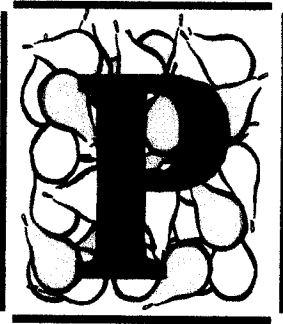


**Additional Public Hearing Correspondence**  
**for February 21, 2005**



JOHN & WILMA POIRIER,  
6380 CHATSWORTH RD  
RICHMOND, BC V7C 3S3  
Phone 604-277-5802  
Fax 604-277-5801  
e-mail wpoirier@telus.net

To Public Hearing	
Date:	Feb 21, 2005
Item #	5
Re:	Bylaw 7847 7560/7580 No. 2 Rd

Feb. 14, 2005

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

ATTN: Planning Committee

RE: File 12-8060-20-7847; 7560/7580 No 2 Road,  
Richmond, BC

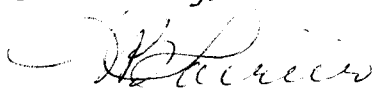
Dear Sir or Madam;

I am writing you regarding the above mentioned property. It has come to our attention the new plans regarding this property would only be 3 meters away from our property line. We do not feel that this is enough.

We have lived in this house (6380 Chatsworth Road) since 1961 and have a well established back yard which we use extensively in the spring, summer and fall. We are worried that the new property would shade our yard to the detriment of a well established garden. It would be a shame that we should suffer due to new building zones that are being put into place. We realize that the current building must come down, it is a disgrace, but other properties that are being built on this side of No 2 Road are townhouses with a lane at the back. Why is this property any different? We incorrectly assumed that the same policy would apply to this property and obviously it isn't. Is there anything that we can do about it?

We hope that you will take our concerns into consideration and hope that we can deal with this matter in a timely fashion.

Yours truly,

  
Wilma R. Poirier

  
Milton L. Poirier

## Mayor and Councillors

<b>To Public Hearing</b>	
Date:	Feb 21, 2005
Item #	11
Re:	Bylaw 7878
	7751 Acheson Rd

**From:** SLK [tasuki@shaw.ca]  
**Sent:** Friday, 18 February 2005 9:18 AM  
**To:** Mayor and Councillors  
**Subject:** Rezoning application for 7751 Acheson Road for Public Hearing

Hello,

Having seen the Public Hearing notice in the current Richmond Review last night and having read Terence Brunette's report (pdf file downloaded from February 21 Agenda), I very much want to bring something to the attention of Council members BEFORE they blindly (give no first or second thought to the application because everything looks FINE in the report) pass this rezoning application given the complete destruction of all mature trees they allowed to happen last year (March 2004 meeting, I was there) with the rezoning application of 7731 and 7711 Acheson Road.

My family until October 2004 were the sole owners of 7751 Acheson Road since it has existed. The house was built by my grandfather (Joseph P. Lorenz). With the exception of the evergreen trees on the west property line, all the trees are 40-55 years old with the majority of them near the east and west property lines.

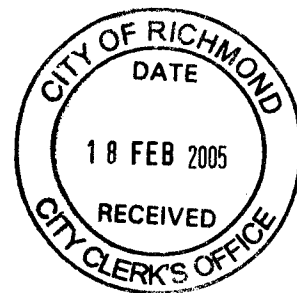
Much to my dismay, although not to my surprise, there is NO mention of the mature trees in the City Planner's report (with the exception of replacing some). I should think (yes I know, no tree bylaw in Richmond, but there is supposed to be tree plan submissions when single family home properties are being rezoned for multiple family use which is the case here) \*SOME\* attempt should be made to preserve at least some of the trees, especially the two 53 year old (and perfectly healthy!!!!) chestnut trees which are on CITY property and the equally old maple tree at the north east corner.

Back in July (2004) I sent Eric Fiss (planner for 7731) ~35 digital pictures of 7751 Acheson. There is no mention of them in Mr. Brunette's report. If they have been conveniently deleted, I can send them again. Council members should at least look, or if can spare 10-15 minutes time, take a 5 minute walk and go SEE for yourself (Acheson is immediately south of Bennett, only runs between No 3 Rd and Minoru Blvd) the habitat you'll wipe out from the complacency of Council Chambers. Take a moment at least to mourn for the loss of life the destruction will cause, bird life primarily: Chickadees, 2 kinds of Woodpeckers, Nut hatches, Wrens, Finches, Sparrows, Robins, Orioles, Yellow Canaries and even Falcons (known to roost occasionally in the yard).

I am so very tired of seeing everything plowed away to make room for nothing but concrete. Tiny square patch of grass and a few shrubs does not qualify as TREE replacement. Yet, time and time again that's all there is because the only greenery City Council ever seems to concern themselves with these days is the kind taken to the bank.

Sincerely,  
Shana

--  
Shana Kibble  
278-8012  
tasuki@shaw.ca



## Mayor and Councillors

<b>To Public Hearing</b>
Date: <u>Feb 21, 2005</u>
Item # <u>14</u>
Re: <u>Bylaw 7884</u>
<u>No. 5 Rd + Steveston</u>

David S. Miller

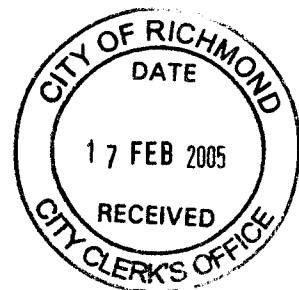
Owner, Units 5 & 6, 11911 Machrina Way, Richmond, BC V7A 4V3

Re: SE Corner of #5 Road & Steveston Hwy

I understand that there is a proposed by-law to rezone the SE corner at the intersection of #5 Road & Steveston Hwy to allow a development that would include a liquor store and a pub. As a concerned owner of property on Machrina Way in the Riverside Industrial Park, I would like to register my opposition to this potential development.

My chief concern is the added congestion of traffic at this intersection, which is already a very busy one. Since the reconfiguration of this intersection, it is now a very dangerous manoeuvre for drivers exiting #5 Road to get onto Steveston Hwy, get across into the left lane and go east to the overpass, either to stay on Steveston Hwy heading east or to use the on-ramp for Hwy 99 heading north to Vancouver. As residents of Vancouver working in Richmond, my employees and I have to run the gauntlet every night of attempting to exit #5 Road and cross 2 lanes of traffic aggressively heading towards the on-ramp to Hwy 99 South -- it is a real challenge and frankly we are all amazed that no fatalities have been recorded at this location (that we're aware of) since the reconfiguration went into effect. To add yet another contributing factor to such a dangerous mix, namely the potential for an outpouring of people leaving the liquor store or, even worse, leaving the pub after having a few drinks, just doesn't make sense to any of us or our neighbours here on the industrial park. Huge delivery trucks are also trying to negotiate this difficult corner out of #5 Road and join the flow of traffic on Steveston Hwy and at peak times the congestion can become very severe without exacerbating it with even more vehicles.

We urge you to please re-think this development -- and also give some serious thought as to how the existing traffic situation might be improved at this intersection before somebody gets badly hurt or killed.



		INT
/	JRM	
	DW	DW
	KY	
	AS	
	DB	
	WB	

Just a quick note to thank Rob Owners, Staff, City Council members and all others who have shown their support for the abandonment of Bylaw 7884.

8060-20-7884

Win or lose, we put up a good fight and your support was essential.

As mentioned, the meeting is this Monday, Feb 21st @ 7:00pm. Please attend to hear the outcome.

again, thanks for your support!

Yinia Newsan  
Richmond Citizens  
Coalition.

P.S.

Please keep in mind this is election year. The choice will be ours who gets elected!

To Public Hearing	
Date:	Feb 21, 2005
Item #	14
Re:	Bylaw 7884
	No. 5 Rd + Steveston



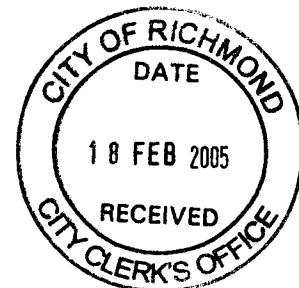
<b>To Public Hearing</b>
Date: <u>Feb 21, 2005</u>
Item # <u>14</u>
Re: <u>Bylaw 7884</u>
<u>No. 5 Rd + Steveston</u>

**Mayor and Councillors**

**From:** John Abelseth [john@nordlys.ca]  
**Sent:** Thursday, 17 February 2005 4:07 PM  
**To:** Mayor and Councillors  
**Subject:** re-zoning @ 12000 Steveston hwy

We strongly object to allowing a liquor store and/or pub at this location. We run a business in Richmond and both live here with our wives and children. This is the wrong location for a business of this kind. Please reconsider and do not allow a liquor store or a pub to locate here.

John Abelseth and Ales Struna  
Nordlys Marketing Canada Inc.  
604 272-7258



[illegible]

**To Public Hearing**

**Date:** Feb 21, 2005

Item # 14

Re: Bylaw 7884

No. 5 Rd + Steveston

8060-20-7884

Sincerely,

**Randy Craig**  
604-319-5887



**OTTHO LAW GROUP**  
BARRISTERS & SOLICITORSULF K. OTTHO, LL.B. \*  
(\*Denotes personal law corporation)

<b>To Public Hearing</b>
Date: <u>Feb 21, 2005</u>
Item # <u>14</u>
Re: <u>Bylaw 7884</u> <u>No. 5 Rd + Steveston</u>

4873 DELTA STREET  
DELTA, B.C. V4K 2T9  
TELEPHONE (604) 946-1175  
FAX (604) 946-8818LAWRENCE S. ECKARDT (1991)  
Reply to: ULF K. OTTHO  
File No: 19300**Fax Cover Sheet**

DATE: February 18, 2005

TO: City Of Richmond

ATTENTION: Mr. Webber

FAX NO.: 604-278-5139

RE: ~~11000~~-11100 No. Road and 12000 Steveston Highway

FROM: UlfK. Ottho/Bca

Number of pages 3 (including fax cover sheet)

ORIGINALS WILL NOT FOLLOW BY REGULAR MAIL.**Message:**

As per our discussion, please find attached our correspondence dated February 14, 2005.

---

The documents transmitted under this cover are directed only to the person/company/firm as stated herein, and in the event they are inadvertently received by another party, we are to be immediately notified and the documents returned to us without any copying or other use made thereof.



**OTTOLAW GROUP**  
BARRISTERS & SOLICITORS

ULF K. OTTHO, LL.B. •

4873 DELTA STREET  
DELTA, B.C. V4K 2T9  
TELEPHONE (604) 946-1175  
FAX (604) 946-8818

(\*Denotes personal law corporation)

LAWRENCE S. ECKARDT (1991)Reply to: ULF K. OTTHO  
File No.: 19300

February 14, 2005

**Via Regular Mail**City of Richmond  
Urban Development Division  
6911 No. 3 Road  
Richmond, BC V6Y 2C1Attention: Raul Allueva

Dear Sirs:

**Re: Your File No. RZ 04-286494**  
**Application by Sandhill Holdings Ltd. and J.A.B. Enterprises Ltd. for**  
**Rezoning at 11000, 11020, 11040, 11080, 11100 No. 5 Road and 12000**  
**Steveston Highway from "Agricultural District (AG1)", "Local Commercial**  
**District (C1)" and "Business Industrial Park District (13)" to**  
**"Comprehensive Development District (CD/161)"**

Thank you for your letter of February 10, 2005, and enclosure to me.

In order to ensure that the facts are fully disclosed at the public hearing, I am requesting your advice on whether or not the developer has made any representations to you or any counsel member or staff member of the Municipality of Richmond indicating that unless the zoning for a neighborhood pub and/or liquor store is granted by Richmond Council, the Applicant will not be buying the property at 12000 Steveston Highway, Richmond, BC.

I am sure you are aware that, on the case law concerning the duty of Municipalities at public hearings, disclosure of all material matters must be made to the public at the public hearing, in order that Council can obtain informed comment from the public. I believe it is vital to determine if the developer's willingness to purchase the property is contingent on the developer acquiring zoning for a neighborhood pub and/or liquor store, especially if the application contemplates the removal of a guideline by-law respecting pubs, as well as an amendment of the Official Community Plan.

February 14, 2005  
Page 2 of 2

I look forward to the receipt of any information you may have respecting the above, and thank you for your cooperation.

Yours truly,

**OTTHO LAW GROUP**

Per: 

Ulf K. Ottho

UKO/bh  
cc. client

**OTTHO LAW GROUP**

BARRISTERS &amp; SOLICITORS

ULF K. OTTHO, LL.B. \*

(\*Denotes personal law corporation)

<b>To Public Hearing</b>
<b>Date:</b> Feb 21, 2005
<b>Item #</b> 14
<b>Re:</b> Bylaw 7884
No. 5 Rd + Steveston

4873 DELTA STREET  
DELTA, B.C. V4K 2T9  
TELEPHONE (604) 946-1175  
FAX (604) 946-8818HB  
for EA  
JL (please  
respond with  
CM's help)

LAWRENCE S. ECKARDT (1991)

Reply to: ULF K. OTTHO  
File No.: 19300

January 28, 2005

Via Regular Mail

City of Richmond  
Urban Development Division  
6911 No. 3 Road  
Richmond, BC V6Y 2C1Attention: Raul Allueva

Dear Sirs:

**Re: Your File No. RZ 04-286494**  
**Application by Sandhill Holdings Ltd. and J.A.B. Enterprises Ltd. for**  
**Rezoning at 11000, 11020, 11040, 11080, 11100 No. 5 Road and 12000**  
**Steveston Highway from "Agricultural District (AG1)", "Local Commercial**  
**District (C1)" and "Business Industrial Park District (13)" to**  
**"Comprehensive Development District (CD/161)"**

---

I act for LEIA Holdings Ltd. with instructions from its principal, George Randy Craig.

LEIA Holdings Ltd. owns and operates the Kingswood Pub, having a location, which is located at 0.08 of mile away from the proposed pub and liquor store at the above-captioned site for proposed rezoning. LEIA Holdings Ltd. has been operating the Kingswood Pub at 9371 No. 5 Road, for approximately the past 21 years. LEIA Holdings Ltd. has a great concern about the proposed location of the proposed pub and liquor store, being the subject of the application for rezoning at the corner of 12000 Steveston Highway and No. 5 Road, Richmond, British Columbia.

A review of the Report to Committee dated January 7, 2005, indicates that 12000 Steveston Highway, Richmond, BC is owned by the City of Richmond, British Columbia. The report notes that the Applicant for rezoning has agreed in writing to purchase the remainder of land from the City at fair market value.

Would you kindly provide, from the City's file, a copy of the written agreement that the Applicant, Sandhill Holdings Ltd. and J.A.B. Enterprises Ltd. has entered into with the City of Richmond.

As well, would you kindly advise the tendering process, or sale process through multiple listing, that was undertaken by the City of Richmond, prior to entering into an agreement in writing for the purchase and sale of this land.

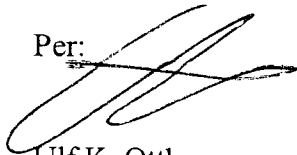
This information is being sought in preparation for making submissions at the public hearing, as yet unscheduled, for this rezoning application.

Thanking you for your cooperation. If you have any questions and concerns, please do not hesitate to contact me.

Yours truly,

**OTTHO LAW GROUP**

Per:

A handwritten signature in black ink, appearing to be 'Ulf K. Ottho', written over a horizontal line.

Ulf K. Ottho  
UKO/bh  
cc. client



## City of Richmond

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

Telephone (604) 276-4000

[www.city.richmond.bc.ca](http://www.city.richmond.bc.ca)

February 10, 2005

File: RZ 04-286494

Urban Development Division

Fax: (604) 276-4052

Ottho Law Group  
4873 Delta Street  
Delta, BC V4K 2T9

**Attention: Mr. Ulf Ottho**

Dear Mr. Ottho:

**Re: 11000 - 11100 No. 5 Road and 12000 Steveston Highway (RZ 04-286494)**

Thank you for your letter of January 28, 2005 requesting further information on the sale of City-owned property at 12000 Steveston Highway.

We respond to your inquiries about the rezoning process and sale of City land as follows:

- Under the Community Charter, the City does not have to offer land for sale to the public, but will advertise its intent to sell the land once a satisfactory agreement has been reached.
- The City-owned land was not for sale on the open market because it was always the City's intention that whoever assembled the adjacent lands and brought forward a valid development scheme and application must buy it at fair market value. Construction of road across the property has reduced its size such that it has no stand-alone value.
- An agreement for sale has not yet been reached with the applicant. The applicant has signed off on a list of rezoning requirements, which includes the condition to purchase 12000 Steveston Highway at fair market value (a copy is attached). "Fair market value" is achieved through negotiation and reference to appraisals. The City may also undertake exchanges of land for compensation.
- Once an agreement for sale has been reached with the applicant, it will go forward to Council for consideration. Until Council approves the sale of the property, and the applicant has fulfilled all other conditions of the rezoning application, the zoning amendment bylaw will not receive Final Reading.

For your information, the Public Hearing for the rezoning application is scheduled for Monday, February 21, 2005, beginning at 7:00 p.m. in the Council Chambers at Richmond City Hall.

If you have any questions or require clarification, please contact me at (604) 276-4138.

Yours truly,

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

Raul Allueva  
*Director of Development*

RA:jl

pc: Holger Burke, Development Coordinator  
Christine McGilvray, Manager, Lands & Properties  
Phyllis Carlyle, City Solicitor  
Janet Lee, Planner

JAN 07 2005 09:54 FR CI JF RICHMOND 604 276 4157 TO 960 8937 P.02/02

January 7, 2005

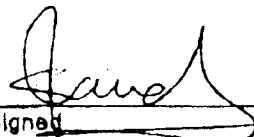
**Conditional Rezoning Requirements**  
**11000, 11020, 11040, 11080, 11100 No. 5 Road and 12000 Steveston Highway**  
**RZ 04-286494**

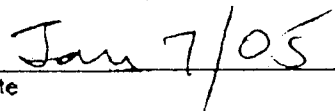
*Please fax this form back to Janet Lee at fax: (604) 276-4052.*

Prior to final adoption of Zoning Amendment Bylaw 7884, the developer is required to complete the following requirements:

1. Ministry of Transportation approval.
2. Purchase of City property (12000 Steveston Highway) at fair market value.
3. Legal requirements, specifically:
  - a. Road dedication along the entire No. 5 Road and Steveston Highway frontages, with applicable DCC credits for No. 5 Road, including the required road frontage upgrade and land requirements.
  - b. Registration of a cross access agreement allowing access to/from the future development site to the east (12060 Steveston Highway).
  - c. Registration of a public rights-of-passage right-of-way from the south access on No. 5 Road through the site to the lane at the rear.
4. Development requirements, specifically:
  - a. Consolidation of all the lots into one or more development parcels (which will require the demolition of the existing dwellings).
  - b. The submission and processing of a Development Permit\* completed to a level deemed acceptable by the Director of Development.
  - c. A minor Traffic Analysis is required to:
    - i. confirm the feasibility and improvements for a full movement access in line with Ironwood's driveway as well as a right-in, right-out only access to the north;
    - ii. assess the impact of the proposed development on the surrounding road network, including operation of the lane, and provide recommendations on road and traffic improvements on No. 5 Road from Steveston Highway to Riverside Way; and how pedestrian movements can be accommodated between Ironwood Mall and the subject development;
    - iii. carry out a parking supply and demand analysis, if a parking variance is ultimately requested; and
    - iv. prepare a functional design for No. 5 Road improvements from Steveston Highway to Riverside Way.
  - d. Enter into a Servicing Agreement\* for:
    - i. the off-site improvements along No. 5 Road for the frontage of the subject properties only, which include: pavement widening to extend the northbound right turn lane (3.7 m), 2 m wide concrete sidewalk and 1.5 m wide grassed and treed boulevard.
5. Official Community Plan Amendment Bylaw 7753 must be adopted.

\* Note: This requires a separate application.

  
Signed \_\_\_\_\_

  
Date \_\_\_\_\_

**\*RICHMOND CITIZENS PUBLIC SAFETY BULLETIN\***

**STOP CD161 ADOPTION  
STOP BYLAW 7884 AMENDMENT**

**PUBLIC MEETING MONDAY FEB. 21<sup>ST</sup> @7:00 P.M.**  
**CITY COUNCIL CHAMBERS**

**"RICHMOND ZONING IS NOT FOR SALE - EVER!"**

WITHOUT PREJUDICE

RICHMOND CITY HALL IS CONTEMPLATING SELLING AND REZONING ITS OWN PROPERTY AT 12000 STEVENSON HWY. REALLY, IT'S SELLING YOUR PROPERTY TO BE COMPLETELY REZONED FOR A PUB AND LIQUOR STORE AT ONE OF THE BUSIEST, MOST DANGEROUS INTERSECTIONS IN RICHMOND, A HIGH COLLISION INTERSECTION 175M AND 300M FROM THE BUSIEST FREEWAY AND TUNNEL IN THE PROVINCE. THE PROPOSED LIQUOR STORE IS MOVING TO RICHMOND FROM LADNER. IS THIS A CONFLICT OF INTEREST OR JUST BAD JUDGEMENT? YOU DECIDE. LIQUOR STORES, PUBS, FREEWAYS, INTERSECTIONS AND TUNNELS DO NOT MIX - IT'S A BAD IDEA!!!

**PUBLIC SAFETY SHOULD BE THE MAIN CONCERN!** WHEN FAMILIES TRAVEL THIS INTERSECTION, THE FREEWAY AND THROUGH THE TUNNEL. WE WANT TO KNOW WE'RE SAFE. BY LAW 7884 IS DANGEROUS TO OUR FAMILIES! PEOPLE WILL DIE HERE. MARK OUR WORDS.  
YOU DO NOT PUT THEM AT RISK.

**YOU DO NOT PUT PUMS AND LIQUOR STORES IN BUSY HIGH IMPACT INTERSECTIONS NEXT TO FREEWAY'S, RAMPS AND TUNNELS. TELL CITY HALL - NO WAY!!!**

CONTACT YOUR COUNCILLORS AND THE MINISTRY OF TRANSPORT  
SUPERVISOR AS LISTED ON THE ATTACHED PAGE.  
SPEAK OUT TO STOP THE ADOPTION OF BYLAW 7884 AMENDEMENT NOW!!  
YOU WILL HAVE PUBS, LIQUOR STORES AND XXX STORES FROM ALL  
OVER LIVING UP TO COME TO RICHMOND BECAUSE CITY HALL HAS NO  
TOUGH MEASURES IN PLACE.

**ZONING IS NOT FOR SALE OR EXCHANGE FOR A STRIP MAIL.  
IT'S JUST NOT RIGHT! IT JUST CAN'T HAPPEN**

RICHMOND CITIZENS COALITION  
RICHMOND\_CITIZENS@YAHOO.CA

EVELINA HALSEY-BRANDT

SUE HALSBY - DRANDT

**DEREK DANU**

KIICHI KIMAGAI

CITY OF RICHMOND

6911 #3 RD, RICHMOND, BC V6Y 2C1

CITY CLERK MCKENNA FAX#: 604-278-5130

CITY COUNCIL MEMBERS

ILL. MCNULTY

INDA BARNES

OR HOWARD

AROLD STEVES

URGENT GOVERNMENT CONTACTS  
MINISTRY OF TRANSPORT

停止第7884修正案

請拒絕酒房和酒吧在#5路

和史提芬遜高速公路旁營業

1.  $\frac{1}{2} \times \frac{3}{4} = \frac{3}{8}$   
 2.  $\frac{2}{3} \times \frac{5}{6} = \frac{10}{18} = \frac{5}{9}$   
 3.  $\frac{3}{5} \times \frac{4}{7} = \frac{12}{35}$   
 4.  $\frac{4}{6} \times \frac{7}{8} = \frac{28}{48} = \frac{7}{12}$   
 5.  $\frac{5}{8} \times \frac{9}{10} = \frac{45}{80} = \frac{9}{16}$   
 6.  $\frac{6}{9} \times \frac{8}{12} = \frac{48}{108} = \frac{4}{9}$   
 7.  $\frac{7}{10} \times \frac{11}{14} = \frac{77}{140} = \frac{11}{20}$   
 8.  $\frac{8}{12} \times \frac{13}{16} = \frac{104}{192} = \frac{13}{24}$   
 9.  $\frac{9}{15} \times \frac{14}{18} = \frac{126}{270} = \frac{7}{15}$   
 10.  $\frac{10}{18} \times \frac{15}{20} = \frac{150}{360} = \frac{5}{12}$

**To Public Hearing**  
**Date:** Feb 21, 2005  
**Item #** 14  
**Re:** Bylaw 7884  
No. 5 Rd + Skerston