

**EXCERPT OF OCTOBER 18TH, 2004
PUBLIC HEARING MINUTES
FOR TRITES AREA PLAN POLICIES
AND
RELATED CORRESPONDENCE**



Regular Council Meeting for Public Hearings

Monday, October 18th, 2004

13. Official Community Plan Amendment Bylaw 7831

(The area bounded by Moncton Street, No 2 Road, Andrews Road and Trites Road, Applicant City of Richmond)

Applicant's Comments

The Manager, Policy Planning, Terry Crowe, with the aid of presentation boards, provided a summary of the history of the development of the Trites Area planning process and several of the key issues of the proposed Area Plan Bylaw, following which he responded to questions of Council

Written Submissions

H Janssen, 11960 Flamingo Court – Schedule 10

C & E Mannhardt, 12021 Osprey Court – Schedule 11

D Fairholm, 12231 Trites Road – Schedule 12

D Burgess, #324-5700 Andrews Road – Schedule 13

J Carswell, #417-5800 Andrews Road – Schedule 14

J & A Leger 5800 Andrews Road (2) – Schedule 15

J Emerick #313-5800 Andrews Road – Schedule 16

D Nicholl, #412-5800 Andrews Road – Schedule 17

Richmond Food Bank – Schedule 18

M Lehmann 5351 Plover Court – Schedule 19

K & C O'son #301-5700 Andrews Road – Schedule 20

S Braen 12032 Osprey Court – Schedule 21



Regular Council Meeting for Public Hearings

Monday, October 18th, 2004

Submissions from the floor

Mr Ed Montague, on behalf of the Richmond Food Bank Society, and as a member of the Board since 1993, acknowledged his five colleagues that were also in attendance, and referred to the letter submitted by the Richmond Food Bank Society that outlined the impact the proposed vision might have on the Food Bank. Mr Montague then spoke about the growing community serviced by the Food Bank, and expressed concern about the affect a re-location might have on accessibility, volunteer accessibility, and further marginalization of the poor.

Mr Michael Gagnon, 5600 Andrews Road, said that he was opposed to the A4 area and that the designated areas should be more clearly identified.

Ms Jo-Anne Rocque, 5800 Andrews Road, said that she had watched the area being developed, and that the map was confusing as she thought some of the development along Andrews Road was 3 storey.

Ms Jennifer Nakai, 5620 Moncton Street, read a written submission which is attached as Schedule 22 and forms a part of these minutes.

Mr Ken Takahashi, 5580 Moncton Street, expressed concern that i) no clear access had been identified to the rear of his property, ii) the new development may not be provided with appropriate drainage, and, iii) the walkways would also require proper drainage. Mr Takahaski also said that the walkway on the west side would require a fence.

Mr G Rafter, 5740 Moncton Street, said that he was generally pleased with the response of Council to the concerns of residents, but he also agreed that some ambiguity existed in the presented material. Mr Rafter said that he would prefer a better definition of the T2 (two storey townhouses) and T3 (3 storey townhouses) within the panhandle, and he asked for an explanation of compatible floodproofing.

Mr Tanaka, whose mother resides at 5520 Moncton Street, expressed his concern that the backlands of Moncton Street not be blocked off.



Regular Council Meeting for Public Hearings

Monday, October 18th, 2004

Mr S Lawson, 11660 – 6th Avenue, on behalf of a proposed new development at 12251 No 2 Road, said that the developer planned to deal with adjacency issues in a very careful manner that would include a 6m setback from the north property line. Mr Lawson displayed a proposed site plan that included both T2 (2 storey) and T3 (three storey) units.

Mr A Burnett said that he agreed with the previous comments, and in particular that specificity was needed for the different parcels. He then spoke about the construction in the area, traffic congestion and parking, including that he did not think A3 (three storey apartments) were viable from a parking perspective. Concern was expressed that A4 (four storey apartments) not being encouraged was only a gentle suggestion, and clarity was requested around the actual height of A3 and A4. In response to the request staff presented the height information and indicated that it would be included in the material found on the City website.

Ms Sally Breen, 12032 Osprey Court, expressed her opinion that the proceedings felt like a public consultation and not a public hearing and that she felt that there was an incredible opportunity to create a gem of a neighbourhood with higher density in a liveable area that contained open green space.

Ms Janice Chapman expressed concern that no mention had been made in the proposed Plan as to the number of units per acre, that single-family residential frontages should have been 44 – 50 ft instead of 33 ft, and that compliance would be difficult in the future. Ms Chapman felt that Planners should plan a community so that residents could enjoy life, whereas the proposed Plan presented a linear plan of the owners' needs. Ms Chapman questioned why sites were not consolidated to form a community. Ms Chapman found it suspicious that owners of land in T2 and T3 areas were allowed townhouses, yet A3 and A4 owners were allowed large buildings. It was also questioned whether a covenant would be required on those properties abutting the adjacent A4 area that would advise of the possibility of 4 storey or over parking. Ms Chapman supported T2 and T3 based on certain levels of density – but she wanted a say in that density. Ms Chapman did not support A3 and A4 and she referred to a 1999 consensus of residents that identified they were not in support of apartments.



Regular Council Meeting for Public Hearings

Monday, October 18th, 2004

Ms L Matsuma, 5500 Moncton Street, said that she encouraged a road being built in the back of the property to facilitate re-development of the backlands because it would aid the elderly owners of the properties who were finding the upkeep of the large lots onerous

A discussion then ensued among Council members and staff on various aspects of the Plan as a result of which the following *referral* motion was introduced

PH04/10-15

It was moved and seconded

That Official Community Plan Amendment Bylaw 7831 be referred to staff for the following

- i) *removal of the A3 (3 storey apartment) and A4 (4 storey apartment) uses,*
- ii) *clarification on the placement of the T2 (two storey townhouses) and T3 (three storey townhouses) areas in general;*
- iii) *advise whether the current industrial designation should remain;*
- iv) *review the appropriateness of single-family dwellings to the west of the walkway on Moncton Street and whether the single-family should be replaced with townhouses*
- v) *discussion with the Steveston Harbour Authority on the plans for their land and how their plan might interrelate with this area,*
- vi) *discussion with the Steveston Harbour Authority as to whether they would be interested in developing an industrial building;*
- vii) *identification of where the current businesses located in the Trites area could re-locate,*
- viii) *a review of the potential park land in the area,*
- ix) *whether developer amenity contributions could be allocated to park acquisition in the area, and,*
- x) *a review of whether density is better expressed in units per acre or by Floor Area Ratio*

CARRIED

MayorandCouncillors

From web1@city richmond bc ca
Sent October 11, 2004 9 40 PM
To MayorandCouncillors
Subject OCP Amendment Bylaw 7831

To Public Hearing	
Date:	<u>October 18/04</u>
Item #:	<u>13</u>
Re:	<u>Bylaw 7831</u>

Name Holger Janssen
Address 11960 Flamingo Court
SubjectProperty_Bylaw OCP Amendment Bylaw 7831

Comments

Dear Ms Lee,

I would like to submit the following written report for the Monday, October 18, 2004- 7 pm public hearing regarding the proposal of the "Trites Area Plan Policies" Unfortunately I will not be able to attend the hearing because of business travel

I disagree with the complete transformation of the Trites area from commercial to high density residential I believe that life quality will be considerably degraded by forcing all neighbourhood service stores out of the area

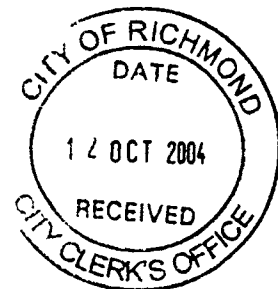
We will be personally affected because

- like many Westwind children our children are taking their Gymnastic lessons at Cartweels
- we service both our cars at Auto Wizard or Heinz, off Trites, 1 e within walking distance of home
- we just bought paint at the Benjamin Moore store and have used the services of the local carpenter

I would regret having to drive to the north side of Richmond for any/all of those services (pollution, traffic volume)

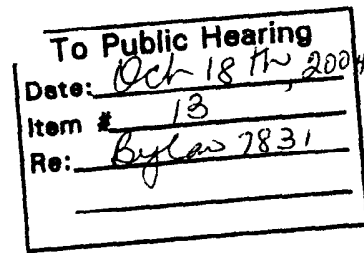
Please reconsider leaving a section of the area assigned to commercial purpose with emphasis on services to residents of the Steveston area

Best regards,
Holger Janssen



11 October 2004

Chris and Evelyn Mannhardt
12021 Osprey Court
Richmond, BC, V7E 3B1



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

Re Official Community Plan Amendment Bylaw 7831

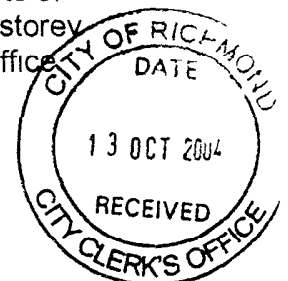
Dear Sir/Madam

We received notification of the proposed amendment to the Steveston Official Community Plan (OCP). We would like to comment on the proposed changes to the Trites area (i.e., the area bounded by Moncton Street, No 2 Road, Andrews Road and Trites Road)

As a general comment, we find it very regrettable that the City allows development of high density areas so far from the city core, and specifically in the vicinity of the river and ocean in the Steveston area, which should have remained a village-like, single family type area in form and character. In this light, we recommend that the construction of new apartments, townhouses and single family homes should not perpetuate the high-density character of recent developments in the Steveston area.

Specifically with respect to the proposed amendment to the OCP, and with reference to the City's re-zoning chart of the Moncton/No 2/Andrews/Trites Road area, we would like to comment as follows:

1. The size of lots designated for single family housing should be specified to be no smaller than the average lot size in the traditional Steveston residential area, i.e., approximately 15 x 30 m. This will allow the character of the neighbourhoods along Moncton Street and along Trites Road to be preserved - It is very unfortunate that the City has allowed the new single family lots along Trites Road on which construction is currently taking place to be so small that these homes do not even have front or back gardens. This new block is entirely different in character from the existing single family homes in the Steveston area. This kind of density and look should not be perpetuated any further.
2. Building height should be restricted to be compatible with the older parts of the Steveston area in general (such as the single family homes, the 2-storey townhouses, the Steveston Village buildings, the former BC Packers office).



building, and the Community Centre) The height of new buildings has a major impact on the feel of the neighbourhood and we suggest that the City has already allowed too many new buildings of inappropriate height to be built in the Steveston area. In the Trites area under discussion for re-zoning, any new townhouses should be restricted in height to 2 storeys and apartment buildings to 2 or 3 storeys maximum (including any parking level)

- 3 The proposed amendment to the OCP is not sufficiently specific on the density, type and height of buildings, and single family lot size (For example, one of the blocks is designated as "T2-T3-A3-A4", leaving a wide range of possibilities) The blocks designated for townhouses and apartments should be made very specific, and the height and density in general should be restricted as suggested above. If the City does not make the new zoning specific, one can assume that the developers will construct to any allowed maximum of density, height and building footprint
- 4 As discussed above, we believe that the Steveston area should retain as much of its original character as possible, i.e., generally single family houses on normal-sized lots, with few townhouses and possibly some apartments that are compatible in height and size with the single family neighbourhood. We believe that the City should allow any re-zoning and new construction only within the parameters that will preserve the original and pleasing character of this area

Sincerely,



Chris and Evelyn Mannhardt

FAIRHOLM & COMPANY

Schedule 12 to the Minutes of the Regular Council Meeting for Public Hearings held on Monday, October 18th, 2004

170-11331 Cuppermill Way
Richmond BC V7A 5J9
Tel (604) 214-7706
Fax (604) 214-7736

FAX

To Public Hearing
 Date Oct 14
 Item # 13
 Re Bylaw 7831
Trites Area Plan Policies

Date October 14, 2004
 Number of pages including cover sheet 1

To City of Richmond
City Clerk
 Phone (604) 276-4212
 Fax (604) 278-5139
 Re _____

From Don Fairholm
 Phone (604) 214 - 7706
 Fax (604) 214 - 7736


REMARKS Urgent For your review Reply ASAP Please comment

Re Bylaw 7831

My wife and I live at 12231 Trites Road - Richmond,

We would like to add our support for the proposed changes to the official community plan amendment

Thank you
D Fairholm



Please contact the individual sending this transmittal if all pages were not received properly. The documents accompanying this transmission contain confidential information intended only for the addressee. All other recipients are prohibited from disclosing, copying, distributing or taking any action in reliance on the contents. If you have received this facsimile in error, please notify us immediately by phone and return the original to us by regular mail. Thank you.

Notice of Public Hearing continued

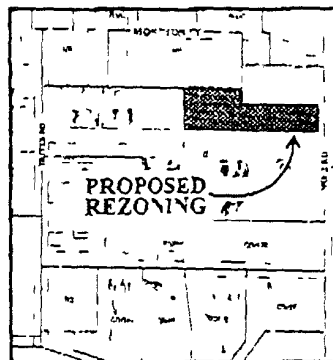


property from Single-Family Housing District, Subdivision Area E (R1/E) to Comprehensive Development District (CD/28) to permit 4 dwelling units (including 1 affordable small unit)

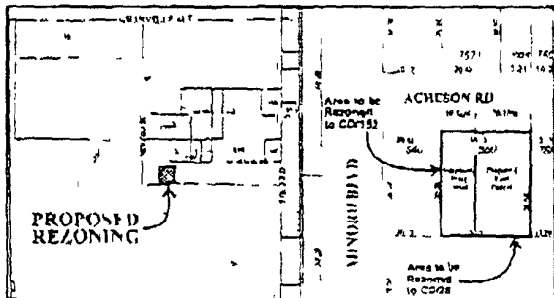
City Contact Terence Brunette
Urban Development Division
(604) 276-4212

City Contact Janet Lee
Urban Development Division
(604) 276-4108

BYLAWS 7825 & 7826



BYLAWS 7827



13. Official Community Plan Amendment Bylaw 7831

Location/s The area bounded by Moncton Street No 2 Road Andrews Road and Trites Road

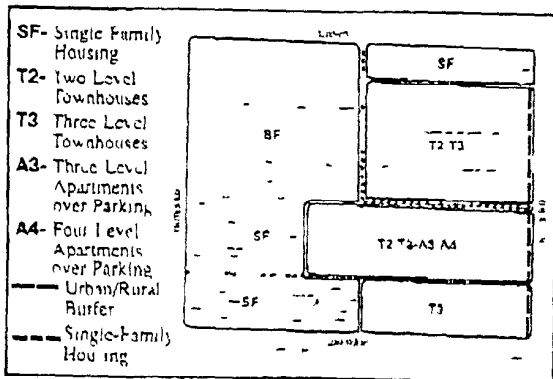
Applicant/s City of Richmond
Purpose. To add a new section to Trites Area Plan Policies, to the Steveston Area Plan in order to guide the redevelopment of the Trites Area and to amend the Steveston Area Land Use map accordingly

City Contact: Terence Brunette
Urban Development Division -
(604) 276-4212

How to obtain further information

- **By Phone.** If you have questions or concerns, please call the CITY CONTACT shown above
- **On the City Website.** Public Hearing Agendas, including staff reports and the proposed bylaws are available on the City Website at <http://www.richmond.ca>
- **At City Hall:** Copies of the proposed bylaw, supporting staff and Committee reports and other background material are also available for inspection at the Urban Development Division at City Hall, between the hours of 8:15 am and 5 pm Monday through Friday except statutory holidays, commencing October 8th, 2004 and ending October 18th, 2004, or upon the conclusion of the hearing
- **By FAX or Mail:** Staff reports and the proposed bylaws may also be obtained by FAX or by standard mail, by calling (604) 276-4007 between the hours of 8:15 am and 5 pm, Monday through Friday, except statutory holidays commencing October 8th, 2004 and ending October 18th, 2004

BYLAWS 7831



14 Official Community Plan Amendment Bylaw 7825 and Zoning Amendment Bylaw 7826 (RZ 04-271083)

Location/s 123 1 No 2 Road and a portion of 12251 No 2 Road

Applicant/s Suncor Development Corporation
Centro Development Ltd
ASJ Enterprise

Purpose of OCP Designation Amendment
To amend the land use designation in the

Participating in the Public Hearing process

The Public Hearing is open to all members of the public. If you believe that you are affected by the proposed bylaw, you may make a presentation or submit written comments at the Public Hearing. If you are unable to attend, you may send your written comments to the City Clerk's Office by 4 pm on the date of the Public Hearing as follows:

- **By E-mail** using the on line form at <http://www.richmond.ca>
- **By Standard Mail** 6911 No 3 Road, Richmond, BC, V6Y 2C1 Attention: City Clerk
- **By Fax** (604) 278 5 39, Attention: City Clerk. All submissions will form part of the record of the hearing. Once the Public Hearing has concluded, no further information or submissions can be considered by

On
be
W
Bus.
COL

by Matt
Staff Rep

The C
selling
market
many l

"The c
advised
down th
selective
how m
would a
Wenbe
BC bus
Richm
between
from na
ships ar
the ova
to be c
2007

Wenb
built w
ing too
be view
unbalan
private
city we
image

"If yo
lots of c
begin r
differe
great d

Wenb
ing ng
occurr
logos
everyt
classro
facilit

Corr
into r
either
nomu

With
invest
feels i
In a
feels i
secon
the co
its n2

Schedule 13 to the Minutes of the Regular Council Meeting for Public Hearings held on Monday, October 18th, 2004

DR D BURGESS
APPT #324 5700 ANDREWS ROAD
RICHMOND B.C. V7E 6N7
TEL & FAX 604 241 5775

To Public Hearing	
Date:	<u>Oct 18 04</u>
Item #:	<u>13</u>
Re:	<u>Trites Area</u>

THE CITY CLERK
RICHMOND CITY COUNCIL

14th Oct 2004

Dear Sir

REF COMMUNITY PLAN AMENDMENT BYLAW 7831.

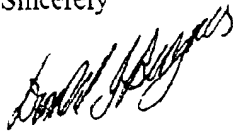
I would like to express concern about the density of dwellings proposed in the Trites Area proposal

Already, in the first phase the area is totally congested, and Andrews Rd was not built of sufficient width to accommodate the new buildings. There is one narrow road to accommodate movement of some 500 properties located along this road, with the 5 large Condo complexes on its South side. The concern is that by packing more housing further up on the site without adequate parking facilities, the whole area will be a traffic nightmare, access to Moncton Rd, out of Trites Rd and Moncton /No 2 Rd will be much impeded.

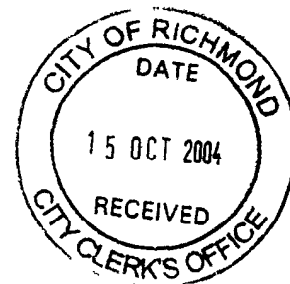
At the least there should be traffic lights installed at the junction of Trites rd and Moncton Rd to accommodate the traffic, and also at the junction of Moncton and No 2 road

There should be at least a little green space in this dense development, and there should be some accommodation given to finding an alternate site for the Richmond Food Bank, a very vital service to the poor in this City

Yours Sincerely



Donald J Burgess



Schedule 14 to the Minutes of the
Regular Council Meeting for
Public Hearings held on Monday,
October 18th, 2004

MayorandCouncillors

From web2@city richmond bc ca
Sent October 17, 2004 2 27 PM
To MayorandCouncillors
Subject Bylaw 7831

To Public Hearing
Date: Oct 18, 2004
Item # 13
Re: Bylaw 7831
Trites Area Plan Policies

Name Jack Carswell
Address 417 - 5800 Andrews Road
SubjectProperty_Bylaw Bylaw 7831

Comments

I am against the Four-Level Apartments going into this area I am not opposed to the
development - only the height

Thank you,

Jack



To Public Hearing
ate: Oct 18, 2004
Item # 13
Re: Bylaw 7831
Trites Area Plan Policies

Mayor and Councillors

From web1@city richmond bc ca
 Sent October 18, 2004 5 44 AM
 To Mayor and Councillors
 Subject Amendment Bylaw 7831

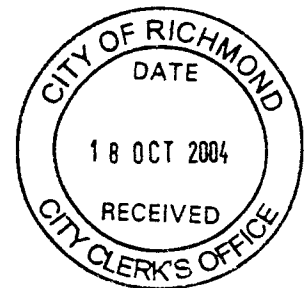
Name Joan & Albert Leger
 Address 5800 Andrews Road , #411 Richmond V7E6M2
 Subject Property_Bylaw Amendment Bylaw 7831

Comments

In 1997 we were actively looking for an area to call home whose primary selling feature was it's location and secondly location and of course location We found our home at 5800 Andrews Road Our new home was on the fourth floor facing north to the adjacent block, scheduled to be developed into single family homes and three story townhouses Perfect-a view

Now, seven years later our block (Dyke Road, No 2 Road, Andrews Road, Trites Road) is a full block of four story condominiums (with one exception being the Co-op on the west at Trites Road)

Across the street, the block in question, is primarily single family homes and three story townhouses whose design makes them appear to be, also, single family homes To build a four story condominium in the midst of these homes would be a mistake and would harm the esthetics of the block In addition, the value of our home would 'drop' as we would lose the view we currently enjoy over the rooftops of the single family homes Infrastructure in our area has sadly lagged behind the massive construction taking place in Steveston in general ie Steveston Landing Please do not permit yet another condominium to be added to our area adding another 100 units, averaging 2 persons per unit (200 more people), averaging 2 cars per unit (200 more cars on the road every day) The city block we live on already has seven (7 four story condominiums I think for this area of Steveston, this is enough Please don't allow the area to become any more congested The block in question is 'esthetically' single family homes Please do not permit the four story condominium to be built



18 October 2004

Attn. City Clerk

Re. official community plan amendment bylaw 7831

To Public Hearing
Date <u>Oct 18, 2004</u>
Item # <u>13</u>
Re. <u>Bylaw 7831</u>
<u>Trites Area Plan Policies</u>

Note Slightly edited version of email received Oct 18, 2004 from same writers

In 1997 we were actively looking for an area to call home whose primary selling feature was it's location and, secondly location and of course, location

We found our home at 5800 Andrews Road Our new home was on the fourth floor, facing north to the adjacent block which was scheduled to be developed into single family homes and three story townhouses Perfect, we would have a view

Now, seven years later our block (Dyke Road, No 2 Road, Andrews Road, Trites Road) is a full block of four story condominiums with one exception being the Co-op on the west at Trites Road (three stories)

Across the street the block in question has developed very nicely comprised of single family homes and three story townhouses whose design makes them appear to be, also, single family homes

To build a four- story condominium in the midst of these homes would be a huge mistake aesthetically and would contribute nothing to our neighbourhood other than more congestion

Infrastructure in our area has sadly lagged behind the massive construction taking place in Steveston in general ie Steveston Landing Please do not permit yet another condominium to be added to our area adding another 100 units, averaging 2 persons per unit (200 more people), and averaging 2 cars per unit adding another 200 cars on the road every day from our one square block

As well and more importantly, the value of our home would drop significantly, as we would lose the view we currently enjoy over the rooftops of the single-family homes

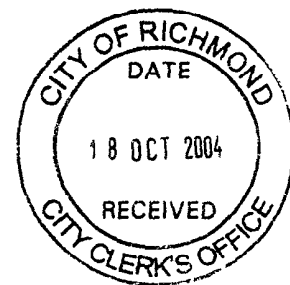
The city block we live on already has seven (7) four story condominiums I think for this area of Steveston, this is enough

Please don't allow the area to become any more congested The block in question is aesthetically' single family homes

Please do not permit the four-story condominium to be built

Sincerely,

Joan & Albert Leger
5800 Andrews Road, #411
Richmond BC V7E 6M2
FAX 604 448 8665
Wetcoast@hotmail.com



Schedule 16 to the Minutes of the
Regular Council Meeting for
Public Hearings held on Monday,
October 18th, 2004

Mayor and Councillors

From web2@city richmond bc ca
Sent October 17, 2004 7 07 PM
To Mayor and Councillors
Subject 7831

To Public Hearing
Date: Oct 18, 2004
Item # 13
Re. Bylaw 7831
Trites Area Plan Policies

Name Judith Emerick
Address 5800 Andrews Road #313
Subject Property_Bylaw 7831

Comments

As a homeowner at the above address I am opposed to the addition of a new section to the "Trites Area Plan Policies", to the Steveston Area Plan plus the amendment of the Steveston Area Land Use map as it will destroy the north view I now have That was a feature I felt was secure under the Steveston Area Land Use map



Mayor and Councillors

From web2@city richmond bc ca
Sent October 17, 2004 3 30 PM
To Mayor and Councillors
Subject Bylaw # 7831

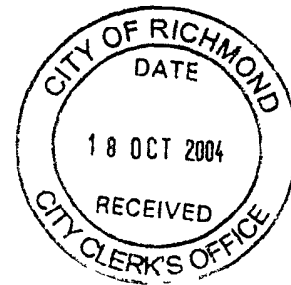
To Public Hearing	
Date:	Oct 18, 2004
Item #	13
Re:	Bylaw 7831
	Trikes Area Plan Policies

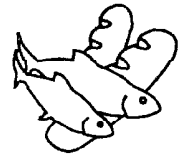
Name Darcey Nicholl
Address #412-5800 Andrews Rd Richmond BC V7E6V2
Subject Property_Bylaw Bylaw# 7831

Comments

I am completely against the proposed amendment Bylaw 7831. I do not think the area can sustain more 3 and 4 level apartments. The density is already at its maximum with parking and traffic being something to fight over now let alone after more apartments are built. We also need some of the services locally that would be displaced by the removal of all of the industrial buildings. The food bank, bottle depot and daycares just to name a few. Next someone will be trying to develop all of the farm land to the east and we will lose too much of the character of the area and look like any other place that has apartments packed next to each other. The existing development of apartments on Andrews had to give up a lot of land to lagoons and park to be able to develop here and I see no consideration given to any of that type of land use in this proposal. I like what has been done down by Princess lane with the development of strata type houses. The developer seems to be making enough money there without building too many really high density buildings. The plan for the water front all the way to Steveston is really nice, it has high density at the water's edge and gradually lowers down to single family dwellings not up and down and up and down as this Amendment Bylaw 7831 is trying to do.

Respectfully Darcey Nicholl
Vicechairman
Strata council
LMS 2757





Richmond
FOOD BANK
Society

604-271-5609
7-12491
No 2 Road
Richmond, BC
V7E 2G3

o Public Hearing
Date: <u>Oct 18, 2004</u>
Item # <u>13</u>
Re: <u>Bylaw 7831</u>
<u>Trite Area Plan Policies</u>

18 October 2004

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

Dear Mayor and Councillors

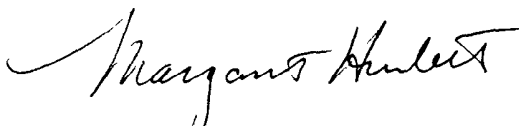
The Richmond Food Bank Society is very concerned that the vision proposed in the Trite Area Plan Policies - Official Community Plan Amendment Bylaw No 7831 will lead to considerable uncertainty about the future of the Food Bank. The proposed changes would create the challenge of finding a suitable site that is accessible by bus or bicycle to the people we serve. When the Food Bank moved to this area in 1992, it was already very difficult to find a suitable location. Since then the options appear to have decreased significantly.

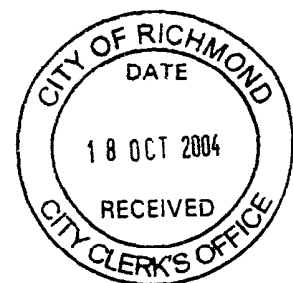
The Richmond Food Bank is an essential resource for low income families and people in crises. Last year we provided assistance to 1,887 households. That translates to 4,226 persons of whom 34 percent (1,448) are children. In the average week, we serve close to 400 households including over 300 children. These are children who can develop normally despite family poverty, if they have adequate nutrition.

The Food Bank is entirely self supporting – we do not receive financial support from any level of government. Our operation is entirely dependent on community donations of food and cash and the labour of 120 volunteers. Fortunately the community of Richmond continues to be very supportive of its Food Bank. The Food Bank also has important partnerships with other community agencies including churches, schools, businesses and service groups such as the WCB Helping Hands and Army, Navy & Air Force Veterans Unit 284. In addition, our “Feed the body, Feed the mind” nutrition and literacy program for children operates in partnership with Richmond Health Services, Richmond School District, Richmond Public Library, and the Richmond Poverty Response Committee.

In the eventuality that this planning proposal is approved, we ask that Council supports utilizing City resources to help the Richmond Food Bank find a new site.

Yours truly,


John Livesley, President
Richmond Food Bank Society



Mayor and Councillors

To Public Hearing
Date: <u>Oct 18, 2004</u>
Item # <u>13</u>
Re. <u>Bylaw 7831</u>
<u>Trites Area Plan Review</u>

From web2@city richmond bc ca
 Sent October 18, 2004 10 13 AM
 To Mayor and Councillors
 Subject Amendment Bylaw 7831

Name Michael Lehmann
 Address 5851 Plover Court
 Subject Property_Bylaw Amendment Bylaw 7831

Comments

Re Official Community Plan Amendment Bylaw 7831 - area bounded by Moncton Street, No 2 Road, Andrews Road and Trites Road

The proposed development will cause increased traffic on No 2 Road. Even at present, it is difficult to turn left from Kittiwake into the north-bound lane of No 2 Rd. This is not only due to the number of vehicles using No 2 Rd, but also because of the spacing between the vehicles using the south and north-bound lanes of No 2 Rd. The spacing of the vehicles on No 2 Rd at the Kittiwake intersection tends to be such, that a left turn from Kittiwake into the north-bound lane, is an increasing traffic safety hazard.

All the developments that are currently underway south of Moncton and east of the foot of No 2 Rd will already add more traffic to No 2, when these developments are completed.

Bylaw 7831 would result in yet even more future traffic on the southern end of No 2 Rd.

I strongly oppose any multi-family dwelling development in the proposed area. I strongly oppose Bylaw 7831.

The concept of placing more and more higher population density developments on the perimeter of Richmond, will only place more vehicles on the road, travelling the entire length of Richmond. This will cause future traffic nightmares. This is simply bad city planning.



Mayor and Councillors

From web1@city richmond bc ca
Sent October 18, 2004 11:42 AM
To Mayor and Councillors
Subject Amendment bylaw 7831

To Public Hearing
Date: <u>Oct 18, 2004</u>
Item #: <u>13</u>
Re: <u>Bylaw 7831</u>
<u>Trites Area Plan Policies</u>

Name Ken and Cathy Olson
Address 301-5700 Andrews Rd
SubjectProperty_Bylaw Amendment bylaw 7831

Comments

We have been living on Andrews Rd since Mar 1999, first at 5500 and now 5700. We recently purchased our condo because of the beautiful mountain view. Since we first moved to Andrews Rd we have always known about the plans to develop the area outlined in this bylaw. However, it was always our understanding that the plans were for single family homes and townhomes. This is the first time that we have ever heard of plans for apartment buildings. We strongly object to this plan as there are already plenty of apartments in this area and increasing the density is certainly not in the best interests of our community. There are currently 6 condo complexes in the Andrews Rd/No 2 Rd area as well as a daycare and subsidized housing complex at the corner of Trites/Andrews. We also object to this plan as it will ruin our view which we paid handsomely for. This will significantly decrease the enjoyment of our home as well as negatively affect our property value. It is certainly our expectation to be properly compensated for this should the plan go forward. We hope that you will think twice before damaging what was shaping up to be a very nice residential area.



Schedule 21 to the Minutes of the Regular Council Meeting for Public Hearings held on Monday, October 18th, 2004

Tel 604-275 266



To Public Hearing
 Date: Oct 13, 2004
 Item # 13
 Re. Bylaw 7831
Truxes Area Plan Policies

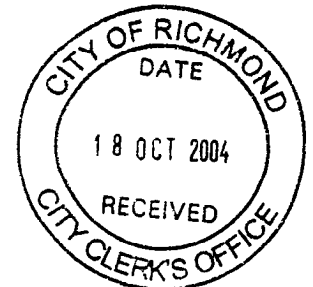
Fax

To: City Clerk From: Sally Green
 Fax: 604-278-5139 Pages: 3
 Phone: _____ Date: Oct 18/04
 Re: CCP amendment - Bylaw 7831 CC: _____
 Urgent For Review Please Comment Please Reply Please Recycle

• Comments:

I have attached a letter regarding the amendment to be discussed at the Public Hearing tonight. Please include this for review with the public hearing materials.

Thank you,
Sally Green



October 18th, 2004

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

Attention City Clerk

RE Official Community Plan Amendment Bylaw 7831

I am writing to express some concerns I have over the proposed amendment to the OCP in the Trites Road area

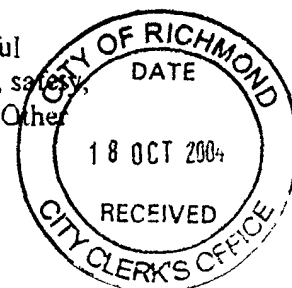
I have lived in the Steveston area for 13 years but only moved into this neighbourhood two years ago and am pleased that council ultimately sought public feedback regarding this amendment. The neighbourhood in this area has changed a great deal over the past 10 years and it is likely that there may be opinions that differ from viewpoints expressed by the community prior to the redevelopment of the BC Packers site. I was troubled by the staff's recommendation that consultation was not required and additionally troubled by the initial determination to limit the delivery of the public hearing notification to just a very small area. Hopefully Richmond council will continue to endorse community involvement in the development of neighbourhood planning.

What we are meant to be discussing is just that – a neighbourhood. Choosing to describe the Trites road lands as an “area” potentially prevents city planners and council from viewing this as the creation of a neighbourhood community.

My reading of the proposed amendment concerns me in that it seems that planning principles that support the development of a community are lacking. It appears that what we have here is a grid-type of document with particular parcels being given over to particular types of single or multi-family development without the provision of green space or public space. I envision a series of developments that are built over a period of time all of which have no particular relationship to each other. In other words – they will have their backs on each other.

There is an opportunity here to create a community that encourages walking and recreation and also creates opportunities for the residents to meet and interact. Having individual public amenity space provided for within each development encourages insularity and not connection. The development on the south shore of False Creek that took place in the 1970's is an example of higher density building that includes community elements such as landscaped pathways, a school park and even some commercial space so that residents would be less likely to use vehicles.

Density is not necessarily a bad thing especially if it is accompanied by thoughtful determinations about design, liveability, green space, parking and vehicle traffic, safety, school and recreational facility overcrowding and other common sense notions. Other



proposed developments in this immediate area will also remove existing green space. The Austin Harris park site directly to the north of the intersection of Trites Road and Moncton Street is a great location for park space to serve the residents of the Trites Road neighbourhood. I understand that there is a proposal forthcoming to develop the Austin Harris park as well. I oppose the densification of this part of Richmond unless it is accompanied by some commitment on the part of council to preserve green space where we can. It would be wonderful if developers in the Trites Road land were asked to contribute to a fund that could be used to help the City purchase the Austin Harris park for continued use as a neighbourhood.

I encourage Richmond council to ask staff to prepare a proper neighbourhood plan that would provide more guidelines for developers in shaping this community. This little neighbourhood could become an urban gem. Without strong city direction each property owner will proceed only in a manner that increases profit – without regard to liveability. I would also ask council to encourage city staff to re-consult with area residents in order to try to obtain the best possible use of this land. I understand that new residents are just in the process of moving into this neighbourhood in the properties already developed. They, more than anyone, should be involved in this consultation.

Thank you, in advance, for consideration of my concerns,



Sally Breen
12032 Osprey Court
Richmond, BC V7E 3S6

October 18 2004

Good evening Honourable Mayor and Councillors

My name is Jennifer Nakai and I am owner of 5620 Moncton Street My mother owns my neighbouring property at 5600 Moncton Street

I am here tonight because I am concerned that Staff is recommending the adoption of a Trites area plan amendment that does not have any input from the Moncton Street residents whose properties form part of the area under question

The Staff met with only developers/industrial landowners on June 14 to discuss redevelopment possibilities Part of the outcome of that meeting was the plan to have 3-storey townhomes south of the Moncton Street properties and an apartment style building on the east side of the study area Both of these proposals were rejected by the area residents in March 1999 Plan

The area plan that the Moncton residents agreed to called for single family on the west side and 2-storey townhomes (inclusive of parking) on the east side and just south of the Moncton Street properties In fact a letter written on behalf of landowners and their representatives says " a group of Trites Road landowners met with a number of the residents of the Moncton community As a result we now have a proposed Sub-Area Plan that incorporates the wishes of the residents of the Moncton community All of the Trites Road landowners with only one exception, are in agreement with the form and substance of the Residential Use Option (Attachment 4 March 31 1999 Report to Committee) The letter was signed by an Al Collings on behalf of Allison Davies Progressive Construction Lorne Herzog Kusch Panatch and others

Do these names seem familiar? They should because in Attachment 1 of the September 23 report to Council these names are also listed as owners and developers who attended the June 14 meeting regarding redevelopment possibilities for the Trites industrial area Others who should be familiar with the March 1999 study are Olga Illich and Hershey Porte whose names are also on Attachment 1 My question is "Who expressed the concerns of Moncton Street residents?"

Also note last August my mother my sister a neighbour and I sat at Suncor's office and told Olga Illich and Kusch Panatch that my mother did not want 3 storey townhomes against her property line My mother did say that 2 storey townhomes would be acceptable

I am illustrating to you that at times, although developers are aware of residents concerns neither they nor staff address them

The area plan amendment is not acceptable unless

- Moncton Street residents have a voice in the plan
- T2 (inclusive of parking) is adjacent to single family lots
- For the deep Moncton Street properties Redevelopment options are available and access via Moncton Street to the backlands of the deep Moncton Street lots is ensured

Yours sincerely

Jennifer Nakai