving Age-Friendly BC (AFBC) recognition. As well, 112 Canadian communities have joined the WHO Global Network for Age-Friendly Cities and Communities, which now includes 1,739 member communities across 57 countries worldwide. In British Columbia, WHO Global Network members include West Vancouver, Saanich, Cranbrook, Oliver, Maple Ridge, and Surrey.

Recommendation

The Richmond Seniors Advisory Committee (RSAC) reviewed the criteria for joining the WHO Global Network of Age-Friendly Cities and Communities and recommends that the City of Richmond apply for membership. Membership in the WHO Global Network involves the City ensuring adequate resources to sustain age-friendly initiatives, including dedicated staff capacity, continued support from City Council and political leadership, and ongoing monitoring and adaptation to evolving age-friendly requirements.

Membership in the WHO Global Network would strengthen the City's commitment to supporting seniors to age in place by:

- **Networking and Collaboration:** Connecting Richmond with policymakers and researchers in more than 50 countries and bringing global expertise to local initiatives. Members may form

partnerships, participate in joint projects or collaborate on international research studies and pilot projects.

- Global Visibility: Providing recognition through the WHO Age-Friendly website, showcasing Richmond's achievements on an international stage.
- Knowledge Exchange: Providing access to evidence-based tools, mentorship programs, and international research to support local planning.
- Innovation and Motivation: Inspiring new ideas to improve housing, transportation, health services, accessibility and inclusion for seniors while fostering civic pride.
- Local Impact: Helping Richmond sustain and expand its age-friendly activities and respond more effectively to community needs.

At its September 10, 2025, meeting, RSAC passed the following motion:

That a letter of support expressing RSAC's recommendation for the City to seek Age-Friendly Cities designation from the World Health Organization (WHO), signed by the RSAC Chair, be submitted to the City for inclusion with the staff report entitled "World Health Organization Global Network for Age-Friendly Cities and Communities Membership."

RSAC respectfully requests that Council support Richmond's application to the WHO Global Network of Age-Friendly Cities and Communities.

Thank you for your consideration.

Yours truly,

Diana Leung

Chair, Richmond Seniors Advisory Committee