



Regular Council Meeting for Public Hearings

Monday, January 17th, 2005

Place: Council Chambers
Richmond City Hall
6911 No. 3 Road

Present: Mayor Malcolm D. Brodie
Councillor Linda Barnes
Councillor Derek Dang
Councillor Sue Halsey-Brandt
Councillor Rob Howard
Councillor Kiichi Kumagai
Councillor Bill McNulty
Councillor Harold Steves

David Weber, Acting City Clerk

Absent: Councillor Evelina Halsey-Brandt

Call to Order: Mayor Malcolm Brodie opened the proceedings at 7:00 p.m.

In response to advice being given that a map included in the material for Item 5 contained an error and that it would be appropriate to delete the item from the agenda and refer the item to the February 21st, 2005 Public Hearing, the following motion was introduced:

PH05/1-01 It was moved and seconded

That Zoning Amendment Bylaw 7847 be deleted from the agenda and referred to the February 21, 2005 Public Hearing.

CARRIED



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1. **Official Community Plan Amendment Bylaw 7687 and Zoning Amendment Bylaw 7839**
(Steveston Business District; Applicant: City of Richmond)

Applicant's Comments:

The Director of Development, Raul Allueva, had no additional information to that contained in the report.

Written Submissions:

None

Submissions from the floor:

None

PH05/1-02

It was moved and seconded

That Official Community Plan Amendment Bylaw 7687 and Zoning Amendment Bylaw 7839 each be given second and third reading.

CARRIED

PH05/1-03

It was moved and seconded

That Official Community Plan Amendment Bylaw 7687 and Zoning Amendment Bylaw 7839 each be adopted.

CARRIED

2. **Zoning Amendment Bylaw 7762 (RZ 04-267169)**
(7480/7500 Langton Road; Applicant: Surinder Grewal)

Applicant's Comments:

The applicant was present to answer questions.

Written Submissions:

None

Submissions from the floor:

None



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PH05/1-04

It was moved and seconded

That Zoning Amendment Bylaw 7762 be given second and third reading.

CARRIED

PH05/1-05

It was moved and seconded

That Zoning Amendment Bylaw 7762 be adopted.

CARRIED

3. OCP Amendment Bylaw 7783 and Zoning Amendment Bylaw 7857 (RZ 04-278754)

(5171 Steveston Highway; Applicant: Matthew Cheng Architect)

Applicant's Comments:

The applicant was present to answer questions.

Written Submissions:

Mr. Tom Yeung, 10711 Hollymount Drive – Schedule 1

Submissions from the floor:

None

PH05/1-06

It was moved and seconded

That OCP Amendment Bylaw 7783 and Zoning Amendment Bylaw 7857 each be given second and third readings.

CARRIED

4. Zoning Amendment Bylaw 7788 (RZ 04-263030)

(6440, 6460 and 6480 Cooney Road; Applicant: Paul Leong Architect Inc.)

Applicant's Comments:

The applicant was present to answer questions.

Written Submissions:

None



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Submissions from the floor:

Mr. W. Dreher, 8251 Spires Road, said that the entrance to the subdivision was an eyesore and that the proposed development did not do anything for the neighbourhood as it was not suited to the area. Mr. Dreher also expressed significant concern about the parking issues that had been associated with the construction of a previous development, and the reoccurrence of those issues upon the start of construction on this development. Mr. Dreher said that in light of the short distances from Spires Gate to Spires Road if the ditches were filled in on both sides of the road the parking problem would be alleviated as the contractor would have a place to park cars.

Mr. Paul Leong, the applicant, said that his firm had not been the architect for the prior development referred to by the previous speaker. Further to this, Mr. Leong said that the application had been reviewed by the Advisory Design Panel in November of 2004, and that the project had received unanimous support with very favourable comments; that much work had been done with staff to reduce the scale of the project; and, that no ditch existed on the property.

PH05/1-07

It was moved and seconded

That Zoning Amendment Bylaw 7788 be given second and third readings.

CARRIED

PH05/1-08

It was moved and seconded

That staff review the impact of parking during construction and work with the developer to ensure that any problems are addressed.

CARRIED

5. **Zoning Amendment Bylaw 7847 (RZ 04-278777)**
(7560/7580 No. 2 Road; Applicant: G. Viridi/P. Bowal)

Please see Page 1 for action taken on this matter.



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6. **Zoning Amendment Bylaw 7854 (RZ 04-274078)**
(5091 and 5111 Francis Road; Applicant: Les Cohen and Azim Bhimani)

Applicant's Comments:

The applicant was present to answer questions.

Written Submissions:

G. & B. Larose, 5035 Francis Road – Schedule 2

M. Cheung/Y. Peng and T. Cifci, 5071 and 5051 Francis Road – Schedule 3

K. & G. Bosma, 5060 Francis Road – Schedule 4

D. Robertson, 5140 Francis Road – Schedule 5

Submissions from the floor:

Mr. S. Grewal, 5151 Francis Road, said that his concerns were similar to those mentioned in the correspondence, namely the negative affects on security, traffic, and his investment in his home. and that the project did not match the homes in the area.

Mr. George Larose, 5035 Francis Road, said that he felt the area was being eroded because of the townhouse developments coming into a single-family neighbourhood. Mr. Larose also spoke about the affects on security and property values, and he expressed his concerns regarding access onto a major arterial road.

Mr. M. Cheung, 5071 Francis Road, referred to the five points of objection contained in his written submission, and he expressed concern that, as a ten year resident at this address, he had not been asked for his opinion prior to the Public Hearing. Mr. Cheung was also concerned about traffic and safety issues that could result if the application were approved.

Speaking for the second time, Mr. Larose spoke about the proposed buffering and the concerns he had about drainage. Mr. Larose then asked whether an easement would be required between the access to the site and the property line.



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PH05/1-09

It was moved and seconded

That Zoning Amendment Bylaw 7854 be given second and third readings.

CARRIED

Opposed: Cllrs. Barnes
S. Halsey-Brandt
Steves

7. **Official Community Plan Amendment Bylaw 7855 and Zoning Amendment Bylaw 7856 (ZT 04-010735)**
(4151 Hazelbridge Way; Applicant: Fairchild Developments Ltd.)

Applicant's Comments:

Mr. Luciano Zago, Bing Thom Architects, accompanied by Mr. Kennedy, provided a powerpoint presentation of the project. A copy of the presentation is attached as Schedule 6 and forms a part of these minutes.

Written Submissions:

Mr. Larry Berg, Vancouver International Airport Authority – Schedule 7

Mr. Danny Leung, Fairchild Developments Ltd. – Schedule 8

Submissions from the floor:

Mr. M. Chen asked about the size of the different units, and how many parking spaces were being provided.

PH05/1-10

It was moved and seconded

That Official Community Plan Amendment Bylaw 7855 and Zoning Amendment Bylaw 7856 each be given second and third readings.

CARRIED

Cllr. Kumagai left the meeting – 8:28 pm.



Regular Council Meeting for Public Hearings

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- 8. **Zoning Amendment Bylaw 7858 (RZ 04-271217)**
(6060 and 6080 Garden City Road and 9171 Ferndale Road.; Applicant: Gomberoff Bell Lyon Architects)

Applicant's Comments:

The applicant was present to answer questions.

Written Submissions:

None

Submissions from the floor:

None

PH05/1-11

It was moved and seconded

That Zoning Amendment Bylaw 7858 be given second and third readings.

CARRIED

- 9. **Zoning Amendment Bylaw 7859 (RZ 04-279769)**
(4751 Dunfell Road; Applicant: Brian Kramer)

Applicant's Comments:

The applicant was not present.

Written Submissions:

None

Submissions from the floor:

None

PH05/1-12

It was moved and seconded

That Zoning Amendment Bylaw 7859 be given second and third readings.

CARRIED

PH05/1-13

It was moved and seconded

That Zoning Amendment Bylaw 7859 be adopted.

CARRIED



Regular Council Meeting for Public Hearings

Monday, January 17th, 2005

10. **Zoning Amendment Bylaw 7861 (RZ 04-273015)**
(8271 No. 3 Road; Applicant: Allan Chandhok)

Applicant's Comments:

The applicant was present to answer questions.

Written Submissions:

None

Submissions from the floor:

None

PH05/1-14

It was moved and seconded

That Zoning Amendment Bylaw 7861 be given second and third readings.

CARRIED

Cllr. Kumagai returned to the meeting – 8:31 pm.

11. **Proposed Amendment to Single-Family Lot Size Policy 5429 (Sections 11 & 12, 3-7) and Official Community Plan Amendment Bylaw 7862**
(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, reviewed the process to date and the changes that had been made as a result of the previous Public Hearing on the matter.

Written Submissions:

D. Fairholm, 12231 Trites Road – Schedule 9

D. Porte. Porte Realty Ltd. – Schedule 10

A. Peters, 11460 Pintail Drive – Schedule 11

L. Makutra, 11700 Plover Drive – Schedule 12



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Submissions from the floor:

A resident of Andrews Road asked about the height relationship of the new T3 area compared to that of the existing T3 area. Clarification of the markings on the diagram was also requested.

Ms. Sylvia Surette, 5600 Andrews Road, spoke about the impact felt from the incorporation of 850 new families into the area; the narrowing of No. 2 Road; the loss that will be felt as the services, and in particular the child care services, in the area diminish; the unappealing presence of units facing each other across a small street; and, traffic safety. Ms. Surette was also concerned that the unit sizes were small and lacked storage, and that no storage units were available in Steveston.

Mr. J. Oeser, 12004 No. 2 Road, said that there was a major conflict between what the Agricultural Viability Study indicated and all of the new development. Mr. Oeser also spoke about the passage of farm equipment on the narrowed road width of No. 2 Road, and, the buffer between the urban and rural areas, during which he asked what the actual buffer was conceived as.

Mr. Elvyn Wittensleger, 10631 Hollymount Drive, said that he was concerned about the amount of development, and that care had to be taken when larger lots were developed, especially in the areas of traffic and fire lanes etc. Mr. Wittensleger wanted Richmond and Steveston to remain a secure place where families can thrive.

PH05/1-15

It was moved and seconded

That Single Family Lot Size Policy 5429 (Sections 11 & 12, 3-7) be amended to exclude those properties fronting and on the south side of Moncton Street between Trites Road and No. 2 Road.

CARRIED

PH05/1-16

It was moved and seconded

That Official Community Plan Amendment Bylaw 7862 be given second and third readings.

CARRIED

PH05/1-17

It was moved and seconded

That Official Community Plan Amendment Bylaw 7862 be adopted.

CARRIED



Regular Council Meeting for Public Hearings

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ADJOURNMENT

PH05/1-18

It was moved and seconded

That the meeting adjourn (9:05 p.m.).

CARRIED

Certified a true and correct copy of the
Minutes of the Regular Meeting for Public
Hearings of the City of Richmond held on
Monday, January 17th, 2005.

Mayor (Malcolm D. Brodie)

Acting City Clerk (David Weber)

SCHEDULE 1 TO THE MINUTES OF
THE REGULAR MEETING OF
COUNCIL FOR PUBLIC HEARINGS
HELD ON MONDAY, JANUARY 17,
2005.

Mayor and Councillors

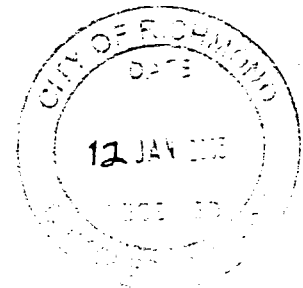
Your Name: TOM YEUNG

Your Address: 10711 HOLLYMOUNT DR., RICHMOND, BC

Comments: Location: 5171 Steveston Highway

we strongly oppose to see 3-storey units to be built in our neighbourhood that would not comply with the norm of the surrounding environment.

To Public Hearing
Date: January 17, 2005
Item # 3
Re: Bylaw 7783+7857
5171 Steveston Hwy



SCHEDULE 2 TO THE MINUTES OF
THE REGULAR MEETING OF
COUNCIL FOR PUBLIC HEARINGS
HELD ON MONDAY, JANUARY 17,
2005.

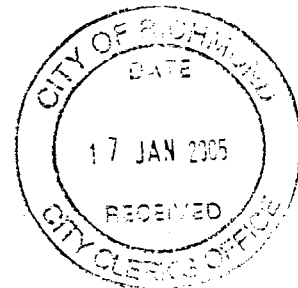
To Public Hearing
Date: <u>Jan 17, 2005</u>
Item # <u>6</u>
Re: <u>5091 + 5111 Francis</u>
<u>Bylaw 7854</u>

RE: Zoning Amendment Bylaw 7854 (KL U4-2/40/8)
5091 and 5111 Francis Road

The proposed rezoning of this property is not appropriate for this neighbourhood. Existing lots with older homes are being subdivided and newer single family homes are being constructed. To place a 12 unit multi-family complex here where no more than 3 houses should be is disrupting to the character of our neighbourhood. This property does not have a rear access. What about the Arterial Road Redevelopment Policy? How would a driveway servicing 12 homes be an asset to Francis Road? What about the additional traffic and parking that this proposed project would generate? To justify a driveway being on the west side of the property a future proposal for development of 5051 and 5071 was drawn up, sharing access. That cannot possibly be a consideration anytime in the future and the owners of that property are not in favor of this redevelopment.

Where does that leave the owners of the properties from there to Railway? Future development in this area should be single family homes only (this would be consistant with previous new construction on both sides of the road on this block) I strongly urge you to turn down this application.

George and Barbara Larose
5035 Francis Road



To Public Hearing	
Date:	JAN 17 05
Item #:	6
Re:	5091+5111
	FRANCIS Rd.

January 13, 2005

City of Richmond
Urban Development Division
6911 No. 3 Road
Richmond, BC V6Y 2C1
Attn. Kevin Eng

Dear Sirs,

**Re: Zoning Amendment Bylaw 7854 (RZ 04-274078)
To rezone 5091 and 5111 Francis Road from Single-Family House
District, Subdivision Area E (R1/E) to Townhouse District (R2-0.6)**


We learnt that there is an application for rezoning permit to the development of twelve townhouses project on the subject properties. The project is on the east side next to our duplex dwelling.

The subject properties were previously occupied as single-family houses. Once the occupancy is changed to townhouse district, we are afraid that the living environment will be seriously affected as follows:

1. There are at least twelve families living at the location. If each family consists of three members, there would be at least 36 persons or even more. So many people living together in a small area may cause the congestion and health problems.
2. Similarly, the quietness of the community may be affected. There will be more vehicles driving and parking in the area resulting in air and sound pollution.
3. There may be increasing fire hazard and security risk due to dense crowd.
4. Our view will be blocked. Also the new buildings will create shade over our house, thus rendering our home lacking sunshine but cold.
5. According to the Attachment 2, vehicle access is being provided through a consolidated driveway along the west property line. All vehicles get exit besides the east of 5071 Francis Road. This design ignores the safety and health of the owner/occupants of 5071 Francis Road. In case there is any traffic accident occurred, people living in 5071 Francis Road may be seriously affected. Also the house value would be depreciated.

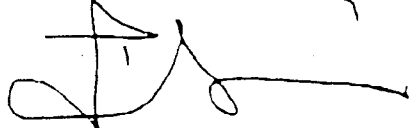
In view of the above, we strongly object the rezoning application.

Owners of 5071 Francis Road


Mong Hung Cheung/Ying Min Peng

彭穎民

Owners of 5051 Francis Road


Turgay Cifci

JAN 17 2005

Richmond BC
Jan 12 2005

To City of Richmond
Attention City Clerk
6911 no 3 rd Richmond V6Y

To Public Hearing	
Date:	JAN 17 05
Item #	6
Re:	5091-5111 FRANCIS ROAD.

Re: Zoning bylaw 7854 of 5091 and 5111 Francis Rd
to rezone from single-family housing
district to townhouse district in order
to permit a 12 unit townhouse construction project

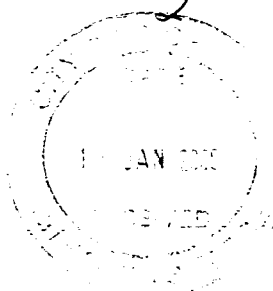
Dear council:

We, Klaas Borna / Gerda Borna, living
at 5060 Francis Road, wish to be placed
on the record as being opposed to having
to rezoning bylaw approved for the following
reasons and concerns:

1 For the past 38 yrs that we have resided at
5060 Francis road and have enjoyed living in
a residential zoned area along with ~~our~~ ^{our} neighbours
who have invested in great amount to improving
their housing. These investment should be protected
in a single housing area.

2 Allowing a rezoning to town housing, to permit
a twelve unit town house project to be built
would be in violation to protect the investment
of the neighbours of the mainly single
residential area

3 Traffic creating and entering a town house complex
as proposed would endanger the safety of an
already busy arterial road, considering each
unit has 2 cars whereas single housing would
contribute ^{to} neighbourhood more



To Public Hearing

We thank you for allowing us
to comment on the proposed rezoning.
We hope that you will seriously consider
our objection to the rezoning.

Respectfully submitted by:

Klaus Borna
Berda Borna
5060 Francis Rd
Richmond, B.C.
V7E-1K3

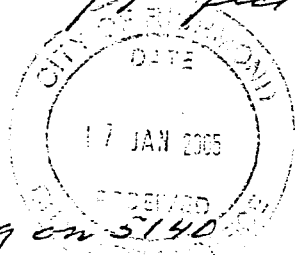
SCHEDULE 5 TO THE MINUTES OF
THE REGULAR MEETING OF
COUNCIL FOR PUBLIC HEARINGS
HELD ON MONDAY, JANUARY 17,
2005.

Richmond BC
Jan 17/05

Public Hearing	
JAN 17 05	
Item #	6
Re:	5091-5111
	Francis

6911 no 3 road
Richmond, B.C.

Re: Zoning bylaw ~~7854~~ of 5091 and
5111 Francis Rd, to rezone from
single family housing district
to townhouse zoning in order to
permit a 12 unit housing project
to proceed construction.



Dear Council,

As home owner living on 5140
Francis Rd. I the undersigned
wish to be placed on the record as
being opposed to having the
rezoning bylaw approved for the
following reason:

1. The area should remain as single
family housing as it has been
enjoyed for over 30 years!
2. To proceed with the rezoning ~~is~~

to allow a 12 unit townhouse
would be a infringement of the
area of single family homes
that neighbours have greatly
invested of their well being in
and should be protected.

3 Allowing 12 units to be
constructed would increase traffic
entering and exiting the properties
onto an already busy arterial road
endangering the safety of the public
considering each unit would have
2 cars each. whereas single family
housing would contribute negligible
amount.

Thank you for the opportunity to
comment on the proposed rezoning
application. I hope you will
seriously consider my objection.

Sincerely,
Lorraine E. Eubank

SCHEDULE 6 TO THE MINUTES OF
THE REGULAR MEETING OF
COUNCIL FOR PUBLIC HEARINGS
HELD ON MONDAY, JANUARY 17,
2005.



Vancouver International Airport Authority
Administration de l'aéroport international de Vancouver
P.O. Box 23750
Airport Postal Outlet
Richmond, B.C. Canada V7B 1Y7
Website: www.yvr.ca

To Public Hearing
Date: <u>Jan 17, 2005</u>
Item # <u>7</u>
Re: <u>Bylaw 7855/7856</u> <u>4151 Hazelbridge</u>

Larry Berg
President and Chief Executive Officer

January 11, 2005

Mr. George Duncan
Chief Administrative Officer
CITY OF RICHMOND
6911 No. 3 Road
Richmond, BC
V6Y 2C1

Dear Mr. Duncan:

Re: Application by Fairchild Development to Amend Comprehensive Development District (CD/86) to Permit Development of New Residential Uses at 4151 Hazelbridge Way Official Community Plan (OCP) Bylaw 7855 and Zoning Bylaw 7856.

I am writing in response to a letter from the Acting City Clerk dated December 16th 2004, requesting comments on the above. We appreciate the opportunity to provide input.

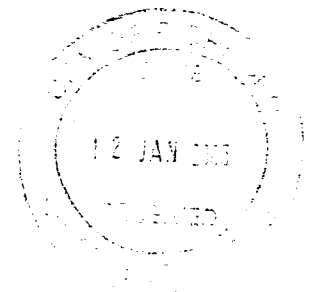
If approved, this amendment would allow residential uses to be constructed in an area subject to high aircraft noise. This proposed use is not consistent with the Transport Canada national guidelines and as such the Airport Authority cannot support it.

The Airport Authority recognizes that this project has been under consideration for a long time and was the subject of discussion between the City and airport officials during the drafting of the OCP Noise Sensitive Development Policy. We understand that the Noise Sensitive Development Policy recently adopted by Council specifically accommodates this hotel to condominium conversion on the land parcel indicated and that it will be the only residential project to be approved by the City in the future within the NEF 35 in the City Centre Area.

If the City allows this project to proceed the Airport Authority strongly supports the City's intention to impose restrictive covenants to require stringent noise mitigation, notification and indemnification of the Airport Authority. Again, we wish to confirm that no future residential developments be permitted in areas with such high aircraft noise exposure.

Thank you for the opportunity to comment on this important issue.

Yours truly,



Introductions

#1 Reasons

- The Aberdeen Condominium is being proposed as the final phase in the redevelopment of the Aberdeen Center site to complement the mix of uses that are found in the new Aberdeen Center and to complete the building along Cambie Rd.
- This rezoning is requesting a conversion of the existing DP for a Suite Hotel to allow for a residential development, as this is a better fit with the market demand
- With Aircraft Noise Sensitive Development policy complete, we are in a position to proceed with this application
- To arrive at this point, we have been in close consultation with City staff and have been before the Design Panel. As well, Fairchild Development hosted a public meeting on May 31, 2004 which was attended by residents and was well received.
- Based on input from these various groups, we have modified the project and feel that we have met all the requirements put to us to date.
- I will give a brief summary of the project.

#2 Site conditions

- Advantages of the site:
 - being attached to the Aberdeen Center and its amenities of retail, restaurants, medical center, market, fountain court, courtyard, etc.
 - adjacent to Yohan Center and its amenities
 - an emerging urban area from auto oriented
 - transit access
 - 2 mins to the river trail system
 - great views to the north shore and south island

#3 Context Photos

#4 Program

Summary

Residential (119 rooms & support space)	105,910 ft ² .22 vs. .4 allowable Most of these are 1 br. With a few 2 br and possibly some three bedroom units
Commercial	8,030 ft ²

Amenity 8,765 ft. of indoor amenity which is equal to the required 1,075 indoor and the 7,685 outdoor

- Tailored to the target market of empty nestors and young couples because of the location and uses
- As well, we have 2,020sq. ft. outdoor space at grade

Total = 113,940 ft2 FSR under allowable FAR 1.69-1.64

#5 Traffic

- Parkade entries as planned for the existing Center
- Parking is as per the City Center requirements
- Resident parking on the P5 level 126
- Commercial use 28
- 154 spaces

(105 one bed and 14 two beds)

- Lay by for drop off for taxis, guests, circulator buses, loading

#6 Massing

- continues the horizontal massing and rises 8 stories
 - The total height is just below Transport Canada's maximum height of 112'-6" (a parapet height of 98'-9" with a maximum height of 107'-9" ft.)
 - similar height as the Radison Hotel with the difference being they have 11 vs. 8 stories, that is because this development has higher floor to floor heights on the first two floors at 16 feet each.

#7 Urban Design

- Extension of the principles established earlier
 - o Street wall with an animated edge
 - o Continuous Canopy
 - o Paving and landscape

#8 Ground floor/ P1

- functions
- amenity space connection to outside- media, billards room connection to outside

- #9 Second floor /P2**
- direct link to Center

Outdoor/Indoor Amenity Space

- High quality amenity space that allows for a variety of uses: yoga, dancing, table tennis, fitness, library- excellent north light through floor to floor windows
- The remaining 6 floor are for the residential units

10 Cambie Road (North elevation)

Continue the spirit established at the new Center

- **is clad with an aluminum curtain wall system similar to the Vancouver Airport Fairmount Hotel to provide the acoustic performance required by the Aircraft Development Policy**
- **The difference here is that we provide operable windows for the bedrooms and sliding glass doors to French balconies that one can step out to.**
- **Mechanical ventilation is provided to the all the units so that residents can chose how they wish to get their fresh air.**

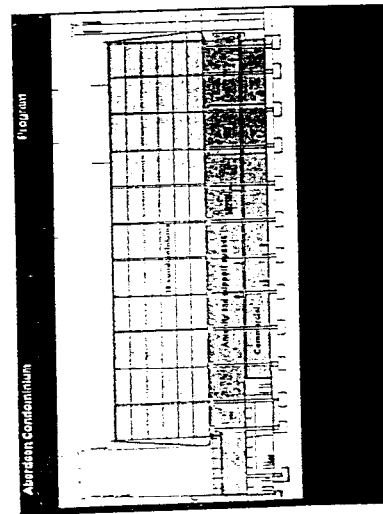
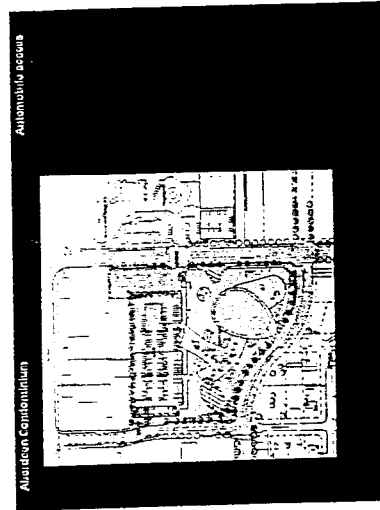
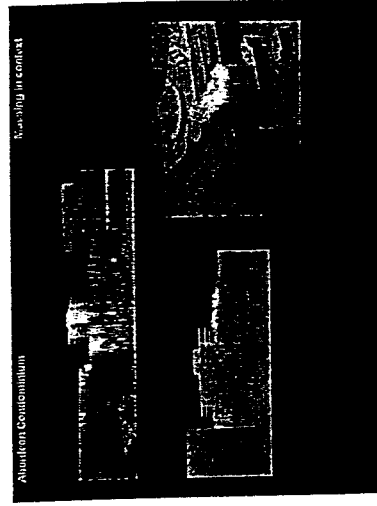
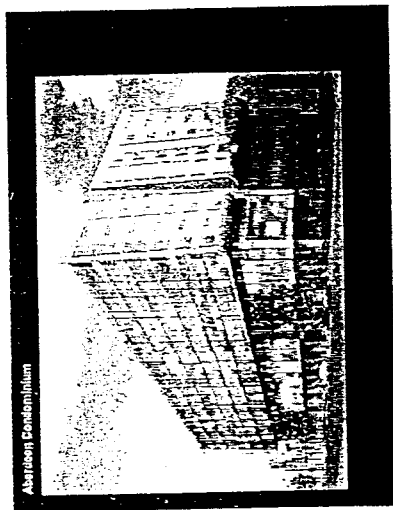
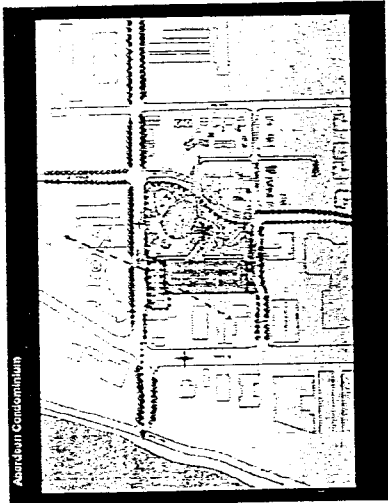
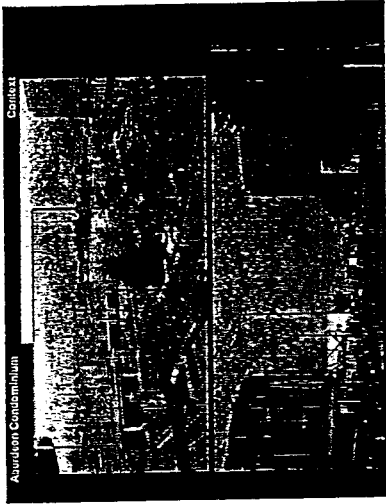
#11 Landscape/sidewalk design

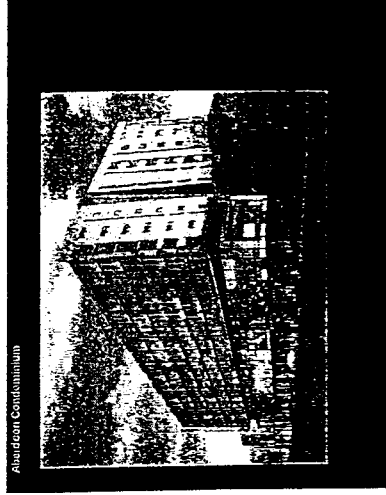
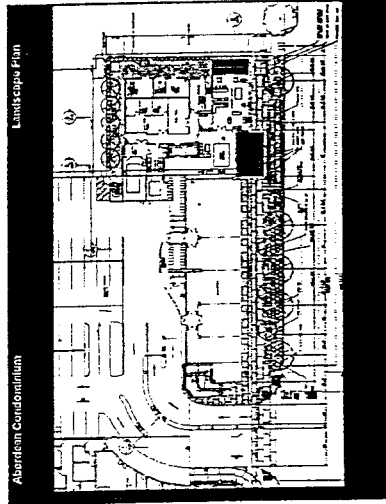
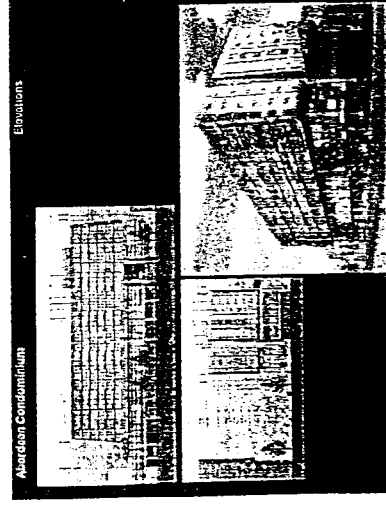
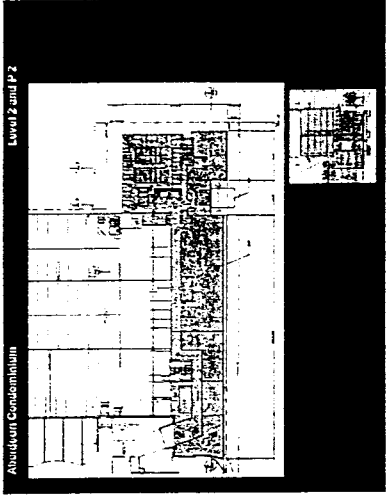
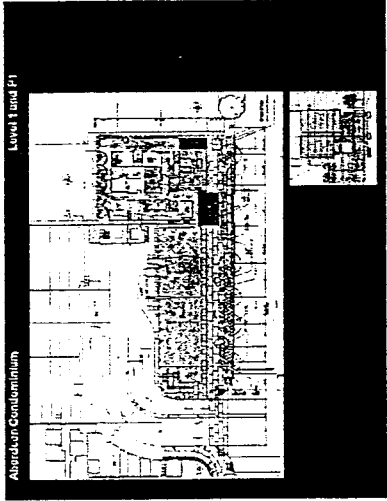
- Maximize the landscaping of project
- The 5'-0" wide planted boulevard established at the existing Center's edges continues across to this part of the site and widens to 8'-0" to create more landscaping on street and places to sit

#12 Sustainability

- We see the project as a positive addition to the City of Richmond in that it furthers the City' goal of realizing high quality mixed use projects in its City center. Fairchild Developments has a track record for devliering high quality innovative projects as is demonstrated with the Aberdeen Center. They will bring same level of commitment to this project and the realization of this condominium will be a unique opportunity to complete the vision established in phase 1.

Thank-you and we will pleased to answer your questions.







FAIRCHILD DEVELOPMENTS LTD.

January 17, 2005

BY HAND DELIVERY

City of Richmond
6911 No. 3 Road
Richmond, B.C.
V6Y 2C1

Attention: Councillor Harold Steves

Dear Councillor Steves:

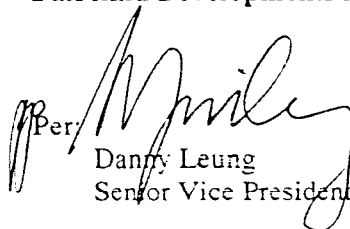
Re: Proposed Condominium Development – Support Letters

Please find enclosed for your reference copies of some support letters and petitions that I gathered recently from different interest groups in the community for the proposed condominium development developed by Fairchild Developments Ltd.

We are very grateful to receive support from the long time residential neighbors living in the vicinity of the project site, the neighboring merchants, residents of the City of Richmond, the Chinese Federation of Commerce of Canada and the Canadian Chinese Business Development Association.

Fairchild is committed to this proposed condominium project and like the newly redeveloped Aberdeen Centre, we fully count on your support for a successful development.

Yours very truly,
Fairchild Developments Ltd.

Per: 
Danny Leung
Senior Vice President and General Manager

Encl.



To: Mayor Malcolm Brodie, City Councillors and City Staff

Re: Proposed Construction of a Condominium adjacent to Aberdeen Centre

We, the undersigned, are home owners and residents in the Brown Road area adjacent to the site of the new Aberdeen Centre. We understand that Fairchild Developments Ltd. proposes to develop a condominium with commercial space at a site located on Cambie Road connecting to the new Aberdeen Centre. We hereby sign below to express our support to such development based on the following reasons:

- The proposed condominium located in Richmond's well established and central destination for multi-cultural communities will provide convenience to its future residents in accessing to other regions in the Lower Mainland and in shopping for daily necessities;
- The commercial component of the condominium will also provide more employment opportunities to our local citizens.
- To generate and bring in more tax revenue to our municipal government.
- Fairchild is a B.C. based Canadian company, financially sound, an experienced real estate developer and a responsible corporate citizen, it has proved to us that it has the qualifications and credentials to develop this project properly as it had done in the past.
- We have been living in this area for many years and we think this is a conveniently located area. Although this part of the city is on a flight path, we are used to the noise level.

<u>SIGNATURE</u>	<u>NAME & ADDRESS</u>	<u>SIGNATURE</u>	<u>NAME & ADDRESS</u>
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<i>Lee Milic</i>			
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	<i>4091 - Brown Road.</i>		
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	<i>Also listed 4071 Brown Rd.</i>		
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	<i>Yuhua 8451 Brown Gate Rd.</i>		
--	----------------------------------	--	--

	<i>MIR & MRS Y NIXON 4120 BROWN RD</i>		
--	--------------------------------------------	--	--

	<i>Mr & Mrs D. Lawson 4100 Brown Rd.</i>		
--	----------------------------------------------	--	--

Charles Jean 8411 Browgate Road

Cecilia Yee 8480 Browgate Rd. Rmd. B.C.

~~JERRY~~
Keith Cheung 4260 Brownlea Rd Richmond B.C.

Gary Ghit 4111 Brown Rd, Richmond. B.C.

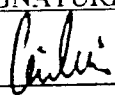


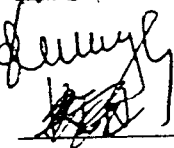
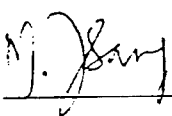
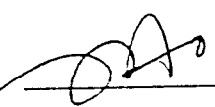

Peter & Bernice Sylvester 4240 Brownlea Rd. Rmd. B.C.

Li-yang Lin 8400 Brownwood. Rd

To: Mayor Malcolm Brodie, City Councillors and City Staff

Re: Proposed Construction of a Condominium adjacent to Aberdeen Centre


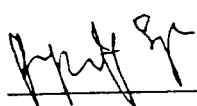
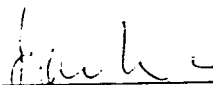

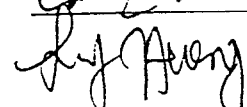

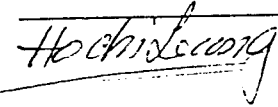
We, the undersigned, are residents of Richmond. We understand that Fairchild Developments Ltd. proposes to develop a condominium with commercial space at 8060 Cambie Road connecting to the new Aberdeen Centre. We hereby sign below to express our support to such development:

<u>SIGNATURE</u>	<u>NAME</u>	<u>ADDRESS</u>
	CECILIA LEE	9531 GLENALUAN DRIVE, RICHMOND, BC
	FLORA YEUNG	65-12871 JACK BELL DR, RICHMOND, B.C.
	Luther Lau	#10-7600 Gilbert Rd. Rmld B.C.
	Ken KEN HO	4711, PENDLEBURY ROAD, RICHMOND B.C.
	Mayfed Tang	12331 Harrison Ave., Richmond, B.C.
	TIFFANY HO	1104-8871 LANSDOWNE RD, RMD, E
	Francis Yu	46-22000 SHARPE AVE, B.C.

To: Mayor Malcolm Brodie, City Councillors and City Staff

Re: Proposed Construction of a Condominium adjacent to Aberdeen Centre

We, the undersigned, are **business operators in Parker Place** ^(and neighboring shopping centres) located in Richmond. We understand that Fairchild Developments Ltd. proposes to develop a condominium at a site located on Cambie Road connecting to the new Aberdeen Centre. We hereby sign below to express our support to such development:

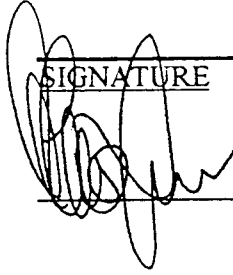
<u>SIGNATURE</u>	<u>NAME & ADDRESS</u>	<u>SIGNATURE</u>	<u>NAME & ADDRESS</u>
	1335-4380 No 3 Rd RMD - DENNIS YIM PARKER OPTICAL		
	METALUCK CENTRE CO. LTD. 1080-4380 No. 3 ROAD, RICHMOND		
	137-4231 Hazelbridge Way Sa Sa Cosmetics Inc.		
	MY HEART LINGERIE 1345-4380 NO. 3 ROAD, RICHMOND, B.C.		
	Bestrend collection 1305-4380 NO 3 ROAD - RICHMOND.		
	Park Georgia Insurance #1200-4380 No. 3 Rd. Rmd.		
	TON FOOK ENTERPRISES LTD. #1218-8338 CAPSTAN WAY, RICHMOND.		

To: Mayor Malcolm Brodie, City Councillors and City Staff

Re: Proposed Construction of a Condominium adjacent to Aberdeen Centre

We, the undersigned, are **business operators in Yaohan Centre and President Plaza** located in Richmond. We understand that Fairchild Developments Ltd. proposes to develop a condominium at a site located on Cambie Road connecting to the new Aberdeen Centre. We hereby sign below to express our support to such development:

<u>SIGNATURE</u>	<u>NAME & ADDRESS</u>	<u>SIGNATURE</u>	<u>NAME & ADDRESS</u>
------------------	---------------------------	------------------	---------------------------



TOGETHER PARTNER
2700-13700 NO 3 ROAD,
Yaohan Centre.



Beauty Court
1150-8181 CAMBIE RD.
RICHMOND, B.C.
V6X 3X9

Grace Lam

From: "Peter Mitchell" <petermitchell@shaw.ca>
To: "Danny Leung" <dleung@fairchilddevelopments.com>
Sent: Wednesday, June 02, 2004 4:19 PM
Subject: Aberdeen Condominium

Dear Danny:

I had the opportunity at the Monday open house you held at the Ramada to review the latest proposal you have for the residential component at the northwest corner of the Aberdeen Mall property.

I see you now wish to have a residential condominium rather than an all suites hotel, and that you wish to use the ground floor common area for condominium facilities rather than largely for City community space.

I thought the former proposal for an all suite hotel was viable, and that the community space on the ground floor could be put to future use, however, I think the new proposal could be of even more use to the community.

I believe this because:

1) The vast majority of the residents in the City Centre area are located south of Lansdowne, so while your location may respond well to needs in a decade once residential housing develops north of Cambie, there are few residents there now and little need for community facilities there now.

On the other hand, if the construction cost of the community space shell and the finishing allowance for it can be taken by the City for community use somewhere else in the City Centre, it could create significant community space where the vast majority of City Centre residents are located - walking distance of Brighthouse Park or east Minoru Park. (New Aberdeen residents would still be a direct bus ride away, and also a ride away from Cambie Centre so building residents would also benefit.)

2) I've heard concern expressed about the amount of 5 star hotel space that will be present in Richmond Centre once the Casino hotel opens this fall. Next year might not be the best time to open another hotel operation in the vicinity.

3) A residential condominium location with a direct connection to a shopping mall is an attractive addition to Richmond. It will appeal to both seniors and the disabled as well as the general population in that they can find many of life's needs without having to take car or bus to commute elsewhere. Creating an option to live with a car would be an important benefit in an evolving part of town that is already overburdened with traffic and parking problems.

I would therefore individually support your proposal under the terms I heard, and I'll ask if the others at the City Centre Community Association feel the same way.

Peter Mitchell



CHINESE FEDERATION OF COMMERCE OF CANADA

Unit 230 – 8260 Granville Ave., Richmond, B.C. V6Y 1P3

Tel: 604-273-1655 Fax: 604-273-8403

Website: www.CFCCanada.org Email: info@CFCCanada.org

June 8, 2004

Your Worship Malcolm Brodie & City Councilors
City of Richmond
6911 No. 3 Road
Richmond, B.C.
V6Y 2C1

Our Ref: 002/JUNOH04

Dear Mayor Brodie and City Councilors:

Re: Support Letter for Proposed Rezoning of 8060 Cambie Road, Richmond, BC

Recently we were requested by Fairchild Developments Ltd. to write a letter to the City of Richmond in support of the proposed rezoning for a condominium development at 8060 Cambie Road, Richmond, BC, Canada.

We feel comfortable to write this letter with pleasure as the proposed project would surely be beneficial to the economy of the City of Richmond. The development of the condominium component adjacent to the new Aberdeen Centre will provide convenience to its future residents and help our city to cope with the increasing demand from the residential market and allow Richmond to broaden its scope to capture the taxes.

We have seen the successful expansion of the new Aberdeen Centre and we now look forward to seeing another successful project again developed by Fairchild Developments Ltd. We hope that the City of Richmond will expedite the approval process of Fairchild's proposed condominium development so that we will have a well-established complex for all.

Yours truly,
CHINESE FEDERATION OF COMMERCE OF CANADA

Joseph Hui, PhD, MBA
President

President:
Joseph Hui, Ph.D, MBA
Wall Street Int'l Commerce Ltd.

Vice Presidents:
Pius Chan
InfoSpec Systems Inc.
William Chenk, Ph.D
South Alder Greenhouse Ltd.
Hans Wong
Hans Wong Realty Ltd./Hans Wong
Realty Ltd.
Matthew Wong, M.B.A
Speedy Air Cargo Inc.

Treasurer:
Thomas Tong, M.A., CGA, CFP
Thomas Tong & Co., Inc.

Deputy Treasurer:
Joseph Lam
HSBC Canada

Secretary:
Edmond Leung, CMA
Winsmill Consultants (B.C.) Ltd.

Deputy Secretary:
Julie Ho, CGA
KPMG LLP

Directors:
Daphne Chan
S. Daphne Financial & Insurance
Services

Raymond Chan, M.B.A.
SunLife Financial

Kim Chau
Asia Pacific Alarm Corp.

Joseph Lau
Radisson President Hotel & Suites

Herman Leung
Icon Karaoke

Tony Leung
Pager World Communications Inc.

Ludie Li
Auto West BMW

John Pak
Lansdowne Pontiac Buick Cadillac
GMC Ltd.

Elain Tam
Ming's Salon

Simon Tang
Techno Office Furniture Ltd.

Clarence To
O.T.S. Transfer Systems Inc.

Steve Tse, C.I.M.
Edward Jones

Honorary Presidents:
Johnny Fong
International Sources Ltd.

Pak Hang Tse
Sun Wah Foods Ltd.

Honorary Legal Advisor:
Tony Kwan, LLB
Pyrke Lambert Leathley Russell

Honorary Accountant:
Timothy Lo, CGA
Timothy Lo & Co., Ltd.

Past Presidents:
Y.B. Lee, Diana Mau, Sandy So,
Ken Lam, Louis Law, Alex Ding

Executive Advisors:
Peter Chu, Leo Ip

WESTERN INTERNATIONAL CONSTRUCTION (2002) LTD.

#250 - 8833 Odlin Crescent, Richmond, B.C., V6X 3Z7 • Tel: (604) 214-8833 • Fax: (604) 214-8844 • Email: westernmba@talus.net

July 5, 2004

City of Richmond
Development Applications Department
6911 No. 3 Road,
Richmond, B.C.
V6Y 2C1

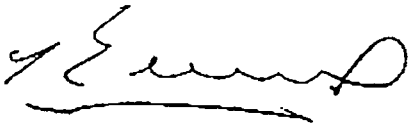
Attn: Mr. Raul Allueva, Director of Development

Dear Sir,

As a long-term and active developer and builder in the Aberdeen area, we would like to render our support of Fairchild Developments Ltd's proposed condominium project in the Aberdeen Mall. The north end of Richmond has a high concentration of commercial, industrial, tourist and office developments and is desperately in need of a young and diversified population base to generate sufficient sales volume to make the businesses viable. A localized consumer base will hopefully help to reduce the traffic congestion that is a also constant problem in this area.

Our recent conversation and discussion with business owners and operators strongly indicated that they do not want to see more commercial, particularly retail, developments. They would welcome with open arms an increase in residential population. The Aberdeen Mall condominium project is definitely a move in the right direction.

Yours very truly,



Thomas C. Leung, C.A. M.B.A.
President

TCL/iw

FAIRHOLM & CC

SCHEDULE 9 TO THE MINUTES OF THE REGULAR MEETING OF COUNCIL FOR PUBLIC HEARINGS HELD ON MONDAY, JANUARY 17, 2005.

MPANY
Suite 270-11331 Coppersmith Way
Richmond, BC V7A 5J9
Tel: (604) 214-7706
Fax: (604) 214-7736

✓	JRM	
✓	DW	Dv
	KY	
	AS	
	DB	
	WB	

FAX

To Public Hearing
 Date: Jan 17, 2005
 Item # 11
 Re: Trites Area Plan
Polices

Date: January 10, 2005
 Number of pages including cover sheet: 3

8000-20-786

To: City Clerk
City of Richmond

Phone: (604) 276-4108
 Fax: (604) 278-5139
 Re: _____

From: Don Fairholm

Phone: (604) 214 - 7706

Fax: (604) 214 - 7736

REMARKS: Urgent For your review x Reply ASAP Please comment

Re: Bylse 7862

My wife and I live at 12231 Trites Road

This is to advise that we support the proposed 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



City of Richmond

Notice of Public Hearing

Monday, January 17, 2005 – 7 pm

**Council Chambers, 1st Floor, Richmond City Hall
6911 No. 3 Road, Richmond, BC V6Y 2C1**

Proposed Amendment to Single-Family Lot Size Policy 5429 (Sections 11 & 12, 3-7) and Official Community Plan Amendment Bylaw 7862

- A. Single-Family Lot Size Policy 5429 (Sections 11 & 12, 3-7) Recommendation**
That Lot Size Policy 5429 be amended to exclude those properties fronting and on the south side of Moncton Street between Trites Road and No. 2 Road.
- B. Official Community Plan Amendment Bylaw 7862**
- 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: "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:** Janet Lee (604-276-4108) Urban Development Division

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/cityhall/council/agendas/hearings/2005.htm>

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 January 7, 2005 and ending January 17, 2005, 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 January 7, 2005 and ending January 17, 2005.

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:

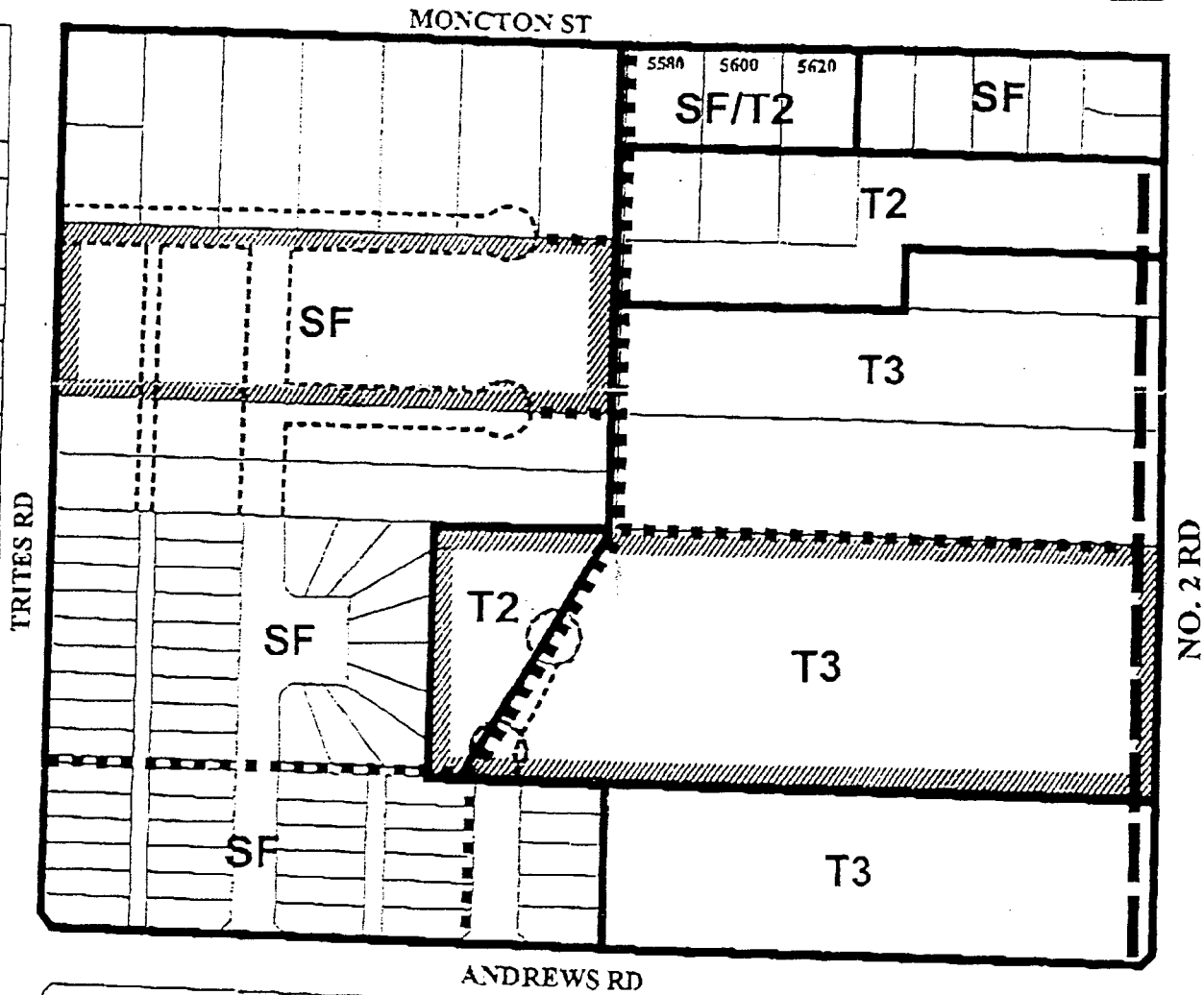
- By E-mail: using the on-line form at <http://www.richmond.ca/cityhall/council/hearings/about.htm>
- By Standard Mail: 6911 No.3 Road, Richmond BC, V6Y 2C1, Attention: City Clerk
- By Fax: 604-278-5139, Attention: City Clerk

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 Council. It should be noted that the rezoned property may be used for any or all of the uses permitted in the "new" zone.

J. Richard McKenna
City Clerk

Driveways for single-family development along Moncton Street are permitted and may be shared.

Vehicular access from Moncton Street to the rear of 5580, 5600 and 5620 Moncton Street is permitted on a limited basis.



This map is to be used as a guide when making redevelopment decisions.



Bylaw 7862

Trites Area Land Use Map

Adopted Date: 12/2104

Amended Date:

Note: Dimensions are in METRES

- SF Single-Family Housing
- T2 Two-Level Townhouses
- T3 Three-Level Townhouses

- Pedestrian Links
- Urban/Rural Buffer
- Possible road and lane alignments (others may be permitted)
- /////// Interim Industrial Use

To Public Hearing
Date: <u>Jan 17 2005</u>
Item # <u>11</u>
Re: <u>Trites Area</u>
<u>Plan Policies</u>
<u>OCP Bylaw 7862</u>

POK INDUSTRIAL LTD.
Sales, Leasing, Financing, Property Management

January 10, 2005

Mayor & Council
City of Richmond
6911 No 3 Road
Richmond, B.C. V6Y 2C1

Dear Honourable Mayor & Members of Council:

Re: **Official Community Plan Amendment Bylaw 7862**
Area bounded by Moncton Street, No.2 Road, Andrews Road & Trites Road

We are the owners of the largest, single property in this area, located at 12417, 12431 and 12491 No.2 Road. We are opposed to this OCP Amendment as it has a negative effect on our property.

We have been involved in the planning process for the redevelopment of this area for many years and have been consistent in stating that we require the area plan to provide a density that takes into account the considerable investment we have made in this project.

Under the current I-2 zoning, we have built over 110,000 sq.ft. of industrial space. While the owners of adjacent properties have allowed their buildings to run down or remain vacant, we have continued to invest in the maintenance of our property to keep it in good condition and tenanted.

The OCP amendment, as proposed, is effectively a down-zoning of our property and will reduce the underlying value of the property.

After maintaining our buildings and providing work spaces and employment in Richmond for over 20 years, the OCP amendment now penalizes us for our efforts and rewards those who did not concern themselves with the care and maintenance of their buildings.

Furthermore, this OCP does not create a positive or secure climate for other investors who have, like us, believed that owning and maintaining buildings in Richmond will be good long term investments, as changes can occur against an owner's wishes that negatively affect values.

It is a great disappointment that, after so much time has been dedicated to the CCP, we must remain opposed to the area plan.

I may be unable to address the Public Hearing but the views in this letter and the potential ramifications to the investment climate in Richmond should be carefully considered as you make your decision.

Yours sincerely,
PORTE REALTY LTD.

per: David Porte

c.c.: Terry Crow, City of Richmond, Planning Dept. & City Clerk's Office

To Public Hearing
Date: JAN 17 05
Item # 11
Re: area bounded by Moncton, No. 2 Rd Andrews & Trites Road.

Adele Peters
11460 Pintail Drive, Richmond BC V&E 4P5

The Box above ("Subject Property..") does not allow more than 2 characters to be placed in it so I am writing that information here.

Proposed Amendment to Single Family Lot Size Policy 5429 (Sections 11 & 12, 3-7) and Official Community Plan Amendment Bylaw 7862

A. That Lot Size Policy 5429 be amended to exclude those properties fronting and on the south side of Moncton Street between Trites Road and No. 2 Road

B. Official Community Plan Amendment Bylaw 7862 " Trites Area Plan Policies"

I am requesting that both the rezoning application and Official Community Plan Amendment Bylaw changes be postponed until the completion of traffic studies requested by Planning Council on February 18, 2003, (re: rezoning application RZ02-219330), be completed and communicated to the residents of this area.

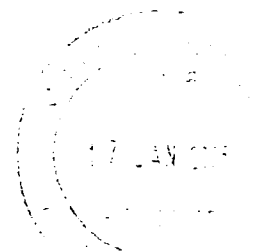
If rezoning application RZ02-219330 is awaiting the results of a traffic study, it would only make sense that this stretch of No. 2 Road would also be under consideration in the very same study.

I find it completely unjust that while over 100 petitioners rejected the Proposed Lane Establishment Policy Amendments that would see the City require lanes to be blown through their backyards to facilitate traffic movement on No. 2 Road - - that the City would allow such development as this current rezoning application which will add over 200+ cars to No. 2 Road traffic through excessive T3 & T2 development. The City's high density development policies will leave the well established residents of Westwind precious few options when considering the future face of our community.

I cannot attend tonight's meeting, but ask that I be telephoned (604-241-9355) or emailed (onlineguy@shaw.ca) for further clarification of this request as appropriate.

Yours truly,
Adele Peters

Jan. 17, 2004



SCHEDULE 12 TO THE MINUTES OF
THE REGULAR MEETING OF
COUNCIL FOR PUBLIC HEARINGS
HELD ON MONDAY, JANUARY 17,
2005.

Larry Makutra
11700-Plover dr.

Re bylaw 7862

To Public Hearing	
Date:	<u>Jan 17, 2005</u>
Item #	<u>11</u>
Re:	<u>Trites Area Plan Policies</u>
	<u>Bylaw 7862</u>

On the plan I do not see any green space. The amount of housing in steveston being built should require more greenspace and a much larger community centre. The riverfront walkway is very nice, but is still very small considering the density of the surrounding development. I also would like to keep a small commercial area which is now there for hardware, automotive etc. Why should that many people have to drive or bus to obtain these items and create more traffic than already exists. I think the the old Austin Harris site would be a wonderful community park setting for the neighborhood. What would be wrong with putting assisted living in the Moncton-Trites-Andrews-no 2nd area. I hope someone gives this area a little more thought because it will be there for a long time.

Thank You! L Makutra

