



Planning Committee

Anderson Room, City Hall
6911 No. 3 Road

Tuesday, February 6, 2018
4:00 p.m.

Pg. # ITEM

MINUTES

PLN-5 *Motion to adopt the **minutes** of the meeting of the Planning Committee held on January 23, 2018.*



NEXT COMMITTEE MEETING DATE

February 20, 2018, (tentative date) at 4:00 p.m. in the Anderson Room

COMMUNITY SERVICES DIVISION

1. **RICHMOND SENIORS ADVISORY COMMITTEE 2017 ANNUAL REPORT AND 2018 WORK PROGRAM**
(File Ref. No. 07-3400-01) (REDMS No. 5679464)

PLN-11

See Page PLN-11 for full report

Designated Speaker: Debbie Hertha

STAFF RECOMMENDATION

That the staff report titled “Richmond Seniors Advisory Committee 2017 Annual Report and 2018 Work Program,” dated January 17, 2018, from the Manager, Community Social Development, be approved.



2. **NAMING OF CHILD CARE FACILITY – 10380 NO. 2 ROAD**

(File Ref. No. 07-3070-20-012) (REDMS No. 5687830 v. 5)

PLN-22

[See Page PLN-22 for full report](#)

Designated Speaker: Coralys Cuthbert

STAFF RECOMMENDATION

That the City's child care facility being constructed at 10380 No. 2 Road (Kingsley Estates) be named Seasong Child Care Centre.



PLANNING AND DEVELOPMENT DIVISION

3. **APPLICATION BY STEVESTON BUDDHIST TEMPLE AT 4360 GARRY STREET TO: AMEND THE 2041 OFFICIAL COMMUNITY PLAN LAND USE MAP (SCHEDULE 1) TO DESIGNATE THE REAR PORTION OF THE SITE TO APARTMENT RESIDENTIAL; AMEND THE STEVESTON AREA PLAN LAND USE MAP (SCHEDULE 2.4) TO DESIGNATE THE REAR PORTION OF THE SITE TO MULTIPLE FAMILY; AND REZONE THE SUBJECT SITE FROM THE “ASSEMBLY (ASY)” ZONE TO THE “ASSEMBLY AND CONGREGATE HOUSING – GARRY STREET (STEVESTON) (ZR12)” ZONE**

(File Ref. No. 12-8060-20-009813/9814; RZ 16-737146) (REDMS No. 5734838; 5733489; 5733491)

PLN-28

[See Page PLN-28 for full report](#)

Designated Speakers: Wayne Craig and Kevin Eng

STAFF RECOMMENDATION

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

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

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

(3) That Bylaw 9813, having been considered with accordance with OCP Bylaw Preparation Consultation Policy 5043, is hereby found not to require further consultation; and

(4) That Richmond Zoning Bylaw 8500, Amendment Bylaw 9814, to create the “Assembly and Congregate Housing – Garry Street (Steveston) (ZR12)” zone and to rezone 4360 Garry Street from “Assembly (ASY)” to “Assembly and Congregate Housing – Garry Street (Steveston) (ZR12)”, be introduced and given first reading.



4. **APPLICATION BY 0983101 B.C. LTD. FOR REZONING AT 5220/5240 MERGANSER DRIVE FROM THE “TWO-UNIT DWELLINGS (RD1)” ZONE TO THE “SINGLE DETACHED (RS2/B)” ZONE**

(File Ref. No. 12-8060-20-009828; RZ 16-721172) (REDMS No. 5718459; 5721126)

PLN-153

See Page PLN-153 for full report

Designated Speakers: Wayne Craig and Steven De Sousa

STAFF RECOMMENDATION

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9828, for the rezoning of 5220/5240 Merganser Drive from “Two-Unit Dwellings (RD1)” to “Single Detached (RS2/B)”, be introduced and given first reading.



5. **AGRICULTURAL LAND RESERVE APPEAL APPLICATION BY CORE CONCEPT CONSULTING LTD. FOR SUBDIVISION AT 11200 WESTMINSTER HIGHWAY**

(File Ref. No. AG 17-766906) (REDMS No. 5736460)

PLN-168

See Page PLN-168 for full report

Designated Speakers: Wayne Craig and John Hopkins

STAFF RECOMMENDATION

That authorization for Core Concept Consulting Ltd. to make a non-farm use application to the Agricultural Land Commission to subdivide the property at 11200 Westminster Highway into two lots be denied.

☐

6. **DECISION OF THE AGRICULTURAL LAND COMMISSION TO RECONSIDER THE AGRICULTURAL LAND RESERVE APPLICATION FOR NON-FARM USE BY SANSTOR FARMS LTD. AT 14671 WILLIAMS ROAD**

(File Ref. No. AG 16-734186) (REDMS No. 5738387)

PLN-182

See Page PLN-182 for memorandum

Designated Speaker: Wayne Craig

☐

7. **MANAGER'S REPORT**

ADJOURNMENT

☐



Planning Committee

Date: Tuesday, January 23, 2018

Place: Anderson Room
Richmond City Hall

Present: Councillor Linda McPhail, Chair
Councillor Bill McNulty
Councillor Alexa Loo
Councillor Harold Steves

Absent: Councillor Chak Au

Also Present: Councillor Carol Day

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 January 9, 2018, be adopted as circulated.

CARRIED

NEXT COMMITTEE MEETING DATE

February 6, 2018, (tentative date) at 4:00 p.m. in the Anderson Room

Planning Committee
Tuesday, January 23, 2018

COMMUNITY SERVICES DIVISION

1. CHILD CARE DEVELOPMENT ADVISORY COMMITTEE 2017 ANNUAL REPORT AND 2018 WORK PROGRAM

(File Ref. No. 07-3070-01) (REDMS No. 5663554 v. 5)

In reply to queries from Committee, Kim Somerville, Manager, Community Social Development, noted that a map with information on current and in-stream child care facilities is available. It was requested that staff provide a chart of child care facilities and available child care spaces to Council.

Committee commended the Child Care Development Advisory Committee for their work in the community.

It was moved and seconded

That the Child Care Development Advisory Committee's 2017 Annual Report and 2018 Work Program, as outlined in the staff report titled, "Child Care Development Advisory Committee 2017 Annual Report and 2018 Work Program," dated January 2, 2018, from the Manager of Community Social Development, be approved.

CARRIED

PLANNING AND DEVELOPMENT DIVISION

2. APPLICATION BY WESTMARK DEVELOPMENTS LTD. FOR REZONING AT 5400 GRANVILLE AVENUE FROM THE "SINGLE DETACHED (RS1/E)" ZONE TO THE "SINGLE DETACHED (RS2/B)" ZONE

(File Ref. No. 12-8060-20-009818; RZ 13-644678) (REDMS No. 5695502 v. 2)

Wayne Craig, Director, Development, and Sara Badyal, Planner 2, reviewed the application, noting that one of the new lots will have a secondary suite and the applicant will provide a cash-in-lieu contribution towards the City's Affordable Housing Reserve Fund.

In reply to queries from Committee, staff noted that (i) the neighbouring townhouse complex to the east was notified of the proposed new road fronting the subject site, as part of the Public Hearing for the townhouse project on the west side of the new road (ii) the City is addressing resident concerns regarding truck traffic during the construction of the proposed new road, and (iii) the applicant has not expressed interest to install solar panels.

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It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9818, for the rezoning of 5400 Granville Avenue from the "Single Detached (RS1/E)" zone to the "Single Detached (RS2/B)" zone, be introduced and given first reading.

CARRIED

**3. UPDATING AMENITY AND PLANNING CONTRIBUTION RATES
WITHIN THE OFFICIAL COMMUNITY PLAN AND AREA PLANS**

(File Ref. No. 08-4000-01) (REDMS No. 5646409 v. 4)

Mr. Craig reviewed the staff report on Amenity and Planning Contribution Rates, noting that the amenity increases will be based on the Consumer Price Index or the Construction Cost Index at 2016 standards and that there will be a two year adjustment period as new rates are adopted.

It was moved and seconded

(1) *That Official Community Plan Bylaw 9000, Amendment Bylaw 9792, to amend:*

- (a) *Section 3.6.2 to adjust for past inflation and include a future inflation provision for the existing amenity and community planning contribution rates, and remove the local public art contribution rate within the Broadmoor Area Plan; and***
- (b) *Section 14.4.5D of the Development Permit Guidelines to adjust for past inflation and include a future inflation provision for the existing cash-in-lieu of indoor amenity contribution rates;***

be introduced and given first reading;

(2) *That Official Community Plan Bylaw 7100, Amendment Bylaw 9793, to amend:*

- (a) *Section 4.0 of Schedule 2.4 - Steveston Area Plan to adjust for past inflation and include a future inflation provision for the existing Steveston Village Conservation Strategy and Implementation Program density bonus contribution rates;***
- (b) *Section 4.1 of Schedule 2.10 - City Centre Area Plan to adjust for past inflation and include a future inflation provision for the existing community planning contribution rates; and***
- (c) *Section 9.3.2 of Schedule 2.11A - West Cambie Area Plan to adjust for past inflation and include a future inflation provision for the existing affordable housing, childcare, city beautification and community planning contribution rates;***

be introduced and given first reading;

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- (3) *That Bylaw 9792 and Bylaw 9793, 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;*
- are hereby found to be consistent with said program and plans, in accordance with Section 477(3)(a) of the Local Government Act;*
- (4) *That Bylaw 9792 and Bylaw 9793, having been considered in accordance with Official Community Plan Bylaw Preparation Consultation Policy 5043, are hereby found not to require further consultation;*
- (5) *That, prior to consideration of Bylaw 9792 and Bylaw 9793 at a Public Hearing, the Urban Development Institute (UDI), Small Home Builders Group, and Greater Vancouver Home Builders' Association, be sent letters, with the proposed bylaws, inviting comments to be received up until the date of the Public Hearing; and*
- (6) *That at such time that Bylaw 9792 and Bylaw 9793 may be adopted by Council, in-stream rezoning applications be grandfathered as follows:*
- (a) *Rezoning bylaws that have received third reading prior to the date of Council adoption of Bylaws 9792 and 9793 would be subject to the former contribution rates; and*
 - (b) *In-stream rezoning applications that have not received third reading prior to the date of Council adoption of Bylaws 9792 and 9793 will be subject to the former contribution rates if the rezoning bylaw is granted first reading by Council within one year of Council adoption of Bylaws 9792 and 9793.*

CARRIED

4. RECENT DECISION BY THE SOUTH COAST PANEL OF THE AGRICULTURAL LAND COMMISSION ON AGRICULTURAL LAND RESERVE APPLICATION BY SANSTOR FARMS LTD. FOR NON-FARM USE AT 14671 WILLIAMS ROAD

(File Ref. No. AG 16-734186) (REDMS No. 5723640)

Mr. Craig noted that the South Coast Panel of the Agricultural Land Commission (ALC) approved the Agricultural Land Reserve Application by Sandstor Farms Ltd. on January 16, 2018. He added that the ALC Chair has 60 days to reconsider the decision and staff will advise Council if reconsideration occurs.

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Tuesday, January 23, 2018

It was moved and seconded

That the memorandum titled "Recent Decision by the South Coast Panel of the Agricultural Land Commission on Agricultural Land Reserve Application by Sanstor Farms Ltd. for Non-Farm Use at 14671 Williams Road," dated January 18, 2018, from the Director, Development, be received for information.

CARRIED

5. MANAGER'S REPORT

(i) Draft Affordable Housing Strategy Consultation

Ms. Somerville noted that the consultation for the draft Affordable Housing Strategy has commenced and that a survey is available on Let's Talk Richmond until February 4, 2018. She added that there are two public information sessions scheduled on January 30, 2018 at the City Centre Community Centre and January 31, 2018 at the Cambie Community Centre.

(ii) Consultation on Regulations on House Size on Agricultural Land

Mr. Craig and John Hopkins, Planner 3, spoke on the upcoming consultation noting that (i) open house sessions will feature display boards and a video presentation and staff will be available to answer questions, (ii) a third open house session is proposed for the afternoon of February 14, 2018 in City Hall, (iii) the survey is available on Let's Talk Richmond, and (iv) newspaper notices will be published in the *Richmond News* and the *Richmond Sentinel*.

Discussion ensued with regard to including additional newspaper notices and securing alternative dates for the proposed third open house. Mr. Craig noted that is possible to reschedule the proposed afternoon open house to February 7, 2018.

(iii) Manager of Policy Planning

Joe Erceg, General Manager, Planning and Development, announced the appointment of Barry Konkin as the new Manager of Policy Planning.

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (4:19 p.m.).

CARRIED

Planning Committee
Tuesday, January 23, 2018

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, January 23, 2018.

Councillor Linda McPhail
Chair

Evangel Biason
Legislative Services Coordinator



City of Richmond

Report to Committee

To: Planning Committee **Date:** January 17, 2018
From: Kim Somerville
Manager, Community Social Development **File:** 07-3400-01/2017-Vol
01
Re: **Richmond Seniors Advisory Committee 2017 Annual Report and
2018 Work Program**

Staff Recommendation

That the staff report titled "Richmond Seniors Advisory Committee 2017 Annual Report and 2018 Work Program," dated January 17, 2018, from the Manager, Community Social Development, be approved.

Kim Somerville
Manager, Community Social Development
(604-247-4671)

Att. 2

| REPORT CONCURRENCE | |
|--|-----------------|
| CONCURRENCE OF GENERAL MANAGER | |
| REVIEWED BY STAFF REPORT / AGENDA REVIEW SUBCOMMITTEE | INITIALS: CJ |
| APPROVED BY CAO | |

Staff Report

Origin

The Richmond Seniors Advisory Committee (RSAC) was formed in 1991 to advise Council regarding the concerns and future needs of Richmond seniors. The committee studies a range of matters of concern to seniors and submits information, options and recommendations to Council. The City supports the RSAC by providing an annual operating budget, a Council liaison and a staff liaison.

This report presents the RSAC 2017 Annual Report (Attachment 1) and proposed 2018 Work Program (Attachment 2).

This report supports Council's 2014-2018 Term Goal #1 A Safe Community:

- 1.4. Effective interagency relationships and partnerships.*

This report supports Council's 2014-2018 Term Goal #2 A Vibrant, Active and Connected City:

- 2.2. Effective social service networks.*
- 2.3. Outstanding places, programs and services that support active living, wellness and sense of belonging*

This report supports Council's 2014-2018 Term Goal #3 A Well-Planned Community:

- 3.3. Effective transportation and mobility networks.*

This report supports the Social Development Strategy 2013-2022 Strategic Direction #3 Address the Needs of an Aging Population Action:

- 7.2 Expanding the volunteer base to serve the older adult population, as well as providing meaning volunteer opportunities for older adults.*

This report supports the Seniors Services Plan 2015-2020 Direction #2: Responsive and Relevant Services Action:

- 2.8 Continue to implement and expand civic engagement opportunities to orient seniors to City operations.*

This report also supports the Age Friendly Assessment and Action Plan 2015-2020 Action:

- 2.6 Civic Participation and Employment: Increasing opportunities to be involved in local government meetings and community matters.*

Analysis

2017 Annual Report

The RSAC 2017 Annual Report (Attachment 1) highlights the work of the committee during the past year. These highlights include:

- Members of the committee attended workshops and/or conferences throughout the year to gain insight into issues affecting seniors including SFU's Annual Gerontology Conference, HandyDART Stakeholder Update meeting and the Seniors Advocate Residential Care Facilities Update.
- The committee continued to address concerns raised by seniors working closely with both the City's Transportation Department and TransLink. On-going meetings and stakeholder consultations resulted in improvements to transportation services for seniors in Richmond including discussions of future improvements to HandyDART services, installation of new crossing lights, improvements to pedestrian crossings and sidewalks as well as improved signage on bus shelters.
- RSAC provided Council with a letter to thank the City for their efficient response to the inclement weather last winter and to offer suggestions to consider for future including a communication system to inform residents of their roles during times of inclement weather and a proposed bylaw to ensure home owners are responsible for clearing all snow and ice surrounding their property.
- Members of the promotions sub-committee connected with the public through several events and activities including distributed brochures at Richmond Hospital and hosting information display tables at Wellness Clinics, the Activate Wellness Fair 2017 and a Richmond Communities meeting at Steveston Community Centre.
- Members of RSAC continued to be actively involved with several groups in addition to participation at regular monthly RSAC meetings:
 - External committees: Community Health Advisory Committee, Council of Advisers for the BC Seniors Advocate, Council of Senior Citizens' Organizations of BC (COSCO), Falls Prevention Network and Minoru Seniors Society;
 - RSAC Sub-committees: Promotions, Transportation; and
 - Other Council appointed Advisory Committees including Richmond Intercultural Advisory Committee (RIAC) and Richmond Community Services Advisory Committee (RCSAC).

The connections with other external groups and committees allow the members to bring back vital information to share with other RSAC members.

2018 Work Program

RSAC will continue to provide Council with suggestions and recommendations on matters affecting seniors in the community and will respond to Council's requests as they arise.

Highlights of the proposed RSAC 2018 Work Program (Attachment 2) include:

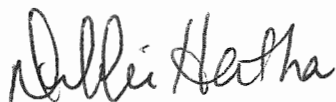
- Monitor, identify and address issues and concerns regarding housing, health and transportation for seniors.
- Continue to collaborate and be actively involved with other committees and groups in the community that work closely with and provide services to seniors including Vancouver Coastal Health (VCH) and TransLink.
- Engage in events and activities to connect with seniors in Richmond with a special emphasis on reaching seniors who are less connected through information tables at the Richmond Centre Mall and at other existing events targeting isolated seniors.
- Participate in the Richmond Dementia-Friendly Community Action Plan (UBCM 2018 Age-Friendly Community Grant) activities that may include participation on a stakeholder group, community engagement, marketing/publicity, and training and education.

Financial Impact

The RSAC operating budget for 2018 is \$2,500.

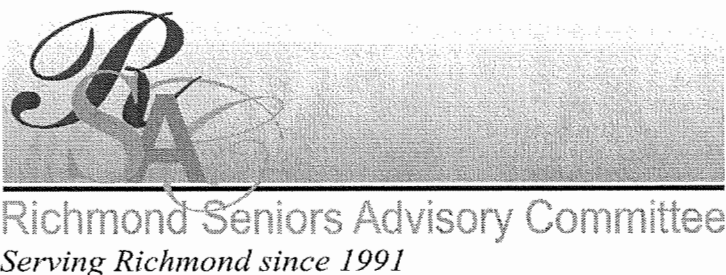
Conclusion

The RSAC 2018 Work Program is designed to reflect a number of Council Term Goals (2014-2018) and supports several actions in the Social Development Strategy 2013-2022, Seniors Services Plan 2015-2020 and Age-Friendly Plan 2015-2020 in addition to addressing emerging issues impacting seniors in the community. The RSAC continues to advise Council on matters of concern to Richmond seniors and contributes to initiatives that aim to improve the quality of life for seniors in the city.



Debbie Hertha
Seniors Coordinator
(604-276-4175)

Att. 1: RSAC 2017 Annual Report
2: RSAC 2018 Work Program



Richmond Seniors Advisory Committee 2017 Annual Report

2017 Membership

Seemah Aaron, Yasmin Ali, Neil Bernbaum, Paul Cassidy, Peter Chan, Sandra Gebhardt, Mohinder Grewal, Hans Havas (Chair), Joan Haws, Shams Jilani, Sheila Rooney, Jackie Shell, Doug Symons, Daryl Whiting, Becky Wong (Vice-chair).

City of Richmond Liaisons:

Cllr. Ken Johnston, Council Liaison

Heather Muter, Coordinator, Senior Services (Staff Liaison Jan to Aug, 2017)

Debbie Hertha, Seniors Coordinator (Staff Liaison Sept to Dec, 2017)

Purpose:

The role of the Richmond Seniors Advisory Committee (RSAC) is to act as a resource and provide advice to City Council regarding senior's issues such as health, transportation and housing as they arise or are referred by City Council. The RSAC members help to identify concerns of seniors and work with various community organizations and agencies, including City staff, to obtain an understanding of the issues. Information, options and recommendations are then prepared and submitted to City Council for their consideration.

Membership:

The Richmond Seniors Advisory Committee consists of 15 members. A majority of our members belong to one or more groups or organizations, and attend numerous forums and workshops throughout the year. Members also bring to the RSAC table additional information on a broad range of topics relevant to seniors, as illustrated in the attached report and work program.

Meetings:

The Richmond Seniors Advisory Committee members meet 10 times a year on the second Wednesday of the month. All meetings are open to the public. Monthly guest speakers are primarily from non-profit organizations and representatives from the provincial or municipal governments. Presentations from the guest speakers provide committee members with insight into senior's issues as well as resources available to seniors and their families in the community.

In turn, guest speakers are provided with information about the Seniors Advisory Committee. Committee members would like to thank all guest presenters that took the time to provide us with a wealth of information about their organizations.

Meeting minutes and other information are posted on the RSAC web site by a volunteer web master who ensures the web site gives the public access to the committee's role as an advisory committee to Council. The website also lists RSAC's members, terms of reference as well as information on how to apply to be a member and how to contact the committee.

Sub-Committees and External Committees

Members from our committee represented RSAC and volunteered for various external committees by speaking on behalf of seniors issues and reporting back to the committee on what has been discussed within the other committees. Members were able to raise many issues affecting seniors in our community to these groups and some were successful in having their concerns addressed with initiatives and improvements to programs and services for seniors.

External Committees included: COSCO, Seniors Advocate and Falls Prevention Network

RSAC Sub-Committees included: Multi-Cultural Issues, Promotions and Transportation

Council Appointed Advisory Committees included: Richmond Community Services Advisory (RCSAC) and Richmond Intercultural Advisory Committee (RIAC).

Issues addressed within the committees above included: Residential Care Improvements; Homelessness/Emergency Housing; Affordable Housing; Marijuana Legalization; Food Security; TransLink Bus Routes Expansion; HandyDART Improvement Initiatives; Falls Prevention Initiatives and City of Richmond improvements to walkways, street lighting, bus shelters and ramps.

The City's Coordinator, Seniors Services, attends the monthly meetings keeping members informed on programs and services offered at Minoru Place Activity Centre in addition to informing members on issues affecting seniors in the Richmond community.

Guest Speakers for 2017

- January – Diversity in Richmond: Alan Hill, Cultural Diversity Coordinator, City of Richmond
- February – Advanced Care Planning: Paul Cassidy, RSAC Member
- March – Minoru Centre for Active Living Update: Elizabeth Ayers, Manager, Community Services Planning and Projects; Heather Muter, Coordinator, Seniors Services; and Mile Racic, Project Coordinator, City of Richmond
- April – Emergency Preparedness: Norman Koetze, Public Education Coordinator, Emergency Programs, City of Richmond

- May – Transportation: Donna Chan, Manager, Transportation Planning, City of Richmond
- June – Outreach Programming: Donna Wilson, Older Adults Coordinator, West Richmond Community Association; Roop Nagra, Community Leisure Transportation (CLT) Coordinator, Minoru Seniors Society; and Jose Mendoza, Older Adults Coordinator, Steveston Community Association.
- July & August – break
- September – Health of Seniors in Richmond: Dr. Meena Dewar, Chief Medical Officer, Vancouver Coastal Health
- October – Richmond Society for Community Living Programs and Services: Janice Barr, Executive Director
- November – Addiction Services and Seniors: Aurora Ballot & Estela Torres, Richmond Addiction Services Society (RASS)

Correspondence Sent:

- Letter to Mayor Brodie and Councillors regarding the City's response to the inclement weather during the winter
- An invitation sent July 2017 to the Seniors Advocate to speak at a forum hosted by the Committee attended by the general public and service providers in Richmond

Correspondence Received:

- An email response from the Office of the Seniors Advocate to the invitation sent was received in October 2017
- Monthly COSCO Minutes

RSAC Member Participation in Forums and Conferences:

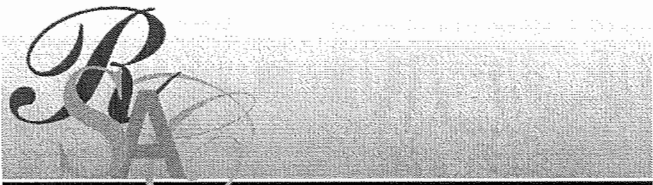
- HandyDART Stakeholder Update Meetings – a series of three meetings were held in 2017 to discuss initiatives to improve HandyDART services (1 member attended)
- SFU's Annual Friesen Gerontology Conference, "Promoting Mental Health in Later Life: Mobilizing Knowledge into Practice " (3 members attended)
- TransLink Community Workshop – Transit Fair Review (1 member attended)
- Seniors Advocate Residential Care Facilities Survey Results – September 15, 2017 (7 members attended)

The Richmond Seniors Advisory Committee would like to thank Mayor Malcolm Brodie and Councillors for their continued and on-going support of our committee. The committee would also like to thank Council Liaison, Ken Johnston for keeping the committee members updated on issues arising at City Council.

Report submitted by:



Hans Havas, Chair
Richmond Seniors Advisory Committee



Richmond Seniors Advisory Committee
Serving Richmond since 1991

Richmond Seniors Advisory Committee 2018 Work Program

In 2018, the RSAC will continue to provide Council with advice and recommendations on matters affecting seniors in the community and will respond to Council's requests as they arise.

This Work Program supports the following Council Term Goals (2014-2018):

- 1.2 – Program and service enhancements that improve community safety services in the City
- 1.4 – Effective interagency relationships and partnerships
- 2.2 – Effective social service networks
- 2.3 – Outstanding places, programs, and services that support active living, wellness and a sense of belonging
- 3.3 – Effective transportation and mobility networks.

2018 Budget:

| | |
|--|----------------|
| Meeting Expenses | \$1,000 |
| Memberships & website | \$ 450 |
| Events, conferences and workshops | \$ 900 |
| <u>Misc. Expenses (e.g. Name badges)</u> | <u>\$ 150</u> |
| Total | \$2,500 |

Topics monitored or addressed by the RSAC are outlined in the table below.

| Richmond Seniors Advisory Committee (RSAC) 2018 Proposed Work Program | | |
|--|--|--|
| Initiative | Actions | Outcome |
| Housing | | |
| Increase RSAC's awareness and knowledge of affordable housing options for seniors. | <ul style="list-style-type: none"> Schedule the City's Affordable Housing Coordinator for a presentation to RSAC on the Affordable Housing Strategy (AHS). Keep informed about the range of affordable housing options in Richmond through member sharing of research, media, meetings with providers and resources materials. | RSAC knowledgeable and informed of the range of affordable housing options for seniors in Richmond and is able to inform the public as needed. |
| Inform the City and other groups addressing affordable housing for seniors of the role of RSAC to ensure on-going collaboration. | <ul style="list-style-type: none"> Inform the City and other groups of RSAC's availability for input and consultation for any activities addressing affordable housing for seniors. Explore opportunities for members to participate on community groups addressing affordable housing options for seniors. | RSAC consulted about issues regarding affordable housing for seniors in Richmond and will advise Council as necessary. |
| Health | | |
| Partner and collaborate with groups to monitor seniors issues about health care services. | <ul style="list-style-type: none"> Liaise with community groups and organizations providing health care programs and services. Schedule guest speakers on topics about health care services and programs available. Inform groups about the role of RSAC and our availability for on-going consultation. | <p>RSAC informed of and consulted about health issues affecting seniors.</p> <p>Concerns about health care for seniors in Richmond are shared.</p> |
| Participate in Dementia-Friendly Community Action Plan activities (UBCM 2018 Age-Friendly Community Grant) | <ul style="list-style-type: none"> Be available for opportunities to be involved with the Dementia-Friendly Community Action Plan Project. | RSAC informed of and consulted about issues affecting those living with Dementia and their families in Richmond. |

| Richmond Seniors Advisory Committee (RSAC) 2018 Proposed Work Program | | |
|--|---|--|
| Initiative | Actions | Outcome |
| Transportation | | |
| Collaborate with groups to monitor, identify and address issues and concerns regarding transportation services for seniors in Richmond. | <ul style="list-style-type: none"> Continue communication with the City's Transportation Department regarding transportation service issues affecting seniors. Continue to attend and be available for consultations regarding transportation services for seniors (HandyDART and TransLink). | <p>RSAC aware of and consulted about issues regarding transportation for seniors in Richmond and will advise Council as necessary.</p> <p>RSAC is able to advocate on behalf of seniors in Richmond for more age-friendly transportation services in Richmond.</p> |
| Advocacy, Community Partnerships and Information Sharing | | |
| Participate on external committees, other Council appointed advisory committees and RSAC sub-committees addressing issues affecting seniors. | <p>RSAC members will continue to participate on the following external committees:</p> <ul style="list-style-type: none"> Community Health Advisory Committee Council of Advisers for the BC Seniors Advocate Council of Senior Citizens' Organizations of BC (COSCO) Falls Prevention Network Minoru Seniors Society <p>Sub-Committees of RSAC:</p> <ul style="list-style-type: none"> Promotions Transportation Committee <p>Other Council appointed Advisory Committees:</p> <ul style="list-style-type: none"> Richmond Intercultural Advisory Committee (RIAC) Liaison Richmond Community Services Advisory Committee (RCSAC) | <p>Issues affecting seniors raised by RSAC will be shared with outside committees and groups.</p> <p>Members are in turn informed of other committees/groups activities and are able to report back to RSAC.</p> |

| Richmond Seniors Advisory Committee (RSAC) 2018 Proposed Work Program | | |
|--|--|---|
| Initiative | Actions | Outcome |
| Act as a resource to the City and general public for issues affecting seniors. | <ul style="list-style-type: none"> • Be available for consultation on City plans, updates, strategies, grants, projects, and new policies affecting seniors. • Engage in events and activities to connect with seniors in Richmond with an emphasis on reaching seniors who are less connected with others. • RSAC will respond to Council requests and will provide advice on issues that affect seniors in the community. | Members will be able to identify issues raised by all seniors in the community and advise Council as needed. |
| Education and Awareness | | |
| Monitor and keep informed of existing and emerging seniors issues. | <ul style="list-style-type: none"> • Guest speakers will be scheduled each month to present on relevant topics related to seniors. • RSAC will attend conferences, forums and workshops on activities and issues affecting seniors. • RSAC members will circulate and share information about programs and services for seniors. | <p>RSAC members will be well informed about issues affecting seniors as well as programs and services available to seniors in Richmond.</p> <p>RSAC members will be able to confidently speak to the public about seniors issues.</p> |



City of Richmond

Report to Committee




To: Planning Committee
From: Kim Somerville
Manager, Community Social Development
Date: January 17, 2018
File: 07-3070-20-012/Vol 01
Re: Naming of Child Care Facility – 10380 No. 2 Road

Staff Recommendation

That the City's child care facility being constructed at 10380 No. 2 Road (Kingsley Estates) be named Seasong Child Care Centre.

Kim Somerville
Manager, Community Social Development
(604-247-4671)

Att. 1

| REPORT CONCURRENCE | |
|--|--|
| CONCURRENCE OF GENERAL MANAGER  | |
| REVIEWED BY STAFF REPORT / AGENDA REVIEW SUBCOMMITTEE | INITIALS:  |
| APPROVED BY CAO  | |

Staff Report

Origin

A child care facility was negotiated as a community amenity to be constructed on a site provided by Polygon Kingsley Estates Ltd. (Polygon) and addressed as 10380 No. 2 Road. The child care facility is being provided in fulfillment of a rezoning condition for the Kingsley Estates development, located at 10440/10460 No. 2 Road (RZ 13-649524). The development includes 133 townhouse units, two greenways, a public plaza, park space and a 37 space child care facility of 465 m² (5,000 sq. ft.) of indoor space and 465 m² (5,000 sq. ft.) of outdoor space.

On January 15, 2018, the YMCA of Greater Vancouver was approved by City Council to be the future operator of the child care facility. Once the child care facility is completed it will be conveyed by Polygon to the City. As the child care facility will be a City asset, it will require a name in keeping with the City's Naming Public Buildings – Parks or Places Policy 2016.

This report supports Council's 2014 – 2018 Term Goal #2 A Vibrant, Active and Connected City:

Continue the development and implementation of an excellent and accessible system of programs, services, and public spaces that reflect Richmond's demographics, rich heritage, diverse needs, and unique opportunities, and that facilitate active, caring, and connected communities.

This report supports the City's Social Development Strategy 2013-2022, Strategic Direction 4 Action 10:

Support the establishment of high quality, safe child care services in Richmond through such means as: 10.3 Securing City-owned child care facilities from private developers through the rezoning process for lease at nominal rates to non-profit providers.

This report also supports the 2017-2022 Richmond Child Care Needs Assessment and Strategy, Strategic Direction 2. Action 7:

Continue to secure community amenity contributions through rezoning processes, focusing on the creation of early childhood development hubs.

Analysis

Naming Options for the Child Care Facility

During the planning and development of the child care amenity it has been informally referred to as the Kingsley Estates child care facility. As the child care facility is due to be substantially completed in the spring of 2018, staff are proposing that a different name be chosen to give the facility its own identity as a civic building.

Staff considered the following questions to help narrow the name selection to three options:

- 1) Will the name have historical or current relevance to the site?
- 2) Will it distinguish the child care facility from others in the Lower Mainland?
- 3) Will the name resonate with Steveston and Blundell Planning Area residents?

The suggested three name options for consideration are derived from flora and fauna as well as maritime tradition.

1. Seasong Child Care Centre - Recommended

A seasong is a sailor's song, often sung to express the working day. The Fraser River is a common landmark along the south coast of Richmond and is in close proximity to the Kingsley Estates child care facility. It is also located near Steveston village, a historic fishing village where sailing ships from around the world continue to visit the harbour. Steveston and Blundell Planning Area residents would resonate with seasong as a reference to the long-standing fishing industry in the area.

2. Firefly Child Care Centre

Firefly is the name of an insect known for its ability to light up or glow at night. They are declining in numbers and are now more readily found in the East Kootenay region of the province although there are small colonies found on the South Coast of British Columbia.

3. Cedar Child Care Centre

Cedar trees are prevalent in Richmond. While this plant variety is not unique to the Steveston or Blundell Planning Areas, the western red cedar is British Columbia's official tree. The cedar tree grows at low to mid elevations along the coast of British Columbia and was historically used for dugout canoes, house planks, clothing, rope, baskets, and tools. It is sometimes called *arbor-vitae*, Latin for "tree of life".

The name recommendation put forward in the report is in keeping with the City's Naming Public Buildings – Parks and Places Policy 2016 (Attachment 1).

Financial Impact

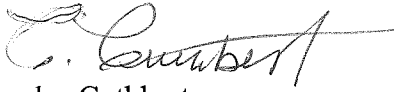
None.

Conclusion

The City continues to support accessible and affordable child care spaces through obtaining child care amenities. This new child care facility will provide 37 child care spaces to families in the community. Staff are recommending that the child care facility currently under construction at 10380 No. 2 Road be named Seasong Child Care Centre.

January 17, 2018

- 4 -

A handwritten signature in black ink, appearing to read "C. Cuthbert", with a long horizontal flourish extending to the right.

Coralys Cuthbert
Child Care Coordinator
(604-204-8621)

Att. 1: Naming Public Buildings – Parks or Places



| | | |
|-------------|--|--------------------|
| Page 1 of 2 | Naming Public Buildings – Parks or Places | Policy 2016 |
| | Adopted by Council: May 12, 1997 | |

POLICY 2016:

It is Council policy that:

The naming of public buildings, parks or places within the City shall be undertaken to:

1. Honour or memorialize individuals, corporations, events, and places that have attained achievements of extraordinary and lasting distinction and contribution to the City, or
2. Pay tribute to an association with an activity or program which is specific to the use of the public building, park, or place.

In all cases, staff will review the proposals/submissions based on the following "Guidelines for Naming", prior to making a recommendation to City Council. The final decision rests with City Council by means of a resolution adopted by majority vote of Council. In the absence of a clear direction or decision from staff, the final decision will be made by Council.

After the final decision on the naming of public facilities, parks and spaces has been made, the City Clerk shall notify all parties affected by, or interested in, such new public buildings, parks or places.



| | | |
|-------------|--|--------------------|
| Page 2 of 2 | Naming Public Buildings – Parks or Places Adopted by Council: May 12, 1997 | Policy 2016 |
|-------------|--|--------------------|

GUIDELINES FOR NAMING

1. Proposals/submissions for naming a public building, park or place may be received from the public (including residents, community associations and organizations), staff, and corporations.
2. A proposal for naming a public building, park or place in honour of a person who has rendered outstanding service to the City, will be considered. Names of living individuals may be considered, but the use of individual names should be minimized.
3. A proposal for naming a public building, park or place, other than in honour of an individual, will be considered if:
 - an organization has had historical and exceptional ties to the City.
 - an event or date is significant in the City's history.
 - a place has significant meaning for, or ties to, the City.
 - a program, activity, or symbol is pertinent to the life of the City specific to the location and may be used to effectively promote and market the program or activity both within and outside the community.
4. In a proposal for naming "joint sites" between the City and School District, the park and school names should coincide through consultation between the two organizations.
5. A proposal for naming "parks and open spaces" may consider the name of the abutting road. Similarly, a public building accommodated on a park, the park name, or the building, should relate to each other.
6. A proposal for naming a "character area" such as a neighbourhood and/or open space should be designated by names linking persons, events, places or activities with appropriate references to location and activities to be conducted on the site or land form.
7. A proposal for naming a public building or park in recognition of a corporation which has made a significant gift or contribution to the City may be considered.
8. A named facility will retain that name as long as it exists. However, if a name is designated for a facility associated with a specific program or activity and that activity is subsequently changed, the name may be applied to a similarly-used facility, if possible, and if not, to another facility.



To: Planning Committee
From: Wayne Craig
Director, Development

Date: January 26, 2018

File: RZ 16-737146

Re: **Application by Steveston Buddhist Temple at 4360 Garry Street to:**
Amend the 2041 Official Community Plan Land Use Map (Schedule 1) to
designate the rear portion of the site to Apartment Residential;
Amend the Steveston Area Plan Land Use Map (Schedule 2.4) to designate the
rear portion of the site to Multiple Family; and
Rezone the subject site from the "Assembly (ASY)" zone to the "Assembly and
Congregate Housing – Garry Street (Steveston) (ZR12)" zone

Staff Recommendation

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

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

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


Wayne Craig
Director, Development

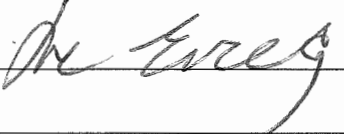
January 26, 2018

- 2 -

RZ 16-737146

WC:ke

Att. 9

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

Staff Report

Origin

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

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

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

Project Description

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

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

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

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

Findings of Fact

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

Surrounding Development

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

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

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

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

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

Related Policies & Studies

Official Community Plan/Steveston Area Plan

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

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

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

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

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

This rezoning application complies with the above referenced OCP policy.

Floodplain Management Implementation Strategy

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

Public Consultation

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

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

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

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

OCP Consultation Summary

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

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

Should the Planning Committee endorse this application and Council grant first reading to the rezoning bylaw, the bylaw will be forwarded to a Public Hearing; where any area resident or interested party will have an opportunity to comment. Public notification for the Public Hearing will be provided as per the Local Government Act. If the rezoning proceeds forward, a Development Permit application will be required that will focus on further design development of the project.

Developer Led Public Consultation

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

First Public Open House – November 15, 2016

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

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

Second Public Open House – April 25, 2017

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

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

Project Responses to Public Consultation

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

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

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

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

Analysis

Site-Specific Zoning Approach

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

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

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

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

Built Form and Architectural Character

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

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

Transportation and Site Access

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

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

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

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

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

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

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

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

Tree Retention and Replacement

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

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

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

Tree Replacement

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

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

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

Tree Retention and Protection – On-Site

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

Tree Retention and Protection – City Land

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

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

Steveston Park Interface

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

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

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

Amenity Space

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

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

Site Servicing and Frontage Improvements

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

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

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

Design Review and Future Development Permit Application Considerations

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

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

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

Financial Impact or Economic Impact

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

Conclusion

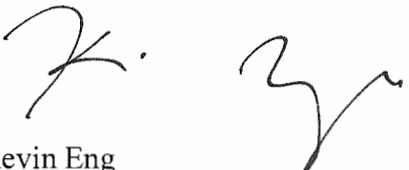
The applicant has applied to the City of Richmond for permission to rezone 4360 Garry Street from the "Assembly (ASY)" zone to a new site-specific "Assembly and Congregate Housing – Garry Street (Steveston) (ZR12)" zone in order to retain the existing temple on the north half of the site and allow for a 107 unit congregate housing complex on the south half of the site.

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

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

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

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



Kevin Eng
Planner 2

KE:cas

Attachment 1: Location Map

Attachment 2: Conceptual Development Plans

Attachment 3: Development Application Data Sheet

Attachment 4: Public Correspondence

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

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

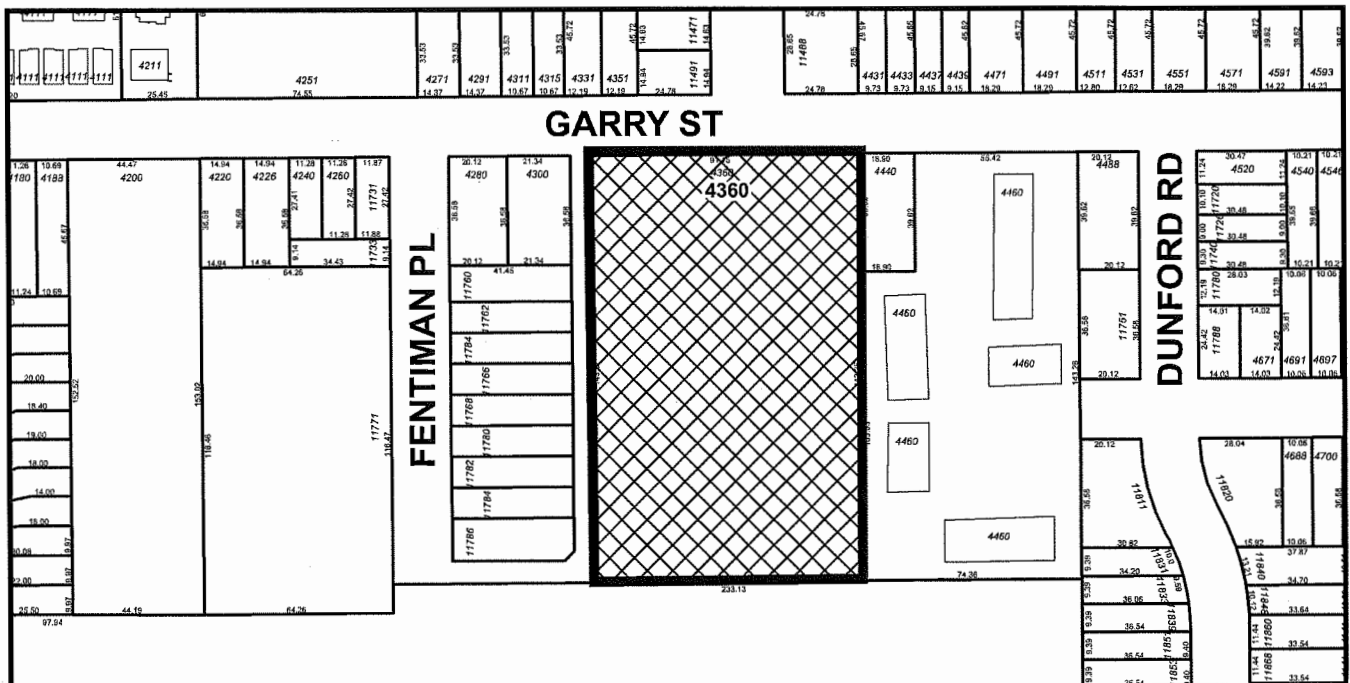
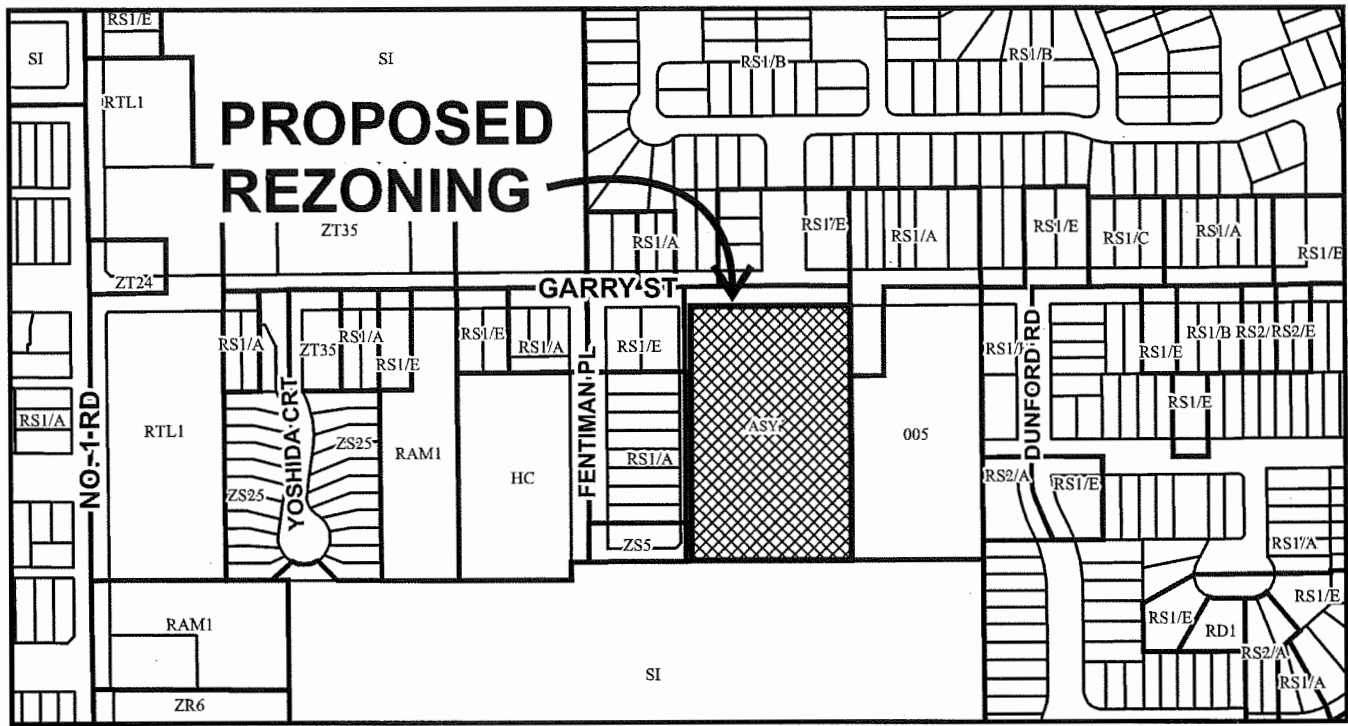
Attachment 7: Shadow Diagrams

Attachment 8: Proposed Tree Retention, Relocation and Removal Plan

Attachment 9: Rezoning Considerations



City of Richmond



RZ 16-737146

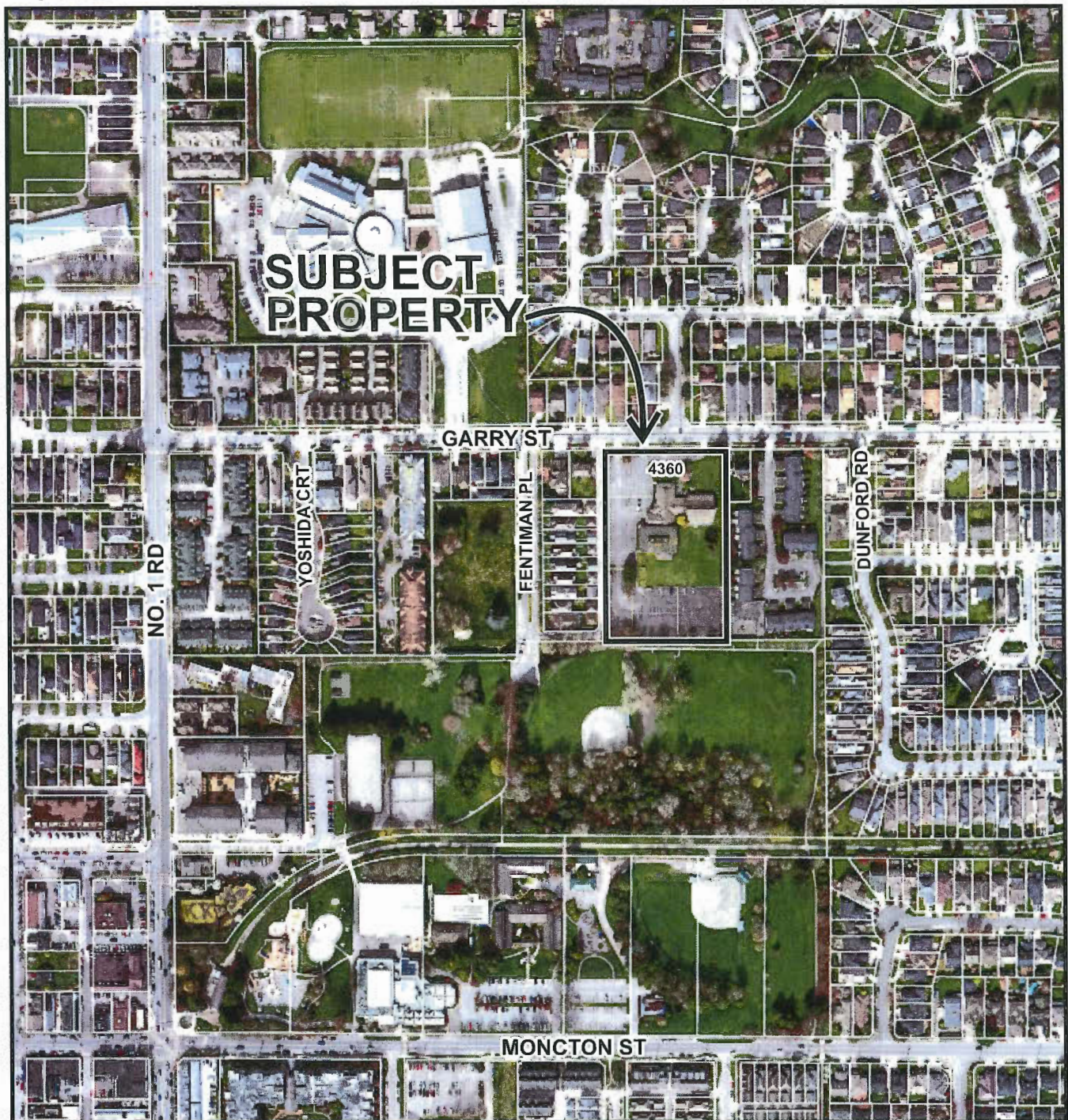
Original Date: 08/03/16

Revision Date: 12/07/17

Note: Dimensions are in METRES



City of
Richmond



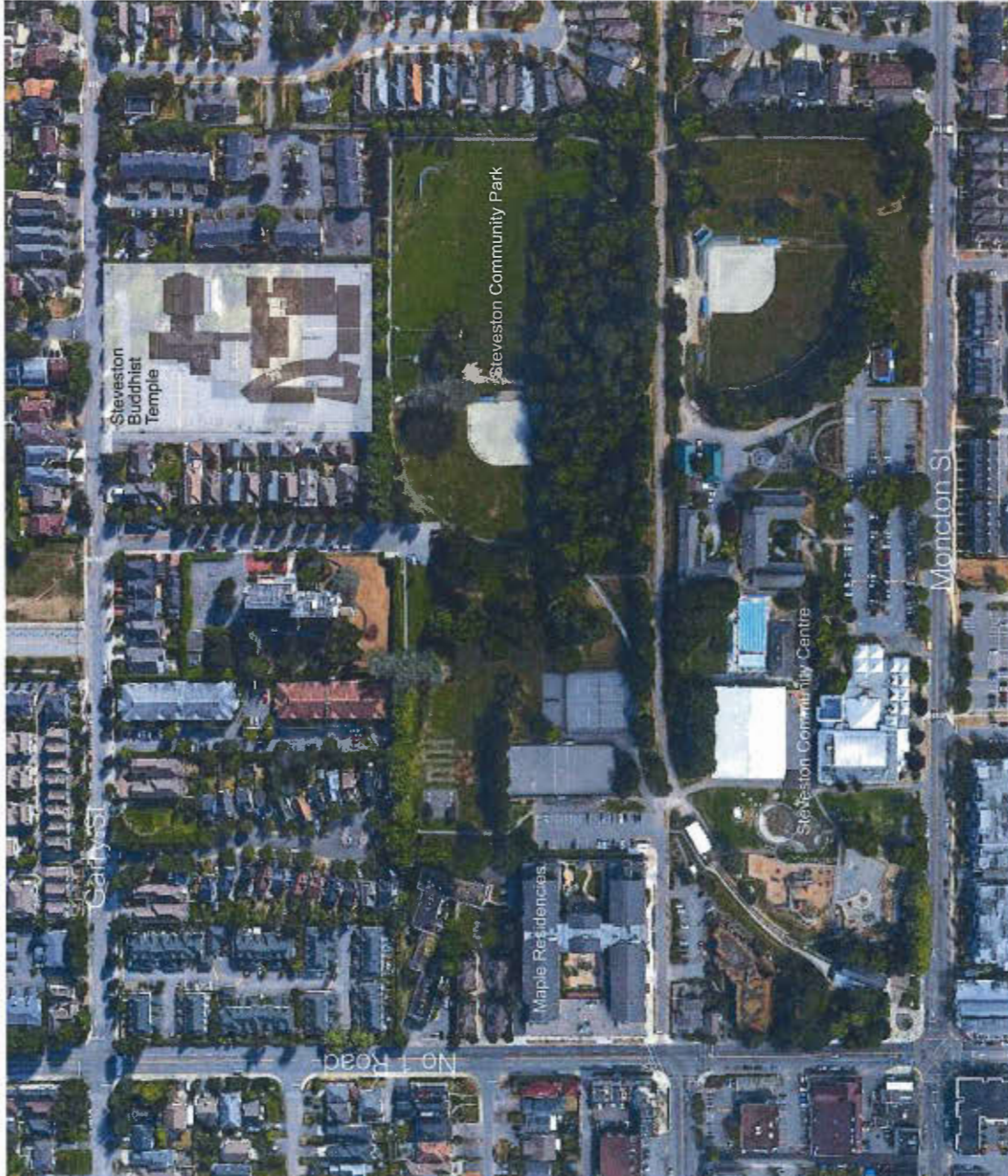
RZ 16-737146

Original Date: 08/03/16

Revision Date: 12/08/17

Note: Dimensions are in METRES

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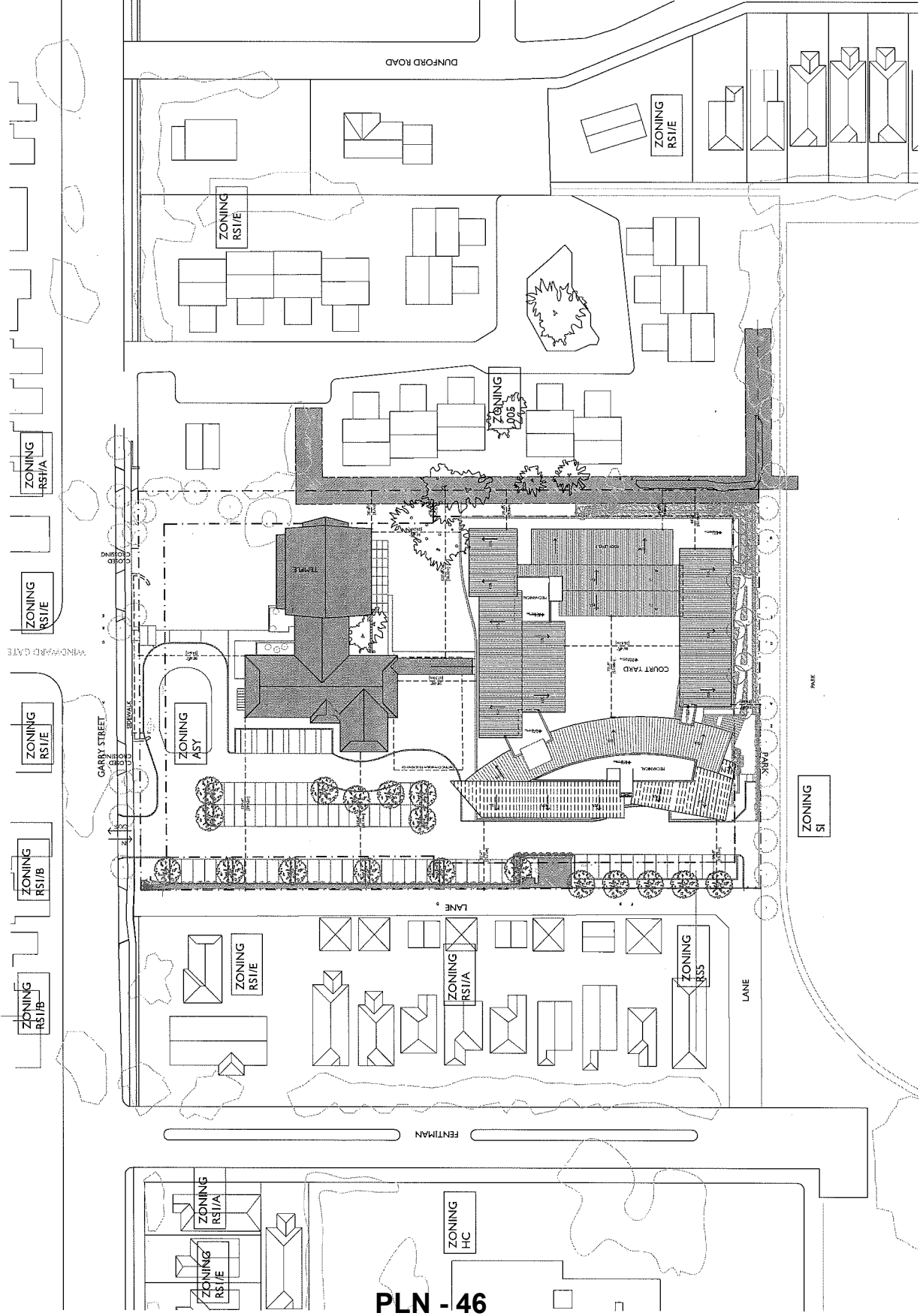


4360 GARRY STREET

SITE PLAN - ZONING

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

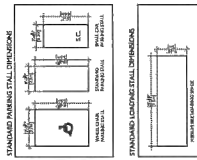
A - 1.03



gbl

ALL DIMENSIONS
UNLESS OTHERWISE
NOTED, ARE IN FEET AND
INCHES. DIMENSIONS
SHOWN IN PARENTHESES
ARE IN METERS.

PLAN INFO



NOTES

1. GARRY STREET ELEVATION AT GARRY ST.

REVISIONS

1. 1.10.2018, 2018
2. 1.10.2018, 2018
3. 1.10.2018, 2018
4. 1.10.2018, 2018
5. 1.10.2018, 2018

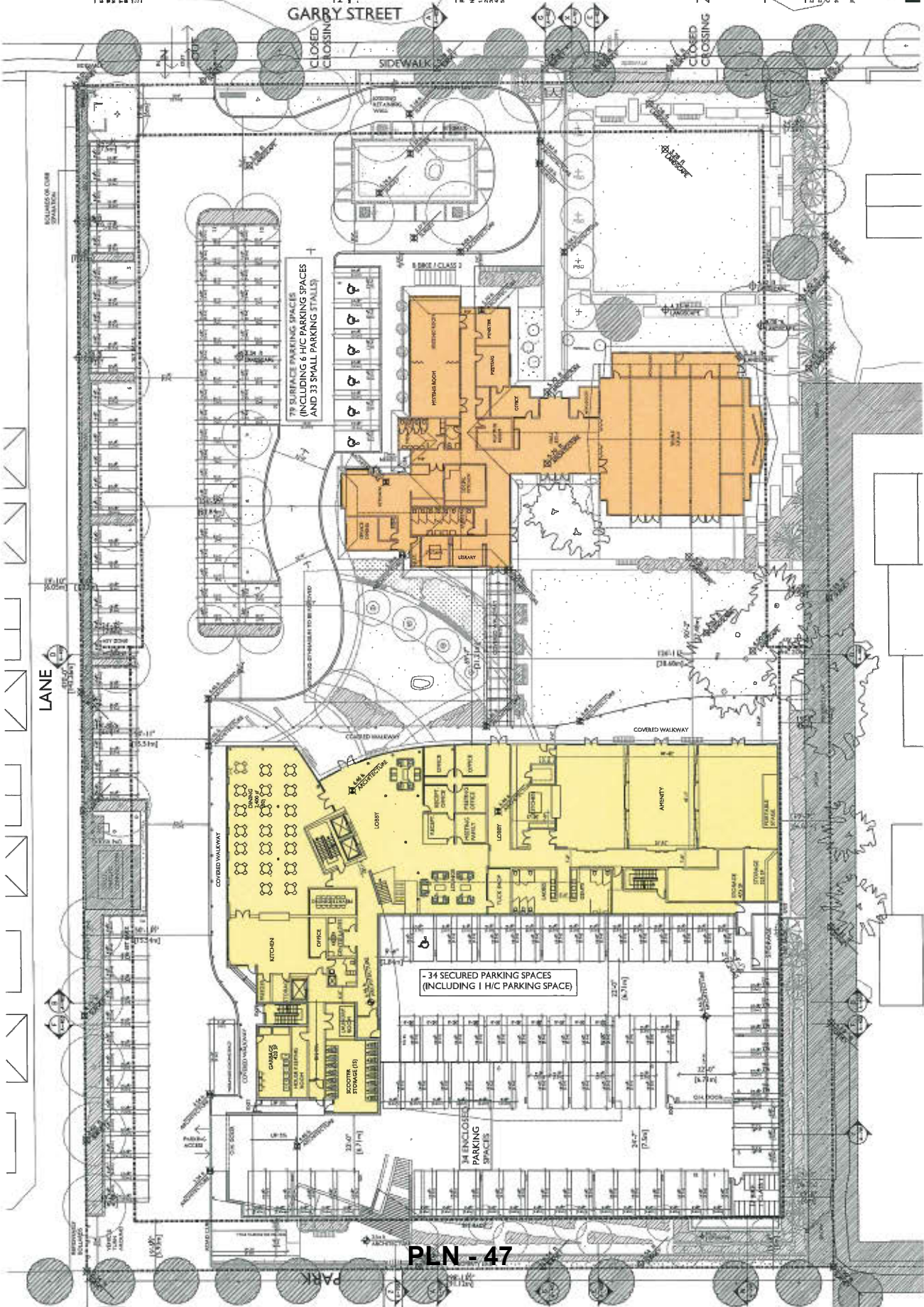


4360 GARRY STREET

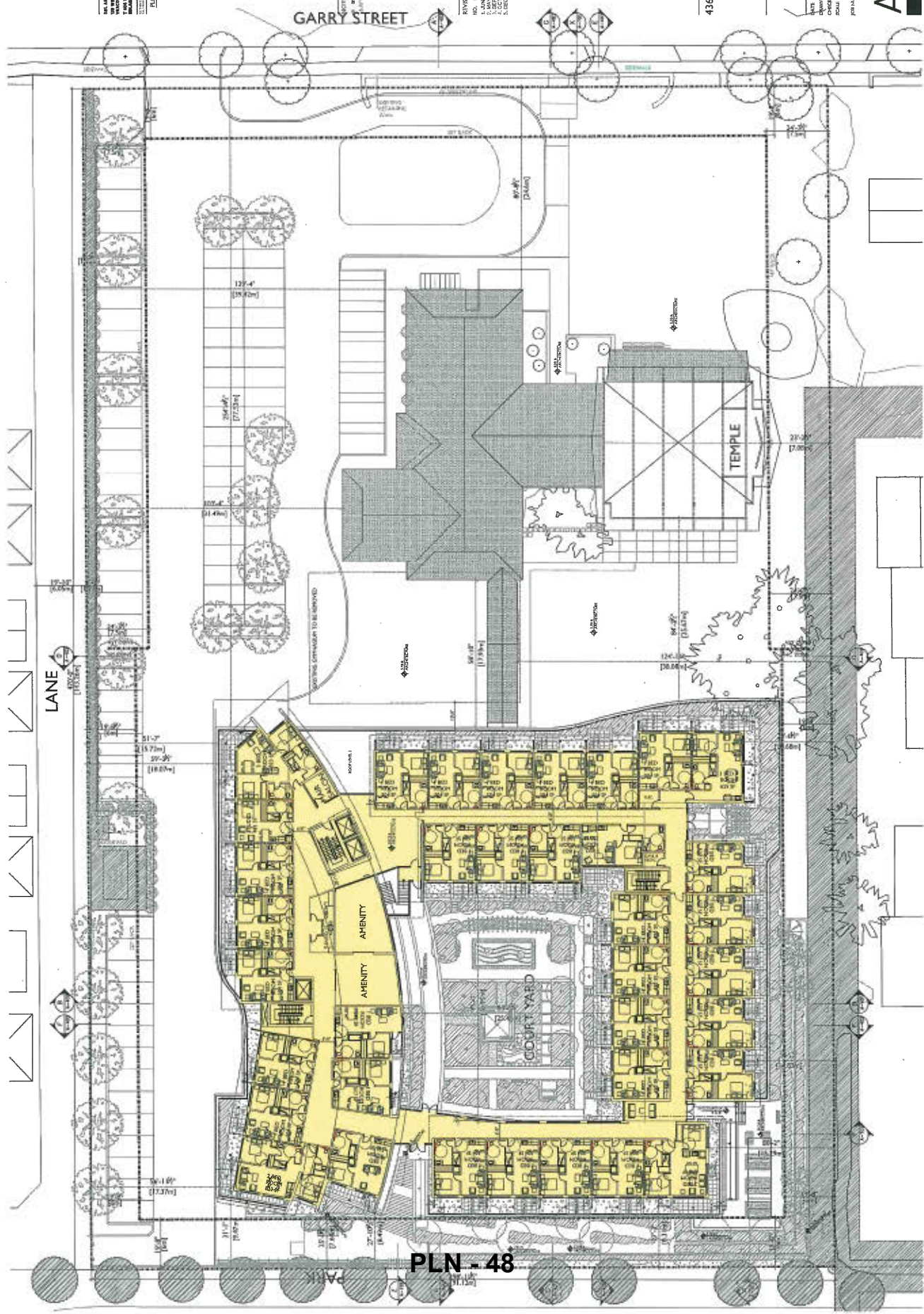
GROUND FLOOR
LEVEL 1

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

A - 3.01



PLN - 47



GARRY STREET

NOTES:

1. LAND USE: 2016
2. LAND USE: 2016
3. LAND USE: 2016
4. LAND USE: 2016
5. LAND USE: 2016
6. LAND USE: 2016

REVISIONS

1. LAND USE: 2016
2. LAND USE: 2016
3. LAND USE: 2016
4. LAND USE: 2016
5. LAND USE: 2016
6. LAND USE: 2016

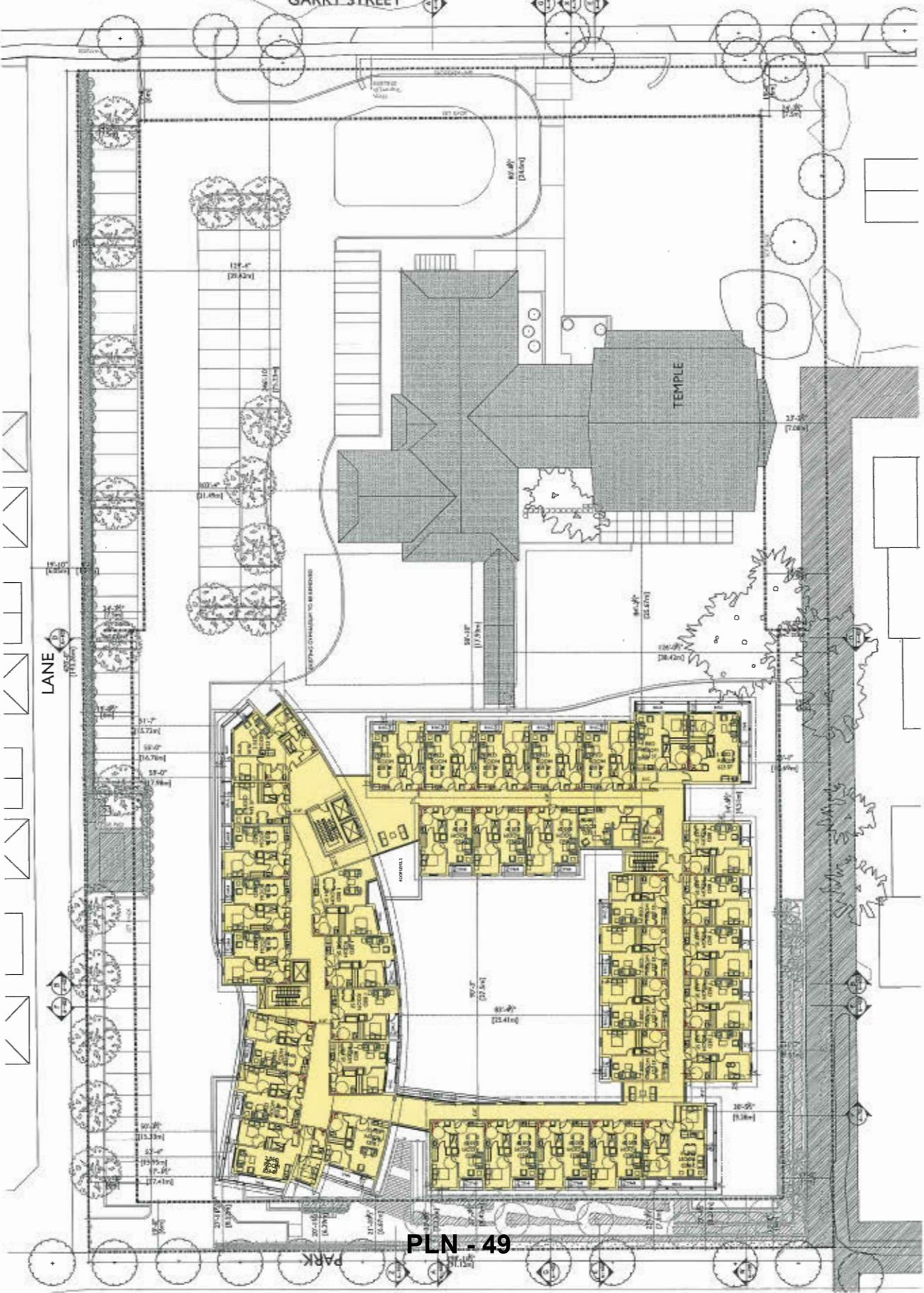


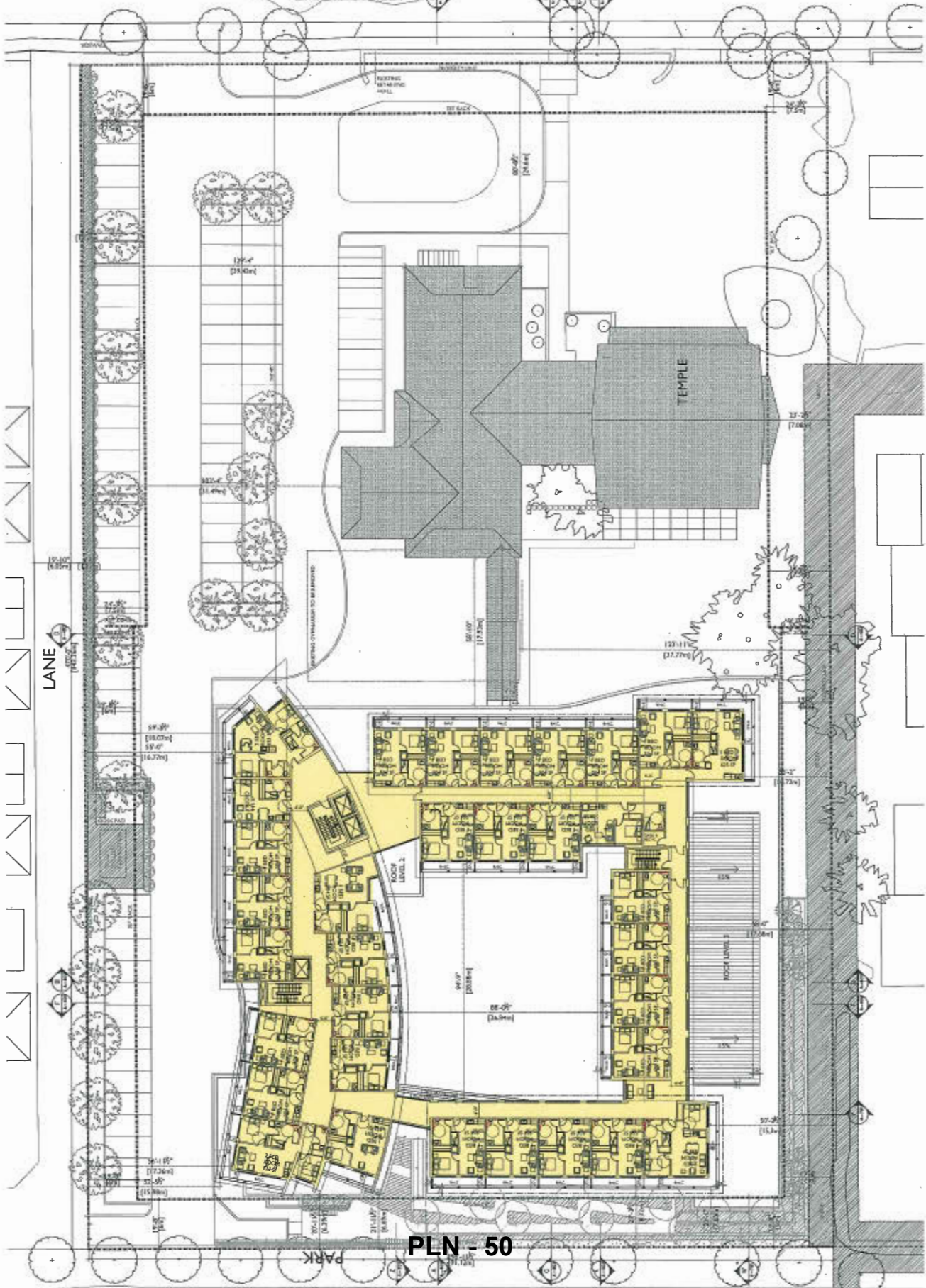
4360 GARRY STREET

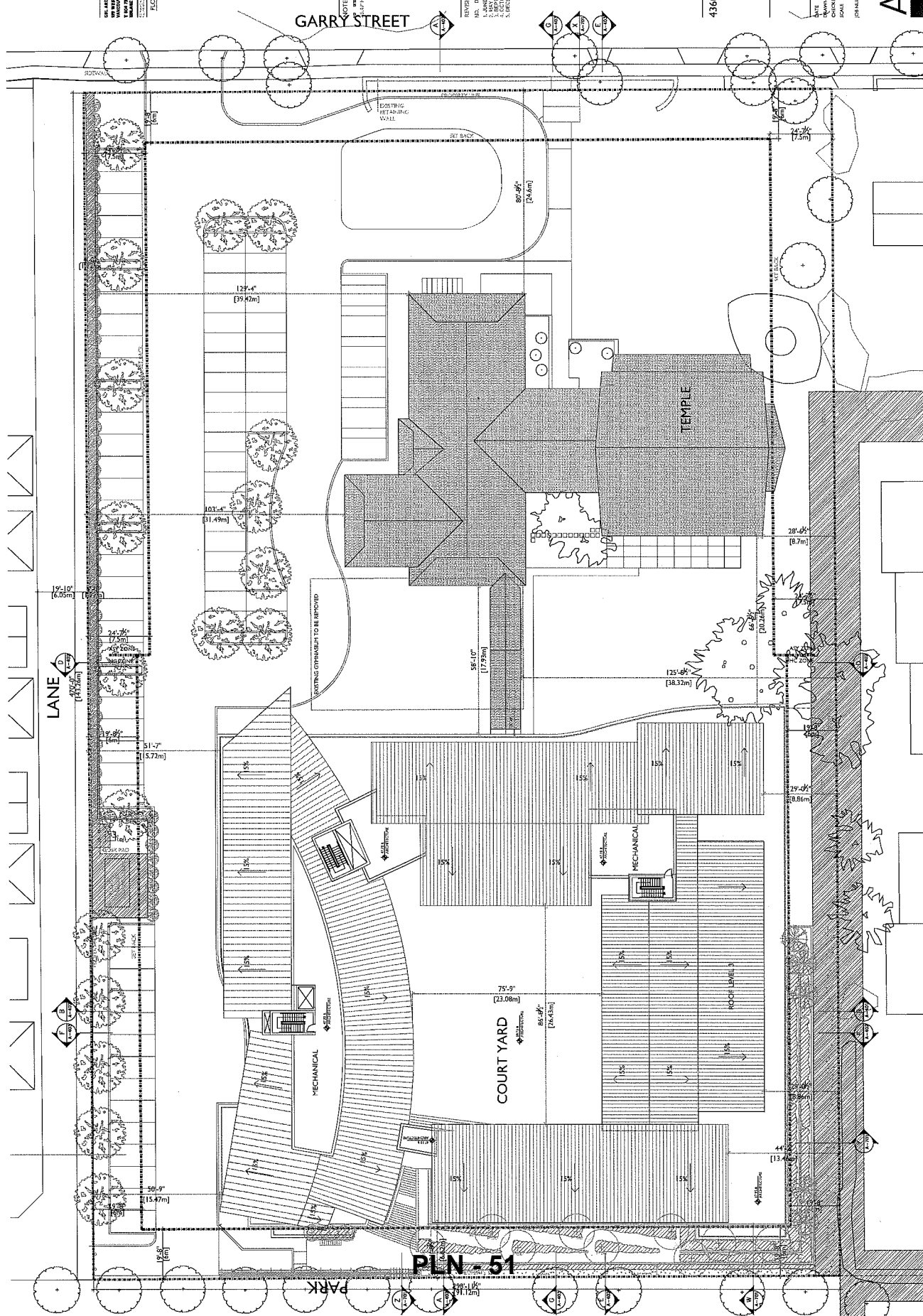
LEVEL 3

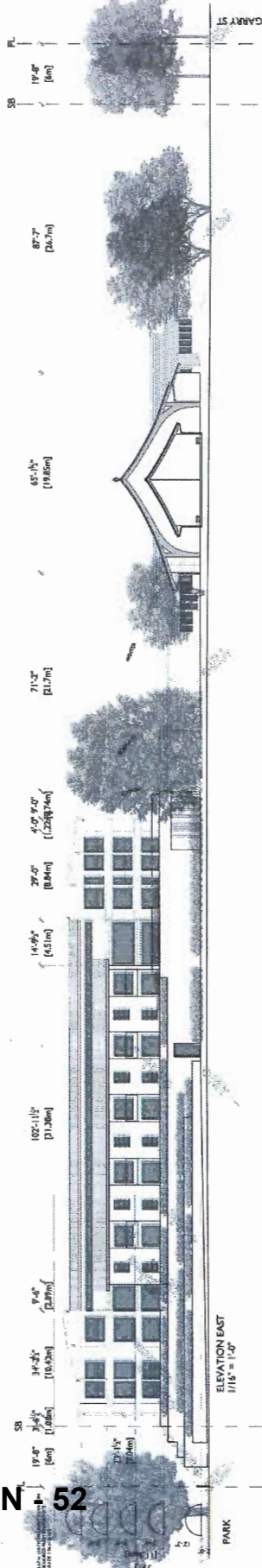
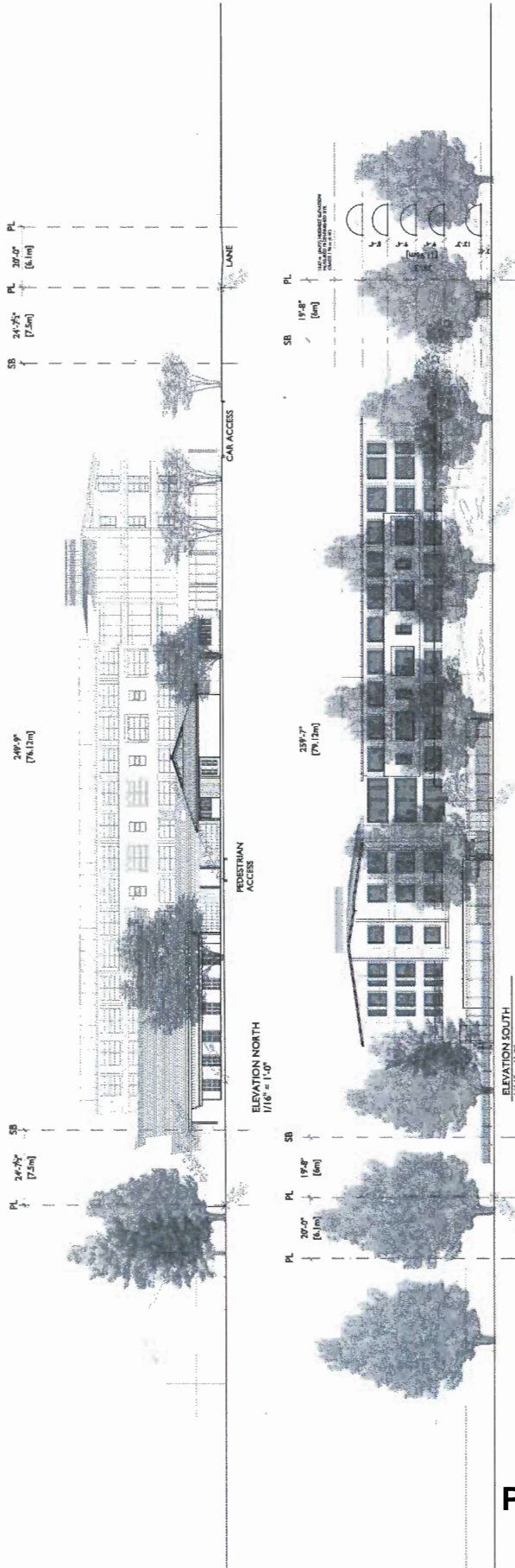
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CHECKED BY: JH
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JOB NUMBER: 1504

A - 3.03



**PLN - 50**

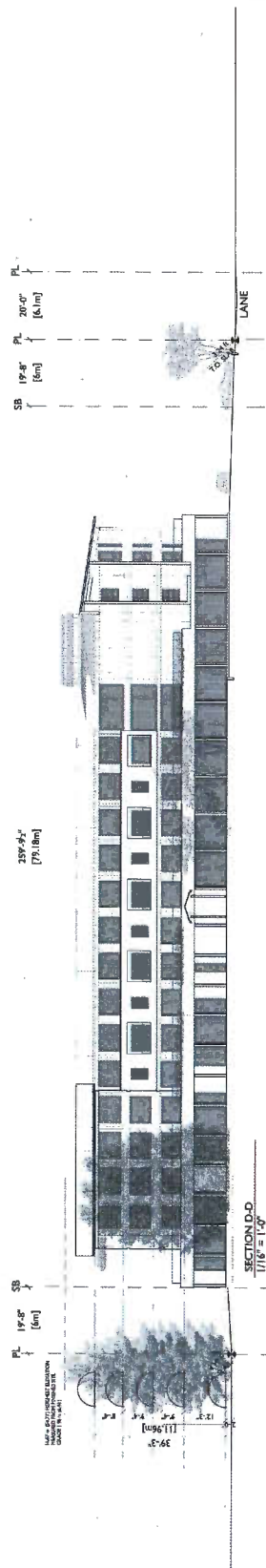
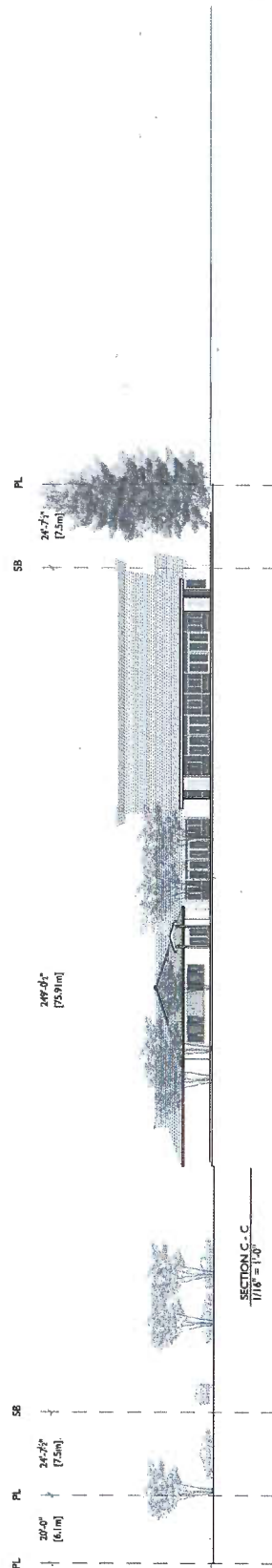
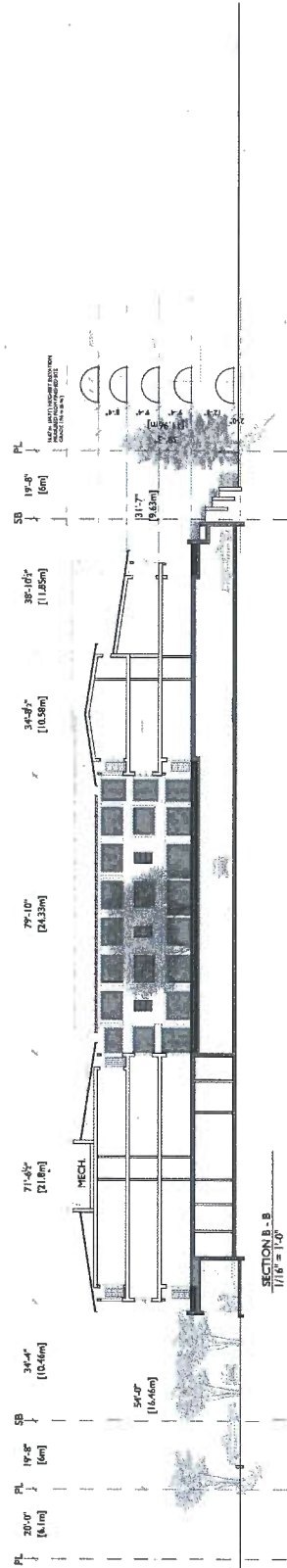
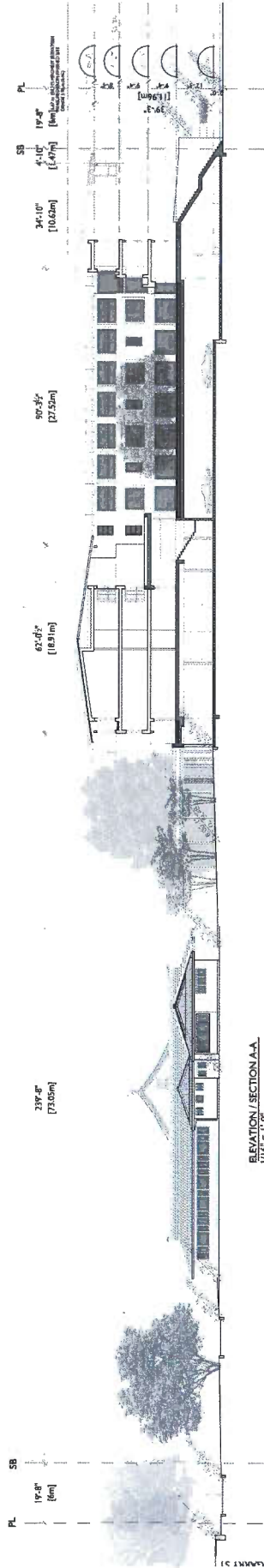




gbi

GBL ARCHITECTS
1000 W. 10TH AVE.
MINNEAPOLIS, MINN. 55408
TEL: 612.338.7919
WWW.GBI-ARCHITECTS.COM

PROJECT NO:



NOTES
1. SEE SHEET 01-01 FOR ELEVATION AT GARRY ST.

REVISIONS
NO. DATE REVISION
1 MAY 2017 REVISION FOR PERMITS
2 MAY 2017 REVISION FOR PERMITS
3 MAY 2017 REVISION FOR PERMITS
4 OCTOBER 2017 REVISION FOR PERMITS
5 DECEMBER 2017 REVISION FOR PERMITS

4360 GARRY STREET

SECTIONS

DATE MAY 2017
DRAWN BY S.
CHECKED BY J.M.
SCALE 1/16" = 1'-0"
JOB NO. 1504

A - 4.02



School _____
Province _____
6. 437 HONGKONG/WESTERN REGIONAL ASSOCIATION AT 0-899-887

LETTERS

Q. **ask**

June 2016
MAY 2016: 1017
COSTUME 2016: 2017
COSTUME 2016: 2017
COSTUME 2016: 2017

RECOMMENDATION
RECOMMENDATION: 2017
RECOMMENDATION: 2017
RECOMMENDATION: 2017

ADDITIONAL
ADDITIONAL: 2017
ADDITIONAL: 2017
ADDITIONAL: 2017



DATE MAY 2017
DRAWN BY BC
CHECKED BY SL
CALC 1/16-01-0
JOB NUMBER 1504

A - 4.03



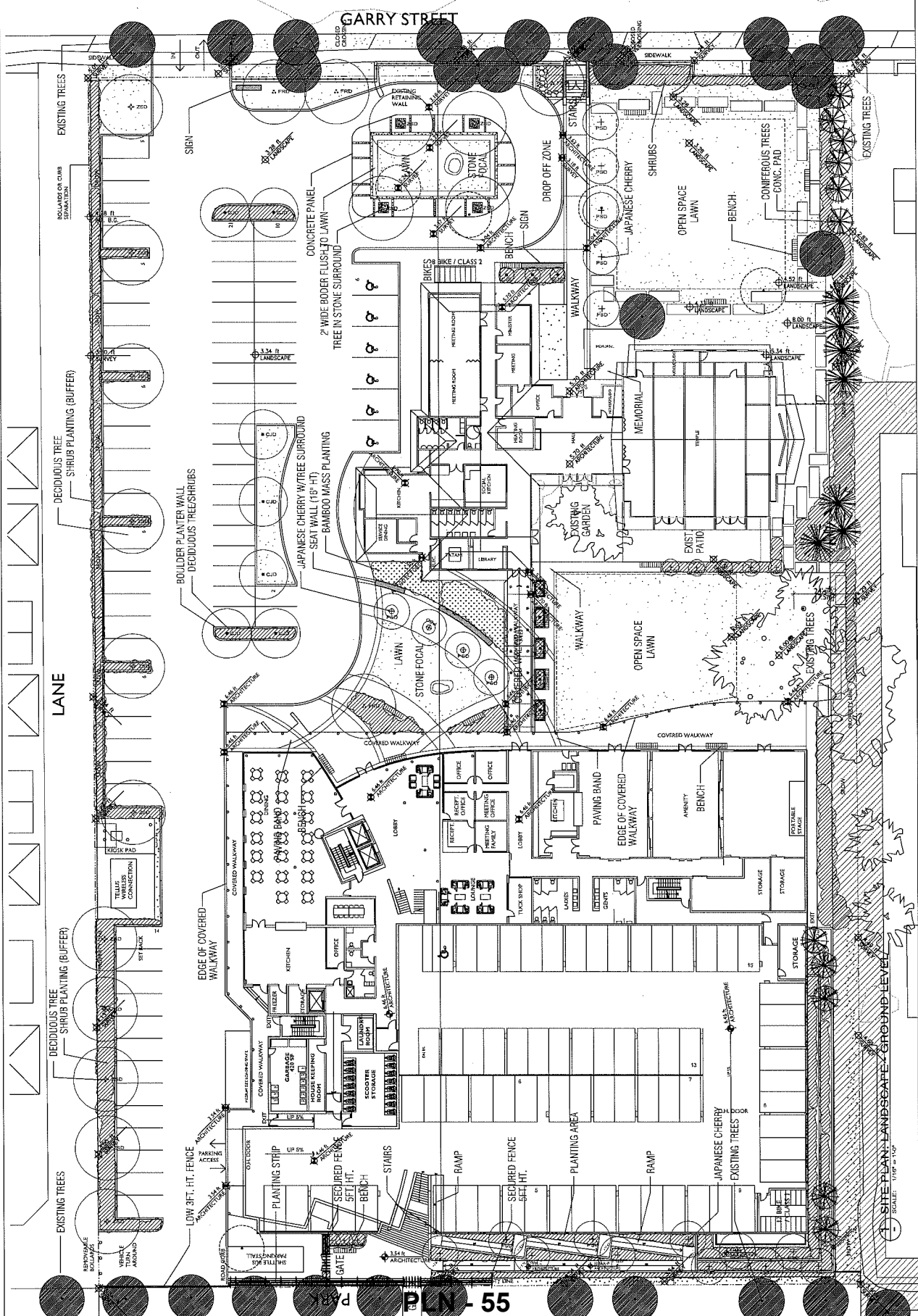
STEELESTON BUDDHIST TEMPLE

4360 GARRY ST. RICHMOND, B.C.
 ARCHITECT: G.B. ARCHITECTS
 LANDSCAPE ARCHITECT: G.B. ARCHITECTS



DATE: 10/17/2017
 DESIGN: G.B. ARCHITECTS
 CHECKED: G.B. ARCHITECTS
 SCALE: 1/8" = 1'-0"

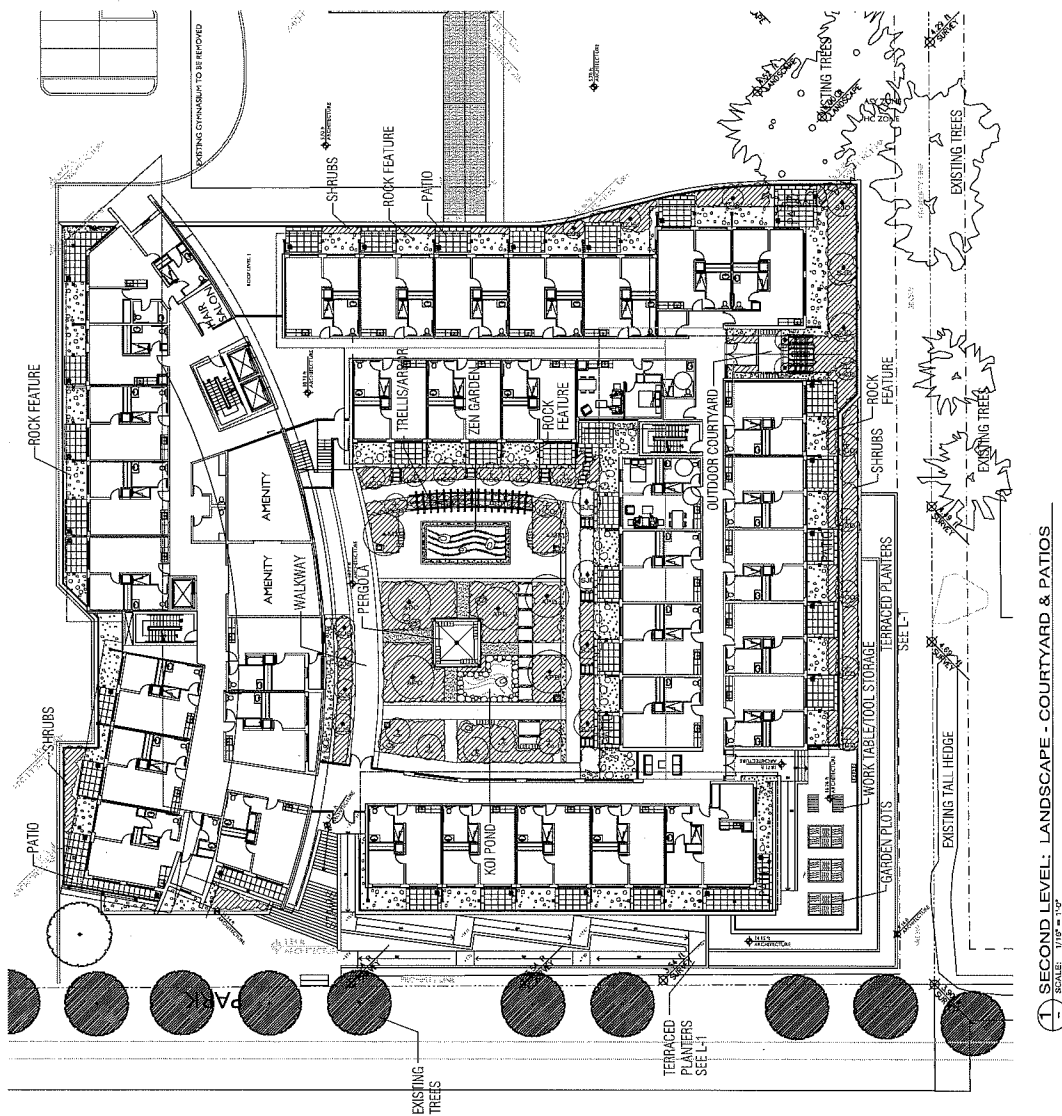
SHEET NO. L-1
 REV. NO.
 LANDSCAPE PLAN
 GROUND LEVEL



GENERAL LANDSCAPE NOTES:

- [illegible]

SUGGESTED PLANT LIST:

[illegible]

1 SECOND LEVEL: LANDSCAPE - COURTYARD & PATIOS



RZ 16-737146

Attachment 3

Address: 4360 Garry Street

Applicant: Steveston Buddhist Temple Society

Planning Area(s): Steveston Area Plan

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

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

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

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

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

Telephone 778-232-4309

September 6th 2016

Dear Mr Eng,

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

The reasons we are objecting are as follows.

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

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

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

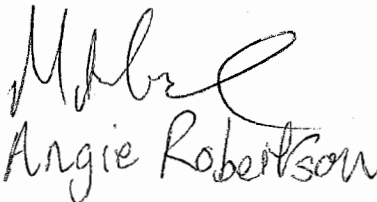
10. There is no public right of way shown on the plans . As required by Richmond City council. This has been omitted from the plans viewed .

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

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

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

Thank you
Mark & Angie Robertson



Angie Robertson

Date: 2016-09-06

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

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

File No. RZ 16-737146

Dear Sirs:

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

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

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

The reasons for my objection to the Rezoning Application are:

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

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

a. Questions –

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

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

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

Sincerely,



Donna Matheson

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

September 11, 2016

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

Dear Sirs:

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

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

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

The reasons for my objection to the rezoning application are:

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

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

As previously mentioned, I am opposed the proposed rezoning.

Sincerely,

Ann Smedes

A handwritten signature in black ink, appearing to read "Ann Smedes", with a long horizontal flourish extending to the right.

Eng, Kevin

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

Importance: High

Hi Kevin,

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

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

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

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

Thank you for your serious consideration.

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

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

September 20, 2016

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

Re: File No. RZ 16-737146

Dear Mr. Eng:

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

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

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

Please confirm receipt of our letter. Thank you.

Yours truly,

Ann Nykyforuk and Luc Hervieux

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

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

Re: File No. RZ 16-737146

Dear Mr. Eng:

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

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

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

Thank you for your consideration of my concerns.

Yours truly,

Jean Nykyforuk

Eng, Kevin

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

Dear Sir,

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

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

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

November 6, 2016

Dear Kevin Eng,

RE: Rezoning application RZ 16-737146

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

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

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

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

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

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

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

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

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

Please do not approve this rezoning request.

Thank you.

Yours sincerely,

Steve Cook

Steve Cook
yvrsteve@gmail.com
604.928.3179

cc. zoning@richmond.ca

Date: 2016-11-17

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

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

Dear Sirs:

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

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

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

The reasons for my objection to the Rezoning Application are:

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

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

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

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

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

Sincerely,

Donna Matheson

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

Eng, Kevin

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

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

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

Sent from my iPad

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

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

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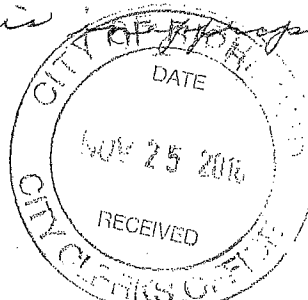
R216 737146

Dear Elected Officials,

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

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

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



Yours Truly,
(Mrs.) Geraldine Gray

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

November 27, 2016

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

Re: File No. RZ 16-737146

Dear Mr. Eng:

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

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

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

Please confirm receipt of our letter. Thank you.

Yours truly,

Ann Nykyforuk and Luc Hervieux

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

February 3, 2017

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

Re: File No. RZ 16-737146

Dear Mr. Eng:

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

Yours truly,

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

Ann Nykyforuk
(annnykyforuk@gmail.com)

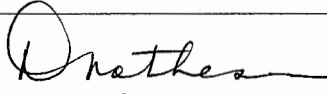
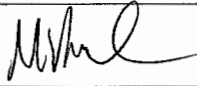
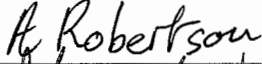

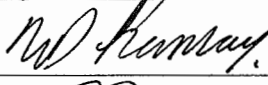
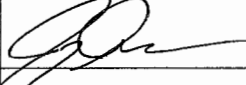

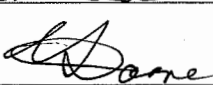
PETITION TO THE CITY OF RICHMOND

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

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

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

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

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

Journal of Management Inquiry

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|-----|------------------|-----------|-----------------------|
| 9. | DAVID K. DOANE | D K Doane | #28 - 4460 GARRY ST. |
| 10. | Rodelle Gufahl | Ry Gufahl | 16 - 4460 Garry St. |
| 11. | Kevin Rennie | K Rennie | 16 - 4460 Garry St. |
| 12. | Shirley Ramsay | S Ramsay | 25 - 4460 Garry St. |
| 13. | Jody Burrell | J Burrell | 17 - 4460 Garry St. |
| 14. | Ann Smedes | A Smedes | 21 - 4460 Garry str. |
| 15. | Samantha Smedes | S Smedes | 21 - 4460 - Garry St. |
| 16. | LORNE SCHMIDT | L Schmidt | 18 - 4460 GARRY ST. |
| 17. | Jennifer Schmidt | J Schmidt | 18 - 4460 Garry St. |
| 18. | Michelle Webster | M Webster | 13 - 4460 Garry St. |
| 19. | Katelyn Gallego | K Gallego | 26 - 4460 Garry St. |
| 20. | GERRY SMITH | G Smith | #14 " " " " |

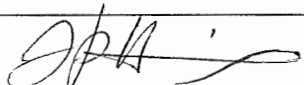
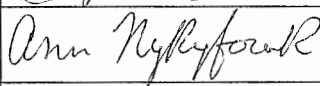
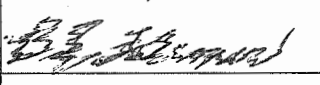
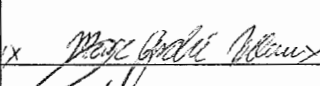


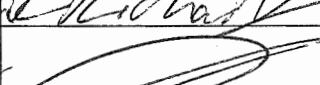

PETITION TO THE CITY OF RICHMOND

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

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

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

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

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

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

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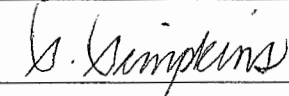
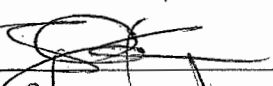
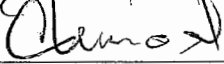
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We, the undersigned hereby request that the current rezoning application (RZ 16-737146) be denied.

| | PRINT NAME | SIGNATURE | ADDRESS |
|----|-----------------|---|--------------------------|
| 45 | SHANA ABELTHER |  | 79-11491 7th AVENUE RMD. |
| 46 | SEAN GABER |  | 79-11491 7th Ave RMD |
| 47 | SANDRA SIMPKINS |  | 11511 Lapwing Cres. Rmd. |
| 48 | Steve Simpkins |  | 11511 Lapwing Cres. Rmd. |
| 49 | Chelsea Leonard |  | 4011 Garry St Rmd |
| | | | |
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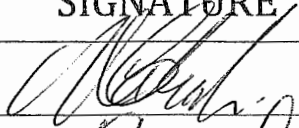
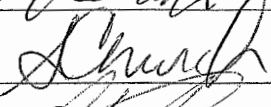
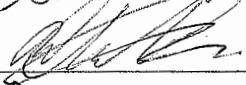
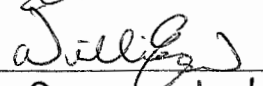
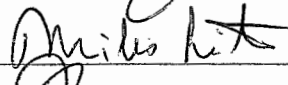
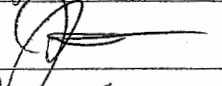
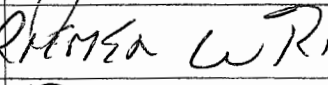
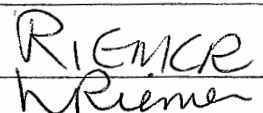
PETITION TO THE CITY OF RICHMOND

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

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

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

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

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

58
59
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64
65



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

Main 604 270 1875
Fax 604 270 0854

www.tlhousingolutions.ca

Electronic – keng@richmond.ca

March 17, 2017

ATTN: Kevin Eng | Planner 2

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

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

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

Notice and Advertisement

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

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

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

Information and Representation

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

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

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

Attendance and Feedback

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

Positive Comments

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

Negative Comments

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

Overall Response

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

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

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

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

Further Public Engagement

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

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

Closing

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

Yours truly,

TL HOUSING SOLUTIONS LTD.

Per:



Craig Lochhead
Vice President
jm/CL

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

enclosures



STEVESTON BUDDHIST TEMPLE

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

November 1, 2016

ATTENTION: OWNER/OCCUPANT

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

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

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

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

Yours truly,
STEVESON BUDDHIST TEMPLE

Per:

Bud Sakamoto
President

cc: City of Richmond



STEVESTON BUDDHIST TEMPLE

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

November 15, 2016

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

PLEASE SIGN IN:

Nolan Chow
Doreen Chow
Mary Kawamoto
Tom ARAKI
Eiji & Caroline Suyama
Shirley
MASABE KIKUCHI
Miko & Masako INOUE
FUMIO & MARIKO SAKAGUCHI
ALAN SAKAMOTO
Mike Nakanishi
Mits Sakai
Kiyo Komai
Norm CAWLEY
Sharon Church
Asayo Tame
PATRICK SATHCADZ
Yumei Tsuchiya
Fusako Tsuchiya
Doreen & Marge Sawa
Sonoko Kakei
Bob Rawson
JUN HAYASHIDA
Lynne Waller
Fred Perland
OLIVE LAMSON
MARGAM TAKADI



ADD EMAIL IF YOU
WOULD LIKE MORE INFO

CRAIG MATSUZAKI
KAZUKO TAKAHASHI

NATSUMI SHIGETA

SACHIKO TAKEUCHI

Keiko Go

K. Robertson

MARK ROBERTSON

KEIKO SHIGETA

Hideto Kajioka

MARK SACA

YUMIKO KARIYA

Mary M. O'Leary

Shirley

Don Murray

Francis Ang

Donna Matheson

Jahoon Johnson

Edith Turner

Eileen Crawford

Ralph Turner

GORDON KIDDL

Edith

Hiroko Yoshihara

Ken Yoshihara

James Richards

Gary Christie

Rob Pien

Peter Mitchell @shaw.ca

W. Pien

Ann Nykutoruk

Jean Nykutoruk

Frances Nakashima

Sumi Ikuta

Sumi Ikuta

STEVE COOK

LINDA BARNES

Kevin Rennie



STEVESTON BUDDHIST TEMPLE

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

November 15, 2016

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

Against

PLEASE PROVIDE COMMENTS:

OUR CONCERNS WOULD BE.

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

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

③ LIGHTS ON THE BUILDING AT NIGHT WILL AFFECT US.

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

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

THANK YOU



STEVESTON BUDDHIST TEMPLE

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

November 15, 2016

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

PLEASE PROVIDE COMMENTS:

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

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

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

THANK YOU



STEVESTON BUDDHIST TEMPLE

4360 Garry Street
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Fax: (604) 277-0313

November 15, 2016

REZONING PUBLIC OPEN HOUSE

5:00PM TO 8:00PM

PLEASE PROVIDE COMMENTS:

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

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

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

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

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

THANK YOU



STEVESTON BUDDHIST TEMPLE

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

November 15, 2016

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

PLEASE PROVIDE COMMENTS:

Our concerns:

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

② traffic on Garry St.

THANK YOU



STEVESTON BUDDHIST TEMPLE

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

November 15, 2016

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

PLEASE PROVIDE COMMENTS:

Thank You for the opportunity to comment
interesting project.

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

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

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

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

THANK YOU



STEVESTON BUDDHIST TEMPLE

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

November 15, 2016

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

*Other
issues*

PLEASE PROVIDE COMMENTS:

*Need to have traffic lights
at Garry / Main Rd
and at Garry / Railway
to alleviate congestion.*

THANK YOU



STEVESTON BUDDHIST TEMPLE

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Fax: (604) 277-0313

November 15, 2016

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

PLEASE PROVIDE COMMENTS:

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

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

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

THANK YOU



STEVESTON BUDDHIST TEMPLE

For

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

November 15, 2016

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

PLEASE PROVIDE COMMENTS:

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

Eileen Carfoot
3320 Pleasant St
Richmond B.C.
V7E 2P4.

THANK YOU



STEVESTON BUDDHIST TEMPLE

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

November 15, 2016

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

PLEASE PROVIDE COMMENTS:

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

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

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

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

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

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

All the best.
a neighbour -

THANK YOU



STEVESTON BUDDHIST TEMPLE

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Phone: (604) 277-2323
Fax: (604) 277-0313

November 15, 2016

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

PLEASE PROVIDE COMMENTS:

I LIKE WHAT I SEE.

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

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

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

PLEASE KEEP ME INFORMED.

GORDON KIBBLE north-star-makiner@shaw.ca

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

THANK YOU



STEVESTON BUDDHIST TEMPLE

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Fax: (604) 277-0313

November 15, 2016

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

PLEASE PROVIDE COMMENTS:

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

ROB PIERCE - THE MACE
RESIDENCE S.

THANK YOU



STEVESTON BUDDHIST TEMPLE

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

November 15, 2016

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

PLEASE PROVIDE COMMENTS:

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

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

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

I am in favour of this project moving forward.

THANK YOU



STEVESTON BUDDHIST TEMPLE

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Phone: (604) 277-2323
Fax: (604) 277-0313

November 15, 2016

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

PLEASE PROVIDE COMMENTS:

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

THANK YOU



STEVESTON BUDDHIST TEMPLE

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

November 15, 2016

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

PLEASE PROVIDE COMMENTS:

This project will be good for the community by providing a much needed accommodation for the seniors. This age group is increasing so much now as people are living longer and longer.

M. Sakai

THANK YOU

Jesse Miller

Subject: FW: supportive email

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

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

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

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

Thank you for doing this!

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



STEVESTON BUDDHIST TEMPLE

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

November 15, 2016

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

PLEASE PROVIDE COMMENTS:

スモール菜園

ボラ2タイプキハルパー

THANK YOU

星 努



STEVESTON BUDDHIST TEMPLE

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

November 15, 2016

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

PLEASE PROVIDE COMMENTS:

① とても満足に見学できました

② B.C. Housing の件、屋にストーフトーフがあるのは
めめらしい

③ 日2回の食事 朝食、夕食

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

ユニアの care house を知っていますか、日本人の戸を^へ行くこと

「ごはん^{たんぱん}が^{たぶん}ないから^{ねえ}」とよく言われます。食事
に力^{ちから}では^{たぶん}考えてほしいと思います。

④ ショールに力^{ちから}で ショールだけでは日本人、日系人としては
とてもよいです。お風呂が好きな人はたくさんいます。

金でとは言いながら、バスタブの車も^{たぶん}考えてほしい。
もっとも リラックスできる場所^{たぶん}です。

THANK YOU



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

Main 604 270 1875
Fax 604 270 0854

www.tlhousingolutions.ca

Electronic – keng@richmond.ca

April 26, 2017

ATTN: Kevin Eng | Planner 2

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

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

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

Notice and Advertisement

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

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

Information and Representation

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

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

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

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

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

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

Attendance and Feedback

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

Positive Comments

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

Concerns

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

Overall Response

| | |
|--------------------------------|----|
| Positive | 10 |
| Appreciative but have concerns | 2 |
| Negative | 0 |

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

Closing

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

Yours truly,
TL HOUSING SOLUTIONS LTD.

Per:

A handwritten signature in black ink, appearing to read 'Craig Lochhead', written in a cursive style.

Craig Lochhead
Vice President
jm/CL

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

enclosures



STEVESON BUDDHIST TEMPLE

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

April 11, 2017

ATTN: OWNER/OCCUPANT

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

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

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

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

Yours truly,

STEVESON BUDDHIST TEMPLE

Per:

Bud Sakamoto
President

cc: City of Richmond



STEVESTON BUDDHIST TEMPLE

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

APRIL 25, 2017

REZONING PUBLIC OPEN HOUSE

5:30PM TO 7:30PM

SIGN-IN SHEET

| NAME | ADDRESS |
|-----------------------|---|
| WILSON, HAZUKI | 7641-3 MOFFATT RD. RICH. BC V6T1X9 |
| KAREN NITTA | 8460 CITADEL CRES, RICH V7C 4T3 |
| Nichole Nitta | 3900 GEORGIA ST. RICHMOND V7E 2S3 |
| Chapman 16 | 118-4500 Westwater Dr. Richmond V7E 6S1 |
| R.K. ARAKI | 6880 SHAWANCAAN PL. RICHMOND V7E 4W9 |
| MARY KAWAMOTO | " " " " " " |
| LAVERNE MATSUMURA | 1502-739 PRINCESS ST. NEW WESTMINSTER V3M 6V6 |
| Naomi Shikaze | #706-621 Eighth St. " V3M 3S5 |
| Naoko Kakehi | #1-1/311 Douglas St. RICHMOND BC |
| Tomoko Kakehi | 20-7711 Williams Rd., Richmond, BC V7A 1G2 |
| NAOJA WOJNA | 11500 RAILWAY AVE RICHMOND BC V7E 2B9 |
| S. J. Caroline Angana | 2103-1288 Cordova St. W Van V6C 3R5 |
| Hiroko King | 460 E 45th Van V5W 1X4 |
| John Yap | 4355 Fortune Avenue, Richmond, BC |
| Quangheng MA | " " " " " " |
| Stephen Taylor | Ladlow, B.C. |
| Yonei Tsachiyar | 6511 Garrison Court, Richmond, BC |
| Fubako Tsachiyar | " " " " " " |
| KEVIN RENNIE | 4460 GARRY ST. RICHMOND |
| ED + JODI LEE | 11780 FENTIMAN PL. RICHMOND |
| Pat Johnson | #3-11460 GARRY ST RICH |
| Mark Roberson | #19-4460 " " " |
| Hiroko Yoshihara | 10891 Rosecroft Cres. Rmch |
| Ken Yoshida | 10891 Rosecroft CR " " |
| Aileen Campbell | 4071 Chatham St. Richmond |
| Kathy Bagnall | 4071 Chatham St RICH |
| Wonna Taylor | 11773 YOSHIDA CRT RICHMOND |

NAME

Rhonda Richardson
 Mike Inoue
 Donna Matheson
 Angie Robertson
 Ann Smedes
 Ann McCormick
 Harumi Shimada
 DONG SHEARER
 GORDON TAYLOR
 F. SHARON
 Kiyo Dama

ADDRESS

23-4460 Garry Street
 2935 West 43rd Ave. Vancouver
 20- 4460 Garry St.
 19- 4460 Garry St.
 21- 4460 Garry Street
 11771 Yoshida Court
 74-4151 Regent St RMD BC
 4111 GARRY
 11773 YOSHIDA CRT
 4111 Garry St
 16344 18A Ave Burnaby, B.C. VAN 3K5

(see next page)

②

NAME

Barlene Burns

ADDRESS

4651 Windhammer Dr Rmd.



STEVESTON BUDDHIST TEMPLE

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

APRIL 25, 2017

REZONING PUBLIC OPEN HOUSE

5:30PM TO 7:30PM

Harumi Shimada
NAME (Optional)

ADDRESS (Optional)

PLEASE PROVIDE COMMENTS:

長い間待たせてやっと実現できる運びとなった事に
素心で感謝を申し上げます。

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

日系人のコミュニティを長い間していましたが、いつもバンクーバーまで

来と通ふ事が多く不便極まりなく更スライフストンに nursing
homeがあればと本当に熱望していました。

これからもういっしょうけんめい応援していきたいと思っております。

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

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

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

THANK YOU. We will keep supporting your project.



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

APRIL 25, 2017

REZONING PUBLIC OPEN HOUSE

5:30PM TO 7:30PM

Kigo Domai
NAME (Optional)

SBT.
ADDRESS (Optional)

PLEASE PROVIDE COMMENTS:

Definite improvement from the original
rendering. Few aesthetic touches ago.
the curved entrance to the facility. The
change to the front F. wide front, should
accommodate the rezoning from the 12.5%
good luck good luck!

THANK YOU.



STEVESTON BUDDHIST TEMPLE

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Fax: (604) 277-0313

APRIL 25, 2017

REZONING PUBLIC OPEN HOUSE

5:30PM TO 7:30PM

NAME (Optional)

ADDRESS (Optional)

PLEASE PROVIDE COMMENTS:

- Nice design - like the curves and appearance of multiple buildings.
- Like the openness and glass, and 2nd floor courtyard.
- Walkway access to trail and park is good.

THANK YOU.



STEVESTON BUDDHIST TEMPLE

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Canada V7E 2V2
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APRIL 25, 2017

REZONING PUBLIC OPEN HOUSE

5:30PM TO 7:30PM

Rhonda Richardson
NAME (Optional)

#23-4460 Garry St.
ADDRESS (Optional)

PLEASE PROVIDE COMMENTS:

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

either replace that tree on my property or to replace that tree on your side of the fence? Perhaps with something not quite as invasive or shade-creating? I am open to your **PLN - 121** suggestions! Thanks! Rhonda.

THANK YOU.



STEVESTON BUDDHIST TEMPLE

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APRIL 25, 2017

REZONING PUBLIC OPEN HOUSE

5:30PM TO 7:30PM

NAME (Optional)

ADDRESS (Optional)

PLEASE PROVIDE COMMENTS:

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

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

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

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

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

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

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



STEVESTON BUDDHIST TEMPLE

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Canada V7E 2V2
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APRIL 25, 2017

REZONING PUBLIC OPEN HOUSE

5:30PM TO 7:30PM

Mike & Masako Inoue
NAME (Optional)

2935 West 43rd Ave.
Vancouver, B.C.
ADDRESS (Optional)

PLEASE PROVIDE COMMENTS:

Excellent plan.
No bad comments.

THANK YOU.



STEVESTON BUDDHIST TEMPLE

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

APRIL 25, 2017

REZONING PUBLIC OPEN HOUSE

5:30PM TO 7:30PM

Eileen Campbell

NAME (Optional)

#4 6400 Princess Lane Rmd BC

ADDRESS (Optional)

PLEASE PROVIDE COMMENTS:

Design is great!

*Access to Maple Residences is easy for their
Residents*

Huge Amenity area!

THANK YOU.



STEVESTON BUDDHIST TEMPLE

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

APRIL 25, 2017

REZONING PUBLIC OPEN HOUSE

5:30PM TO 7:30PM

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

PLEASE PROVIDE COMMENTS:

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

THANK YOU.



STEVESTON BUDDHIST TEMPLE

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APRIL 25, 2017

REZONING PUBLIC OPEN HOUSE

5:30PM TO 7:30PM

TONIA TAYLOR

NAME (Optional)

11713 YOSHIDA COURT

RICH BC

ADDRESS (Optional)

PLEASE PROVIDE COMMENTS:

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

Welcome to the neighborhood!!

THANK YOU.



STEVESTON BUDDHIST TEMPLE

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

APRIL 25, 2017

REZONING PUBLIC OPEN HOUSE

5:30PM TO 7:30PM

KEVIN RENNIE
NAME (Optional)

4460 GARRY STREET
RICHMOND
ADDRESS (Optional)

PLEASE PROVIDE COMMENTS:

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

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

THANK YOU.



STEVESTON BUDDHIST TEMPLE

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

APRIL 25, 2017

REZONING PUBLIC OPEN HOUSE

5:30PM TO 7:30PM

NAME (Optional)

RICHMOND
ADDRESS (Optional)

PLEASE PROVIDE COMMENTS:

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

THANK YOU.



STEVESTON BUDDHIST TEMPLE

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

APRIL 25, 2017

REZONING PUBLIC OPEN HOUSE

5:30PM TO 7:30PM

NADJA WOJNA

NAME (Optional)

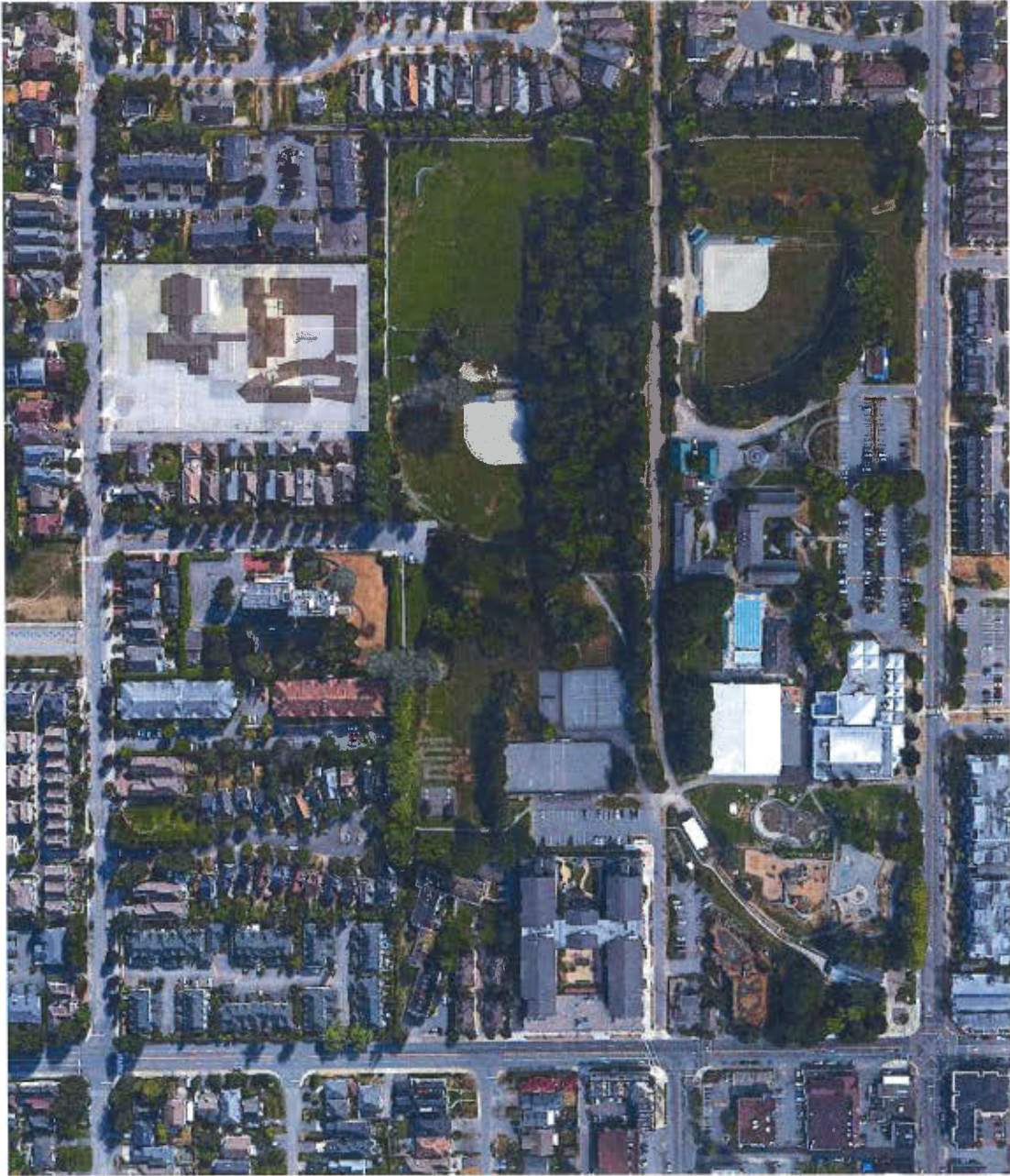
ADDRESS (Optional)

PLEASE PROVIDE COMMENTS:

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

Thank you

THANK YOU.



4360 GARRY ST.
RICHMOND, BC.

SITE PLAN

A - 2.01



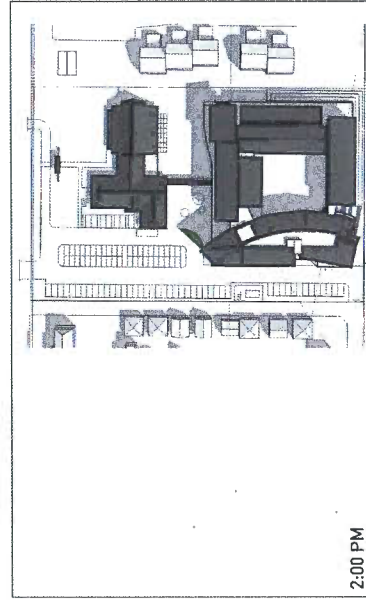
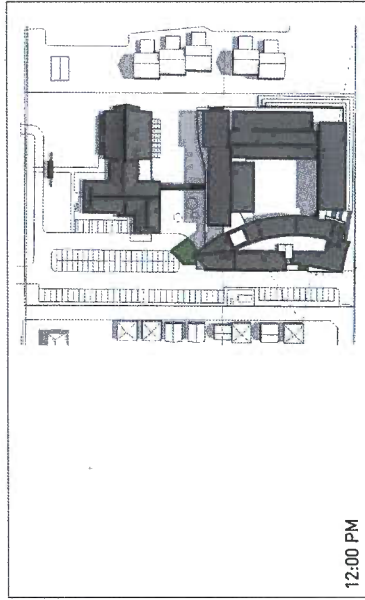
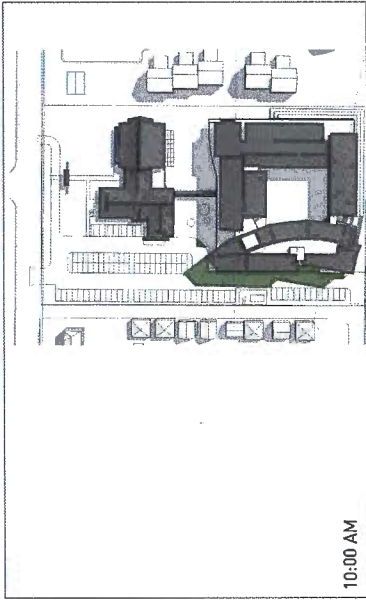
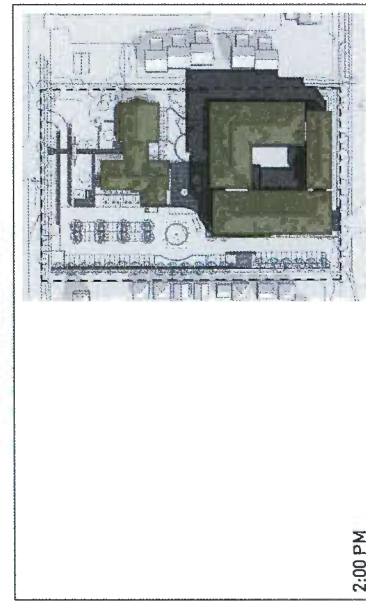
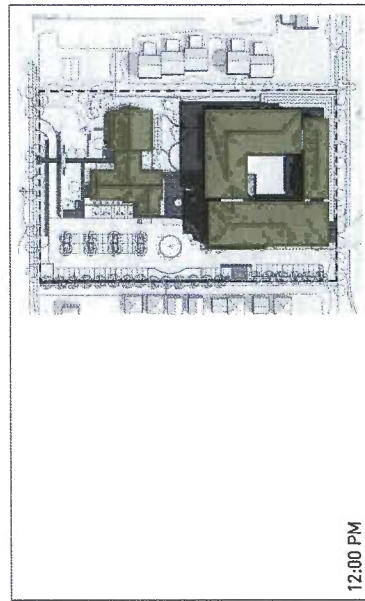
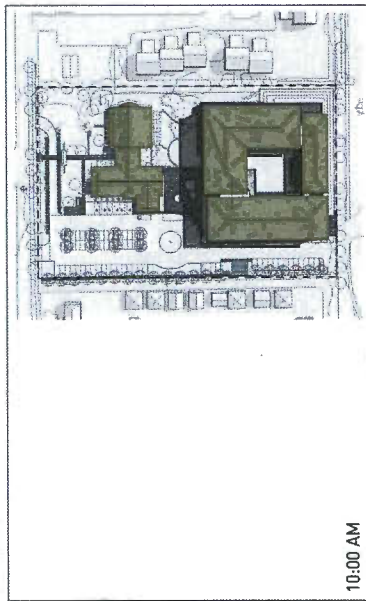
4360 GARRY ST.
RICHMOND, BC.

SHADOW
ANALYSIS
COMPARISON

A - 2.02

MARCH 21ST / SEPTEMBER 21ST

EQUINOX

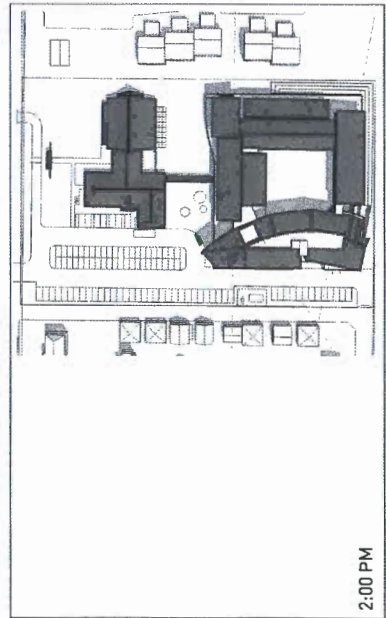
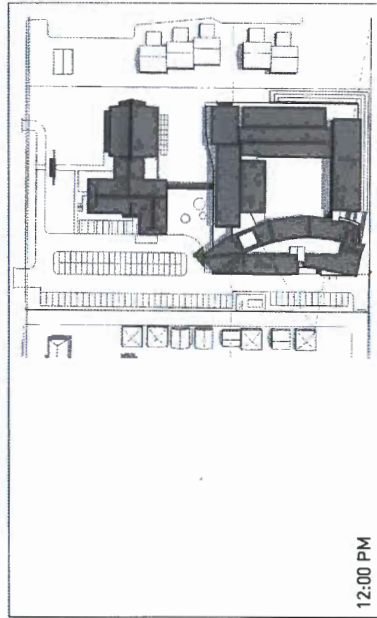
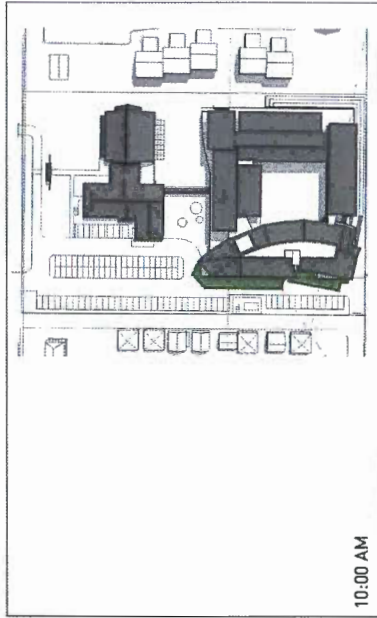




4340 GARRY ST.
RICHMOND, BC.

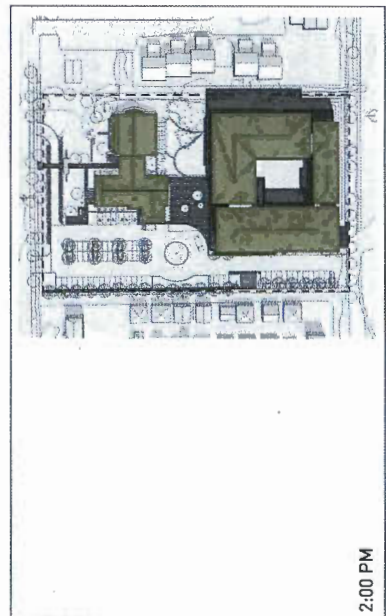
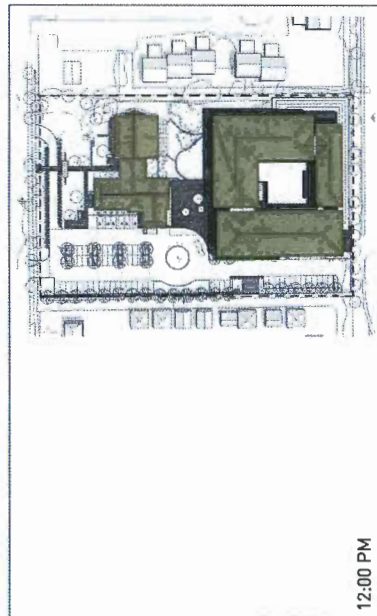
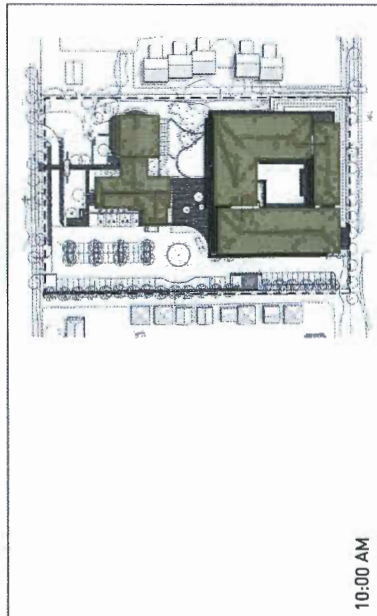
SHADOW
ANALYSIS
COMPARISON

A - 2.02



JUNE 21ST

SUMMER SOLSTICE







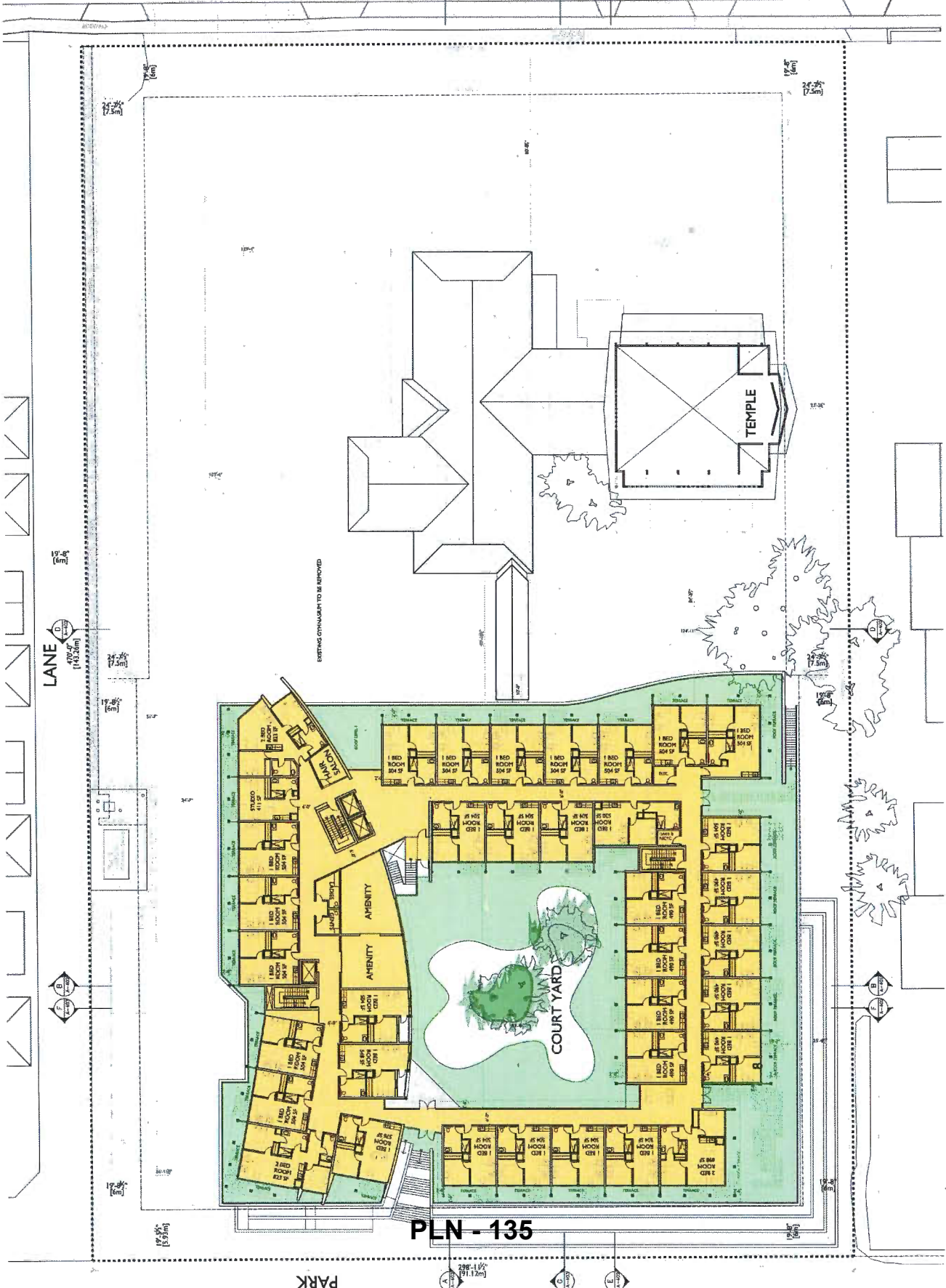
GARRY STREET



4360 GARRY ST.
RICHMOND, BC.

LEVEL 2

A - 3.02





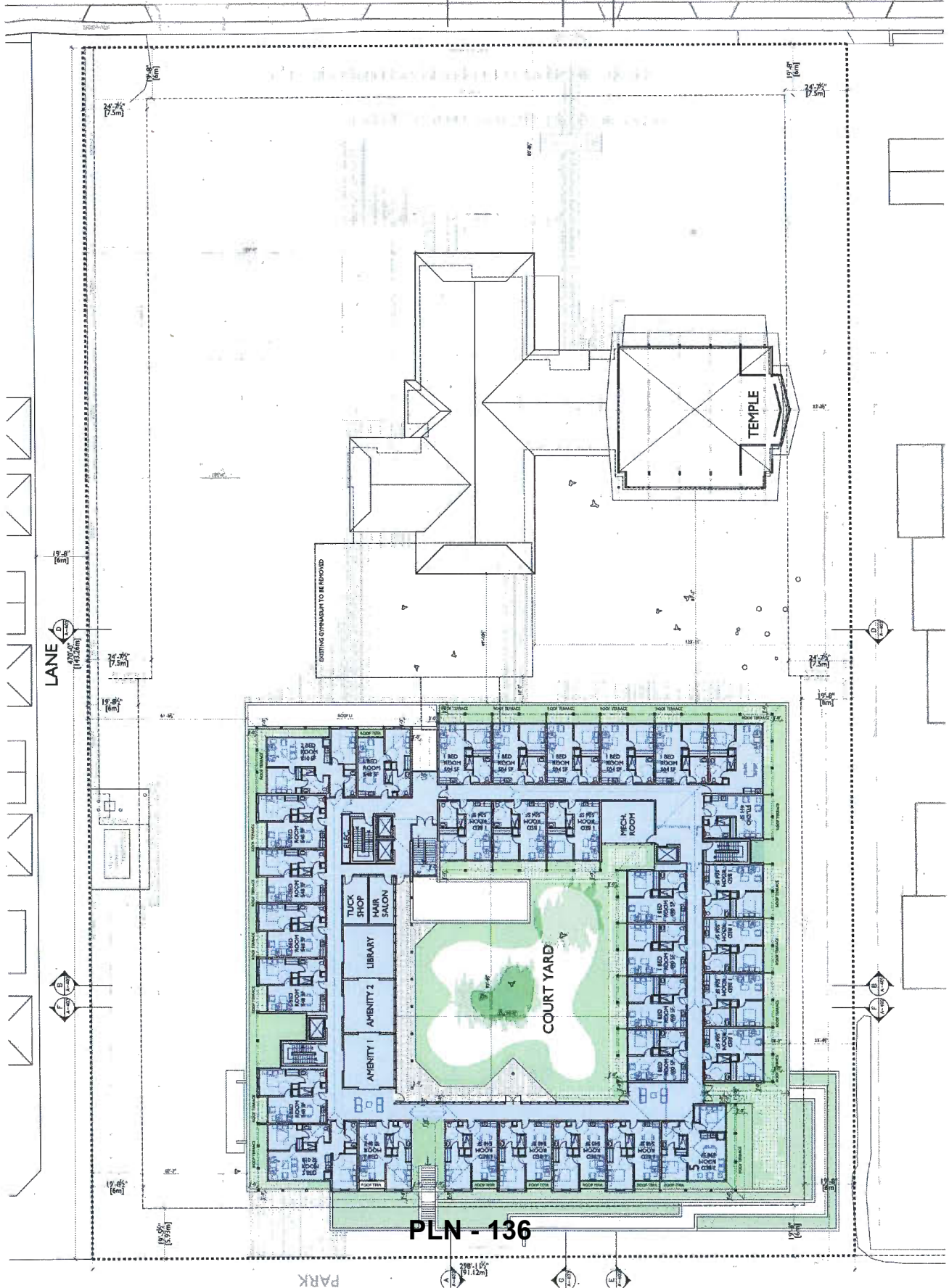
4360 GARRY ST.
RICHMOND, BC.

LEVEL 2

A - 3.02

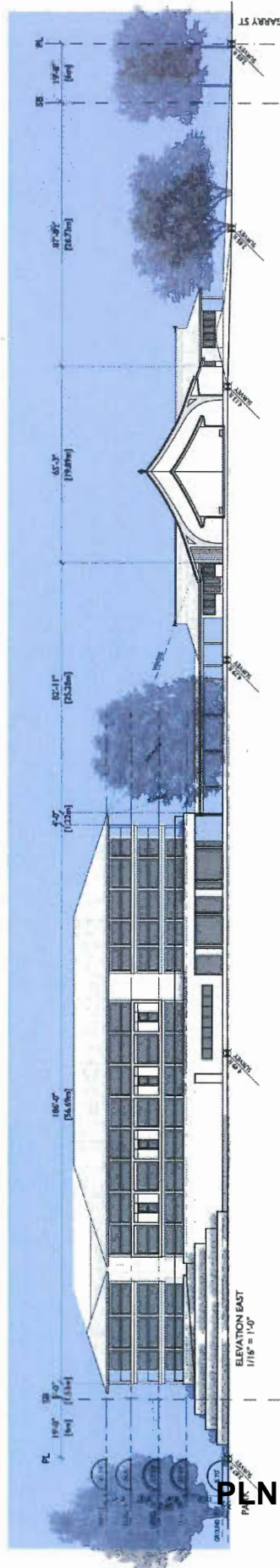
GARRY STREET

LANE

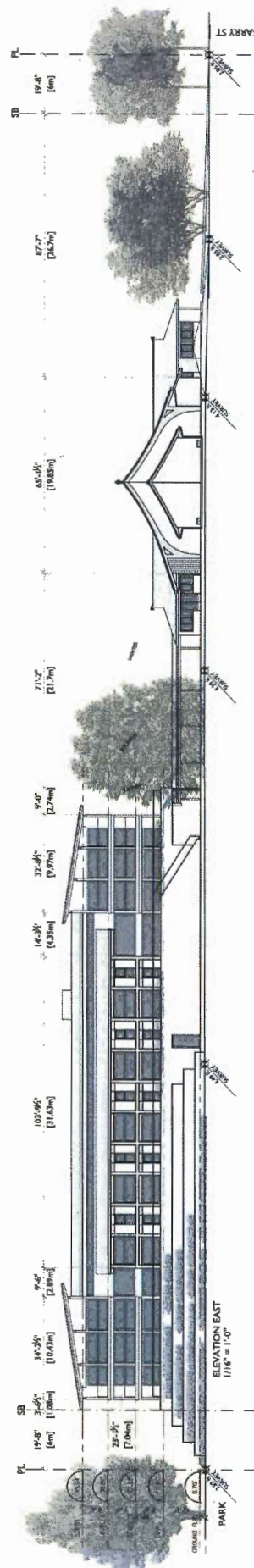


PLN - 136

PARK



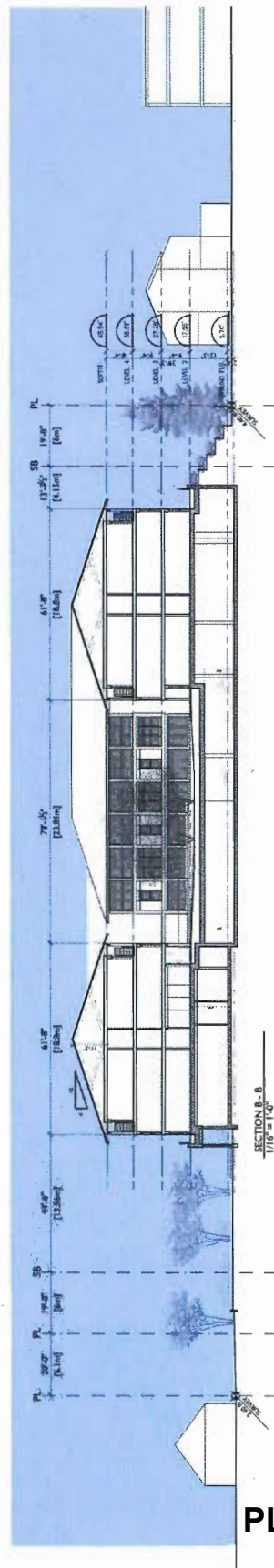
PLN - 137



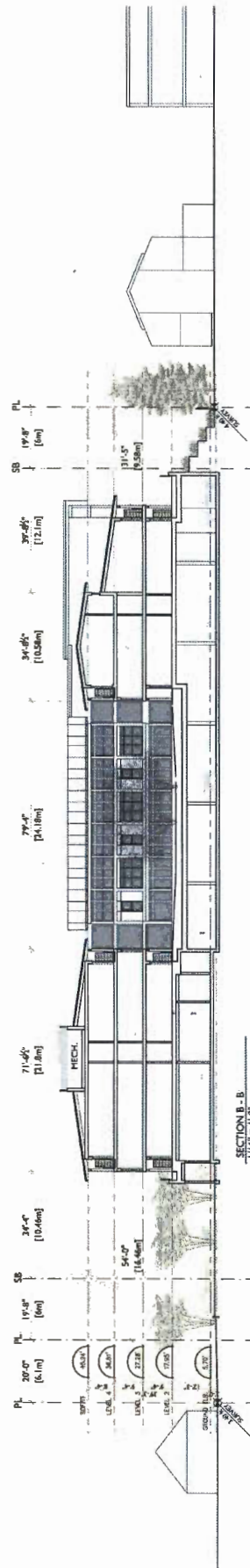
4360 GARRY ST.
RICHMOND, BC.

ELEVATIONS

A - 4.01



PLN - 138



4360 GARRY ST.
RICHMOND, BC.

ELEVATIONS

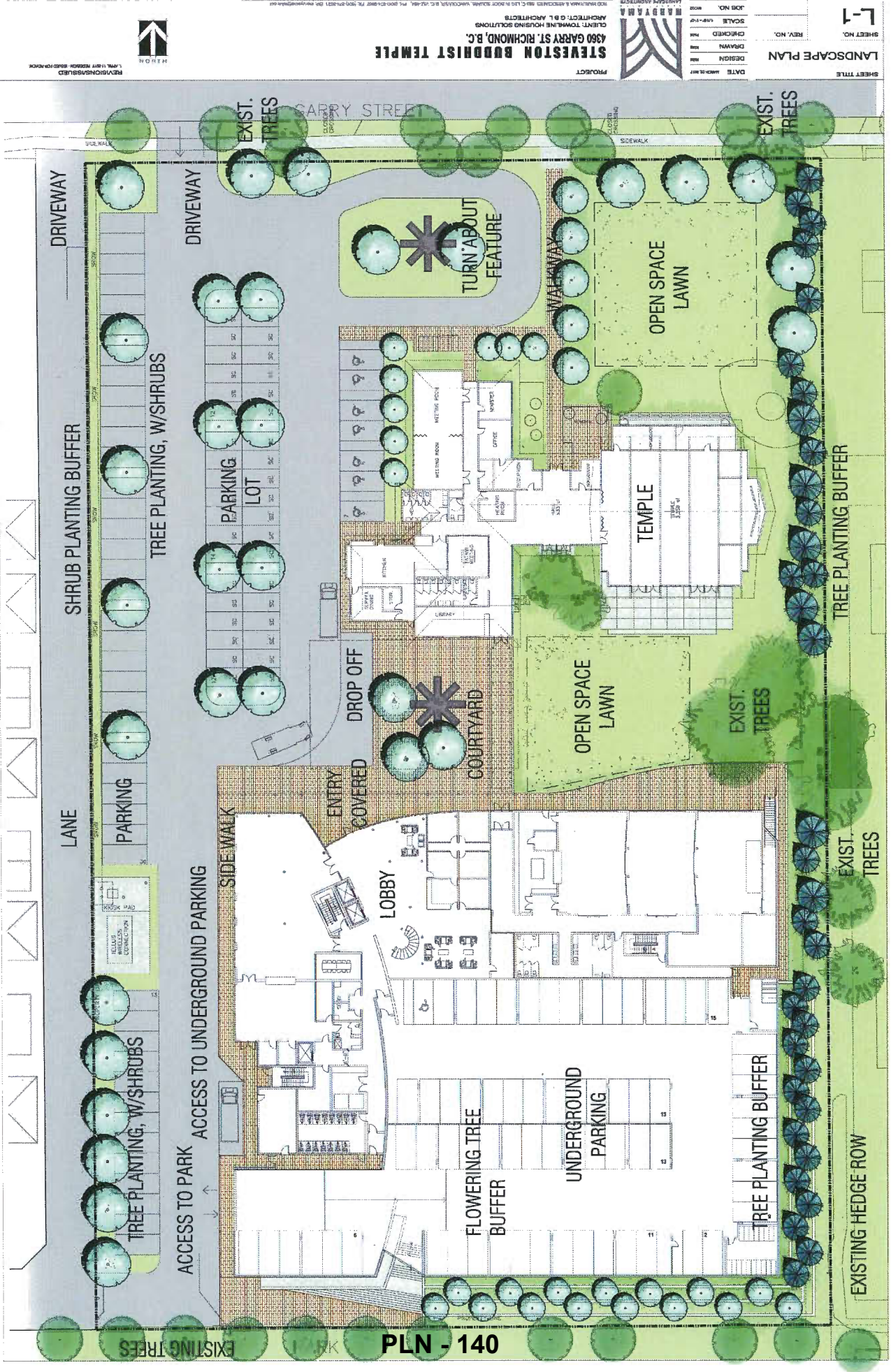
A - 4.02



4360 GARRY ST.
RICHMOND, BC.

STREET VIEW
SKETCH

A - 5.01



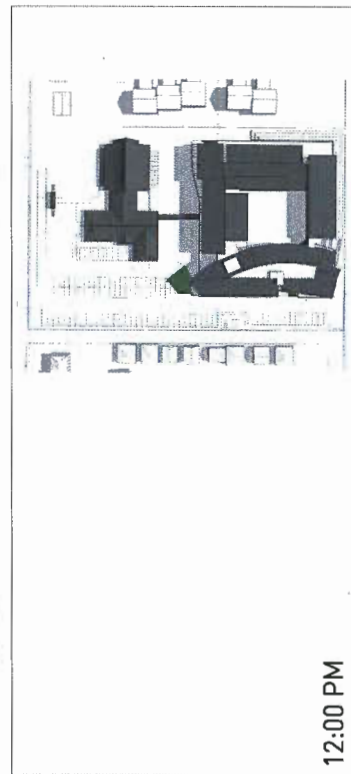
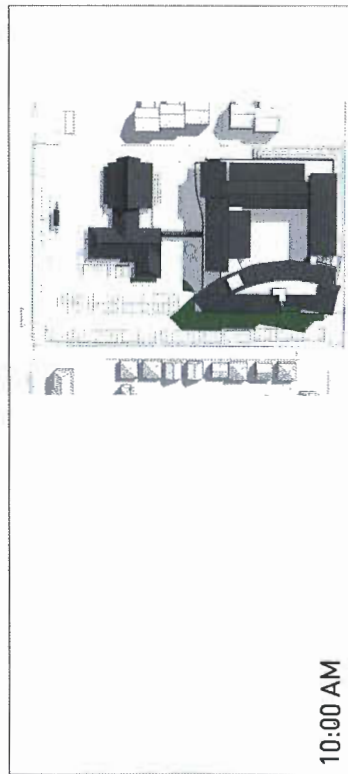
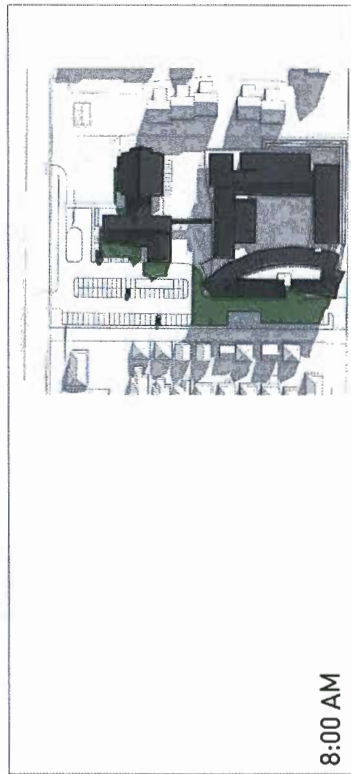
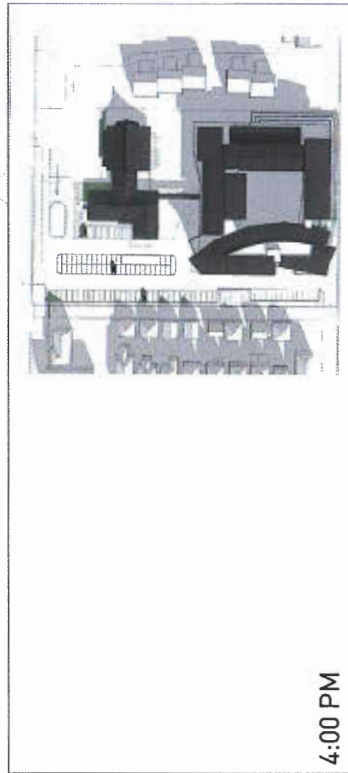
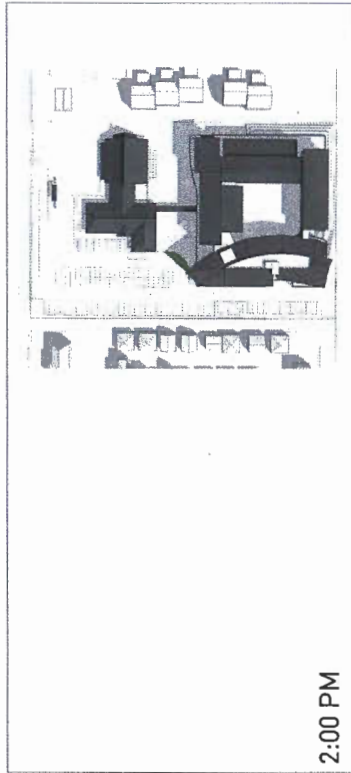
STEVESTON BUDDHIST TEMPLE
4360 GARRY ST. RICHMOND, B.C.
ARCHITECT: O.B. ARCHITECTS

LANDSCAPE PLAN
SHEET NO. L-1
REV. NO.
DATE
DESIGN
DRAWN
CHECKED
SCALE
JOB NO.

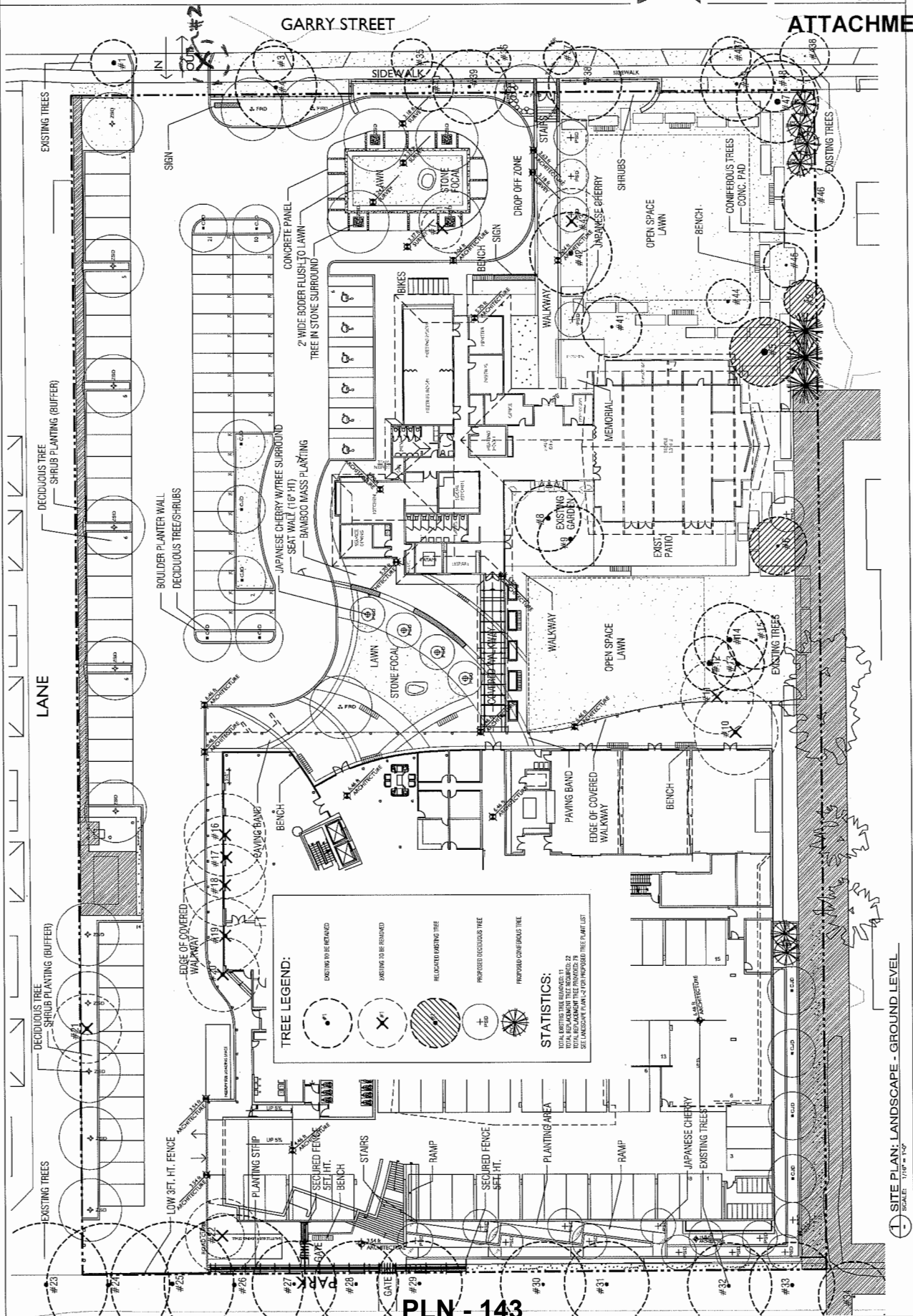


ATTACHMENT 7





PLN - 143





Address: 4360 Garry Street

File No.: RZ 16-737146

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

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

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

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

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

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

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

Water Works:

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

Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage Building designs.

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

Storm Sewer Works:

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

Sanitary Sewer Works:

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

Frontage Improvements:

- The Developer is required to:
 - Locate all above ground utility cabinets and kiosks required to service the proposed development within the developments site (see list below for examples). A functional plan showing conceptual locations for such infrastructure shall be included in the Rezoning staff report and the development process design review. Please coordinate with the respective private utility companies and the project's lighting and traffic signal consultants to confirm the right of ways dimensions and the locations for the aboveground structures. If a private utility company does not require an aboveground structure, that company shall confirm this via a letter to be submitted to the City. The following are examples of SRWs that shall be shown in the functional plan and registered prior to SA design approval:
 1. BC Hydro PMT – 4mW X 5m (deep)
 2. BC Hydro LPT – 3.5mW X 3.5m (deep)
 3. Street light kiosk – 1.5mW X 1.5m (deep)
 4. Traffic signal kiosk – 1mW X 1m (deep)
 5. Traffic signal UPS – 2mW X 1.5m (deep)
 6. Shaw cable kiosk – 1mW X 1m (deep) – show possible location in functional plan
 7. Telus FDH cabinet - 1.1mW X 1m (deep) – show possible location in functional plan
 - Coordinate with BC Hydro to underground Hydro service lines.
 - Complete other frontage improvements as per Transportation's requirements, including closure of the two driveway crossings (middle and east) and reinstatement of the of the current frontage treatment on Garry Street (concrete curb and gutter, grass & treed boulevard, concrete sidewalk) and widening of the existing western driveway.

General Items:

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

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

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

Note:

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

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

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

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

SIGNED COPY ON FILE

Signed

Date



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

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

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

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

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

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

3. This Bylaw may be cited as “**Richmond Official Community Plan Bylaw 9000 and 7100, Amendment Bylaw 9813**”.

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

MAYOR

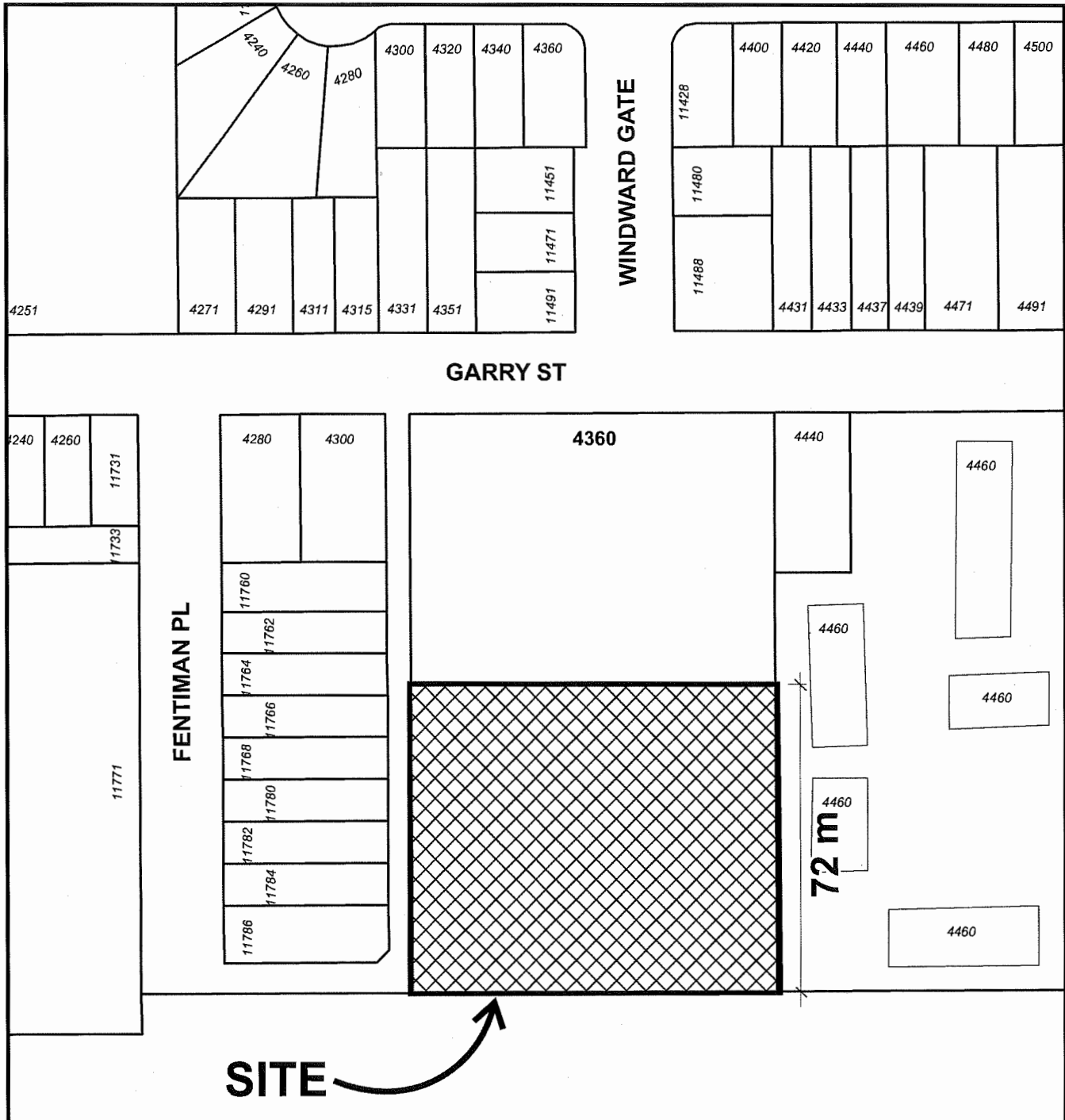
CORPORATE OFFICER

| |
|---|
| CITY OF RICHMOND |
| APPROVED by  |
| APPROVED by Manager or Solicitor  |

Schedule A attached to and forming part of Bylaw 9813



City of
Richmond



RZ 16-737146
OCP Bylaws 9000 & 7100,
Amendment Bylaw 9813

Original Date: 01/23/18

Revision Date: 01/24/18

Note: Dimensions are in METRES

PLN - 149



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

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

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

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

21.12.1 **Purpose**

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

21.12.2 **Permitted Uses**

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

21.12.3 **Secondary Uses**

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

21.12.4 **Permitted Density**

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

21.12.5 Permitted Lot Coverage

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

21.12.6 Yards & Setbacks

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

21.12.7 Permitted Heights

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

21.12.8 Subdivision Provisions/Minimum Lot Size

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

21.12.9 Landscaping & Screening

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

21.12.10 On-Site Parking

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

21.12.11 **Other Regulations**

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

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

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

| |
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|--|
| CITY OF RICHMOND |
| APPROVED by <i>RE</i> |
| APPROVED by Director or Solicitor <i>BC</i> |

MAYOR_____
CORPORATE OFFICER



City of Richmond

Report to Committee

To: Planning Committee
From: Wayne Craig
Director, Development

Date: January 30, 2018

File: RZ 16-721172

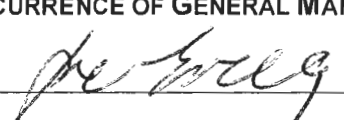
Re: Application by 0983101 B.C. Ltd. for Rezoning at 5220/5240 Merganser Drive from the "Two-Unit Dwellings (RD1)" Zone to the "Single Detached (RS2/B)" Zone

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9828, for the rezoning of 5220/5240 Merganser Drive from "Two-Unit Dwellings (RD1)" to "Single Detached (RS2/B)", be introduced and given first reading.


Wayne Craig
Director, Development
(604-247-4625)

WC:sds
Att. 5

| REPORT CONCURRENCE | | |
|--------------------|-------------------------------------|---|
| ROUTED TO: | CONCURRENCE | CONCURRENCE OF GENERAL MANAGER |
| Affordable Housing | <input checked="" type="checkbox"/> |  |

Staff Report

Origin

0983101 B.C. Ltd. has applied to the City of Richmond for permission to rezone the property at 5220/5240 Merganser Drive from the “Two-Unit Dwellings (RD1)” zone to the “Single Detached (RS2/B)” zone, to permit the property to be subdivided into two single-family lots, with vehicle access from Merganser Drive (Attachment 1). The subject site is currently occupied by a duplex, which is proposed to be demolished. The proposed subdivision plan is provided in Attachment 2.

Findings of Fact

A Development Application Data Sheet providing details about the development proposal is attached (Attachment 3).

Subject Site Existing Housing Profile

The applicant has advised both units of the existing duplex are currently rented and contain no existing secondary suites.

Surrounding Development

Development immediately surrounding the subject site is as follows:

- To the North: Single-family dwellings on lots zoned “Single Detached (RS1/E)” fronting Merganser Drive.
- To the South & East: Single-family dwellings on lots zoned “Single Detached (RS1/B)” fronting Osprey Drive.
- To the West: Single-family dwellings on lots zoned “Single Detached (RS1/E)” fronting Merganser Drive.

Related Policies & Studies

Official Community Plan/Steveston Area Plan

The Official Community Plan (OCP) land use designation for the subject site is “Neighbourhood Residential (NRES)”. The Steveston Area Plan land use designation for the subject site is “Single-Family”. The proposed rezoning and subdivision would comply with these designations.

Zoning Bylaw 8500

Section 2.3.7 of Zoning Bylaw 8500 permits properties with existing legal duplexes to be rezoned and subdivided into no more than two single-family lots. Proposed lots at the subject site will be approximately 15.6 m (51 ft.) and 17.4 m (57 ft.) wide and approximately 573 m²

(6,167 ft²) and 652 m² (7,018 ft²) in area. The proposed subdivision would comply with the minimum lot dimensions and size identified in the “Single Detached (RS2/B)” zone.

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

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

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

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

Analysis

Existing Legal Encumbrances

Existing legal encumbrances on the subject property include:

- 6.0 m wide utility statutory right-of-way (SRW) for Metro Vancouver sanitary trunk sewer, located along the south property line of the subject property (Plan 44761).
- 3.0 m wide utility SRW for City sanitary sewer (Plan 44471), located north of SRW Plan 44761 on the south property line and along the east property line.

An additional 1.5 m wide SRW is required north of the existing SRW Plan 44471 to allow for accessibility to the existing City sanitary sewer. The applicant must provide this new SRW prior to final adoption of the rezoning bylaw.

The existing and new SRWs will not be impacted by the proposed development and the applicant is aware that encroachment into the SRWs is not permitted.

Additionally, there are existing restrictive covenants registered on Title restricting the use of the subject property to a duplex (document #RD50346 & #RD120849). The covenants must be discharged from Title prior to final adoption of the rezoning bylaw.

Prior to Subdivision approval, the applicant must cancel the existing Strata Plan (NW1418) from the Title of the subject property.

Transportation and Site Access

Vehicular access to the proposed lots is to be from Merganser Drive. Due to the proposed narrow frontage for each lot (approximately 6.2 m), access will be via a single shared driveway letdown, which will be secured at Subdivision stage through the required servicing works.

Tree Retention and Replacement

The applicant has submitted a Certified Arborist's Report, which identifies tree species, assesses tree structure and condition, and provides recommendations on tree retention and removal relative to the proposed development. The report assesses eight bylaw-sized trees located on the subject property and four trees located on neighbouring properties.

The City's Tree Preservation Coordinator has reviewed the Arborist's Report, conducted an on-site visual assessment and concurs with the Arborist's recommendations, with the following comments:

- Seven trees (tag# 188-194) located on the development site exhibit poor form from historically poor pruning, heavy infestation of pest and disease. Remove and replace.
- One tree (tag# 195) located on the development site is in moderate condition, but in direct conflict with the proposed development. Remove and replace.
- Four neighbouring trees (tag# A, B, D & E) are to be retained. Due to the distance between the trees and the subject property, no additional or special tree protection measures are required.

Tree Replacement

For the removal of the eight trees on-site, the OCP tree replacement ratio goal of 2:1 requires 16 replacement trees. The applicant has proposed to plant three trees on each lot, for a total of six replacement trees.

As per Tree Protection Bylaw No. 8057, based on the sizes of the on-site trees being removed (21-36 cm dbh), replacement trees shall be the following minimum sizes:

| No. of Replacement Trees | Minimum Caliper of Deciduous Replacement Tree | Minimum Height of Coniferous Replacement Tree |
|--------------------------|---|---|
| 3 | 6 cm | 3.5 m |
| 3 | 8 cm | 4 m |

To ensure the six replacement trees are planted on-site, the applicant is required to submit a Landscaping Security in the amount of \$3,000 (\$500/tree) prior to final adoption of the rezoning bylaw. Securities will not be released until a landscaping inspection has been passed by City staff after construction and landscaping has been completed. The City may retain a portion of the security for a one year maintenance period from the date of the landscape inspection.

To satisfy the 2:1 replacement ratio established in the OCP, the applicant will contribute \$5,000 (\$500/tree) to the City's Tree Compensation Fund in lieu of the remaining 10 trees that cannot be accommodated on the subject property after redevelopment.

Affordable Housing Strategy

The City's Affordable Housing Strategy for single-family rezoning applications received prior to July 24, 2017, requires a secondary suite on 100% of new lots, or a secondary suite on 50% of new lots, plus a cash-in-lieu contribution of \$2.00/ft² of total buildable area towards the City's Affordable Housing Reserve Fund for the remaining 50% of new lots, or a 100% cash-in-lieu contribution if secondary suites cannot be accommodated.

The applicant proposes to provide a legal secondary suite in one (proposed Lot 2) of the two lots proposed at the subject site. To ensure that the secondary suite is built to the satisfaction of the City in accordance with the City's Affordable Housing Strategy, the applicant is required to enter into a legal agreement registered on Title, stating that no final Building Permit inspection will be granted until the secondary suite is constructed to the satisfaction of the City in accordance with the BC Building Code and Richmond Zoning Bylaw 8500. Registration of this legal agreement is required prior to final adoption of the rezoning bylaw.

For the remaining lot (proposed Lot 1), the applicant has noted that due to the size and configuration of the lot, accommodating a suite on this lot would impact house size and design. The applicant proposes to provide a voluntary contribution to the Affordable Housing Reserve Fund based on \$2.00/ft² of total buildable area (i.e. \$6,200.55) in lieu of providing a secondary suite, consistent with the Affordable Housing Strategy. The cash-in-lieu contribution must be submitted prior to final adoption of the rezoning bylaw.

Site Servicing and Frontage Improvements

At Subdivision stage, the applicant is required to pay the current year's taxes and the costs associated with the completion of the required servicing works and frontage improvements as described in Attachment 5.

Frontage improvements include, but are not limited to, construction of a shared driveway letdown, and sidewalk and boulevard replacement at the developer's cost.

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

The purpose of this application is to rezone the property at 5220/5240 Merganser Drive from the "Two-Unit Dwellings (RD1)" zone to the "Single Detached (RS2/B)" zone, to permit the property to be subdivided into two single-family lots.

The rezoning application complies with the land use designation and applicable policies contained within the OCP and Area Plan for the subject site.

The list of rezoning considerations is included in Attachment 5; which has been agreed to by the applicant (signed concurrence on file).

On this basis, it is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 9828 be introduced and given first reading.



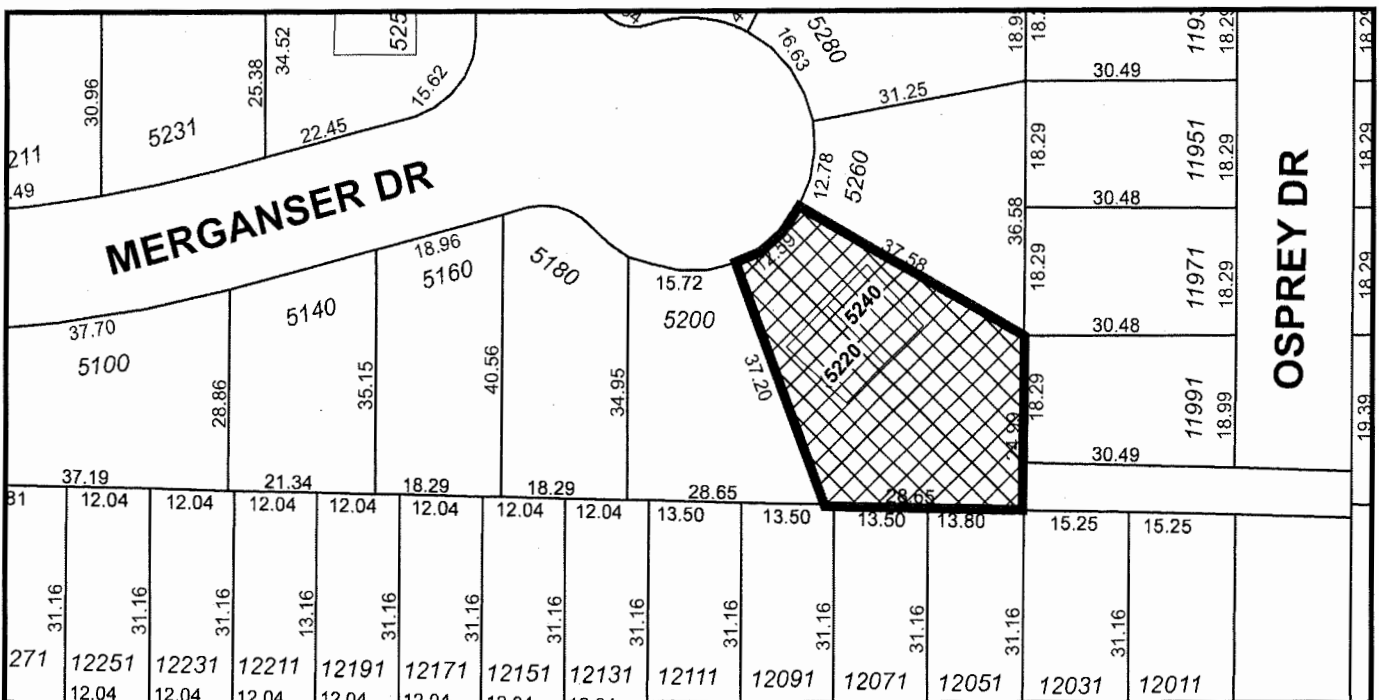
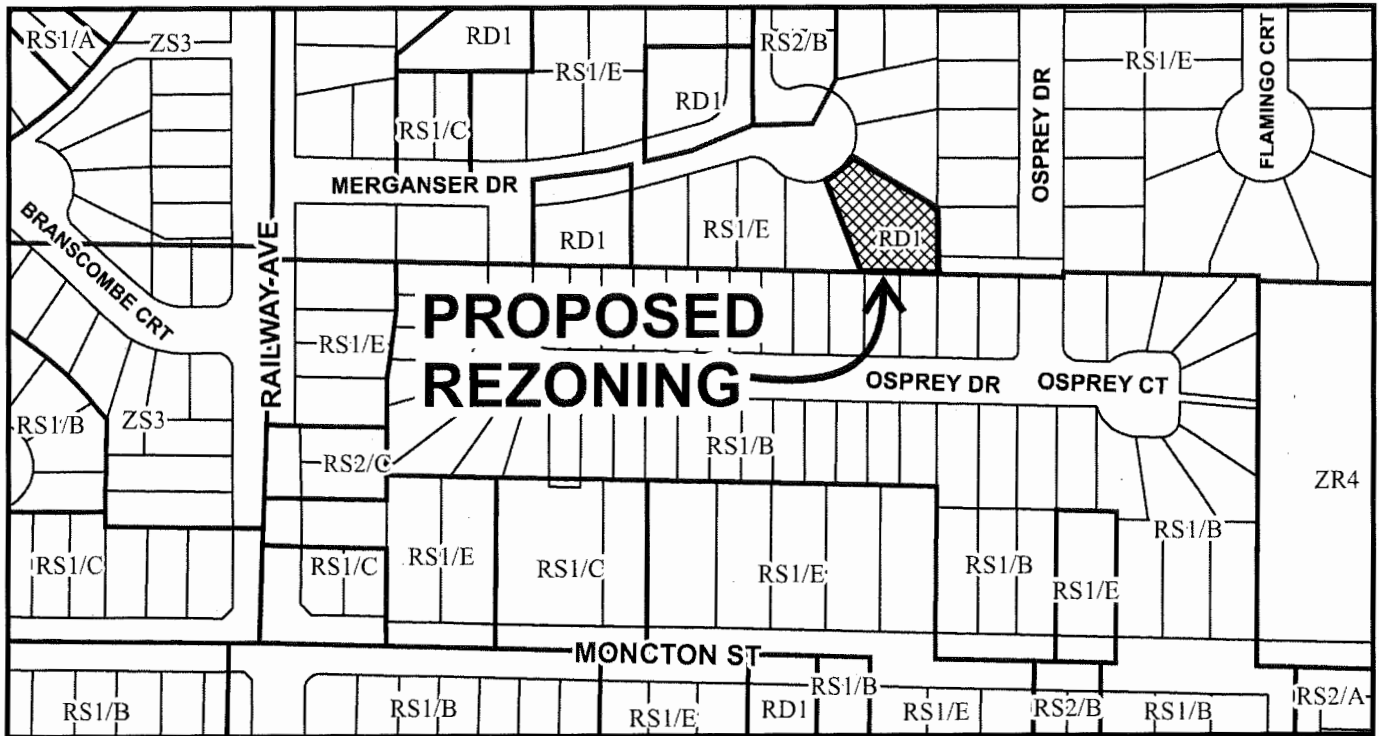
Steven De Sousa
Planning Technician – Design
(604-204-8529)

SDS:blg

- Attachment 1: Location Map & Aerial Photo
- Attachment 2: Proposed Subdivision Plan
- Attachment 3: Development Application Data Sheet
- Attachment 4: Tree Management Plan
- Attachment 5: Rezoning Considerations



City of Richmond



RZ 16-721172

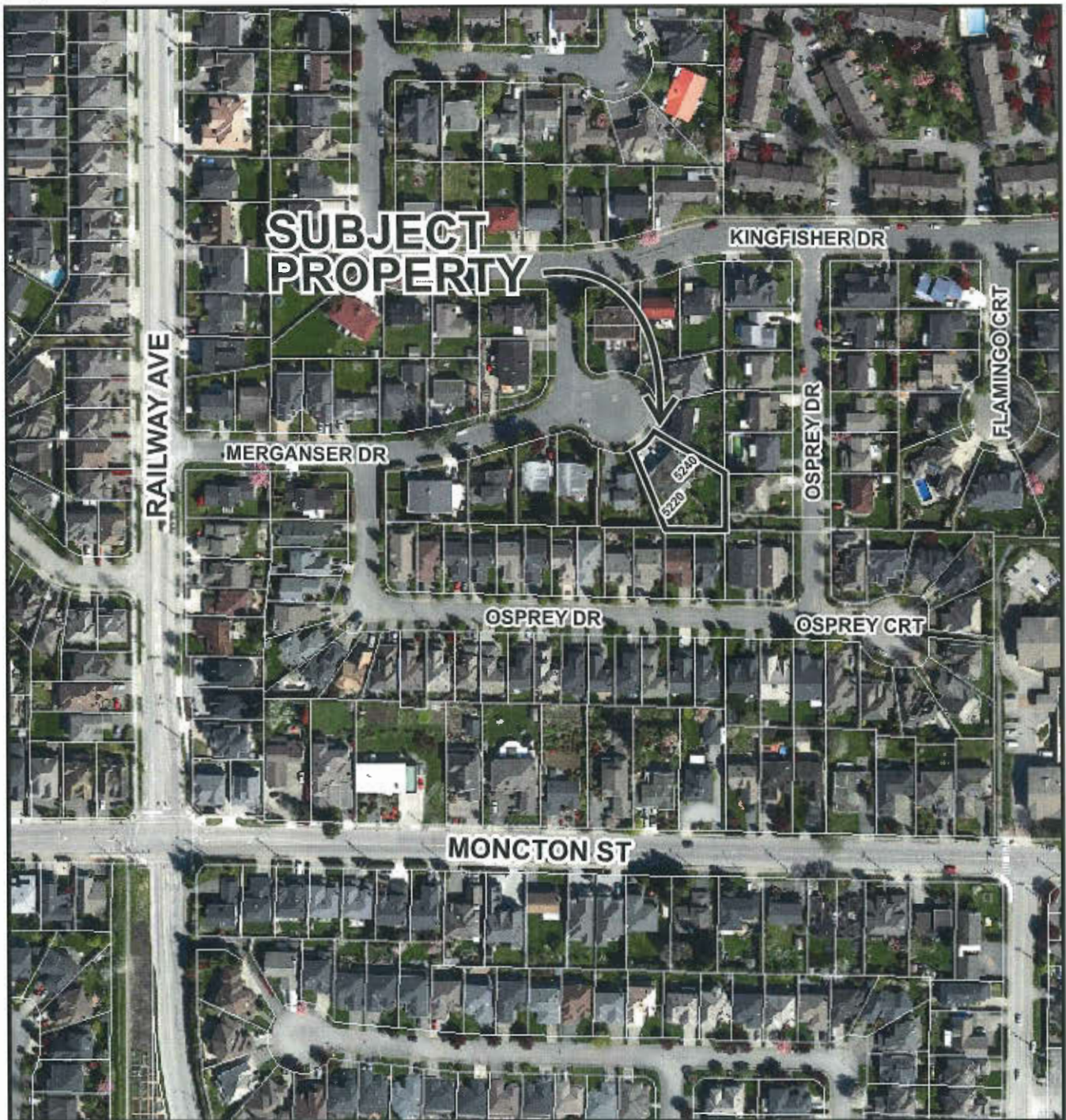
Original Date: 01/27/16

Revision Date:

Note: Dimensions are in METRES



City of
Richmond



RZ 16-721172

Original Date: 01/27/16

Revision Date:

Note: Dimensions are in METRES

PLN - 160

**TOPOGRAPHIC SURVEY AND PROPOSED SUBDIVISION OF STRATA PLAN NW1481
SECTION 1 BLOCK 3 NORTH RANGE 7 WEST
NEW WESTMINSTER DISTRICT**

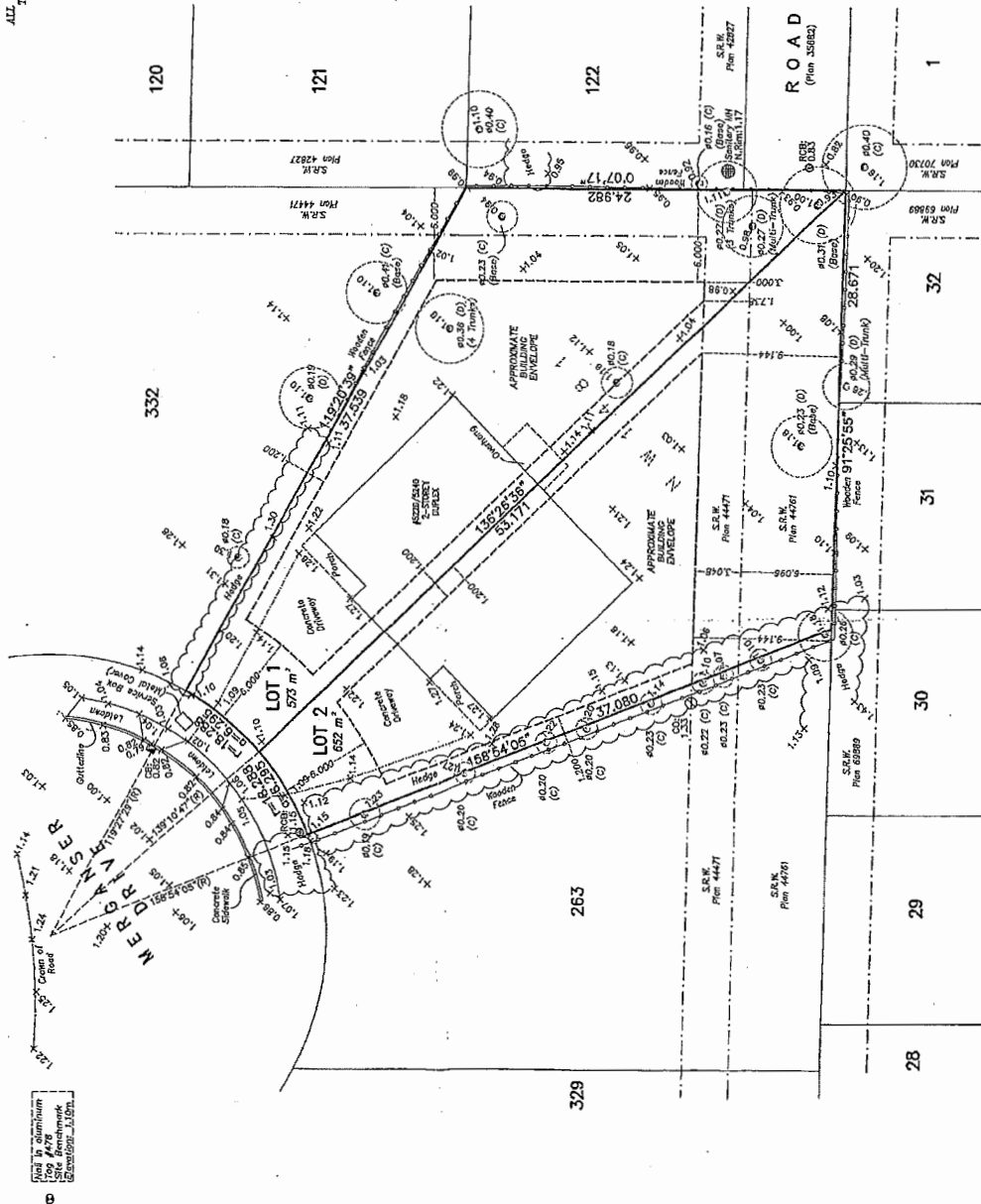
#5220 & 5240 MORGAN DRIVE,
RICHMOND, B.C.
P.L.N. 001-613-435



SCALE: 1:200

0 5 10 15

ALL DISTANCES ARE IN METRES AND DECIMALS
THEREOF UNLESS OTHERWISE INDICATED



NOTE:
Elevations shown are based on
City of Richmond H.P.N.
Benchmark network
Benchmark H.P.N. #204
Corner of Lot 1
Elevation: 1.559m
Benchmark: H.P.N. #205
Central Monument 774-827
Elevation: 1.044m

NOTE:
Use site Benchmark Top #428 for
construction elevation control.

LEGEND:

- (C) denotes center
- (D) denotes decision
- (E) denotes catch basin
- (F) denotes round catch basin
- (G) denotes corner
- (H) denotes monument
- (I) denotes power post
- (J) denotes radial bearing

© copyright
J. C. Tan and Associates
Canada and B.C. Land Surveyor
715 - 8533 Oak Creek
Richmond, B.C. V6X 3T7
Telephone: 214-8928
Fax: 214-8929
E-mail: office@jctan.com
Website: www.jctan.com
Job No. 6081
PS-289 1271-25, 30-31
Drawn by: RD

DWG No. 6081-Topo

CITY OF RICHMOND
JAN 07 2018

RECEIVED

CERTIFIED CORRECT:
LOT DIMENSIONS ACCORDING TO
FIELD SURVEY

JOHNSON C. TAN, B.C.L.S.
OCTOBER 2nd, 2015.



RZ 16-721172

Attachment 3

Address: 5220/5240 Merganser Drive

Applicant: 0983101 BC Ltd.

Planning Area(s): Steveston

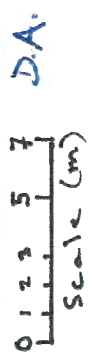
| | Existing | Proposed |
|------------------------|--|--|
| Owner: | 0983101 BC Ltd. | To be determined |
| Site Size: | 1,225 m ² (13,186 ft ²) | Lot 1: 573 m ² (6,168 ft ²) Lot 2: 652 m ² (7,018 ft ²) |
| Land Uses: | Two-unit residential | Single-family residential |
| OCP Designation: | Neighbourhood Residential | No change |
| Area Plan Designation: | Single-Family | No change |
| Zoning: | Two-Unit Dwellings (RD1) | Single Detached (RS2/B) |

| Proposed Lots | Bylaw Requirement | Proposed | Variance |
|------------------------|---|--|----------------|
| Floor Area Ratio: | Max. 0.55 for 464.5 m ² of lot area plus 0.3 for remainder | Max. 0.55 for 464.5 m ² of lot area plus 0.3 for remainder | None permitted |
| Buildable Floor Area:* | Lot 1: Max. 288.0 m ² (3,100 ft ²) Lot 2: Max. 311.7 m ² (3,355 ft ²) | Lot 1: Max. 288.0 m ² (3,100 ft ²) Lot 2: Max. 311.7 m ² (3,355 ft ²) | None permitted |
| Lot Coverage: | Building: Max. 45% Non-porous: Max. 70% Landscaping: Min. 25% | Building: Max. 45% Non-porous: Max. 70% Landscaping: Min. 25% | None |
| Lot Size: | Min. 360.0 m ² | Lot 1: 573 m ² Lot 2: 652 m ² | None |
| Lot Dimensions: | Width: Min. 12.0 m Depth: Min. 24.0 m | Lot 1 Width: 15.6 m Depth: 45.3 m Lot 2 Width: 17.4 m Depth: 45.1 m | None |
| Setbacks: | Front: Min. 6.0 m Rear (60% of rear wall): Min. 20% of lot depth Rear (40% of rear wall): Min. 25% of lot depth Side: Min. 1.2 m | Front: Min. 6.0 m Rear (60%): Min. 9.0 m Rear (40%): Min. 10.7 m Side: Min. 1.2 m | None |
| Height: | Max. 2 ½ storeys | Max. 2 ½ storeys | None |

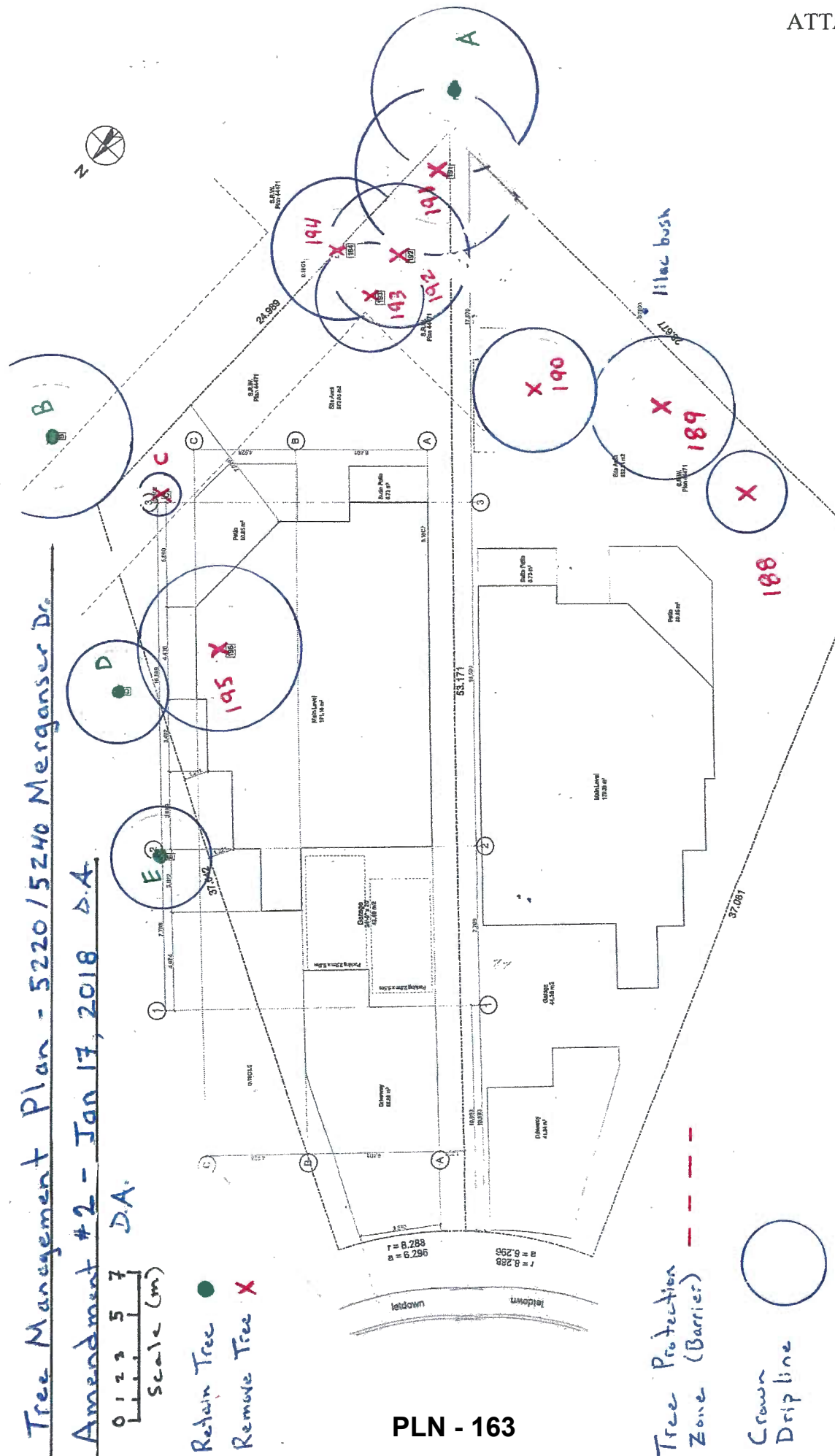
Other: Tree replacement compensation required for loss of significant trees.

* Preliminary estimate; not inclusive of garage; exact building size to be determined through zoning bylaw compliance review at Building Permit stage.

Tree Management Plan - 5220/5240 Merganser Dr.
 Amendment #2 - Jan 17, 2018 D.A.



Retain Tree ●
 Remove Tree X



PLN - 163

Tree Protection
 Zone (Barrier) ---
 Crown
 Dripline ○



Address: 5220/5240 Merganser Drive

File No.: RZ 16-721172

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9828, the developer is required to complete the following:

1. Submission of a Landscape Security in the amount of \$3,000 (\$500/tree) to ensure that a total of three replacement trees are planted and maintained on each lot proposed (for a total of six trees) with the following minimum replacement sizes:

| No. of Replacement Trees | Minimum Caliper of Deciduous Tree | or | Minimum Height of Coniferous Tree |
|--------------------------|-----------------------------------|----|-----------------------------------|
| 3 | 6 cm | | 3.5 m |
| 3 | 8 cm | | 4 m |

If required replacement trees cannot be accommodated on-site, a cash-in-lieu contribution in the amount of \$500/tree to the City's Tree Compensation Fund for off-site planting is required

2. City acceptance of the developer's offer to voluntarily contribute \$5,000 to the City's Tree Compensation Fund for the planting of replacement trees within the City.
3. Granting of a 1.5 m wide statutory right-of way north of the existing SRW Plan 44471 to allow for accessibility to the existing sanitary sewer.
4. Registration of a flood indemnity covenant on Title.
5. Registration of a legal agreement on Title to ensure that no final Building Permit inspection is granted until a secondary suite is constructed on one of the two future lots (proposed Lot 2), to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.
6. The City's acceptance of the applicant's voluntary contribution of \$2.00 per buildable square foot of the single-family developments (i.e. \$6,200.55) to the City's Affordable Housing Reserve Fund.
7. Discharge of the existing covenants registered on Title of the subject property (document no.RD50346 & RD120849), which restrict the use of the subject property to a duplex.

At Subdivision* stage, the developer must complete the following requirements:

1. Cancellation of existing Strata Plan (NW1481).
2. Payment of current year's taxes and the costs associated with the completion of the required servicing works and frontage improvements.
3. The following servicing works and off-site improvements may be completed through either: a) a Servicing Agreement* entered into by the applicant to design and construct the works to the satisfaction of the Director of Engineering; or b) a cash contribution based on a City cost estimate for the City to manage the design and construction of the works:

Water Works:

- a) Using the OCP Model, there is 151.0 L/s of water available at a 20 psi residual at the Merganser Drive frontage. Based on your proposed development, your site requires a minimum fire flow of 95 L/s.
- b) The Developer is required to:
 - Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm the development has adequate fire flow for onsite fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage and Building designs.
- c) At Developers cost, the City is to:
 - Cut & cap the existing water service connection at main.
 - Install two new water service connections with meter and meter box.

Storm Sewer Works:

- d) The Developer is required to:
 - At Building Permit stage, pay for extended servicing works described below.
- e) At Developers cost, the City is to:
 - Install a new 1200 mm manhole approximately 3m west of existing catch basin STCB7137.
 - Cut & cap the existing storm service lateral that ties-in to existing catch basin STCB7137 as required.
 - Install new storm service lateral connecting existing inspection chamber STIC47722 to the new proposed manhole.
 - Install a new storm service connection for Lot 5240, complete with inspection chamber and tie-in to new proposed MH.

Sanitary Sewer Works:

- f) The Developer is required to:
 - Provide an additional 1.5m of SRW along the south property line, north of the existing SRW Plan 44471 to allow for accessibility to the existing sanitary sewer. No encroachment is allowed in the new SRW.
- g) At Developers cost, the City is to:
 - Cut & cap the existing sanitary service connection towards the southwest corner of the lot.
 - Install a new sanitary service connection complete with IC and dual service leads off of the existing 200 mm PVC sanitary sewer main running along the south property line of the development site.
 - All sanitary works to be completed prior to any on-site building construction.

Frontage Improvements:

- h) The Developer is required to:
 - Coordinate with BC Hydro, Telus and other private communication service providers:
 - To underground Hydro service lines.
 - When relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
 - To determine if above ground structures are required and coordinate their locations (e.g. Vista, PMT, LPT, Shaw cabinets, Telus Kiosks, etc.).
 - Complete other frontage improvements as per Transportation's requirements, which include, but are not limited to the following:
 - Construction of a shared driveway letdown at the developer's cost.
 - Sidewalk and boulevard replacement as required at the developer's cost.

General Items:

- a. The Developer is required to:
 - Enter into, if required, additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering, including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.

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

1. If applicable, 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, 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:

PLN - 165

Initial: _____

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

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

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

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

[Signed copy on file]

Signed

Date



**Richmond Zoning Bylaw 8500
Amendment Bylaw 9828 (RZ 16-721172)
5220/5240 Merganser Drive**

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

1. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it **"SINGLE DETACHED (RS2/B)"**.

P.I.D. 001-813-439

Strata Lot 1 Section 1 Block 3 North Range 7 West New Westminster District Strata Plan NW1481 together with an interest in the Common Property in proportion to the unit entitlement of the Strata Lot as shown on Form 1.

P.I.D. 001-813-463

Strata Lot 2 Section 1 Block 3 North Range 7 West New Westminster District Strata Plan NW1481 together with an interest in the Common Property in proportion to the unit entitlement of the Strata Lot as shown on Form 1.

2. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 9828"**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

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| CITY OF RICHMOND |
| APPROVED by 8D |
| APPROVED by Director or Solicitor BK |

MAYOR

CORPORATE OFFICER



City of Richmond

Report to Committee

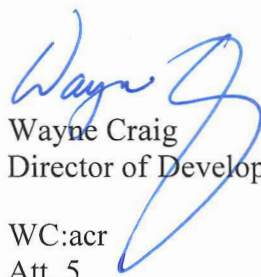
To: Planning Committee
From: Wayne Craig
Director of Development

Date: February 1, 2018
File: AG 17-766906

Re: **Agricultural Land Reserve Appeal Application by Core Concept Consulting Ltd.
for Subdivision at 11200 Westminster Highway**

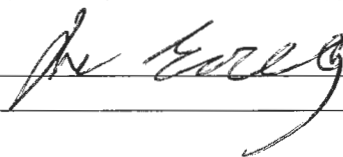
Staff Recommendation

That authorization for Core Concept Consulting Ltd. to make a non-farm use application to the Agricultural Land Commission to subdivide the property at 11200 Westminster Highway into two lots be denied.


Wayne Craig
Director of Development
WC:acr
Att. 5

REPORT CONCURRENCE

CONCURRENCE OF GENERAL MANAGER



Staff Report

Origin

Core Concepts Consulting has applied to the City of Richmond on behalf of the owners for permission to apply to the Agricultural Land Commission (ALC) for a non-farm use (subdivision) for the property at 11200 Westminster Highway (Attachment 1), which is located in the Agricultural Land Reserve (ALR). The applicant wishes to subdivide the property into two evenly sized parcels to allow for two single family dwellings but does not plan to farm on the properties.

The ALR non-farm use application requires consideration and endorsement by City Council. If endorsed by Council, the ALR non-farm use application will be forwarded to the ALC for their consideration. If approved by the ALC, the owner would be required to rezone one of the new lots as the existing house and garage are larger than what is currently permitted under the Agriculture (AG1) zone. Council approval of the rezoning would be required prior to subdivision.

If City Council does not authorize the non-farm use application for the purpose of subdivision, the application proceeds no further and will not be considered by the ALC.

Findings of Fact

The property at 11200 Westminster Highway is 0.35 ha (0.86 ac) in area. The proposed subdivision will result in two lots, each 0.175 ha (0.43 ac) in area as shown in Attachment 2. The Development Application Data Sheet providing details about the development proposal is provided in Attachment 3.

Parcels that were less than 0.8 ha (2 ac) on December 21, 1972 are exempt from ALC regulations including non-farm uses and subdivision. Despite the subject property's current size (0.35 ha [0.86 ac]), it was not less than 0.8 ha (2 ac) in 1972 and therefore must comply with ALC regulations. As such, ALC approval is required for the proposed subdivision.

Subject Site: Existing Housing Profile

A 595 m² (6,407 ft²) single detached house, which includes a 72.7 m² (783 ft²) secondary suite, and a 103.6 m² (1,115 ft²) detached garage, has received provisional occupancy with final building permit inspection pending. The total floor area, including garage, will be 698.6 m² (7,520 ft²). The farm home plate, which is the area of the property that contains all of the residential improvements (e.g., house, driveway, lawn area), is approximately 1,000 m² (10,764 ft²). Although the building permit application was made prior to the City's farmland housing regulations adopted in May 2017, the house floor area, farm home plate, and setbacks all comply with the City's Agriculture (AG1) zoning regulations.

If the non-farm use application is approved to allow the subject property to be subdivided, the new lots would have to comply with the AG1 zone prior to the Approving Officer signing the subdivision plans. Upon review, if the subject property were subdivided into two lots, the lot with the existing house would be considered non-conforming as the house is larger than what is

permitted on a 0.175 ha (0.43 ac.) lot. For a lot that is 0.175 ha (0.43 ac.), the maximum house size would be 500m² (5,382 ft²), including garage floor area. Further, the maximum farm home plate would also be reduced to 870 m² (9,365 ft²) for a lot that is 0.175 ha (0.43 ac.) in size.

As a result, Council approval through a rezoning process would be required for a 0.175 ha (0.43 ac.) lot, to allow:

- a larger house size of 698.6 m² (7,520 ft²), including garage floor area, rather than 500 m² (5,382 ft²); and
- a larger farm home plate size to allow a farm home plate of 1,000 m² (10,764 ft²) rather than 870 m² (9,365 ft²).

A rezoning would only be considered if this non-farm use application is endorsed by Council and approved by the ALC. Further, the rezoning would only apply to the new lot with the house. Alternatively, the owner could reduce the floor area of the house and garage by 198.6 m² (2,138 ft²), and reduce the farm home plate area by 130 m² (1,400 ft²) to comply with the AG1 zone of the new lot. The other lot, which would be vacant, would have to comply with the AG1 zoning regulations at time of building permit.

Surrounding Properties

To the north: Richmond Nature Park

To the east and west: Single family dwellings on properties zoned Agriculture (AG1) within the ALR.

To the south: Parcels zoned Agriculture (AG1) that are designated as Environmentally Sensitive Areas within the ALR.

Related Policies & Studies

2041 Official Community Plan (OCP)

The subject property is designated for "Agriculture" in the 2041 Official Community Plan (OCP) and in the East Richmond McLennan Sub-Area Plan. To meet the objective of enhancing all aspects of the agricultural sector including long-term viability, the OCP limits the subdivision of agricultural land into smaller parcels, except where benefits to agriculture can be demonstrated. The 2041 OCP Regional Context Statement Policy discourages subdivision into small agricultural parcels which would create impractical farm sizes. This is aligned with Metro Vancouver's 2040 Regional Growth Strategy, which aims to support a sustainable economy by protecting the supply of agricultural land and promoting agricultural viability with an emphasis on food production. Local governments are required to support agricultural viability by including policies in their OCP, which discourage the subdivision of agricultural land and farm fragmentation.

Although no farming currently exists on the property, if the parcel is not subdivided and no additional house is built, the undeveloped portion of the property may be used for agricultural activities now or in the future. If this non-farm use application is approved by Council and the ALC to allow the subdivision to proceed, the property owner has indicated they intend to use the lots for residential purposes only.

The East Richmond McLennan Sub-Area Plan aims to preserve agricultural lands in the area and to minimize urban/rural conflicts. When housing encroaches into agricultural areas a number of conflicts have been identified including: residents opposing agricultural activities that may generate noise or other perceived irritants to the enjoyment of a residential lot; the construction of new houses at a higher elevation than the surrounding properties frequently causes drainage problems for the adjacent lands; the agricultural properties are more prone to theft and vandalism with more people living close by; and farmers have difficulty gaining access to their properties with their equipment with wet soil conditions and housing surrounding their land.

Richmond Agricultural Viability Strategy

The Agricultural Viability Strategy (AVS) establishes a long-range strategy for improving the viability of farmlands within the City. The principles of the AVS include the minimization of subdivision, except where it supports agricultural viability (e.g., diversification, expansion). Further, the AVS identifies that small parcels are less efficient to farm and can limit agricultural options.

Contrary to the AVS, the proposal reduces an existing 0.35 ha (0.86) parcel of farmland to two smaller 0.175 ha (0.43 ac) parcels, which would not allow for farming or enhance farming viability in the ALR.

Zoning – Agricultural (AG1)

Section 14.1.8 of the Richmond Zoning Bylaw states that the subdivision of land in the ALR shall not be permitted unless approved by the ALC. Where the approval of the ALC is not required, the minimum lot area shall be 2.0 ha (5 ac). As the property is less than 2.0 ha (5 ac), both City of Richmond and ALC approvals are required.

If the non-farm use application were endorsed by Council and approved by the ALC, the lot with the existing house would have to be rezoned to allow:

- a larger house size of 698.6 m² (7,520 ft²), including garage floor area, rather than 500 m² (5,382 ft²); and
- a larger farm home plate size to allow a farm home plate of 1,000 m² (10,764 ft²) rather than 870 m² (9,365 ft²).

A rezoning to allow a larger house size and farm home plate area would be contrary to policies in the OCP which aim to limit the area used for residential development on farmland.

Alternatively, the owner could modify the house, garage and farm home plate to conform to the AG1 zone.

Agricultural Advisory Committee (AAC)

The proposed subdivision was reviewed by the City's Agricultural Advisory Committee (AAC). After a discussion about the proposal, the AAC concluded that the proposed subdivision does not benefit agriculture or support agricultural viability.

After the discussion, the AAC approved the following motion (Excerpt from August 15, 2017 AAC Meeting minutes in Attachment 4):

That the applicant observe OCP policies that limit subdivision of agricultural land into smaller parcels, except where benefits to agriculture can be demonstrated; and the Agricultural Viability Strategy's objective of minimizing subdivision, except where it supports agricultural viability.

Analysis

Farm Use

The owner of the subject property at 11200 Westminster Highway has stated that they do not intend to farm the property because it is limited in size and thus has not submitted a farm plan. The owner also indicated that he attempted to secure the purchase of adjacent farmland to the south to consolidate with one of the proposed lots but was not successful.

The owner has offered instead to provide farm access to the land locked parcel to the south as a means to benefit agriculture. If an easement were secure, the farm access is proposed to be 3.0 m (9.8 ft.) wide for the full depth of the subject property along the west property line (Attachment 2). The intent is to improve the front portion of the easement with asphalt to serve the dual purpose of farm access for the property owner behind the subject property, and a driveway access. The remaining southern portion of the easement would be a gravel or sawdust farm access road connecting to the property line of the parcel to the south. The property owner of the subject property has agreed to construct this portion of the farm access.

Despite the offer to provide farm access to the land locked parcel to the south, this would not guarantee that either parcel would be farmed. The land locked property owner to the south has also indicated they have no interest in farming at this time. Further, the land locked parcel to the south does not require the easement to farm as they could also use the unopened road dedication to access the parcel for soil based farming rather than relying on the proposed easement. Staff are of the opinion that this subdivision application does not provide a net benefit to agriculture and is not consistent with City and ALC regulations.

If Council wishes to endorse this application, and the application is approved by the ALC, staff would recommend that a legal easement agreement be registered on the subject property as part of the rezoning for a larger house size prior to subdivision.

Related Subdivision Applications

Many properties to the east and west of the subject property are smaller than 0.35 ha (0.86 ac) and are primarily used as a residence (Attachment 5). Some of these properties resulted from subdivision approvals in the 1980s prior to the introduction of policies and regulations that provide direction to curb subdivision of ALR properties. These policies that limit the subdivision of ALR properties include:

- Amendments to the Agriculture (AG1) zone to include the minimum subdivision lot size of 2.0 ha (1989);
- Richmond Official Community Plan's policy to:

- “limit the subdivision of farmland and investigate ways to encourage the consolidation of lots in the ALR, for example in the McLennan agricultural area” (McLennan Sub-Area Plan); and
- “limit the subdivision of agricultural land into smaller parcels, except where benefits to agriculture can be demonstrated” (2041 OCP); and
- Richmond Agricultural Viability Strategy recommendation to “discourage non-farm uses of the ALR land” in the McLennan area and principles that “subdivision in the ALR will be minimized, except where it supports agricultural viability”.

The property at 11228/11260 Westminster Highway was subdivided (SD 88-170) in 1988 with an ALC condition for one of the new lots to consolidate with land locked parcels to the south to create a larger farmable parcel. Without the lot consolidation and a demonstrated benefit to agriculture, the ALC was not prepared to support the subdivision.

In 2000, the owner at 11140 Westminster Highway, a parcel with the same area as the subject property, applied for subdivision. The property is exempt from ALR regulations because it was less than 0.8 ha (2 acres) on December 1, 1972 at the time that the ALR was created. As it is an exempt property, an ALC decision was not required. Rather, City approval was required as the Richmond Zoning Bylaw does not permit any property less than 0.8 ha (2 acres) in the Agriculture (AG1) zone to be subdivided. Richmond City Council denied the application on the grounds that it was contrary to the objectives and policies of the Richmond OCP and McLennan Sub-Area Plan, and that amending the agriculture designation of the subject property in both these plans would set a precedent for similar rezoning and subdivision requests in the ALR.

An endorsement from City Council is required to forward the application to the ALC for its final decision. If approved by the ALC, the proposed lot with the existing house would have to be rezoned to allow a larger house and farm home plate than what is permitted under the AG1 zone. This would be inconsistent with City OCP policies that aim to limit the area used for residential development on farmland. Allowing the subdivision of the property would set a precedent for similar subdivision requests in the ALR, in particular, properties along the south side of Westminster Highway which are of a similar size. Further, allowing the subject property to subdivide would be inconsistent with City decisions and policies.

Illegal Fill

Illegal fill was deposited on the site when the current house began construction. Through the development process, it was determined that the amount of fill on the property exceeded the maximum area allowable on site. There is now a stop work order for the development until the fill is removed from the property. The City and the ALC has agreed to allow the applicant to keep the fill on the property until a final decision on the proposed subdivision has been made. If the application is denied, the owner must remove the fill from the property and remediate the site with organic soils to bring it to farmable condition. If the application is approved, the owner may use the fill on the property for the purpose of constructing the second house on the new lot.

Financial Impact

None.

Conclusion

The proposed subdivision is not consistent with the Richmond OCP and ALC policies, which protect and enhance farm viability, and minimize farmland subdivision in the ALR. Allowing the subdivision of the property would likely set a precedent for similar subdivision applications in the ALR. In addition, the AAC did not support the proposal.

Staff recommend that the ALR non-farm use subdivision application at 11200 Westminster Highway to create two evenly sized properties as outlined in this report be denied and that the ALR non-farm use application not be forwarded to the ALC.



John Hopkins
Senior Planner
604-276-4279

JH:cas

Attachment 1: Location Map

Attachment 2: Proposed Subdivision Plan

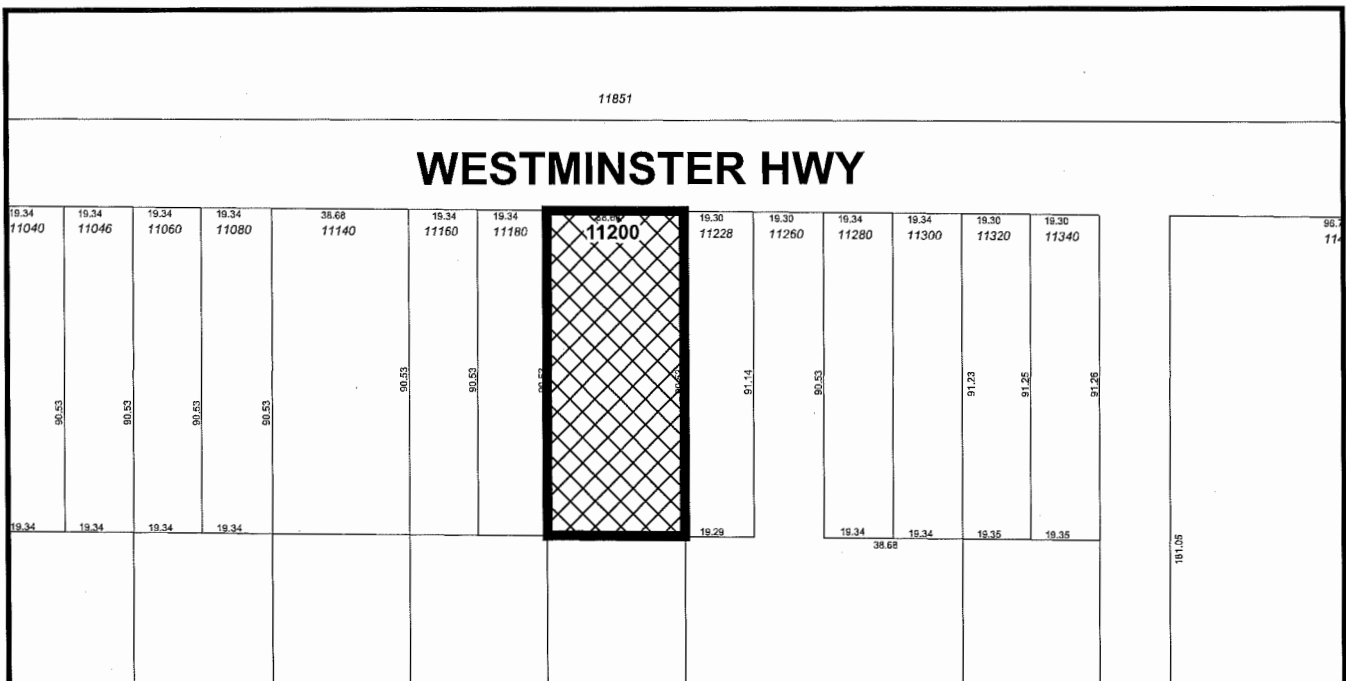
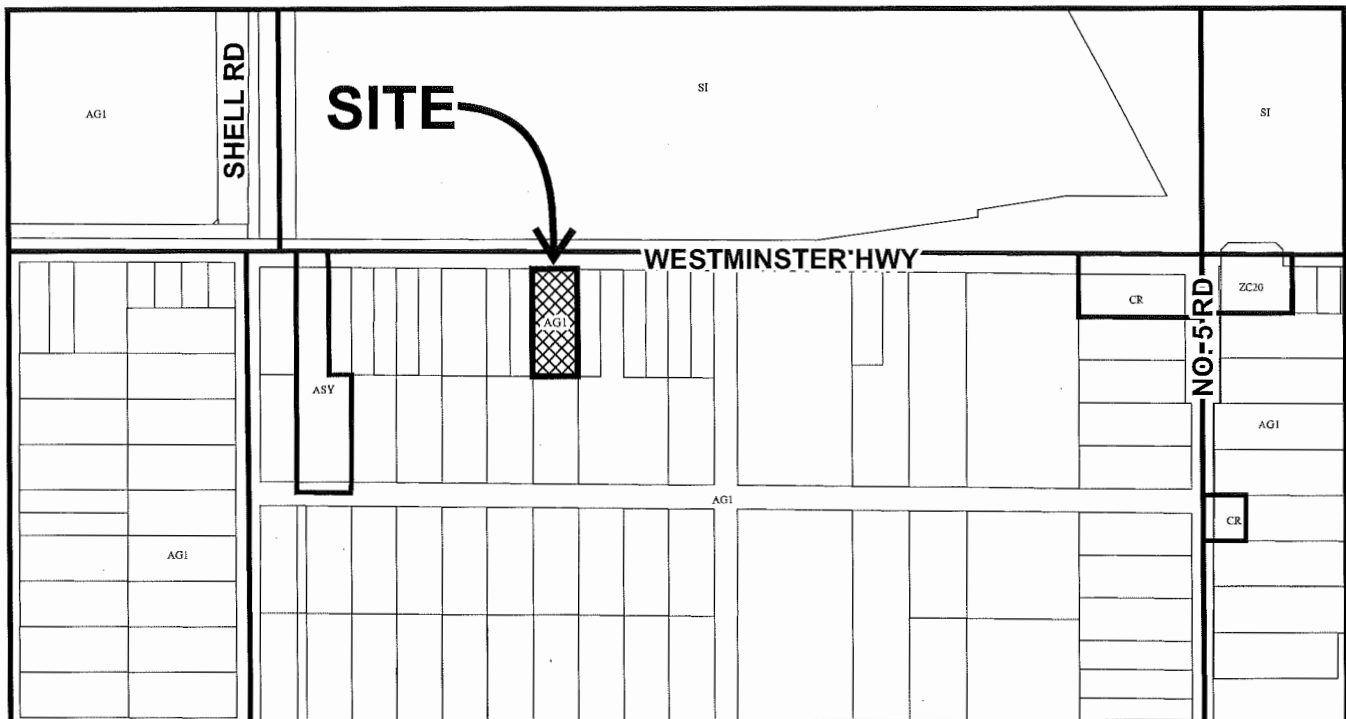
Attachment 3: Development Application Data Sheet

Attachment 4: Excerpt of Agricultural Advisory Committee Draft Meeting Minutes

Attachment 5: Location Map with Nearby Addresses and Parcel Sizes



City of
Richmond



AG 17-766906

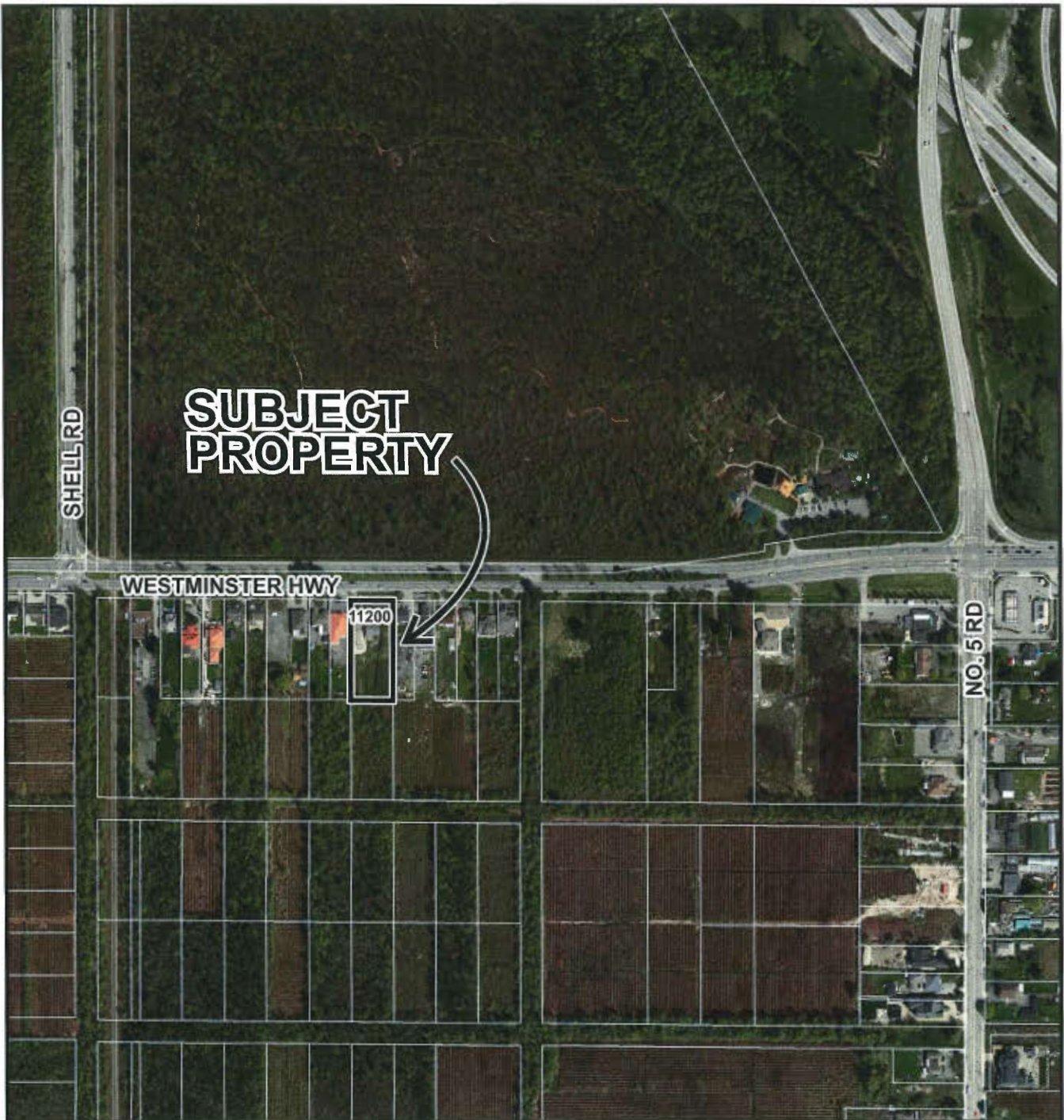
Original Date: 04/04/17

Revision Date:

Note: Dimensions are in METRES



City of
Richmond

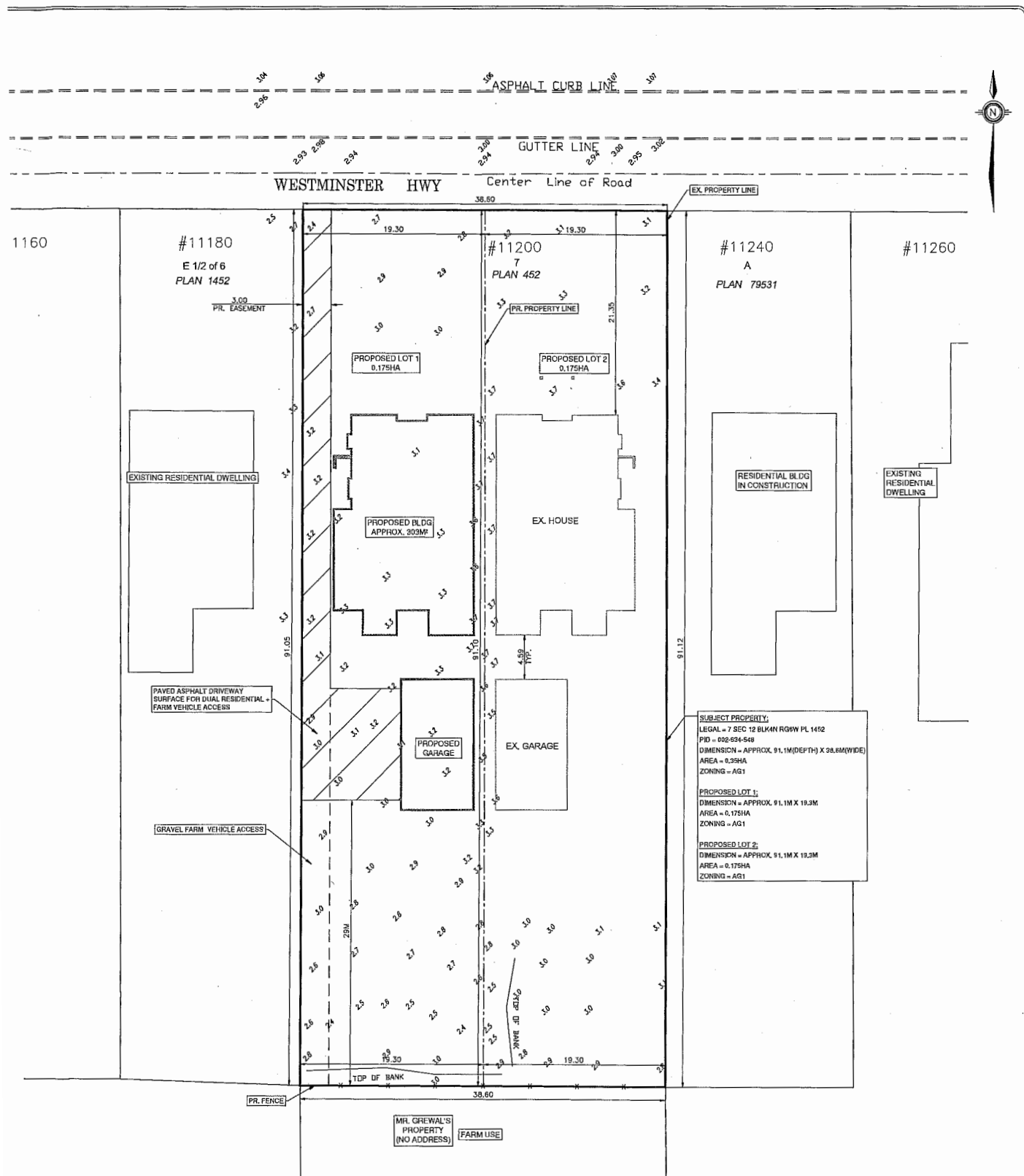


AG 17-766906

Original Date: 04/04/17

Revision Date:

Note: Dimensions are in METRES



City of Richmond

5911 No. 3 ROAD RICHMOND B.C. V6Y 2C1

PROPOSED SUBDIVISION PLAN

11200 WESTMINSTER HWY

CITY FILE:

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| DESIGN: DL | DWG. No.: . | |
| DRAWN: GG | | |
| CHECKED: DRK | SCALE: 1 : 250 | DATE: JAN 2017 |
| ENGINEER: RF | SEC. No.: 12-4-6 | SHT No.: 1 OF 1 |

, 604.249.5040
, 604.249.5041

6V 3B7

JAHAL

17

PLN - 177



**City of
Richmond**

Development Application Data Sheet
Development Applications Department

AG 16-745803

Attachment 3

Address: 11200 Westminster Highway

Applicant: Core Concepts Consulting Ltd.

| | Existing | Proposed |
|-----------------------------------|---|--|
| Owner: | Nahal Amarjit, Nahal Harbhajan Nahal Charanjit S, Nahal Harbhajan K. | No Change |
| Site Size (m²): | 0.35 ha (0.86 ac) | Lot 1: 0.175 ha (0.43 ac) Lot 2: 0.175 ha (0.43 ac) |
| Land Uses: | Single Family Dwelling | One Single Family Dwelling on each lot for a total of two |
| OCP Designation: | Agriculture | No Change: Complies |
| ALR Designation | The property is contained within the ALR boundary | No Change: Complies |
| Area Plan Designation: | East Richmond McLennan | No Change: Complies |
| Zoning: | Agriculture (AG1) | No Change: Complies |
| Other Designation | NA | NA |

**Excerpt from the Draft Minutes of
The Agricultural Advisory Committee Meeting**

**Thursday, August 15, 2017 – 7:00 p.m.
M2.002, Richmond City Hall**

1. Development Proposal – Non-Farm (Subdivision) at 11200 Westminster Highway

Staff provided an overview of the non-farm application to subdivide the property into two equally-sized lots in order to building two houses. The property is 0.35 ha (0.86 ac) and the proposed new lots will each be 0.175 ha (0.43 ac). The current land use is a house that is being constructed and is close to completion. Excess fill was deposited on the site when the current house began construction and a stop work order has been issued for the development until the fill is removed from the property. Remediation of the affected area would be required on the site. The City and the ALC has agreed to allow the owner to keep the fill on the property until a final decision has been made on the proposed subdivision.

The applicant has indicated that the owner does not wish to farm on the property. The Richmond 2041 OCP limits the subdivision of agricultural land into smaller parcels, except where benefits to agriculture can be demonstrated. The Richmond Agricultural Viability Strategy objectives also include the minimization of subdivision, except where it supports agricultural viability. The Committee invited the proponent to the table.

The applicant presented the following:

- The applicant expressed that due to the small size of the parcel, it is impractical to farm
- A handout of maps depicting the ownership of properties fronting Westminster Highway one block east of Shell Road and adjacent land-locked properties to the south was provided to AAC members. The maps show that land-locked properties with access through another parcel fronting a road are more likely to be farmed.
- The applicant proposes that if the subdivision would be approved, they would agree to provide a legal farm access to land-locked parcels to the south to enable farm activity, which is a benefit to agriculture.
- The applicant stated that the owners attempted to purchase the adjacent land locked parcel to the south to be consolidated with their property but was unable to secure the property at a good price.

The AAC asked if the proposed access to the adjacent property to the south is desired by the adjacent property owners. The applicant stated that the owners had not approached their neighbours with this proposal but that the proposed access offered would be beneficial to farming.

The AAC discussed whether the property was too small to be farmed. As the applicant confirmed that they had no intentions of farming the site, with the exception of a garden for personal use, it was concluded that the proposed subdivision would not benefit agriculture. The AAC also expressed concern about unauthorized fill placed on the site.

As a result of the discussion, the Committee made the following motion:

That in rendering its final decision, City Council observe OCP policy that limit subdivision of agricultural land into smaller parcels, except where benefits to agriculture can be demonstrated; and the Agricultural Viability Strategy's objective of minimizing subdivision, except where it supports agricultural viability.

Carried (5 members in favour; 1 opposed -Doug Wright, 1 abstained – Chaim Kempler)



City of
Richmond



AG 17-766906

Original Date: 09/27/17

Revision Date:

Note: Dimensions are in METRES



City of Richmond

Memorandum Planning and Development Division Development Applications

To: Planning Committee
From: Wayne Craig
Director, Development
Date: February 1, 2018
File: AG 16-734186
Re: **Decision of the Agricultural Land Commission to Reconsider the Agricultural Land Reserve Application for Non-farm Use by Sanstor Farms Ltd. at 14671 Williams Road**

The purpose of this memo is to advise Council that the Agricultural Land Reserve application for a non-farm use by Sanstor Farms Ltd. to allow the storage of sand at 14671 Williams Road has been referred to the Executive Committee of the Agricultural Land Commission (ALC) for reconsideration.

Background

On January 23, 2018, the Planning Committee received a memorandum regarding the decision by the South Coast Panel of the ALC on the application. The application was approved by the South Coast Panel with two members supported and one member opposed.

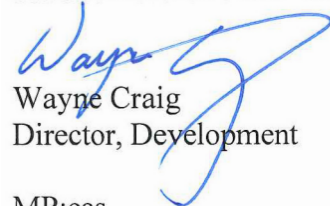
ALC's Reconsideration of Decision

On January 31, 2018, the City received a letter from the ALC (Attachment 1) indicating that the ALC Chair has reviewed the decision made by the South Coast Panel and has referred the matter to the Executive Committee of the Commission for reconsideration. The Chair has directed the reconsideration on the basis that he considers that the decision may not fulfill the purposes of the Commission as set out in section 6 of the *Agricultural Land Commission Act*.

The final decision will be made by the Executive Committee consisting of the Chair and the six Vice-Chairs of the Commission. The Executive Committee will consider the application at the first available meeting opportunity.

Next Steps

Staff will advise Council of the outcome of the reconsideration. If you have any questions, please contact me at 604-247-4625.


Wayne Craig
Director, Development

MP:cas
Att.

**Agricultural Land Commission**

133 – 4940 Canada Way
 Burnaby, British Columbia V5G 4K6
 Tel: 604 660-7000
 Fax: 604 660-7033
 www.alc.gov.bc.ca

January 31, 2018

ALC File: 55285

Brian French
DELIVERED ELECTRONICALLY

Dear Mr. French:

Re: Reasons for Decision – South Coast Panel, Resolution #15/2018

This is further to the Agricultural Land Commission (the "Commission") letter dated January 16, 2018 which forwarded the *Reasons for Decision of the South Coast Panel*, recorded as Resolution #15/2018 (the "Decision"). In its covering letter to you, the Commission advised as follows:

Please note that pursuant to s. 33.1 of the Agricultural Land Commission Act, the Chair may direct the executive committee to reconsider any panel decision if, within 60 days from the date of this decision, he considers that the decision may not fulfill the purposes of the commission as set out in s. 6, or does not adequately take into consideration s. 4.3.

You will be notified in writing if the Executive Committee is directed to reconsider your decision. The Commission advises you to take this 60 day period into consideration prior to proceeding with any actions upon this decision.

I am writing to advise you that Commission Chair, Mr. Frank Leonard, has reviewed the *Reasons for Decision of the South Coast Panel*, recorded as Resolution #15/2018 and has referred this matter to the Executive Committee of the Commission under s. 33.1 of the *Agricultural Land Commission Act* (the "ALCA") which provides the following:

Reconsideration of decisions of panel

- 33.1(1) The chair of the commission may, in writing, direct the executive committee to reconsider a decision made by a panel established under section 11(1) respecting an application or other matter allocated to the panel by the chair of the commission, including a panel's reconsideration of a decision under section 3(1), if
- (a) the chair considers that the decision
 - (i) may not fulfill the purposes of the commission as set out in section 6, or
 - (ii) does not adequately take into consideration the considerations set out in section 4.3, if applicable, and
 - (b) the chair makes the direction to the executive committee within 60 days of the decision being made.

- (2) If the chair of the commission directs the executive committee to reconsider a decision under subsection (1), the chair must give notice of the reconsideration to any person that the chair considers is affected by the reconsideration.
- (3) If the chair of the commission directs the executive committee to reconsider a decision under subsection (1), the executive committee must confirm, reverse or vary the decision.
- (4) For the purposes of subsection (3), the executive committee has all the powers, duties and functions of the commission.
- (5) A decision by the executive committee under subsection (3) is for all purposes a decision of the commission.

The Chair has directed the reconsideration on the basis that he considers that the Decision may not fulfill the purposes of the Commission as set out in section 6. The Chair has also directed me to make clear that this referral to the Executive Committee under s. 33.1(1) is just that, a referral, and does not represent the Chair's final conclusion on the proper outcome of the reconsideration. The final decision by the Executive Committee (consisting of the Chair and the 6 Vice-chairs of the Commission) will be made by the Executive Committee with each member being responsible for exercising their independent judgment as part of the Executive Committee as a decision-making body after deliberation, discussion and consideration of all the information, evidence and submissions.

The Executive Committee will consider the reconsideration at the first available meeting opportunity.

Further correspondence with respect to this application is to be directed to Shawna Wilson at (Shawna.Mary.Wilson@gov.bc.ca).

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION



Shawna Wilson, Land Use Planner

cc: City of Richmond (File: AG 16-734186)
William Zylmans, Chair, South Coast Panel
Satwinder Bains, Member, South Coast Panel
Ione Smith, Member, South Coast Panel

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