



City of Richmond
Urban Development Division

Report to Committee

To: Planning Committee

From: Jean Lamontagne
Director of Development

Re: **Application by Silverado Homes Ltd. for Rezoning at 5411 and 5431 Steveston Highway from Single-Family Housing District, Subdivision Area E (R1/E) to Single-Family Housing District, Subdivision Area B (R1/B) and Single-Family Housing District, Subdivision Area C (R1/C)**

To Council - Feb 27, 2006
To Planning - Feb 21, 2006

Date: February 2, 2006

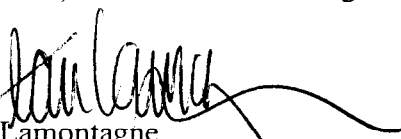
RZ 04-268223

xr 40451-00

File: 12-8060-20-7911

Staff Recommendation

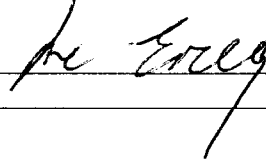
1. That based on the public consultation and survey undertaken along this portion of Steveston Highway, the following recommendations be forwarded to Public Hearing:
 - a. That Single-Family Lot Size Policy 5420 in section 36-4-7, adopted by Council on August 21, 1995 be amended to only permit the westerly 13.5 m of 5411 Steveston Highway to rezone to Single-Family Housing District, Subdivision Area C (R1/C).
2. That Bylaw No. 7911, for the rezoning of 5411 and 5431 Steveston Highway from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Single-Family Housing District, Subdivision Area B (R1/B)" and "Single-Family Housing District, Subdivision Area C (R1/C)", be introduced and given first reading.


Jean Lamontagne
Director of Development

JL:ke
Att.

FOR ORIGINATING DIVISION USE ONLY

CONCURRENCE OF GENERAL MANAGER



Staff Report

Origin

Silverado Homes Ltd. has applied to the City of Richmond for permission to rezone 5411 & 5431 Steveston Highway (**Attachment 1**) from Single-Family Housing District, Subdivision Area E (R1/E) to Single-Family Housing District, Subdivision Area B (R1/B) and Single-Family Housing District, Subdivision Area C (R1/C) in order to permit a 4 lot residential subdivision (three lots fronting Lassam Road and one lot fronting Steveston Highway).

An amendment to Lot Size Policy 5420 is also being brought forward for consideration

Background of Applications

- July 2004 – Council reviewed a four lot residential proposal with access through a rear lane running along the rear property line out to Lassam Road. The proposal was referred immediately prior to the Public Hearing due to concerns over a rear lane and was ultimately put on hold because of the review of the Arterial Road Redevelopment and Lane Establishment Policies.
- August 2004 to September 2005 – Application was amended to a 9-unit townhouse proposal. Through the staff processing of this proposal, numerous concerns were raised by residents of the neighbourhood opposing the redevelopment of the property into townhouses.
- December 2005 – Based on further consultation with the applicant and immediate surrounding residents, the current rezoning application proposes a four lot residential subdivision with **no** provision for a new rear lane. The proposed subdivision will have three lots fronting Lassam Road and one lot fronting Steveston Highway.

Background of Public Consultation

- July 2004 – As part of the original application for a four lot single-family residential subdivision with provisions for new rear lane, a Lot Size Policy amendment process was initiated to amend the policy to generally allow the properties along the arterials to redevelop in conjunction with a lane. Due to public objection, the application and Lot Size Policy amendment was referred immediately prior to the Public Hearing.
- June 2005 – As part of the overall review of the Arterial Road Redevelopment and Lane Establishment Policies, this portion of Steveston Highway was designated as a “Hot Spot” area and the City conducted an open house to present residential redevelopment options. At the time, staff could not determine a definitive direction from the public comments received on residential redevelopment in the area nor to the proposed 9-unit townhouse proposal for the subject properties.
- October 2005 – A petition was received by staff signed by numerous property owners in the quarter-sections on the north and south side of Steveston Highway (36-4-7; 1-3-7) objecting to the townhouse redevelopment proposal.
- November 2005 – Staff met with some residents in the neighbourhood that had voiced concerns about redevelopment on the subject site. As a result, staff sent out a neighbourhood survey outlining two single-family development options (Option 1 – five lot subdivision with a lane; Option 2 – four lot subdivision with no lane). Based on the results of the survey, which favoured Option 2, the application has been amended to a four lot proposal with **no** provisions for a lane.

Findings of Fact

A Development Application Data Sheet providing details about the development proposal is contained in **Attachment 2**.

Surrounding Development

To the North: Small lot single-family lots (R1/A) with a mixture of larger R1/B and R1/E lots further north

To the East: Two single-family dwellings zoned R1/E on the opposite side of Lassam Road.

To the South: Single-family properties under Land Use Contract 157 with rear yards fronting Steveston Highway

To the West: Existing single-family properties zoned R1/E.

Related Policies & Studies

Steveston Area Plan

The Land Use Map in the Steveston Area Plan designates the subject property for “single-family”. The four lot single-family proposal complies with this designation.

Lot Size Policy 5420

The Lot Size Policy (**Attachment 3**) for the area generally restricts subdivision to R1/B throughout the quarter section. For the portion of Steveston Highway, the Lot Size Policy further restricts subdivision to larger R1/E properties. Under the existing policy, a proposal to subdivide the subject properties to three R1/B lots fronting Lassam Road and one R1/E lot fronting Steveston Highway could be considered without any amendments to the Lot Size Policy. However, the applicant has indicated that it would be preferable to have all lots comparable in area and frontage. As a result, a minor amendment to Lot Size Policy 5420 is being proposed, which would allow the western portion (13.5 m) of 5411 Steveston Highway to rezone and subdivide to R1/C. This Lot Size Policy amendment would allow the creation of a narrower R1/C (13.5 m minimum width) lot on Steveston Highway rather than restricting it to an R1/E (18 m minimum width)(refer to **Attachment 4** for a copy of the proposed Lot Size Policy amendment).

Staff are willing to support this minor amendment to the Lot Size Policy on the following basis:

- The existing Lot Size Policy would allow a four lot subdivision (three lots fronting Lassam Road; one lot fronting Steveston Highway). The proposed amendment does not change the intent and simply permits a smaller lot to front Steveston Highway with the same four lot configuration.
- An R1/C lot is wide enough to be designed in such a manner as to allow garages to be situated and designed to minimize their streetscape appearance. The zoning also requires a larger front yard setback and hammerhead driveway to ensure vehicles do not back onto Steveston Highway.

Arterial Road Redevelopment and Lane Establishment Policy Review – Revised Interim Strategy

This application is considered “In Stream” and was referred by Council in 2004 and has gone through changes as a result of the policy review. The proposal is consistent with the Revised Interim Strategy as a majority of the surrounding neighbourhood concerns (based on consultation and survey results) are addressed by a single-family subdivision with no provisions for a lane.

Consultation

Staff undertook two forms of Neighbourhood Consultation:

- **Open House (June 2005)**– As part of the Arterial Road and Lane Policy review, an open house was held to outline residential redevelopment options for this portion of Steveston Highway generally bounded by Lassam Road to the east and Ransford Gate to the west. At the open house, numerous residential development options were presented (i.e. multi-family, single-family with a lane). Staff were unable to determine a clear consensus from the neighbourhood about the multi-family residential options through the open house; however, in October 2005 a petition was received by Staff detailing concerns and objections to the multi-family residential proposal from a large number of neighbourhood residents.
- **Neighbourhood Survey (November 2005)** – As a result of the petition received opposing multi-family development, staff mailed a letter and survey outlining two single-family residential redevelopment options. Option 1 proposed a five lot subdivision with a new lane running along the rear property line. Option 2 proposed a four lot subdivision with no provisions for a lane (refer to **Attachment 5** for a copy of the letter and survey. The results of the survey indicated that a vast majority of the neighbourhood supported Option 2 (4 lot subdivision with no lane). A detailed table presenting the survey responses and results is outlined below:

	Total	Percentage of Total Lots Surveyed
Number of Lots in Survey Area	32	100%
Number of Respondents	18	56%
Option 1 (five lots with Lane)	1	3%
Option 2 (four lots with no Lane)	17	53%*
<i>*94% of the survey responses received preferred Option 2</i>		
Number of Lots along Steveston Highway	12	38%
Number of respondents	4	13%
Option 1 (five lots with lane)	1	3%
Options 2 (four lots with no lane)	3	10%

Public Input

The surveys and related comments to the current four lot proposal is contained in Attachment 6. There was public correspondence submitted in relation to the previous proposals for multi-family and single-family with a lane. The previous correspondence is not attached to the staff report as it related to development proposals that are no longer being considered. Copies of this correspondence are located in the file and can be reviewed upon request. Staff have also been in contact with neighbourhood residents who initially voiced strong opposition to the proposed rear lane and multi-family scheme to inform them of the current proposal and forthcoming process.

Staff Comments

Staff Technical Review comments are contained in **Attachment 7**. No significant concerns have been identified through the technical review.

Analysis

The proposed four lot single-family subdivision is consistent with the existing subdivision pattern in the area with single-family dwellings fronting Lassam Road and larger lots fronting Steveston Highway. A tree survey and Arborist report was submitted outlining the location and health of existing trees. The report also recommends a replacement rationale and tree protection measures (**Attachment 8**). Staff support the recommendations of the Arborist report based on the number of trees being retained (1 large cedar; 22 cedars forming a hedgerow along Steveston Highway) and 8 replacement trees to be planted.


This rezoning application has gone through significant changes due to a combination of factors involving a review of pertinent policies, neighbourhood objection to various residential proposals and resulting consultation undertaken by staff. Through the process, the neighbourhood has clearly voiced concern and objection to single-family developments with provisions for a new rear lane and multi-family developments. The rezoning application has been amended to a four lot single-family residential subdivision as a result.

Financial Impact or Economic Impact

None anticipated.

Conclusion

The rezoning application to permit a four lot single-family residential subdivision is the result of consultation with the surrounding neighbourhood residents. A minor Lot Size Policy amendment applicable to the westerly portion of 5411 Steveston Highway only is necessary to accommodate the proposed subdivision of lots. Staff recommend support of the Lot Size Policy amendment and rezoning application.



Kevin Eng
Planner 1

KE:cas

Attachment 1: Location Map

Attachment 2: Development Data

Attachment 3: Lot Size Policy 5420

Attachment 4: Proposed amendment to Lot Size Policy 5420

Attachment 5: Neighbourhood letter and survey

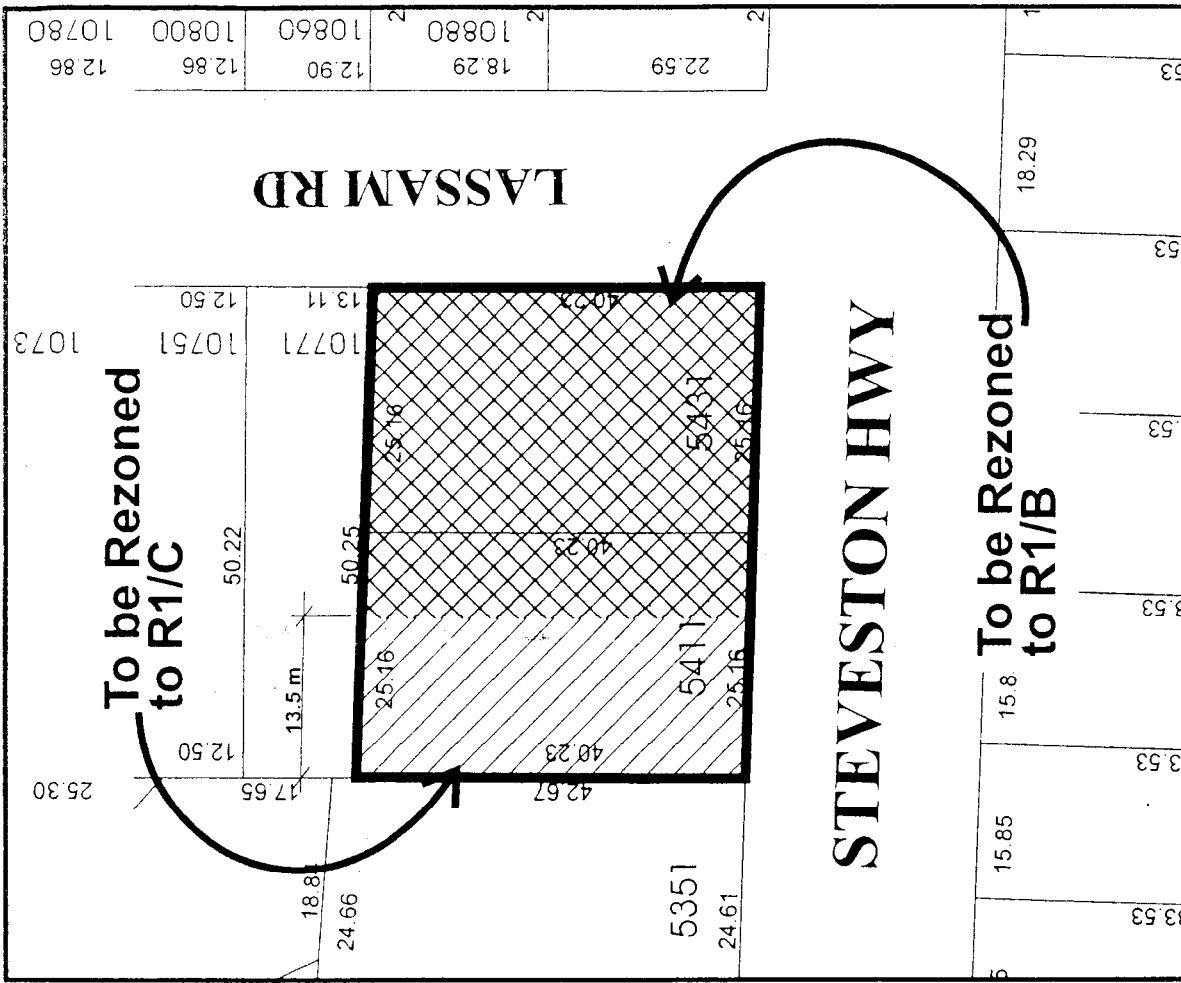
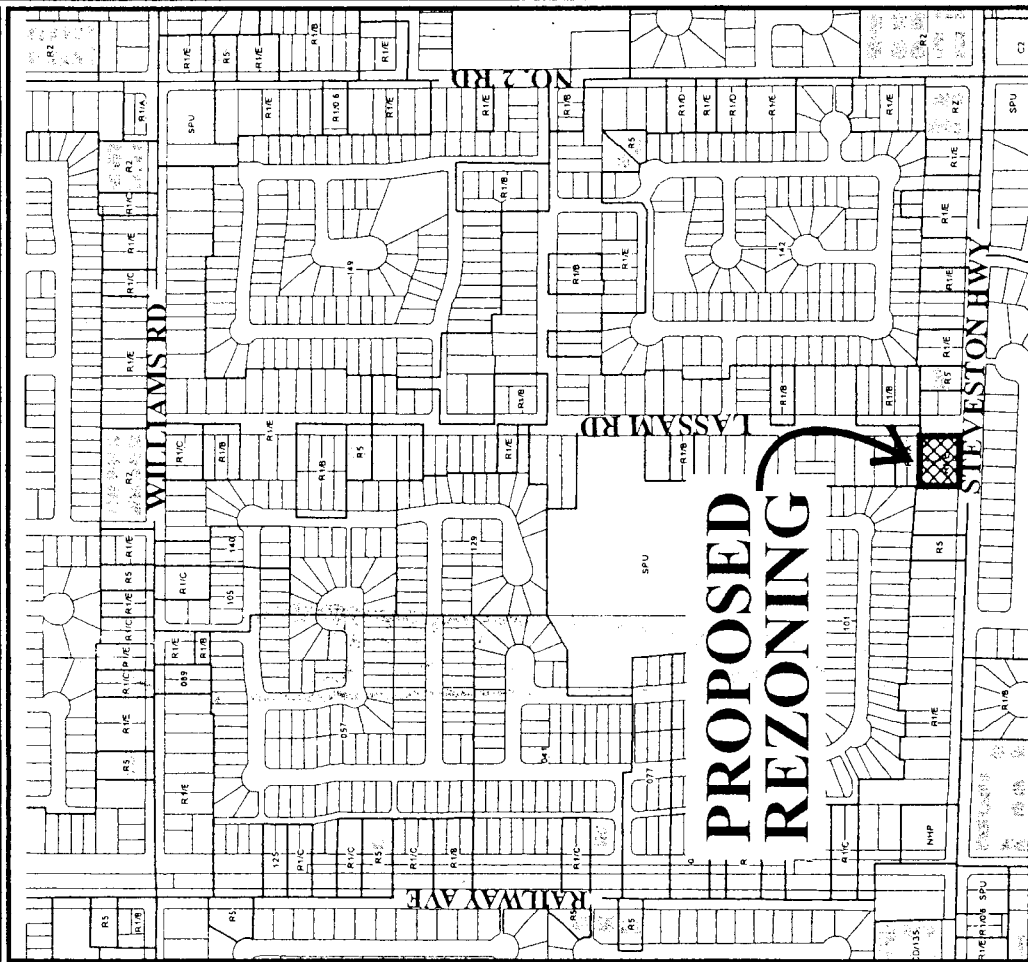
Attachment 6: Public correspondence, petitions and survey responses

Attachment 7: Staff Technical Review comments

Attachment 8: Tree survey and Arborist report



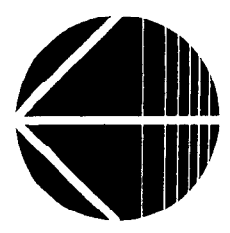
City of Richmond



ATTACHMENT 1

Original Date: 04/15/04
 Revision Date: 02/02/06
 Note: Dimensions are in METRES

RZ 04-268223





City of Richmond

6911 No. 3 Road
Richmond, BC V6Y 2C1
(604) 276-4000

Development Application Data Sheet

RZ 04-268223

Attachment 2

Address: 5411 and 5431 Steveston Highway

Applicant: Silverado Homes Ltd.

	Existing	Proposed
Owner:	Silverado Homes Ltd.	To be determined
Site Size (m²):	2020 m ²	2012 m ² (after dedications)
Land Uses:	2 single-family lots	4 single-family lots 1 lot – 543 m ² 1 lot 507 m ² 2 lots 482 m ²
OCP Designation:	Neighbourhood Residential	No change – Complies with designation
Steveston Area Plan Designation:	Single-Family	No change – Complies with designation
702 Policy Designation:	Subdivision to R1/B along Lassam Road and R1/E along Steveston Highway	Amend to allow one R1/C lot on west portion of 5411 Steveston Highway
Zoning:	Both lots zoned R1/E	3 lots zoned R1/B along Lassam Road 1 lot zoned R1/C along Steveston Highway

Other: Tree retention and replacement compensation required as per the Arborist report submitted and attached to this staff report (**Attachment 8**)



City of Richmond

Policy Manual

Page 1 of 2	Adopted by Council: October 16, 1989 Amended by Council: August 17, 1992 Lassam Rd. Adopted by Council: August 21, 1995	POLICY 5420
File Ref: 4045-00	SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 36-4-7	

POLICY 5420:

The following policy establishes lot sizes for the area, bounded by **Steveston Highway, Railway Avenue, Williams Road and the rear of the properties located along No. 2 Rd.** in Section 36-4-7:

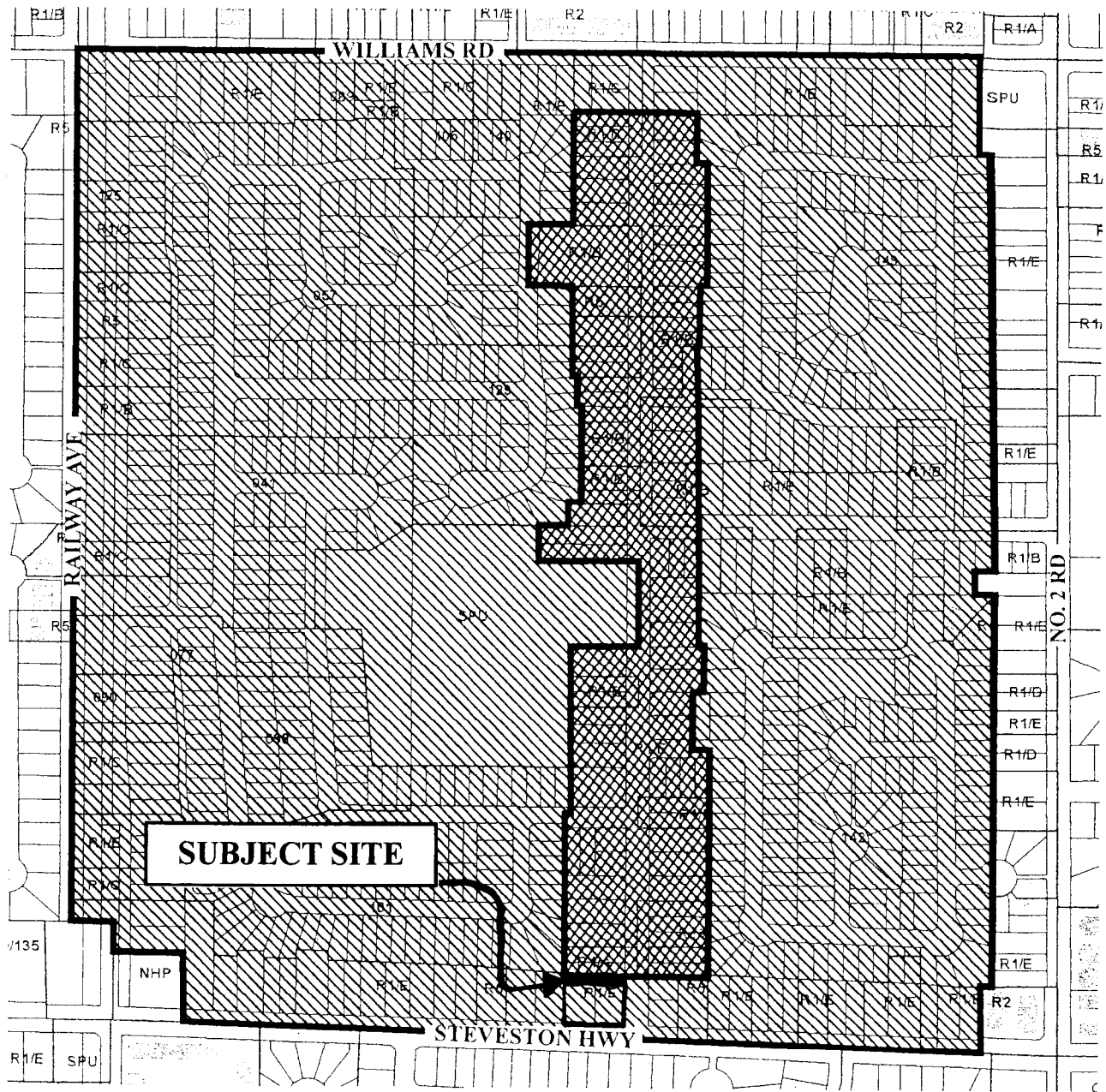
That properties within the area bounded by Steveston Highway, Railway Avenue, Williams Road and the rear property lines of the properties located along No. 2 Rd. (Section 36-4-7), be permitted to subdivide in accordance with the provisions of Single-Family Housing District (R1/B) in Zoning and Development Bylaw 5300, with the following provisions:

- (a) If there is no lane or internal road access, then properties along Railway Avenue and Steveston Highway will be restricted to Single-Family Housing District (R1/E);
- (b) Properties along Williams Road will be permitted Single-Family Housing District (R1/C) unless there is lane or internal road access in which case Single-Family Housing District (R1/B) will be allowed;
- (c) The Policy for the properties along Lassam Rd. (as cross-hatched on the attached map) was adopted on August 21, 1995;

and that this policy, as shown on the accompanying plan, be used to determine the disposition of future single-family rezoning applications in this area, for a period of not less than five years, unless changed by the amending procedures contained in the Zoning and Development Bylaw.

Note: Council adopted the above noted Single-Family Lot Size Policy, with an amendment clarifying that the western boundary of the policy area is the middle of Railway Avenue.

Note: There are two adoption dates for two separate portions of Policy 5420.



Subdivision permitted as per **R1/B** (date of adoption 08/21/95).



Subdivision permitted as per **R1/B** (date of adoption 10/16/89).

1. Williams Road - R1/C unless there is a lane or internal access then R1/B
2. Railway Avenue & Steveston Highway - R1/E unless there is lane or internal access then R1/B.



Policy 5420

Section 36-4-7

Adopted Date: 10/16/89
 Amended Date: 08/17/92
 Lassam Rd.
 Adopted Date: 08/21/95
 Note: Dimensions are in METRES



Page 1 of 2	Proposed Amended Policy	POLICY 5420
File Ref: 4045-00	SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 36-4-7	

POLICY 5420:

The following policy establishes lot sizes for the area, bounded by **Steveston Highway, Railway Avenue, Williams Road and the rear of the properties located along No. 2 Rd.** in Section 36-4-7:

That properties within the area bounded by Steveston Highway, Railway Avenue, Williams Road and the rear property lines of the properties located along No. 2 Rd. (Section 36-4-7), be permitted to subdivide in accordance with the provisions of Single-Family Housing District (R1/B) in Zoning and Development Bylaw 5300, with the following provisions:

- (a) If there is no lane or internal road access, then properties along Railway Avenue and Steveston Highway will be restricted to Single-Family Housing District (R1/E) with the following exception;

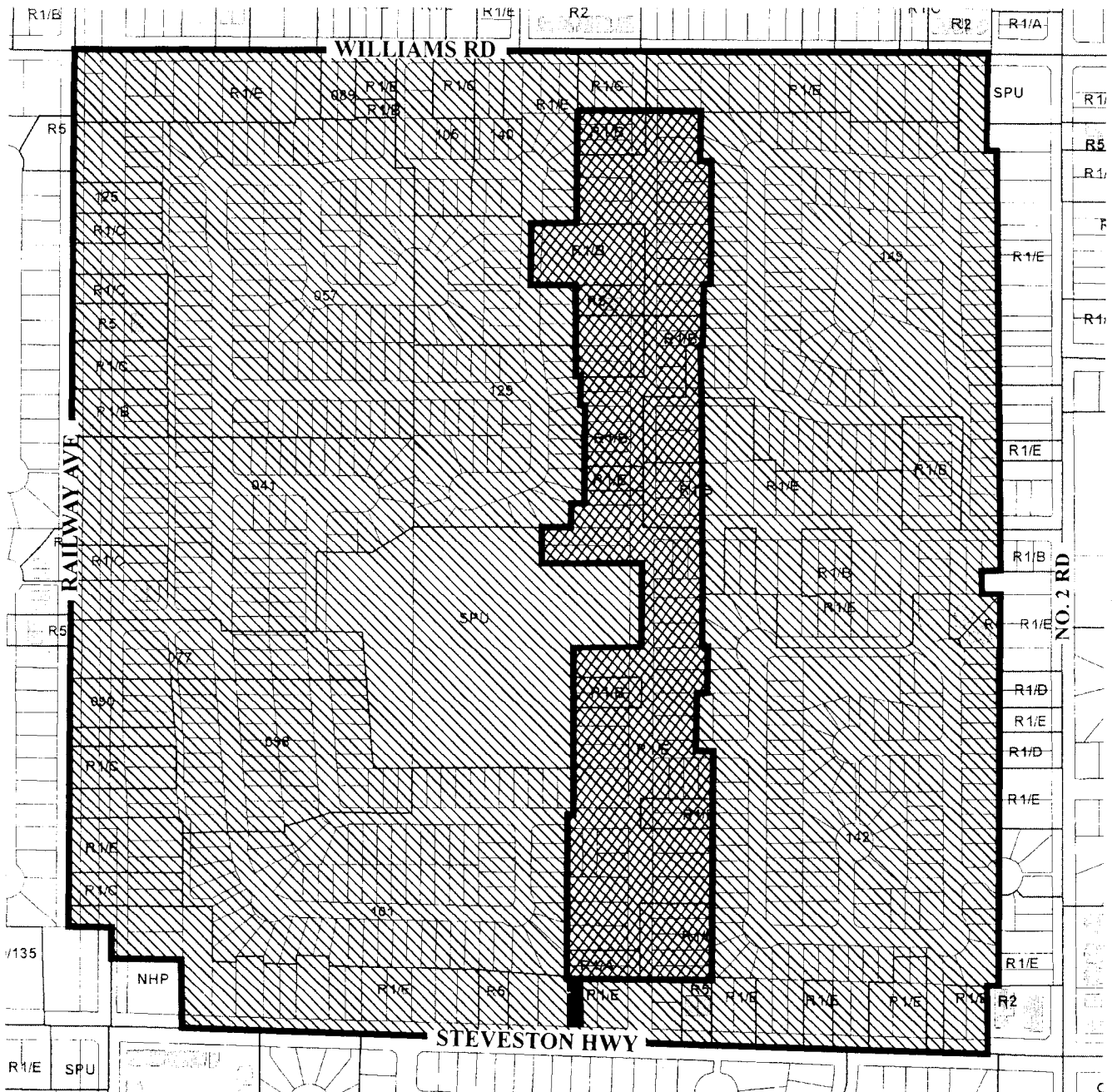
That the westerly 13.5m (44.291 ft.) of 5411 Steveston Highway will be permitted Single-Family Housing District, Subdivision Area C (R1/C)

- (b) Properties along Williams Road will be permitted Single-Family Housing District (R1/C) unless there is lane or internal road access in which case Single-Family Housing District (R1/B) will be allowed;
- (c) The Policy for the properties along Lassam Rd. (as cross-hatched on the attached map) was adopted on August 21, 1995;

and that this policy, as shown on the accompanying plan, be used to determine the disposition of future single-family rezoning applications in this area, for a period of not less than five years, unless changed by the amending procedures contained in the Zoning and Development Bylaw.

Note: Council adopted the above noted Single-Family Lot Size Policy, with an amendment clarifying that the western boundary of the policy area is the middle of Railway Avenue.

Note: There are two adoption dates for two separate portions of Policy 5420.



Subdivision permitted as per **R1/B** (date of adoption 08/21/95).



Subdivision permitted as per **R1/B** (date of adoption 10/16/89).

1. Williams Road - R1/C unless there is a lane or internal access then R1/B
2. Railway Avenue & Steveston Highway - R1/E unless there is lane or internal access then R1/B.



Subdivision permitted as per **R1/C** (Westerly 13.5 m portion of 5411 Steveston Highway)



Proposed Amended Policy 5420 Section 36-4-7

Adopted Date: 10/16/89
Amended Date: 08/17/92
Lassam Rd.
Adopted Date:

Note: Dimensions are in METRES



City of Richmond

6911 No. 3 Road, Richmond, BC V6Y 2C1
Telephone (604) 276-4000
www.city.richmond.bc.ca

November 16, 2005
File: RZ 04-268223

Urban Development Division
Fax: (604) 276-4052

Dear Property Owner and/or Resident:

Re: Rezoning Proposal at 5411 and 5431 Steveston Highway

Background

This letter provides an update on the rezoning application at 5411 and 5431 Steveston Highway (corner of Lassam Road and Steveston Highway). A survey is attached to this letter to allow residents to note their preferred development option and comments on the proposal.

Staff received significant opposition from neighbourhood residents for a 9-unit multi-family residential development. As a result, 2 single-family residential redevelopment options are being presented for neighbourhood comments. The options presented also indicate the impact this development proposal will have on remaining properties along this block of Steveston Highway.

Option 1 – Five lot subdivision with lane access

This development option would enable the creation of five single-family residential lots with lane access. All five lots would front Steveston Highway and would be accessed by an operational laneway constructed along the north property line. Staff are currently exploring a “Green Grass Swale” lane standard that could be implemented along this block (refer to **Attachment 1** for a diagram). Future development options available to lots along this portion of Steveston Highway will be single-family subdivision in conjunction with continuation of the operational laneway.

Option 2 – Four lot subdivision with no lane access

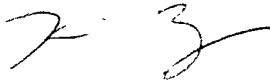
This development option would enable the creation of four single-family residential lots. Creation of a new lane would not be implemented with this proposal. The proposed subdivision enables the creation of three lots fronting Lassam Road, with one remaining lot accessing Steveston Highway. Under this option, there will be no development potential other than retaining existing single-family lots along this portion of Steveston Highway.

Please review this letter and the attached survey sheet. Completed survey forms can be submitted by:

- Enclosing the completed survey in the postage paid envelope included in this package.
- Dropping the completed survey off at City Hall (6911 No. 3 Road, Richmond, BC V6Y 2C1).
- Please ensure you respond no later than **December 2nd, 2005**.

Please feel free to contact myself if you have any questions about the enclosed survey by phone (604-247-4626) or email (keng@richmond.ca).

Yours truly,

A handwritten signature in black ink, appearing to be 'K. Eng', written in a cursive style.

Kevin Eng
Planner 1

pc: Holger Burke, Acting Director of Development



City of Richmond
 6911 No. 3 Road
 Richmond, BC V6Y 2C1
 (604) 276-4000

Arterial Road Redevelopment Options

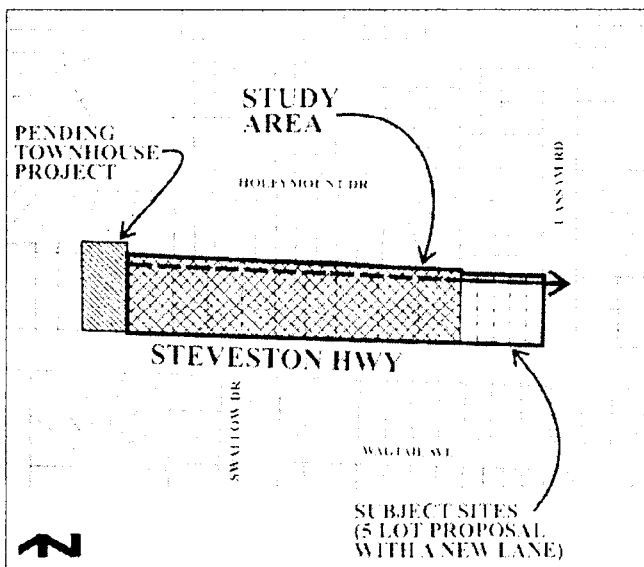
Policy Planning Department

Contact Kevin Eng (604) 247-4626 / (604) 276-4000

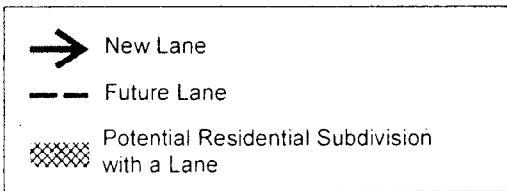
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Name: _____ Address: _____

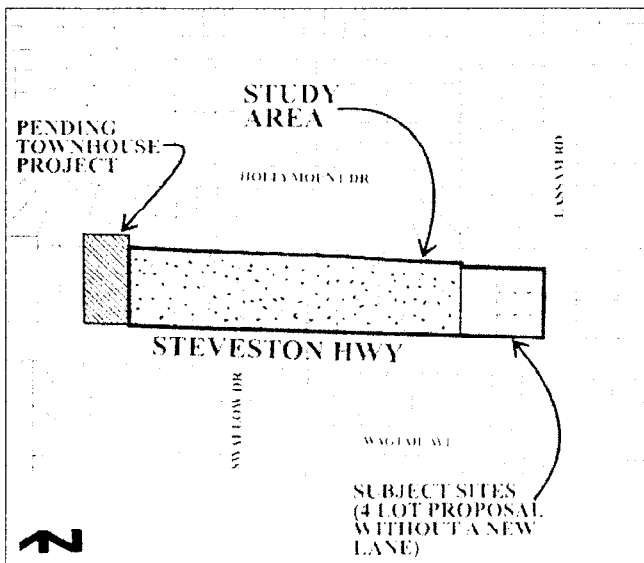
Option 1 – Five Lot Subdivision with Lane Access



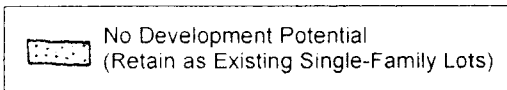
- 5 lots fronting Steveston Highway.
- New lane implemented off Lassam Road.
- Potential redevelopment of lots along Steveston Highway in conjunction with lane development.



Option 2 – Four Lot Subdivision with No Lane



- 4 single-family lots (3 lots fronting Lassam Road; 1 lot fronting Steveston Highway).
- No new lane.
- No redevelopment potential for remaining lots along Steveston Highway.



Please indicate which option you prefer:

Option 1 Option 2

Additional Comments: _____

The results of this survey will be used by City staff and Council to determine redevelopment options for the subject site and remaining properties in the study area. Neighbourhood responses will be included in a public report to Council.

Thank you for taking the time to complete the survey. **Please return the completed survey (using the enclosed postage paid envelope) by December 2, 2005** or drop the survey off at Richmond City Hall (6911 No. 3 Road, Richmond, BC).

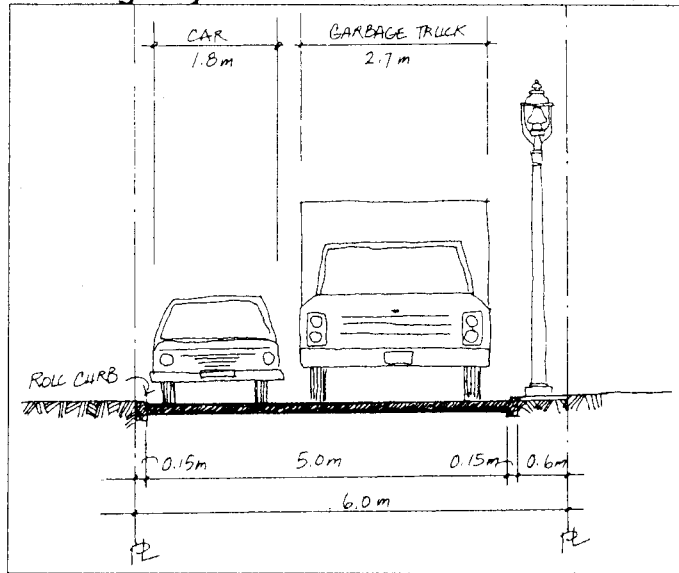
Please contact **Kevin Eng, Planner**, at (604) 247-4626 if you have any questions regarding the survey.

For translation assistance:

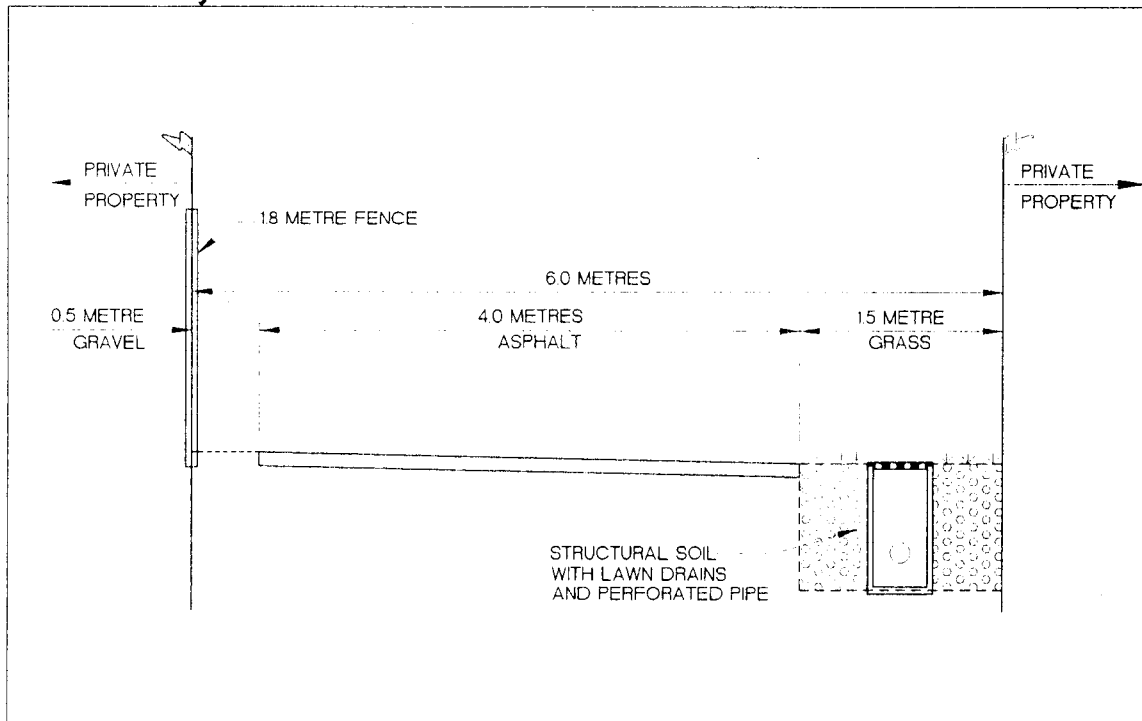
如閣下需要中文翻譯服務
請與中僑互助會聯絡
電話：(604) 279-7180

ਪੰਜਾਬੀ ਵਿੱਚੋਂ ਅਨੁਵਾਦ ਸੇਵਾਵਾਂ ਲਈ ਰਿਚਮੰਡ
ਮਲਟੀਕਲਚਰਲ ਕਨਸਰਨਜ਼ ਸੋਸਾਇਟੀ ਵਿਖੇ
(604) 279-7160 ਤੇ ਫੋਨ ਕਰੋ

Existing City of Richmond Lane Standard



Potential City of Richmond "Grass Swale" Lane Standard



Survey Responses to Single-Family Options



City of Richmond
 6911 No. 3 Road
 Richmond, BC V6Y 2C1
 (604) 276-4000

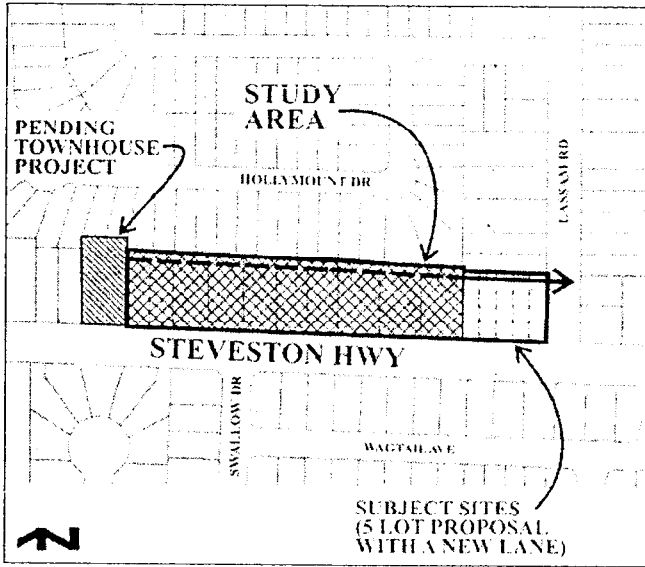
**Arterial Road
 Redevelopment Options**
 Policy Planning Department

Contact Kevin Eng (604) 247-4626 / (604) 276-4000

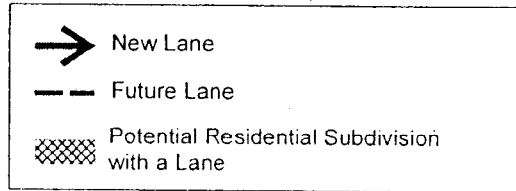
To ensure that your response is valid, please fill in the following:

Name: J. CARVALHO Address: 5191 STEVESTON HY.

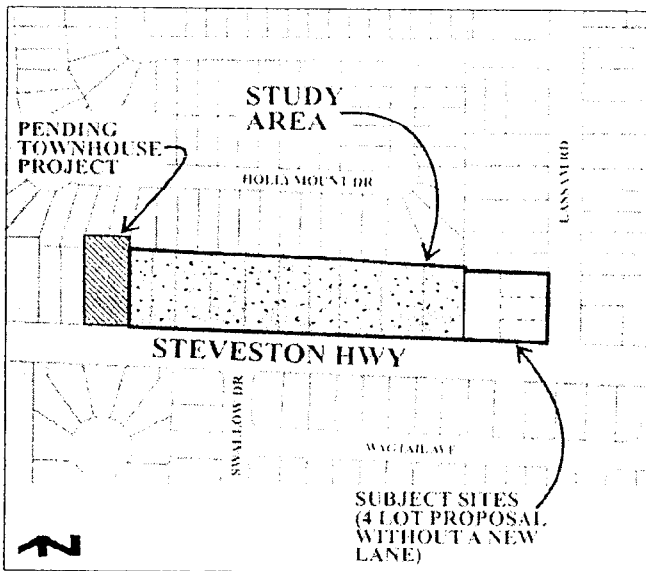
Option 1 – Five Lot Subdivision with Lane Access



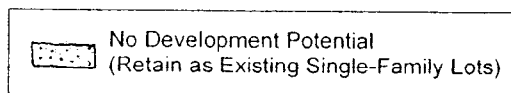
- 5 lots fronting Steveston Highway.
- New lane implemented off Lassam Road.
- Potential redevelopment of lots along Steveston Highway in conjunction with lane development.



Option 2 – Four Lot Subdivision with No Lane



- 4 single-family lots (3 lots fronting Lassam Road; 1 lot fronting Steveston Highway).
- No new lane.
- No redevelopment potential for remaining lots along Steveston Highway.



Please indicate which option you prefer:

Option 1 Option 2



City of Richmond
 6911 No. 3 Road
 Richmond, BC V6Y 2C1
 (604) 276-4000

Arterial Road Redevelopment Options

Policy Planning Department

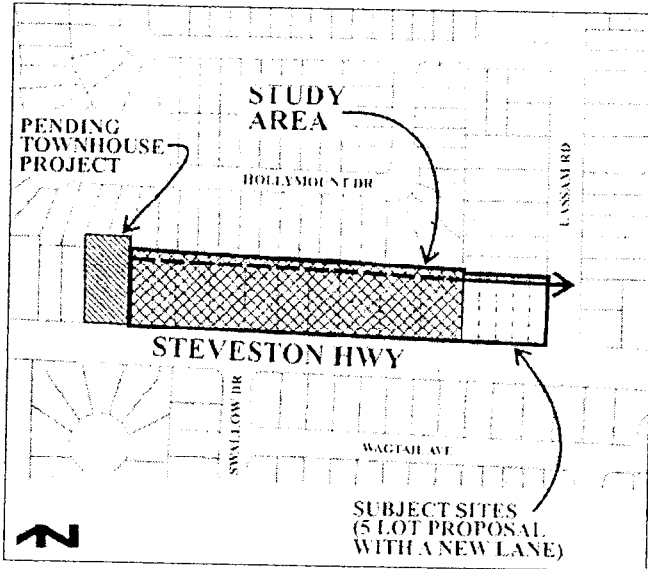
Contact Kevin Eng (604) 247-4626 / (604) 276-4000

To ensure that your response is valid, please fill in the following:

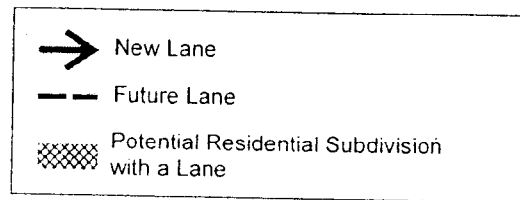
Name: Red White

Address: 10880 LASSAM ROAD

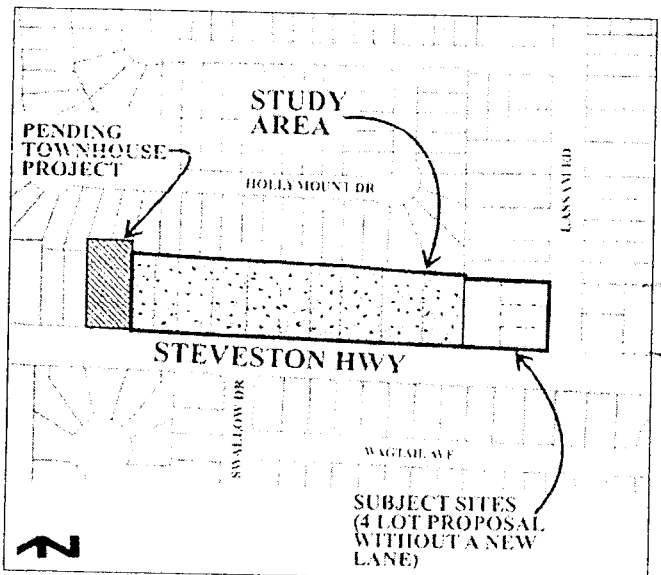
Option 1 – Five Lot Subdivision with Lane Access



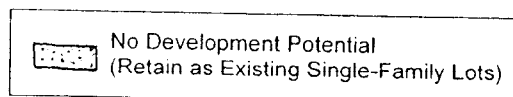
- 5 lots fronting Steveston Highway.
- New lane implemented off Lassam Road.
- Potential redevelopment of lots along Steveston Highway in conjunction with lane development.



Option 2 – Four Lot Subdivision with No Lane



- 4 single-family lots (3 lots fronting Lassam Road; 1 lot fronting Steveston Highway).
- No new lane.
- No redevelopment potential for remaining lots along Steveston Highway.



Please indicate which option you prefer:

Option 1 Option 2



City of Richmond
 6911 No. 3 Road
 Richmond, BC V6Y 2C1
 (604) 276-4000

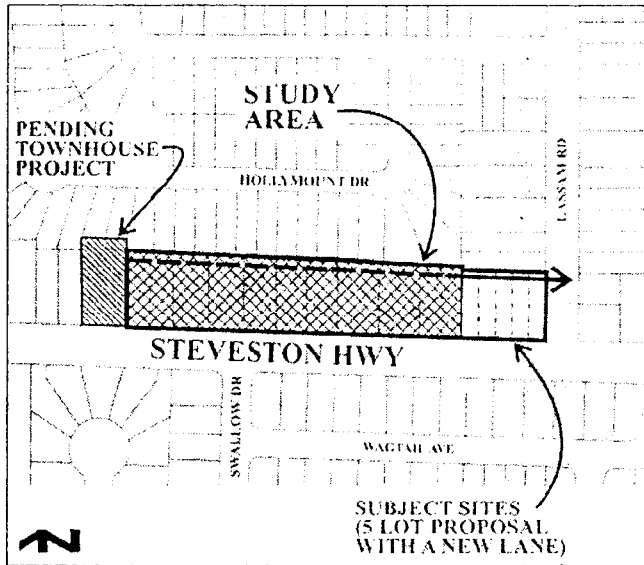
**Arterial Road
 Redevelopment Options**
 Policy Planning Department

Contact Kevin Eng (604) 247-4626 / (604) 276-4000

To ensure that your response is valid, please fill in the following:

Name: CMC, PHICHOI & K.C. LEUNG Address: 16781 HOLLYMEUNT DR RICHMOND BC V7Z 4Z3

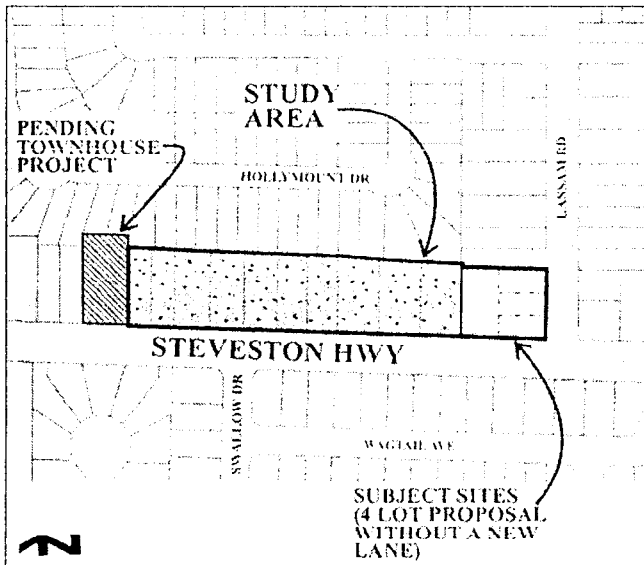
Option 1 – Five Lot Subdivision with Lane Access



- 5 lots fronting Steveston Highway.
- New lane implemented off Lassam Road.
- Potential redevelopment of lots along Steveston Highway in conjunction with lane development.

	New Lane
	Future Lane
	Potential Residential Subdivision with a Lane

Option 2 – Four Lot Subdivision with No Lane



- 4 single-family lots (3 lots fronting Lassam Road; 1 lot fronting Steveston Highway).
- No new lane.
- No redevelopment potential for remaining lots along Steveston Highway.

	No Development Potential (Retain as Existing Single-Family Lots)
--	--

Please indicate which option you prefer:

Option 1 Option 2



City of Richmond
 6911 No. 3 Road
 Richmond, BC V6Y 2C1
 (604) 276-4000

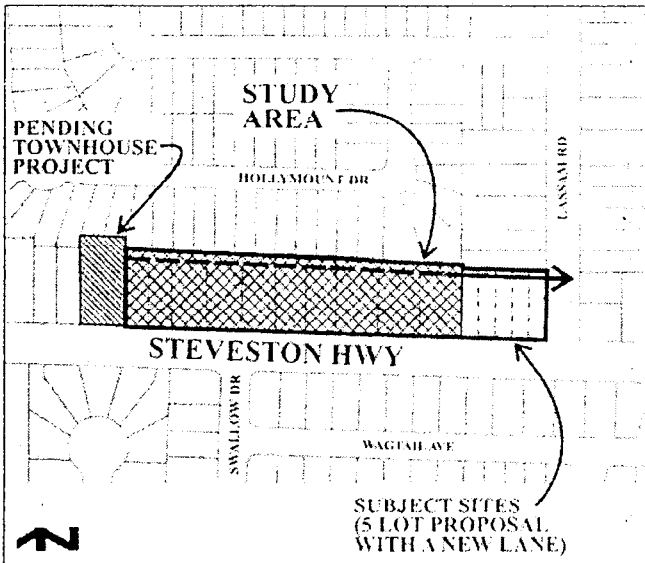
**Arterial Road
 Redevelopment Options**
 Policy Planning Department

Contact Kevin Eng (604) 247-4626 / (604) 276-4000

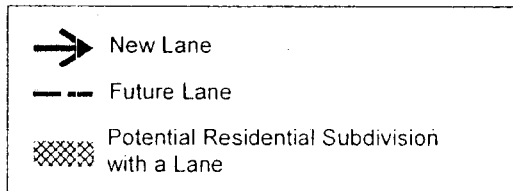
To ensure that your response is valid, please fill in the following:

Name: MURRAY HORSBURGH Address: 5251 STEVESTON HWY

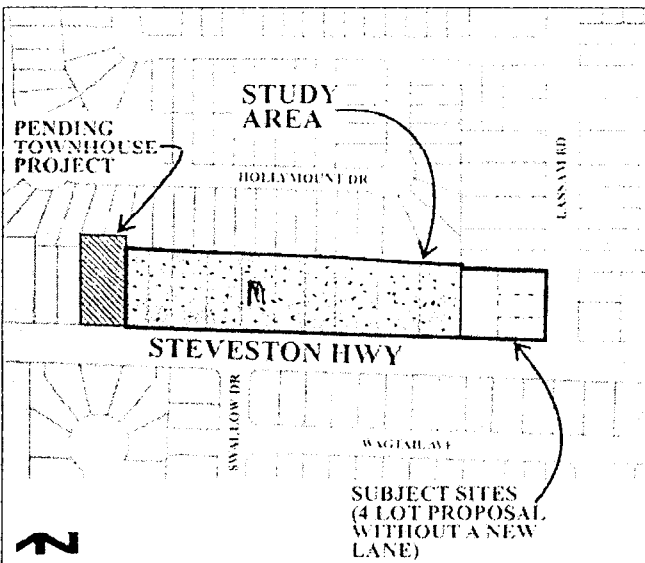
Option 1 – Five Lot Subdivision with Lane Access



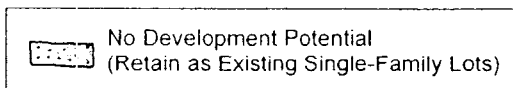
- 5 lots fronting Steveston Highway.
- New lane implemented off Lassam Road.
- Potential redevelopment of lots along Steveston Highway in conjunction with lane development.



Option 2 – Four Lot Subdivision with No Lane



- 4 single-family lots (3 lots fronting Lassam Road; 1 lot fronting Steveston Highway).
- No new lane.
- No redevelopment potential for remaining lots along Steveston Highway.



Please indicate which option you prefer:

Option 1 Option 2



City of Richmond
 6911 No. 3 Road
 Richmond, BC V6Y 2C1
 (604) 276-4000

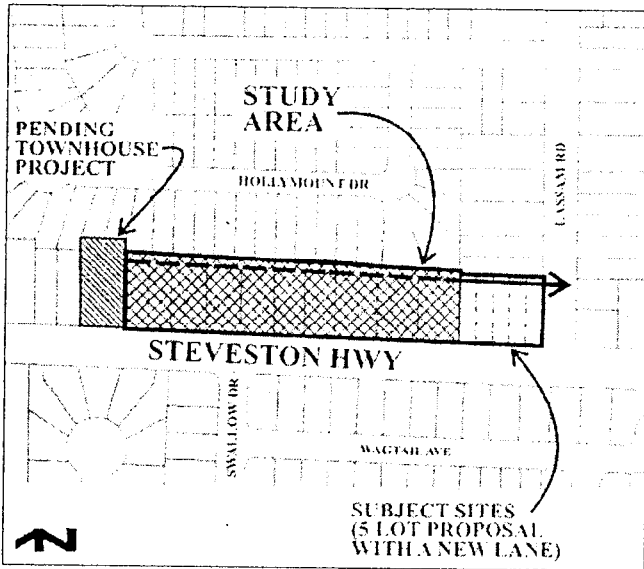
**Arterial Road
 Redevelopment Options**
 Policy Planning Department

Contact Kevin Eng (604) 247-4626 / (604) 276-4000

To ensure that your response is valid, please fill in the following:

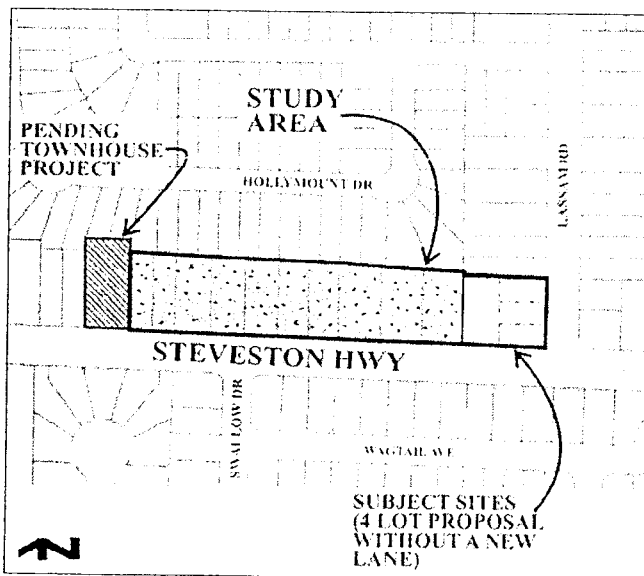
Name: LEUNG JUYE YUK PING
CHIU JULIAN KAI CHEUNG Address: 1-751 LASSAM ROAD RICHMOND
V7E 2C2

Option 1 – Five Lot Subdivision with Lane Access



- 5 lots fronting Steveston Highway.
- New lane implemented off Lassam Road.
- Potential redevelopment of lots along Steveston Highway in conjunction with lane development.

Option 2 – Four Lot Subdivision with No Lane



- 4 single-family lots (3 lots fronting Lassam Road; 1 lot fronting Steveston Highway).
- No new lane.
- No redevelopment potential for remaining lots along Steveston Highway.

Please indicate which option you prefer:

Option 1 Option 2



City of Richmond
 6911 No. 3 Road
 Richmond, BC V6Y 2C1
 (604) 276-4000

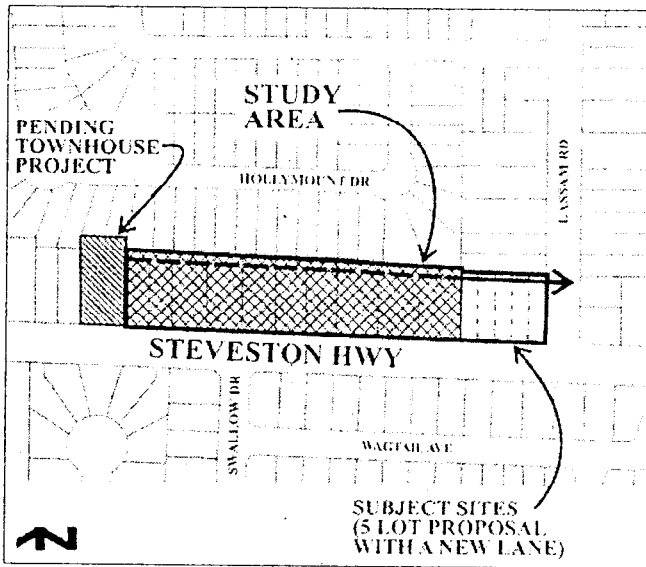
**Arterial Road
 Redevelopment Options**
 Policy Planning Department

Contact Kevin Eng (604) 247-4626 / (604) 276-4000

To ensure that your response is valid, please fill in the following:

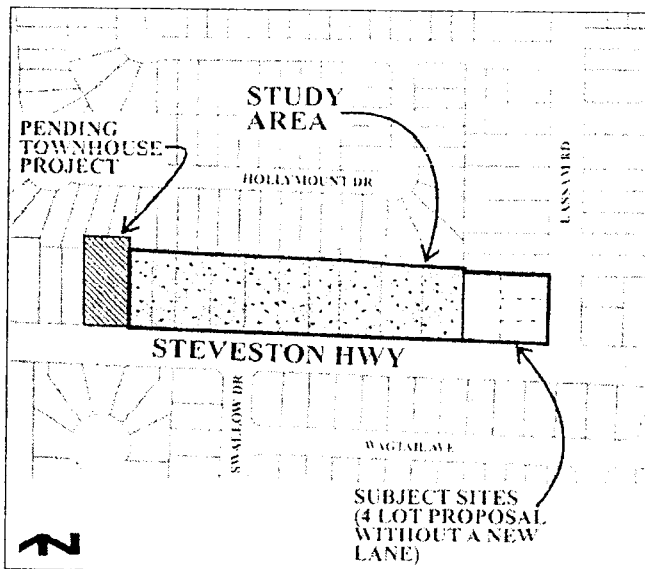
Name: Y. K CHAN, BING CHAN Address: 10771 HOLLYMOUNT DR. RICHMOND
B.C V7E 4Z3

Option 1 – Five Lot Subdivision with Lane Access



- 5 lots fronting Steveston Highway.
- New lane implemented off Lassam Road.
- Potential redevelopment of lots along Steveston Highway in conjunction with lane development.

Option 2 – Four Lot Subdivision with No Lane



- 4 single-family lots (3 lots fronting Lassam Road; 1 lot fronting Steveston Highway).
- No new lane.
- No redevelopment potential for remaining lots along Steveston Highway.

Please indicate which option you prefer:

Option 1 Option 2



City of Richmond
 6911 No. 3 Road
 Richmond, BC V6Y 2C1
 (604) 276-4000

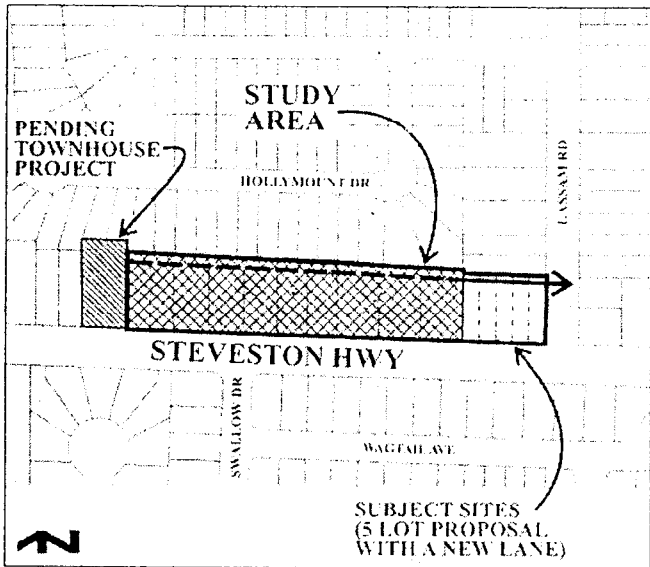
**Arterial Road
 Redevelopment Options**
 Policy Planning Department

Contact Kevin Eng (604) 247-4626 / (604) 276-4000

To ensure that your response is valid, please fill in the following:

Name: PIERRE BUTER Address: 10691 HOLLY MOUNT DR.

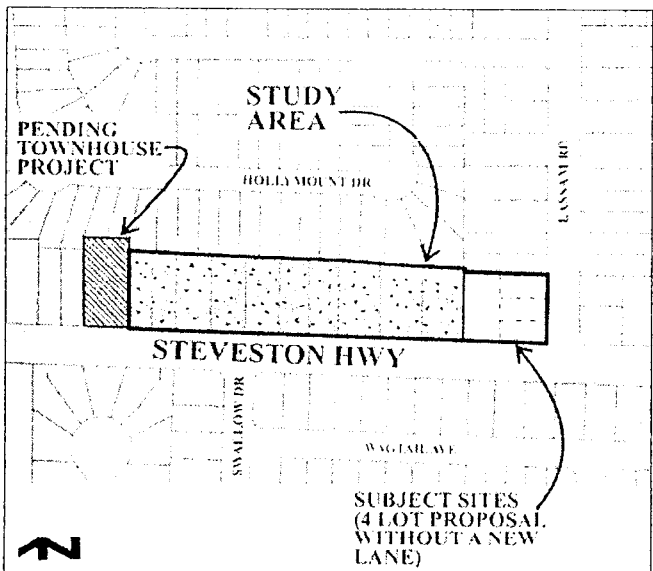
Option 1 – Five Lot Subdivision with Lane Access



- 5 lots fronting Steveston Highway.
- New lane implemented off Lassam Road.
- Potential redevelopment of lots along Steveston Highway in conjunction with lane development.

→ New Lane
 - - - Future Lane
 [Hatched Box] Potential Residential Subdivision with a Lane

Option 2 – Four Lot Subdivision with No Lane



- 4 single-family lots (3 lots fronting Lassam Road; 1 lot fronting Steveston Highway).
- No new lane.
- No redevelopment potential for remaining lots along Steveston Highway.

[Stippled Box] No Development Potential (Retain as Existing Single-Family Lots)

Please indicate which option you prefer:

Option 1 Option 2



City of Richmond
 6911 No. 3 Road
 Richmond, BC V6Y 2C1
 (604) 276-4000

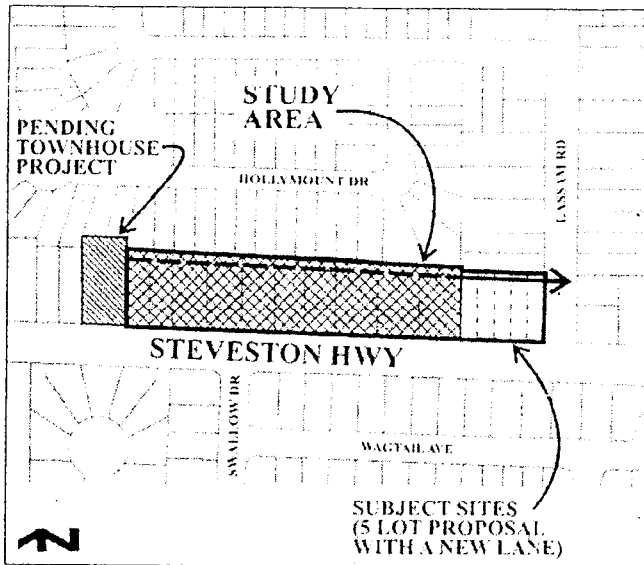
**Arterial Road
 Redevelopment Options**
 Policy Planning Department

Contact Kevin Eng (604) 247-4626 / (604) 276-4000

To ensure that your response is valid, please fill in the following:

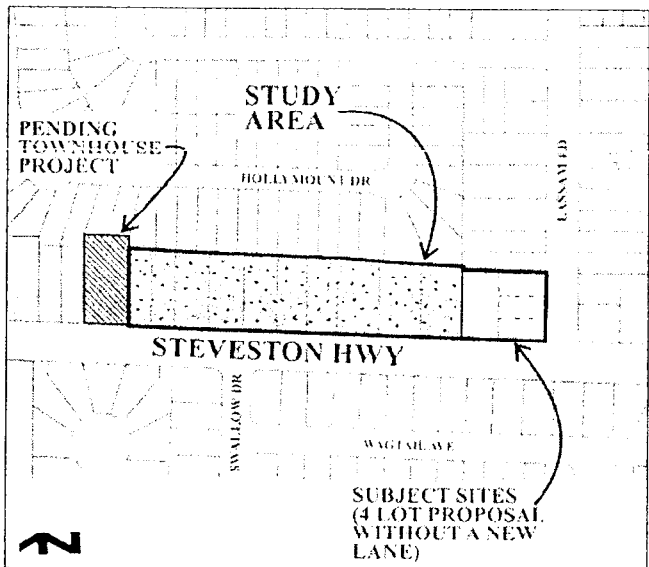
Name: GARRY STRINGFELLOW Address: 5273 STEVESTON HWY

Option 1 – Five Lot Subdivision with Lane Access



- 5 lots fronting Steveston Highway.
- New lane implemented off Lassam Road.
- Potential redevelopment of lots along Steveston Highway in conjunction with lane development.

Option 2 – Four Lot Subdivision with No Lane



- 4 single-family lots (3 lots fronting Lassam Road; 1 lot fronting Steveston Highway).
- No new lane.
- No redevelopment potential for remaining lots along Steveston Highway.

Please indicate which option you prefer:

Option 1 Option 2



City of Richmond

6911 No. 3 Road
Richmond, BC V6Y 2C1
(604) 276-4000

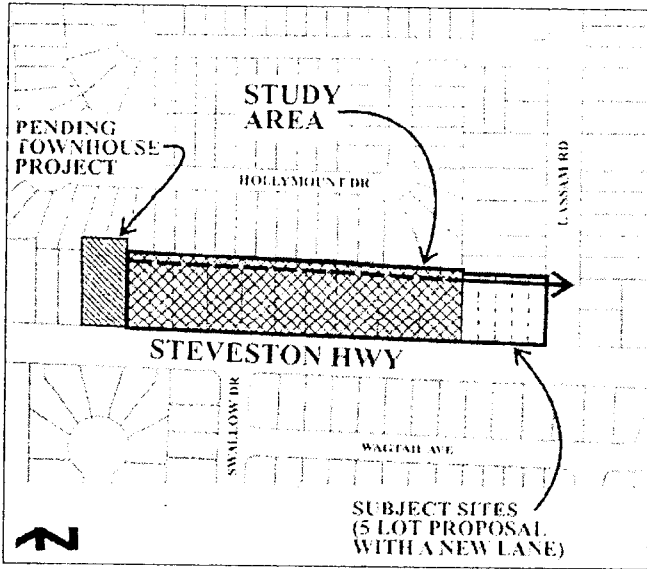
Arterial Road Redevelopment Options Policy Planning Department

Contact Kevin Eng (604) 247-4626 / (604) 276-4000

To ensure that your response is valid, please fill in the following:

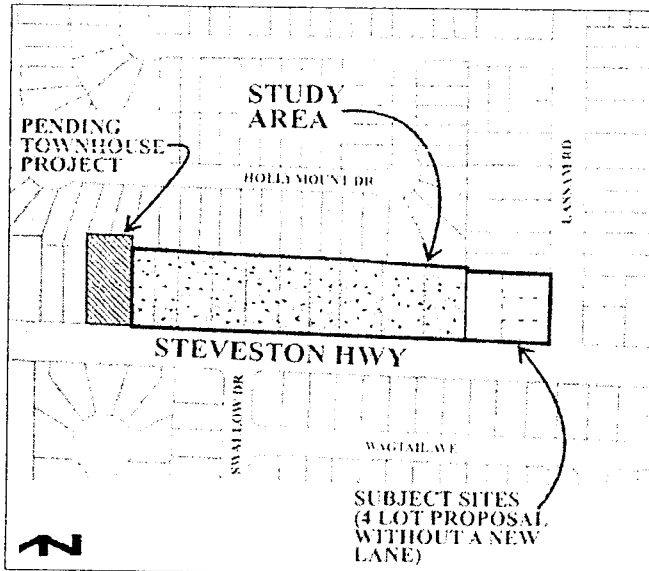
Name: _____ Address: _____

Option 1 – Five Lot Subdivision with Lane Access



- 5 lots fronting Steveston Highway.
- New lane implemented off Lassam Road.
- Potential redevelopment of lots along Steveston Highway in conjunction with lane development.

Option 2 – Four Lot Subdivision with No Lane



- 4 single-family lots (3 lots fronting Lassam Road; 1 lot fronting Steveston Highway).
- No new lane.
- No redevelopment potential for remaining lots along Steveston Highway.

Please indicate which option you prefer:

Option 1 Option 2



City of Richmond
 6911 No. 3 Road
 Richmond, BC V6Y 2C1
 (604) 276-4000

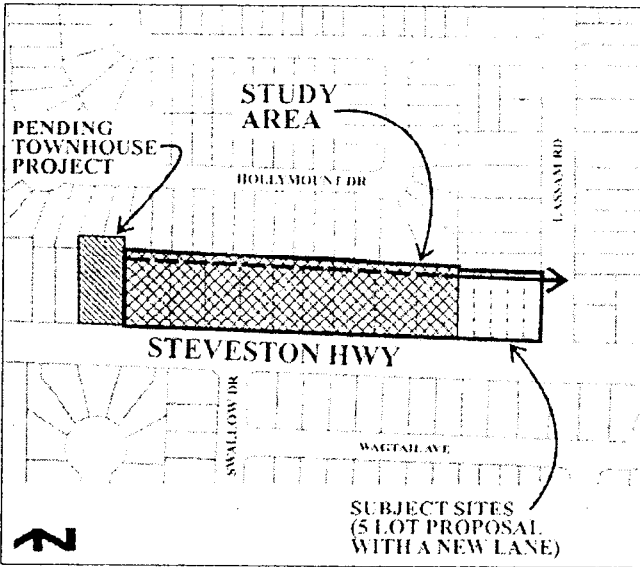
**Arterial Road
 Redevelopment Options**
 Policy Planning Department

Contact Kevin Eng (604) 247-4626 / (604) 276-4000

To ensure that your response is valid, please fill in the following:

Name: Andy Lee Address: 10960 Lassam Rd, RMD, V7E 2C3

Option 1 – Five Lot Subdivision with Lane Access



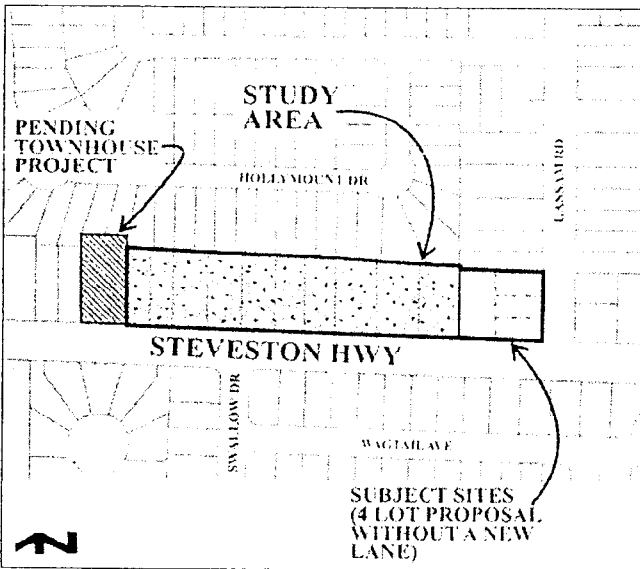
- 5 lots fronting Steveston Highway.
- New lane implemented off Lassam Road.
- Potential redevelopment of lots along Steveston Highway in conjunction with lane development.

➔ New Lane

--- Future Lane

▨ Potential Residential Subdivision with a Lane

Option 2 – Four Lot Subdivision with No Lane



- 4 single-family lots (3 lots fronting Lassam Road; 1 lot fronting Steveston Highway).
- No new lane.
- No redevelopment potential for remaining lots along Steveston Highway.

▨ No Development Potential (Retain as Existing Single-Family Lots)

Please indicate which option you prefer:

Option 1 Option 2



City of Richmond
 6911 No. 3 Road
 Richmond, BC V6Y 2C1
 (604) 276-4000

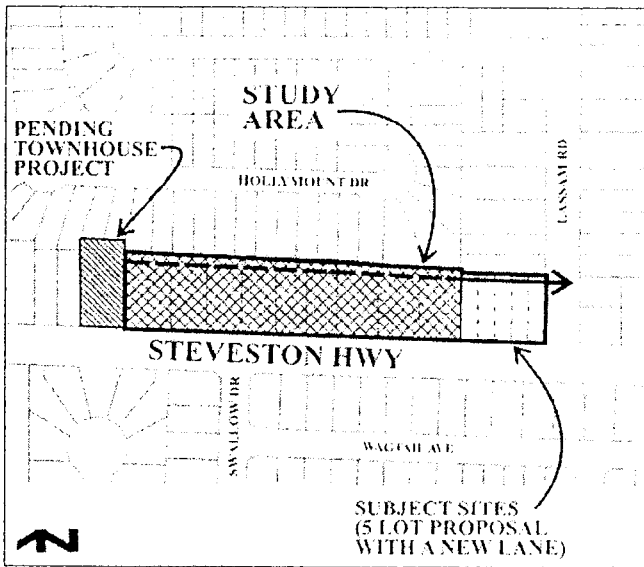
**Arterial Road
 Redevelopment Options**
 Policy Planning Department

Contact Kevin Eng (604) 247-4626 / (604) 276-4000

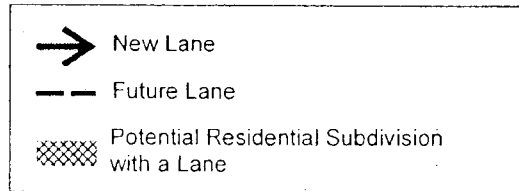
To ensure that your response is valid, please fill in the following:

Name: KEVIN ENG Address: 10711 HOLLYMOUNT DR, RICHMOND

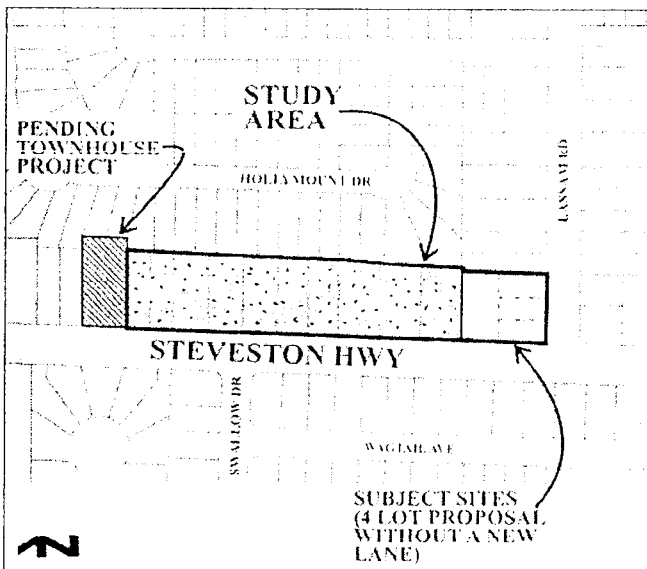
Option 1 – Five Lot Subdivision with Lane Access



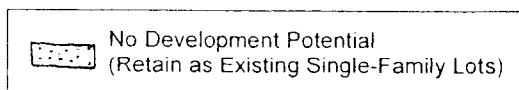
- 5 lots fronting Steveston Highway.
- New lane implemented off Lassam Road.
- Potential redevelopment of lots along Steveston Highway in conjunction with lane development.



Option 2 – Four Lot Subdivision with No Lane



- 4 single-family lots (3 lots fronting Lassam Road; 1 lot fronting Steveston Highway).
- No new lane.
- No redevelopment potential for remaining lots along Steveston Highway.



Please indicate which option you prefer:

~~Option 1~~ **Option 2**
no way



City of Richmond
 6911 No. 3 Road
 Richmond, BC V6Y 2C1
 (604) 276-4000

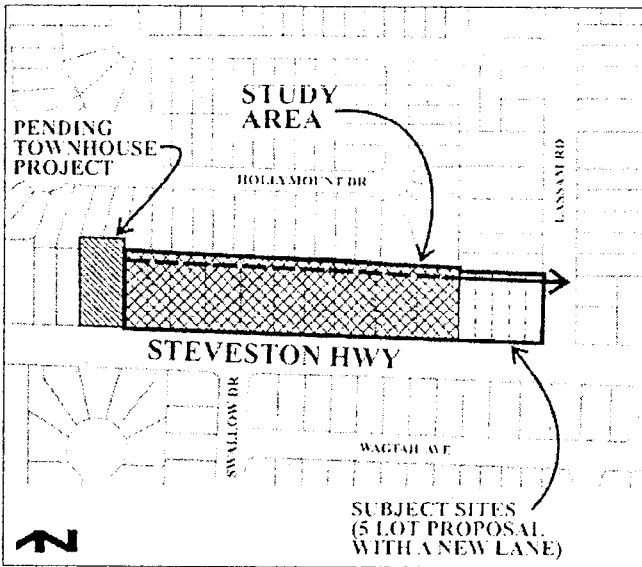
**Arterial Road
 Redevelopment Options**
 Policy Planning Department

Contact Kevin Eng (604) 247-4626 / (604) 276-4000

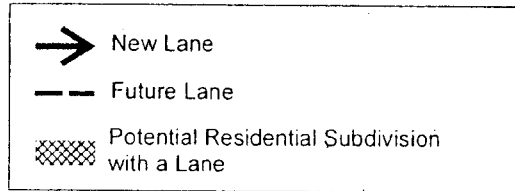
To ensure that your response is valid, please fill in the following:

Name: Darryl Turner Address: 10081 HOLLYMOUNT DR

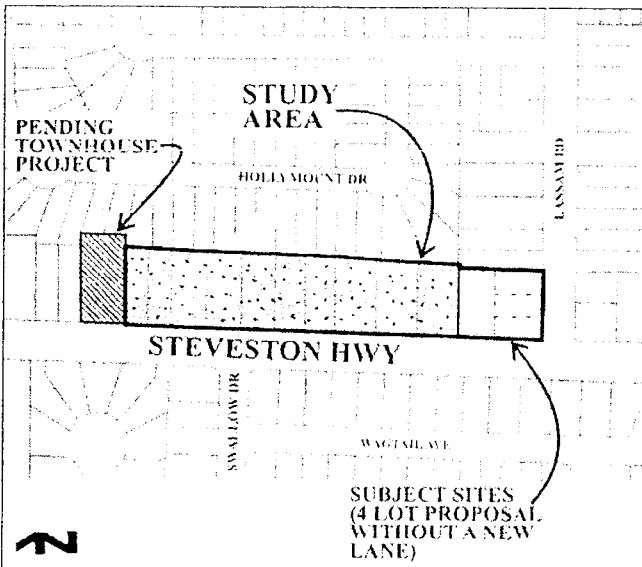
Option 1 – Five Lot Subdivision with Lane Access



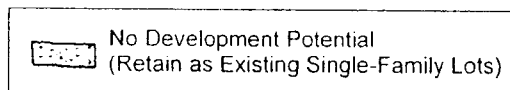
- 5 lots fronting Steveston Highway.
- New lane implemented off Lassam Road.
- Potential redevelopment of lots along Steveston Highway in conjunction with lane development.



Option 2 – Four Lot Subdivision with No Lane



- 4 single-family lots (3 lots fronting Lassam Road; 1 lot fronting Steveston Highway).
- No new lane.
- No redevelopment potential for remaining lots along Steveston Highway.



Please indicate which option you prefer:

Option 1 Option 2



City of Richmond
 6911 No. 3 Road
 Richmond, BC V6Y 2C1
 (604) 276-4000

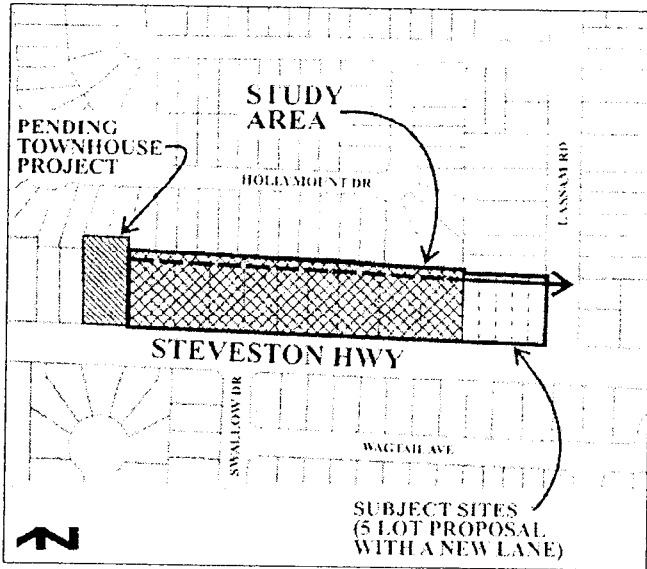
**Arterial Road
 Redevelopment Options**
 Policy Planning Department

Contact Kevin Eng (604) 247-4626 / (604) 276-4000

To ensure that your response is valid, please fill in the following:

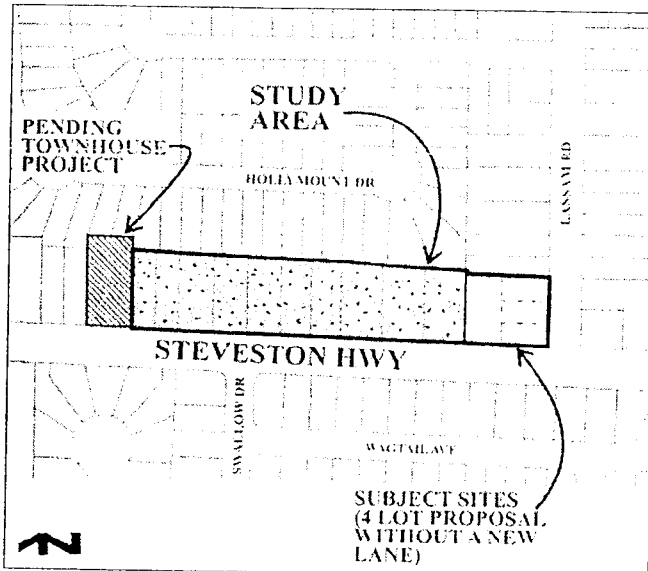
Name: GLEN SMALE Address: 10771 LASSAM ROAD

Option 1 – Five Lot Subdivision with Lane Access



- 5 lots fronting Steveston Highway.
- New lane implemented off Lassam Road.
- Potential redevelopment of lots along Steveston Highway in conjunction with lane development.

Option 2 – Four Lot Subdivision with No Lane



- 4 single-family lots (3 lots fronting Lassam Road; 1 lot fronting Steveston Highway).
- No new lane.
- No redevelopment potential for remaining lots along Steveston Highway.

Please indicate which option you prefer:

Option 1 Option 2



City of Richmond
 6911 No. 3 Road
 Richmond, BC V6Y 2C1
 (604) 276-4000

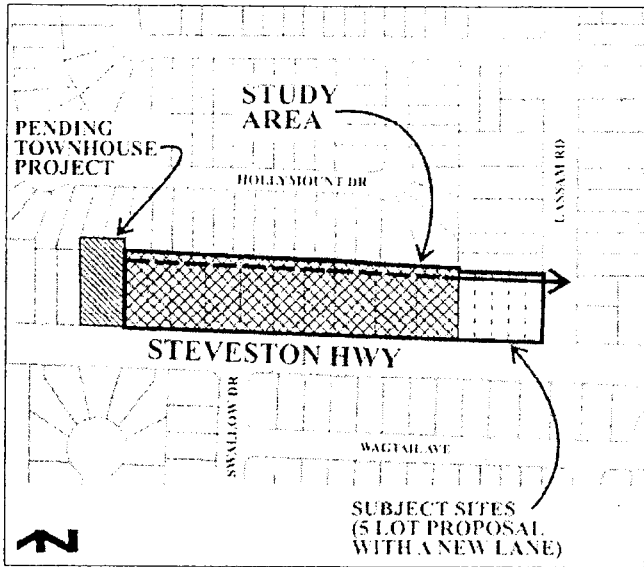
**Arterial Road
 Redevelopment Options**
 Policy Planning Department

Contact Kevin Eng (604) 247-4626 / (604) 276-4000

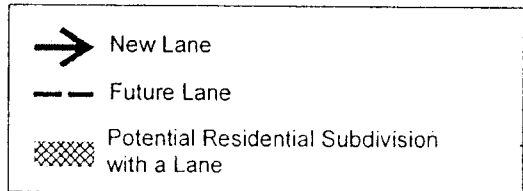
To ensure that your response is valid, please fill in the following:

Name: Carman Teed Address: 5351 Steveston Highway Road
Marjorie Teed

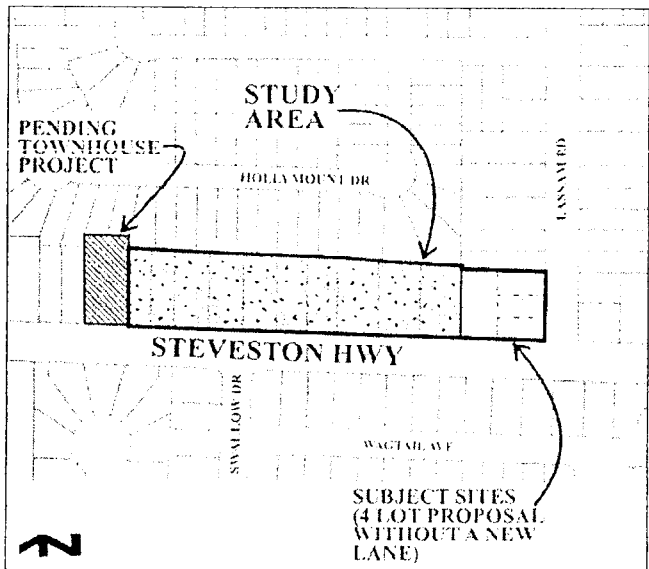
Option 1 – Five Lot Subdivision with Lane Access



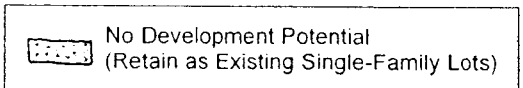
- 5 lots fronting Steveston Highway.
- New lane implemented off Lassam Road.
- Potential redevelopment of lots along Steveston Highway in conjunction with lane development.



Option 2 – Four Lot Subdivision with No Lane



- 4 single-family lots (3 lots fronting Lassam Road; 1 lot fronting Steveston Highway).
- No new lane.
- No redevelopment potential for remaining lots along Steveston Highway.



Please indicate which option you prefer:

Option 1 Option 2



City of Richmond
 6911 No. 3 Road
 Richmond, BC V6Y 2C1
 (604) 276-4000

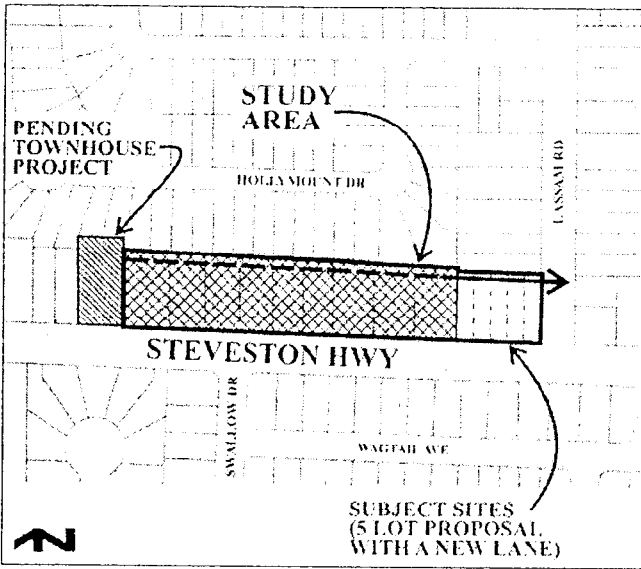
**Arterial Road
 Redevelopment Options**
 Policy Planning Department

Contact Kevin Eng (604) 247-4626 / (604) 276-4000

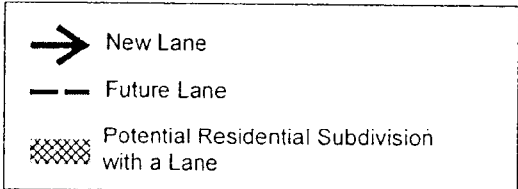
To ensure that your response is valid, please fill in the following:

Name: Bob + Sheila Price Address: 10741 Hollymount Drive

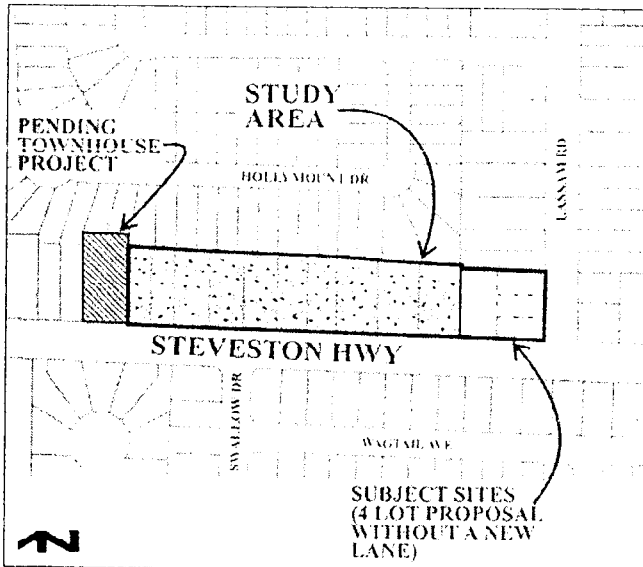
Option 1 – Five Lot Subdivision with Lane Access



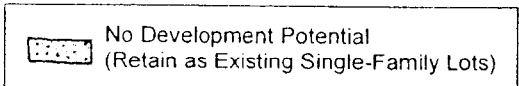
- 5 lots fronting Steveston Highway.
- New lane implemented off Lassam Road.
- Potential redevelopment of lots along Steveston Highway in conjunction with lane development.



Option 2 – Four Lot Subdivision with No Lane



- 4 single-family lots (3 lots fronting Lassam Road; 1 lot fronting Steveston Highway).
- No new lane.
- No redevelopment potential for remaining lots along Steveston Highway.



Please indicate which option you prefer:

Option 1 Option 2



City of Richmond
 6911 No. 3 Road
 Richmond, BC V6Y 2C1
 (604) 276-4000

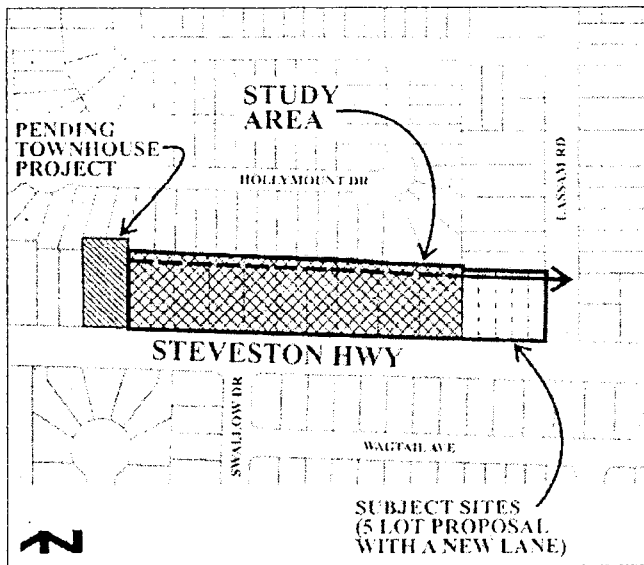
**Arterial Road
 Redevelopment Options**
 Policy Planning Department

Contact Kevin Eng (604) 247-4626 / (604) 276-4000

To ensure that your response is valid, please fill in the following:

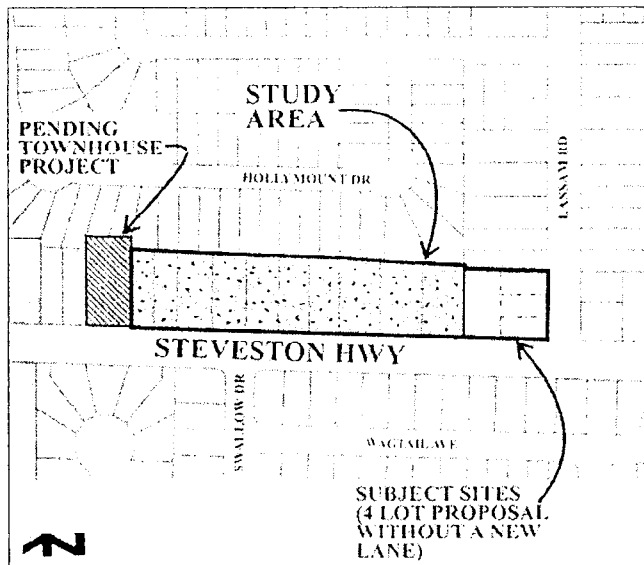
Name: Zenia Y LAU Address: 3927 30TH AVE^{VR} W. Van. BC
V6S 1X2

Option 1 – Five Lot Subdivision with Lane Access



- 5 lots fronting Steveston Highway.
- New lane implemented off Lassam Road.
- Potential redevelopment of lots along Steveston Highway in conjunction with lane development.

Option 2 – Four Lot Subdivision with No Lane



- 4 single-family lots (3 lots fronting Lassam Road; 1 lot fronting Steveston Highway).
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- No redevelopment potential for remaining lots along Steveston Highway.

Please indicate which option you prefer:

Option 1 Option 2



City of Richmond
 6911 No. 3 Road
 Richmond, BC V6Y 2C1
 (604) 276-4000

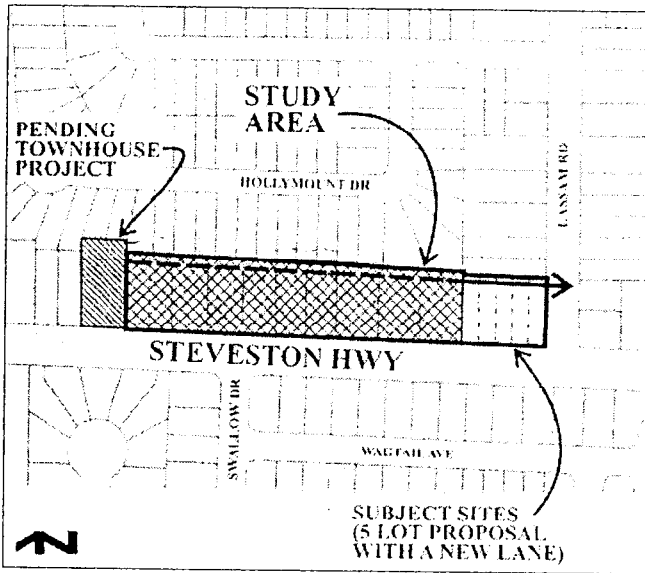
**Arterial Road
 Redevelopment Options**
 Policy Planning Department

Contact Kevin Eng (604) 247-4626 / (604) 276-4000

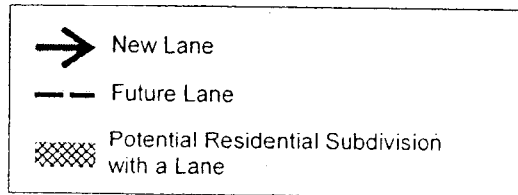
To ensure that your response is valid, please fill in the following:

Name: THIN CHONG HUI / AH 2001 Sec Address: 10751 HOLLYMOUNT DRIVE, RICHMOND, B.C.

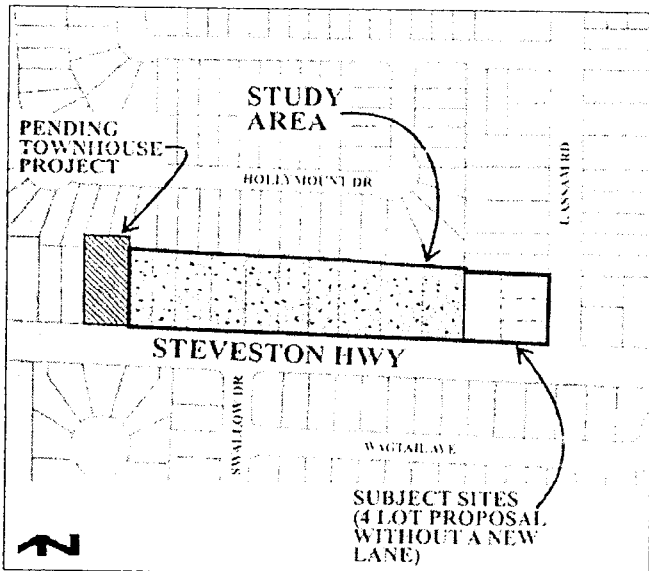
Option 1 – Five Lot Subdivision with Lane Access



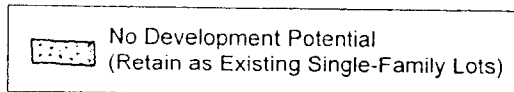
- 5 lots fronting Steveston Highway.
- New lane implemented off Lassam Road.
- Potential redevelopment of lots along Steveston Highway in conjunction with lane development.



Option 2 – Four Lot Subdivision with No Lane



- 4 single-family lots (3 lots fronting Lassam Road; 1 lot fronting Steveston Highway).
- No new lane.
- No redevelopment potential for remaining lots along Steveston Highway.



Please indicate which option you prefer:

Option 1 Option 2



City of Richmond
 6911 No. 3 Road
 Richmond, BC V6Y 2C1
 (604) 276-4000

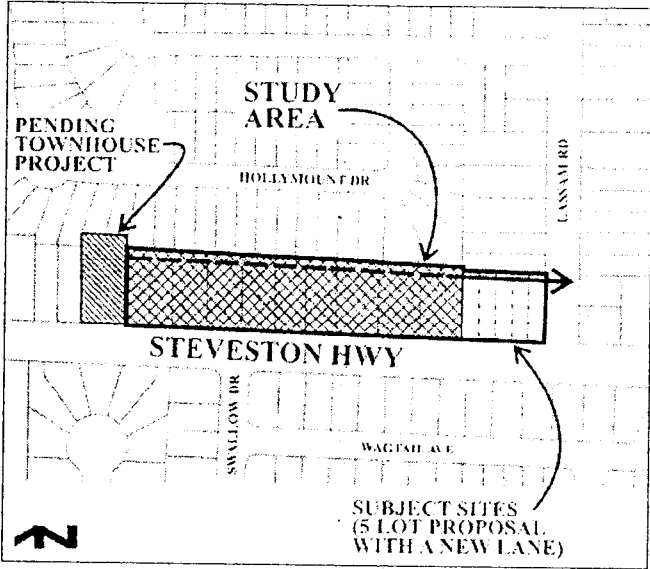
**Arterial Road
 Redevelopment Options**
 Policy Planning Department

Contact Kevin Eng (604) 247-4626 / (604) 276-4000

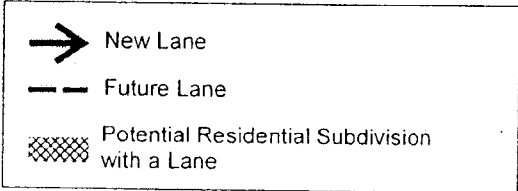
To ensure that your response is valid, please fill in the following:

Name: NORM DEGIROLAMO Address: 10791 HOLLYMOUNT DR.

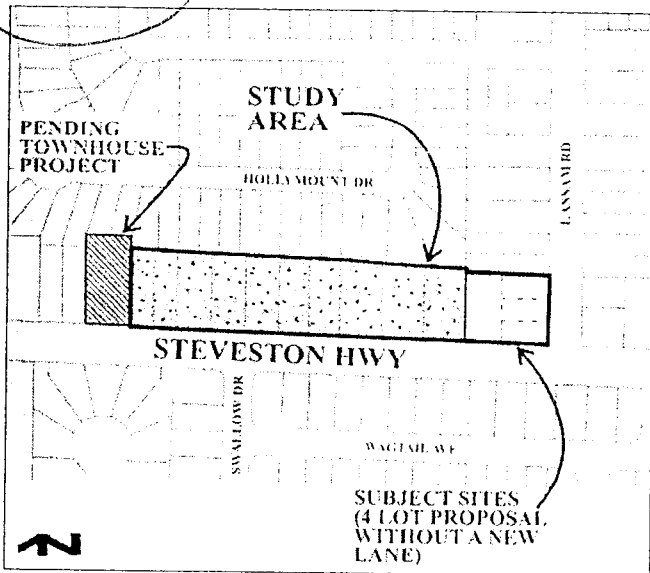
Option 1 – Five Lot Subdivision with Lane Access



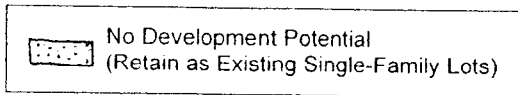
- 5 lots fronting Steveston Highway.
- New lane implemented off Lassam Road.
- Potential redevelopment of lots along Steveston Highway in conjunction with lane development.



Option 2 – Four Lot Subdivision with No Lane



- 4 single-family lots (3 lots fronting Lassam Road; 1 lot fronting Steveston Highway).
- No new lane.
- No redevelopment potential for remaining lots along Steveston Highway.



Please indicate which option you prefer:

Option 1 Option 2

To: Kevin Eng

PHN = 410-4024



City of Richmond
6911 No. 3 Road
Richmond, BC V6Y 2C1
(604) 276-4000

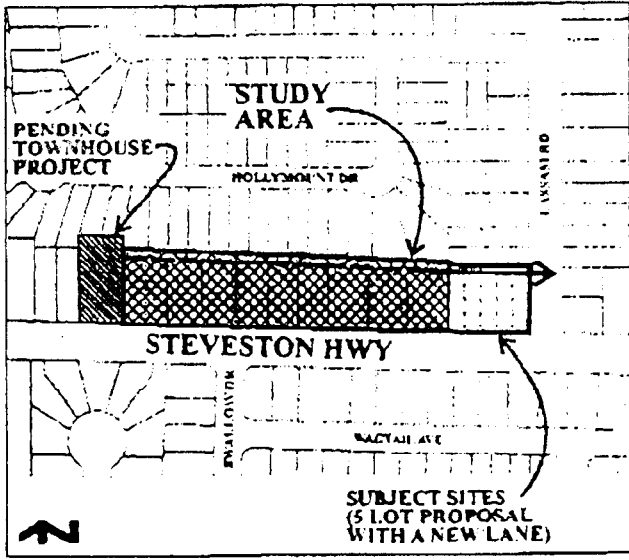
Arterial Road Redevelopment Options Policy Planning Department

Contact Kevin Eng (604) 247-4626 / (604) 276-4000

To ensure that your response is valid, please fill in the following:

Name: Pendlebury Holdings Ltd Address: 5291 + 5311 Steveston Hwy
Richmond, B.C.

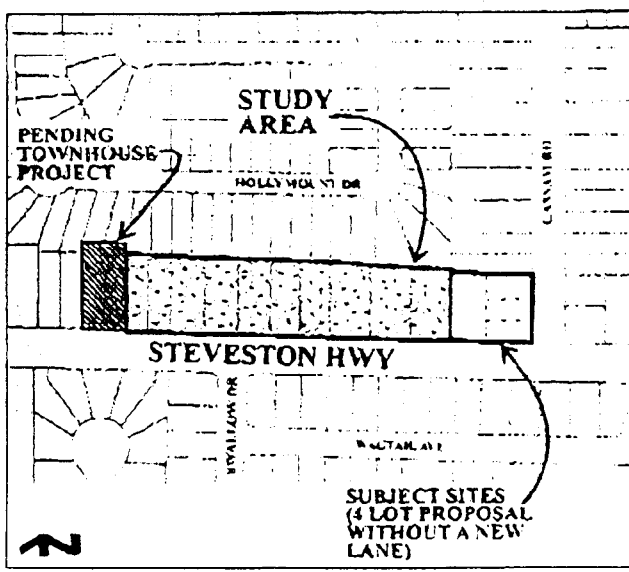
Option 1 – Five Lot Subdivision with Lane Access



- 5 lots fronting Steveston Highway.
- New lane implemented off Lassam Road.
- Potential redevelopment of lots along Steveston Highway in conjunction with lane development.

frontage = min 29' or 5 meters

Option 2 – Four Lot Subdivision with No Lane



- 4 single-family lots (3 lots fronting Lassam Road; 1 lot fronting Steveston Highway).
- No new lane.
- No redevelopment potential for remaining lots along Steveston Highway.

Please indicate which option you prefer:

Option 1 Option 2

Eng, Kevin

From: Eng, Kevin
Sent: Friday, 2 December 2005 8:38 AM
To: 'neil hsueh'
Subject: RE: Opinion towards Rezoning Proposal at 5411 and 5431 Steveston Highway

Thank You for your reply to the survey. A copy of this email will be attached as correspondence to this rezoning application. If you like, please take a moment to fill out the survey and drop it in the mail in the postage paid envelope contained in the original letter.

Regards,
Kevin Eng
Policy Planning Department
Ph: (604) 247-4626
Fx: (604) 276-4052
keng@richmond.ca

-----Original Message-----

From: neil hsueh [mailto:neil00hsueh@hotmail.com]
Sent: Thursday, 1 December 2005 8:00 PM
To: Eng, Kevin
Subject: Opinion towards Rezoning Proposal at 5411 and 5431 Steveston Highway

Dear Kevin Eng:

I have received your letter regarding the rezoning application at 5411 and 5431 Steveston Highway. My opinions are as followed.

I am against this application (five lot subdivision with lane access) due to the potential vandalism it would cause on our property and our neighbors.

Adding onto this, it will also jeopardize the safety of the youngsters around our neighborhood.

Thank you for your attention.

Chen Hui-Chen
Hsueh Po-Wen
Neil Hsueh
Emerson Hsueh
Sophia Hsueh

10701 Hollymount Dr
V7E 1k6
Richmond B.C.

Eng, Kevin

From: Eng, Kevin
Sent: Tuesday, 22 November 2005 8:56 AM
To: 'tanyeung'
Subject: RE: "Rezoning Proposal at 5411 and 5431 Seteveston Highway"

Greetings,

Thank you for the response and comments on the single-family options presented in the survey. Your email will form part of survey results. If you would like more information about the forthcoming process or timing of the rezoning application, please feel free to contact myself.

Regards,
Kevin Eng
Policy Planning Department
Ph: (604) 247-4626
Fx: (604) 276-4052
keng@richmond.ca

From: tanyeung [<mailto:tanyeung@hotmail.com>]
Sent: Tuesday, 22 November 2005 7:32 AM
To: Eng, Kevin
Subject: "Rezoning Proposal at 5411 and 5431 Seteveston Highway"

Hi Kevin,

We got your letter regarding "Rezoning Proposal at 5411 and 5431 Seteveston Highway" that make us very upset.

We strongly disagree with with the option that would create a back lane in our backyard which will totally affecting our safety. We bought this location because it does not have a back lane originally. We just don't understand how can that can be proposed since it would affect so many neighbors around us. Like Vancouver City, the back lane create so many crime happened and we definitely do not want to see that happen in our backyard.

For sure we will protest till the end if you guys accept the proposal to create a back lane in our backyard!!!

Thank you for your attention.

Tom Yeung
Alice Yeung
Aaron Yeung
Leanne Yeung
10711 Hollymount Dr,
Richmond,
V7E 4Z3

Staff Technical Comments

Engineering Works Design

Prior to approval of the subdivision, the following is required:

- ❑ Dedication of a 4m x 4m corner cut at Steveston Highway and Lassam Road.
- ❑ Registration of restrictive covenant to ensure that the vehicle access and driveway crossing for the proposed new corner lot at the Steveston Highway and Lassam Road intersection is situated along the north property line of the proposed lot.
- ❑ Submission of a landscaping bond (\$4,000) for the implementation of replacement plantings and tree protection measures.
- ❑ Tree protection measures (tree protection fencing and limited excavation) must be implemented prior to approval of the subdivision as outlined in the submitted Arborist report.

Transportation

- ❑ Design of driveway crossings to conform with the City's Bylaw 7222 (Residential Lot Access Regulation).
- ❑ For the proposed lot at the corner of Lassam Road and Steveston Highway, the driveway crossing and access is to be located along the north property line.

Policy Planning

- ❑ A tree survey and Arborist report was submitted outlining the location and health of existing trees. The report also recommends a replacement rationale and tree protection measures (Attachment 8). A summary of the tree survey and report is as follows:
 - 41 existing tree on site.
 - 23 trees to be retained and protected (includes 1 large Western Red Cedar along Lassam Road and the large healthy hedge along Steveston Highway)
 - 18 trees to be removed
 - 8 replacement trees planted at 7cm minimum calliper.
 - Tree protection measures (fencing) and a landscaping bond will be a required prior to approval of the subdivision application.
- ❑ Staff deem the tree retention and replacement rationale to be sufficient based on the small size of the site (single-family development and limited space for replacement planting) and proposed tree retention.



**Froggers Creek
Tree Consultants Ltd.**

7763 McGregor Avenue Burnaby BC, V5J4H4
Telephone: 604-721-6002 Fax: 604-437-0970

February 2, 2006

Kevin Eng
CITY OF RICHMOND
Urban Development Division
6911 No 3 Road
Richmond, BC
V6Y 2C1

Cc. Peter Thiessen

Re: 5411, 5431 Steveston Hwy Richmond, BC.
Tree Protection Report
City of Richmond File # RZ 04-268223

Please find enclosed a **Tree Preservation Report** as part of the City of Richmond rezoning application requirements and Tree Protection Bylaw # 8014. I am also attaching as an appendix to the Report, a **Tree Protection Plan drawing** for reference purposes.

1. TREE PRESERVATION SUMMARY

41	Trees on the site
23	Trees to be retained and protected
18	Trees to be removed
8	Replacement Trees Proposed

2. TREE PRESERVATION REPORT

We have been provided with a tree survey of the 2 subject properties and a subdivision layout that will create 4 lots in total. I have been provided with a tree survey of the subject properties. I have visited the site and assessed the tree resource. All the trees have been tagged and information recorded concerning their species, stem size, canopy radius, height, health, structural condition and retention value.

Tree Resource:

Forty-one trees are inventoried in total. The table below indicates the species composition.

Type	
Western Red Cedar	23
Cherry	5
English Holly	5
Pear	3
Black Walnut	1
Common Horse Chestnut	1



Hazelnut	1
Lawson Cypress	1
Western Hemlock	1
Total	41

Details of this tree inventory are provided in the table attached as Appendix—1.

Four of the forty-one trees are located on city property along Lassam Street. All four of these trees have been topped many years ago to avoid the overhead wires. They have regrown new tops and are now located within inches of the overhead wires. Only one of the four trees has any potential to be retained, tree number 351. Tree number 353 is dead and number 352 is in poor condition. Tree number 355 is in suitable for retention but is located in the middle of lot 4 and will be critically impacted by the construction of the driveway.

The Cedar hedge along the south side of the property along Steveston Highway appears to be located on both city and private property. The hedge, which is comprised of 22 Western Red Cedars, is in excellent condition and has a high retention value. It is located far enough away from the building envelopes and would make a good choice for retention. The five English Hollies are located within or very close to the building envelopes and cannot be retained. The Black Walnut tree number 58 is located within the building envelope. There are nine fruit trees located in the back yards of both properties. Eight of the nine are either located within the proposed building envelopes or are diseased and in a state of irreversible decline (#363 and #364). Tree # 365, a 20cm Pear Tree, is located within the sanitation sewer right of way and there is also a proposed grade change of .35m around the tree. Even if the services can be re-routed around the tree the grade change will critically impact the tree.

Replacement Trees

There are 23 trees larger than 10cm in diameter being retained and 18 trees being removed from the site and on city property. There is not a lot of space to plant replacement trees at a ratio of 2 trees for every tree removed. I am recommending that a total of 8 Replacement Trees be planted. This works out to about 2 trees per lot. Here is a list of replacement trees:

Type	Number	Size
Katsura	2	7cm
Crimson King Maple	2	7cm
Dawyck Beech	4	7cm

Drawings

A Tree Protection Plan drawing (which plots the tree resource in relation to the proposed site layout) is attached as Appendix—3. The drawing also indicates the location of the proposed Replacement Trees.

Tree Protection Measures:

The following steps are recommended to minimize damage or impact to the protected trees on site:

1. Install tree protection fencing around the retained trees before any work begins on site. Leave the fencing up until all construction is complete. The location of the protection



fencing is attached as Appendix—3 and a Tree Protection Fencing detail is attached as Appendix—2.

2. Mulch the protection area with 4 inches of composted bark mulch before any construction begins.
3. Install all sidewalks and driveways within the protected areas on grade using permeable materials. This is especially important around tree number 351 the large Western Red Cedar located on Lassam Street. The proposed driveway is located about 1 metre to the south of the tree. If possible the existing driveway should not be removed and should be used as a foundation for the new driveway. There can be no excavation within the 5.5m dripline or the tree may need to be removed.
4. No access by vehicles or personnel is permitted with the fenced-off area. Storage of materials or soil is also not permitted inside this area. In the eventuality that the site supervisor requires access to the tree protection area, an Arborist should be consulted beforehand.
5. Excavation for services needs to be kept outside the protected areas. Trees may need to be removed if underground services are required within the protected areas.
6. An arborist must closely monitor any excavation within the canopies of the retained trees. The Arborist will attend to the pruning of any significant woody roots impacted by the excavation. These roots will be pruned cleanly back to sound tissue before back filling.
7. Consult an Arborist before any grade changes are performed within the protection areas. This includes landscape grade changes that take place after construction.
8. Carefully hand-dig any landscape plantings within the protection area.
9. The protected trees will need to be watered regularly during the summer when there is no rain for more than 2 weeks.

Estimated Cost of Replacement Trees and Tree Protection Measures

The cost of the replacement trees and protection measures would be approximately \$4000. See chart below:

Item	Units	Price/unit	Total Cost
7cm Replacement Tree	8	\$250	\$2,000
Delivery	1	\$100	\$100
Planting Cost (Labour)	8	\$150	\$1,200
Total Planting Cost			\$3,300
Tree Protection Fencing	1	\$150	\$150
Wood framing	1	\$100	\$100
Labour	4	\$40	\$160
Total Fencing Cost			\$410
Mulch or wood Chips	1	\$100	\$100
Labour	3	\$40	\$120
Total Mulching Cost			\$220
Total Cost			\$3,930



Froggers Creek Tree Consultants Ltd.

End Report.

CERTIFICATION:

This report and the opinions expressed within it have been prepared in good faith and to accepted arboricultural standards within the scope afforded by its terms of reference and the resources made available to the consultant.

Froggers Creek Tree Consultants Ltd.
Glenn Murray – Board Certified Master Arborist
I.S.A. Certification # PN-0795B

Dated: February 2, 2006



ASSUMPTIONS AND LIMITING CONDITIONS

1. This report and the opinions expressed within it have been prepared in good faith and to accepted arboricultural standards within the scope afforded by its terms of reference and the resources made available to the consultant. The report provides no undertakings regarding the future condition or behavior of the trees reviewed within it. Tree hazard and condition assessments are not an exact science. Both qualities can and do change over time and should be reappraised periodically.
2. This assessment was limited to a visual tree evaluation only. No core samples were taken. No tissue samples have been cultured or analyzed by plant pathologists. No root or root crown excavations were undertaken. No aerial reconnaissance was attempted, beyond that made possible by binoculars. The evaluation period for this assessment is 12 months.
3. Any legal description provided to the consultant/appraiser is assumed to be correct. No responsibility is assumed for matters legal in character. Any and all property is appraised or evaluated as though free and clear, under responsible ownership and competent management.
4. It is assumed that any property is not in violation of any applicable codes, ordinances, statutes, or other governmental regulations.
5. Care has been taken to obtain all information from reliable sources. All data has been verified insofar as possible; however, the consultant/appraiser can neither guarantee nor be responsible for the information provided by others.
6. The consultant/appraiser shall not be required to give testimony or to attend court by reason of this report unless subsequent contractual arrangements are made, including payment of an additional fee for such services as described in the fee schedule and contract of engagement.
7. Loss or alteration of any part of this report invalidates the entire report.
8. Possession of this report or a copy thereof does not imply right of publication or use for any purpose by any other than the person to whom it is addressed, without the prior expressed written or verbal consent of the consultant/appraiser.
9. Neither all nor any part of the contents of this report, nor copy thereof, shall be conveyed by anyone, including the client, to the public through advertising, public relations, news, sales or other media, without the prior expressed written or verbal consent of the consultant/appraiser—particularly as to value conclusions, identity of the consultant/appraiser, or any reference to any professional society or institute or to any initiated designation conferred upon the consultant/appraiser as stated in his qualification.



Froggers Creek Tree Consultants Ltd.

**APPENDIX—1
TREE INVENTORY TABLE**

#	Type	Action	Reason for Removal	dbh cm	Ht Metres	Crown Radius metres	Retention Value	Health	Structure	Notes
351	Western Red Cedar	Retain		73	22	5.5	Moderate	Good	Fair	Tree has been topped, growing up against power lines
352	Western Hemlock	Remove	Poor location	62	17	7	Low	Fair-poor	Fair	Tree has been topped, growing up against power lines
353	Lawson Cypress	Remove	Dead	50	10	3	Low	Dead	Poor	Dead
354	English Holly	Remove	Within building envelope	40	8	2	Moderate	Good	Good	No apparent defects
355	Common Horse Chestnut	Remove	Poor location	58	17	2	Moderate	Fair-good	Fair	Tree has been topped, growing up against power lines
356	English Holly	Remove	Within building envelope	18/12	8	8	Moderate	Good	Good	No apparent defects
357	English Holly	Remove	Within building envelope	25	7	3.5	Moderate	Good	Good	No apparent defects
358	Black Walnut	Remove	Within building envelope	64	17	3	High	Fair-good	Good	No apparent defects, dead branches in canopy
359	Pear	Remove	Within building envelope	38	8	3.5	Mod-low	Fair-poor	Fair	No apparent defects, diseased
360	Pear	Remove	Within building envelope	32	7	3.5	Mod-low	Fair-poor	Fair	No apparent defects, diseased
361	Cherry	Remove	Within building envelope	22	10	1.5	Mod-low	Fair	Fair	Growing out of stump
362	Cherry	Remove	Within building envelope	28	12	5	Moderate	Fair	Good	No apparent defects
363	Cherry	Remove	Poor condition	12	5	3	Low	Poor	Poor	Cankers on stem
364	Cherry	Remove	Poor condition	55	12	3	Low	Fair-poor	Fair	No apparent defects, diseased
365	Pear	Remove	Underground septic and grade changes required.	20	8	4	Moderate	Fair	Fair	No apparent defects
366	Cherry	Remove	Within building envelope	15/15/15	8	2.5	Low	Fair-poor	Fair	Multi-stemmed, growing out of old stump

Froggers Creek Tree Consultants Ltd.

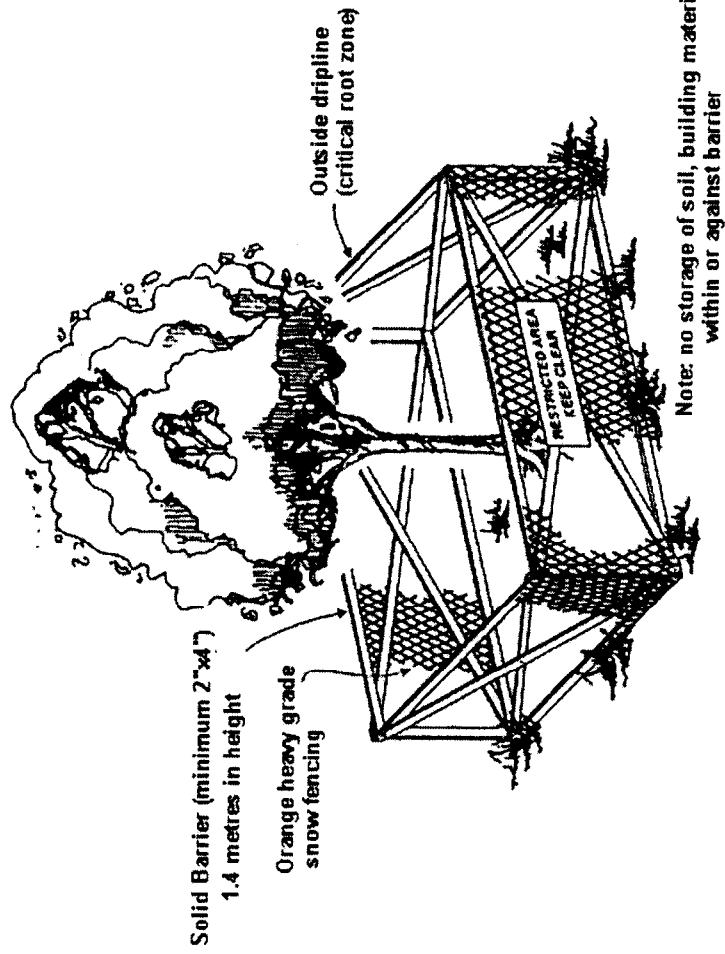
#	Type	Action	Reason for Removal	dbh cm	Ht Metres	Crown Radius metres	Retention Value	Health	Structure	Notes
367	Hazelnut	Remove	Within building envelope	35/10/10	8	2.5	Moderate	Fair	Fair	Multi-stemmed
368	English Holly	Remove	Within building envelope	20	7	1	Moderate	Good	Good	No apparent defects
369	English Holly	Remove	Too close to building envelope	20	7	1	Moderate	Good	Good	No apparent defects
370	Western Red Cedar	Retain		15	5	1	High	Good	Good	Hedge, no apparent defects
371	Western Red Cedar	Retain		15	5	1	High	Good	Good	Hedge, no apparent defects
372	Western Red Cedar	Retain		15	5	1	High	Good	Good	Hedge, no apparent defects
373	Western Red Cedar	Retain		15	5	1	High	Good	Good	Hedge, no apparent defects
374	Western Red Cedar	Retain		15	5	1	High	Good	Good	Hedge, no apparent defects
375	Western Red Cedar	Retain		15	5	1	High	Good	Good	Hedge, no apparent defects
376	Western Red Cedar	Retain		15	5	1	High	Good	Good	Hedge, no apparent defects
377	Western Red Cedar	Retain		15	5	1	High	Good	Good	Hedge, no apparent defects
378	Western Red Cedar	Retain		15	5	1	High	Good	Good	Hedge, no apparent defects
379	Western Red Cedar	Retain		15	5	1	High	Good	Good	Hedge, no apparent defects
380	Western Red Cedar	Retain		15	5	1	High	Good	Good	Hedge, no apparent defects
381	Western Red Cedar	Retain		15	5	1	High	Good	Good	Hedge, no apparent defects
382	Western Red Cedar	Retain		15	5	1	High	Good	Good	Hedge, no apparent defects
383	Western Red Cedar	Retain		15	5	1	High	Good	Good	Hedge, no apparent defects
384	Western Red Cedar	Retain		15	5	1	High	Good	Good	Hedge, no apparent defects
385	Western Red Cedar	Retain		15	5	1	High	Good	Good	Hedge, no apparent defects
386	Western Red Cedar	Retain		15	5	1	High	Good	Good	Hedge, no apparent defects
387	Western Red Cedar	Retain		15	5	1	High	Good	Good	Hedge, no apparent defects
388	Western Red Cedar	Retain		15	5	1	High	Good	Good	Hedge, no apparent defects
389	Western Red Cedar	Retain		15	5	1	High	Good	Good	Hedge, no apparent defects
390	Western Red Cedar	Retain		15	5	1	High	Good	Good	Hedge, no apparent defects
391	Western Red Cedar	Retain		15	5	1	High	Good	Good	Hedge, no apparent defects



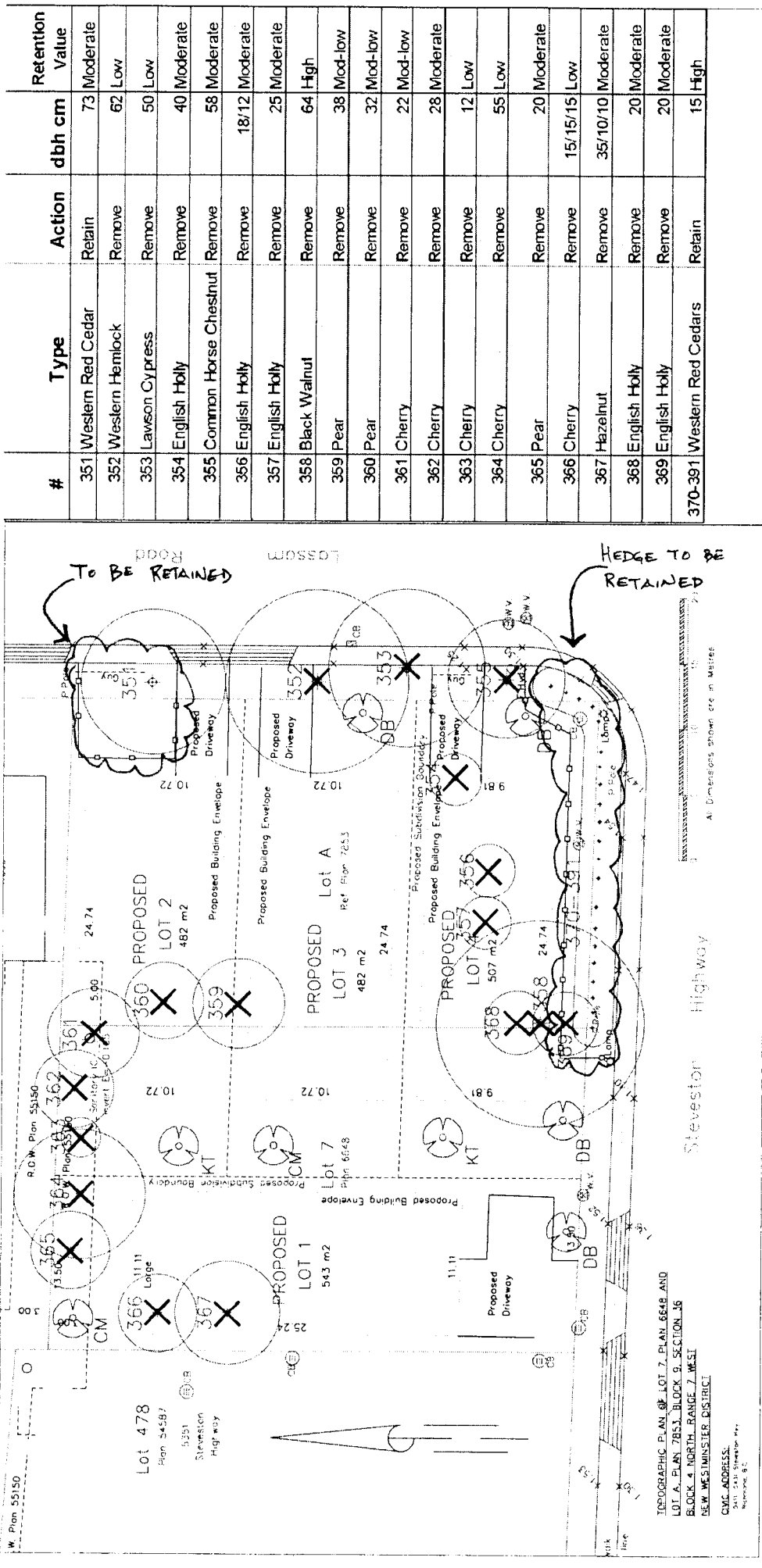
Froggers Creek Tree Consultants Ltd.

APPENDIX—2 TREE PROTECTION FENCING DETAIL

Tree Protection Fencing Detail



TREE PROTECTION AND REPLACEMENT PLAN

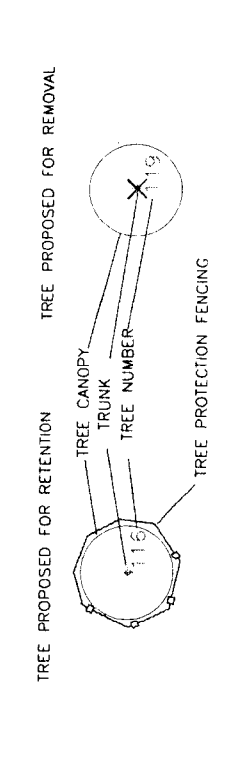


#	Type	Action	dbh cm	Retention Value
351	Western Red Cedar	Retain	73	Moderate
352	Western Hemlock	Remove	62	Low
353	Lawson Cypress	Remove	50	Low
354	English Holly	Remove	40	Moderate
355	Common Horse Chestnut	Remove	58	Moderate
356	English Holly	Remove	18/12	Moderate
357	English Holly	Remove	25	Moderate
358	Black Walnut	Remove	64	High
359	Pear	Remove	38	Mod-low
360	Pear	Remove	32	Mod-low
361	Cherry	Remove	22	Mod-low
362	Cherry	Remove	28	Moderate
363	Cherry	Remove	12	Low
364	Cherry	Remove	55	Low
365	Pear	Remove	20	Moderate
366	Cherry	Remove	15/15/15	Low
367	Hazelnut	Remove	35/10/10	Moderate
368	English Holly	Remove	20	Moderate
369	English Holly	Remove	20	Moderate
370-391	Western Red Cedars	Retain	15	High

Progers Creek
Tree Consultants Ltd.
7545 MCLEOD AVENUE BURNABY BC
5471, 5471 STEVENSON HWY, RICHMOND BC
TREE PROTECTION AND REPLACEMENT PLAN DRAWING
Showing All Trees Proposed for Retention and Proposed Replacement Trees in Relation to the Proposed Site Layout
DRAWN BY: DM
DATE: JANUARY 27, 2008

NOTES:
1. REFER TO ATTACHED INFORMATION AND TREE SURVEY DATA FOR TREE SPECIES, SIZE, QUALITY, HEIGHT, CANOPY SPREAD AND CONDITION.
2. REFER TO ATTACHED TREE PROTECTION REPORT FOR RECOMMENDED TREE PROTECTION SYSTEMS.
3. PROPOSED TREE REMOVAL AND RETENTION ARE SUBJECT TO APPROVAL BY THE LOCAL GOVERNMENT AND SERVICE CORPORATIONS (ARBORETTAL DEPARTMENT).
4. ALL DIMENSIONS SHOWN ARE IN METERS.

Replacement Trees	Code
Katsura	KT
Crimson King Maple	CM
Dawycck Beech	DB





**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 7911 (RZ 04-268223)
5411 & 5431 STEVESTON HIGHWAY**

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

1. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning and Development Bylaw 5300, is amended by repealing the existing zoning designation of the following area and by designating it **SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA C (R1/C) AND SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA B (R1/B)**.

That area shown hatched and cross-hatched on "Schedule A attached to and forming part of Bylaw No. 7911"

2. This Bylaw may be cited as **"Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7911"**.

FIRST READING

FEB 27 2006

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

ADOPTED

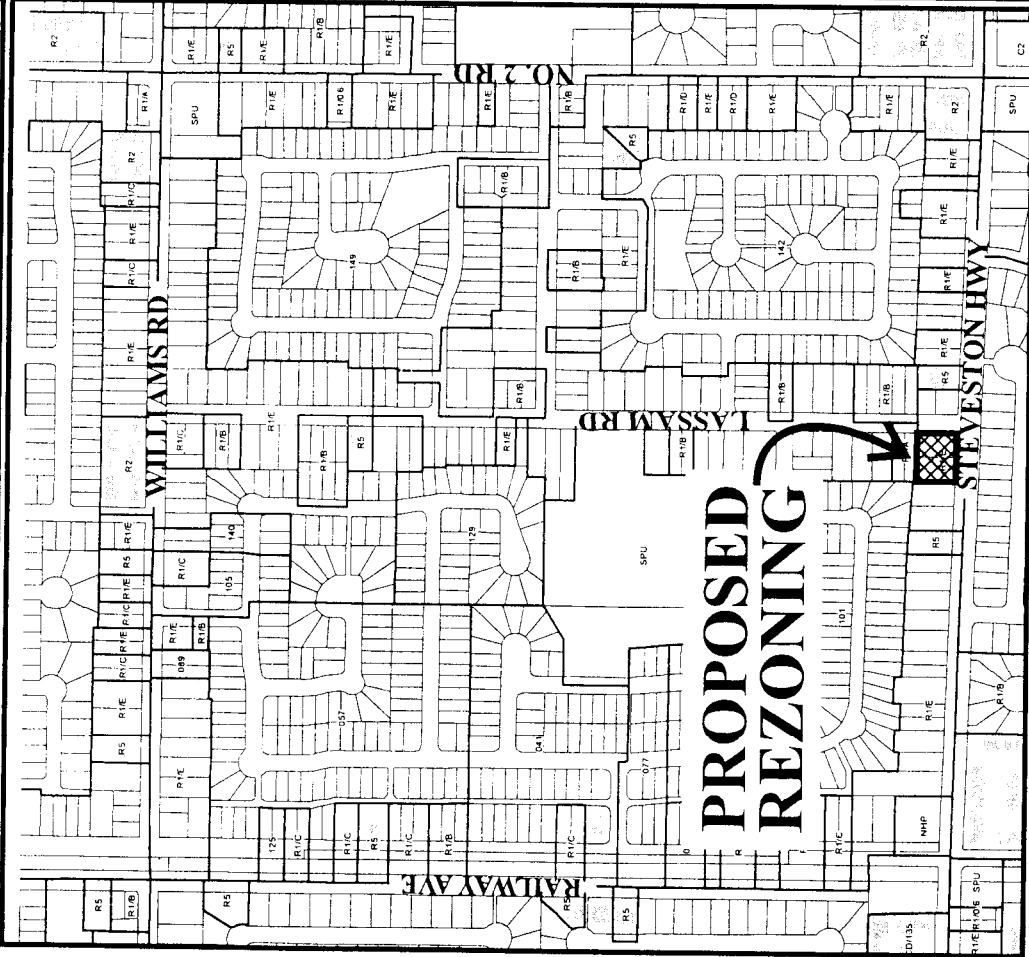
CITY OF RICHMOND
APPROVED by KE
APPROVED by Director or Solicitor /L.

MAYOR

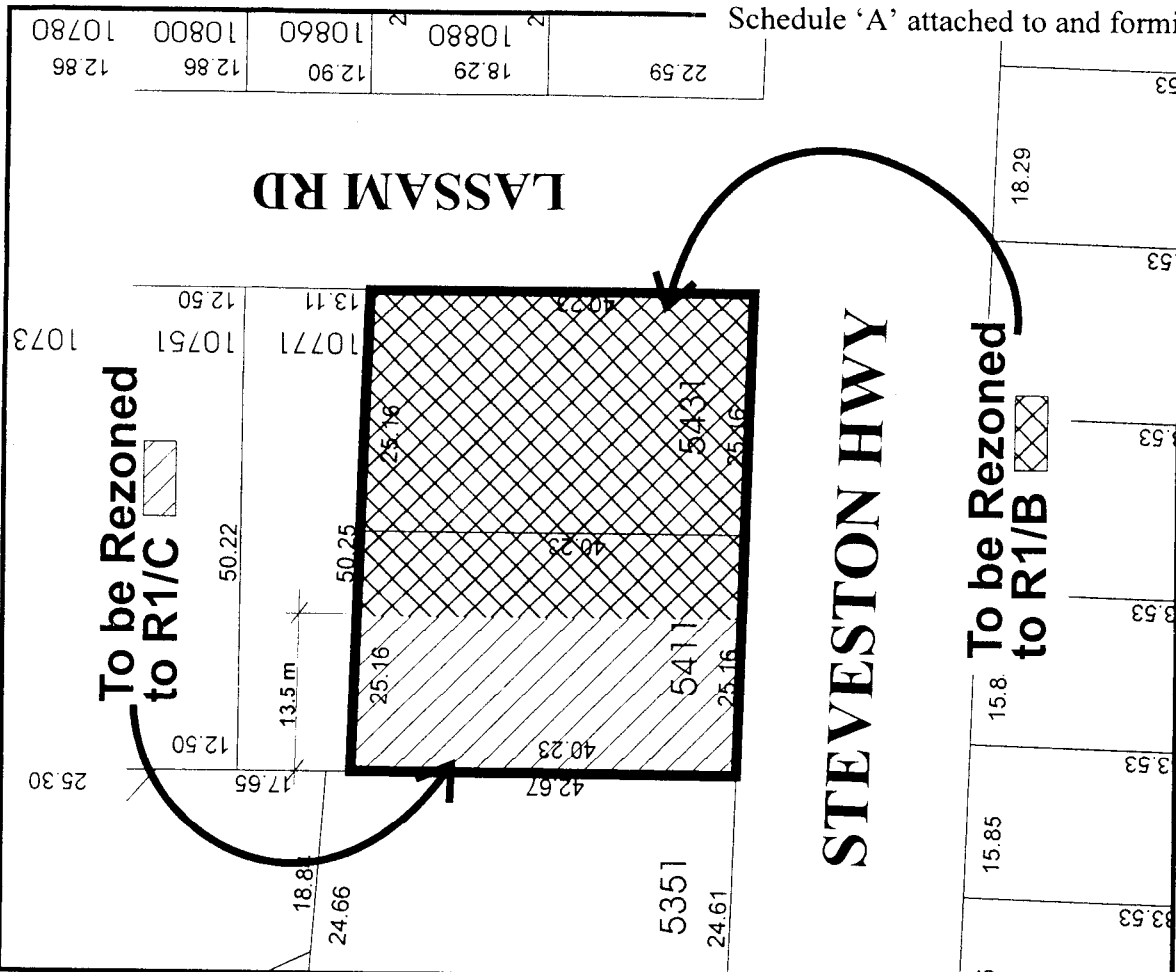
CORPORATE OFFICER



City of Richmond



PROPOSED REZONING



To be Rezoned to R1/C

To be Rezoned to R1/B

STEVESTON HWY

LASSAM RD

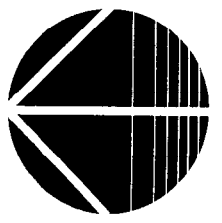
Schedule 'A' attached to and forming part of Bylaw 7911

Original Date: 04/15/04

Revision Date: 02/09/06

Note: Dimensions are in METRES

RZ 04-268223



TO: MAYOR & EACH COUNCILLOR
FROM: CITY CLERK'S OFFICE

Baryluk 7911
04-268223

MayorandCouncillors

From: MayorandCouncillors
Sent: Friday, 17 June 2005 9:17 AM
To: 'J and K Baryluk'
Subject: RE: rezoning proposal

pc: Acting Director, Development
for attachment to staff report
(~~re: rezoning~~)

Dear Mr. and Mrs. Baryluk,

This is to acknowledge and thank you for your email to the Mayor and Councillors in connection with the rezoning proposal on the north side of Steveston Hwy near Lassam, a copy of which has been forwarded to the Mayor, each Councillor for information.

Your email has also been forwarded to Mr. Holger Burke (to whom, I understand, you have already spoken) so that it may be attached to the staff report on this matter when it comes before Planning Committee in due course. A date has yet to be scheduled for this particular item, however, I would invite you to contact Mr. Burke at 604-276-4164 regarding any tentative scheduling for this report or regarding any other questions or concerns you may have at this time.

Thank you for taking the time to make your views known to Council.

Yours truly,

David Weber

David Weber
Director, City Clerk's Office
City of Richmond
6911 No.3 Road, Richmond, BC, V6Y 2C1
voice: (604) 276-4098
fax: (604) 278-5139
email: dweber@richmond.ca
web: www.richmond.ca

From: J and K Baryluk [mailto:jbaryluk@telus.net]
Sent: Friday, 10 June 2005 10:38 AM
To: MayorandCouncillors
Subject: Fw: rezoning proposal

----- Original Message -----

From: J and K Baryluk
To: bmcnulty@city.richmond.ca
Sent: Friday, June 10, 2005 9:24 AM
Subject: rezoning proposal

PHOTOCOPIED

JUN 17

AK

DISTRIBUTED

Dear Mr. McNulty:

I spoke with Holger Burke and he advised that you are the Chair of the planning committee so I hope I am addressing this correctly.

06/17/2005

We, the residents of Westwind have some concerns regarding the proposed rezoning on the north side of Steveston Hwy near Lassam.

We feel that this is a single family neighbourhood that we live in and would like to keep it that way. So much of Richmond is being developed into multiple family dwellings and it certainly takes away from the character of some of our lovely neighbourhoods, not to mention without a doubt it will impact traffic and parking on our streets.

I understand this proposal is being put to the planning committee at an upcoming council meeting and we would like to know the date of that meeting.

We would appreciate any information you may be able to provide.

Thank you.

Karen Baryluk

To: Director, Development
for attachment: Planning
Committee Report.

	JRM	INT
✓	DW	DW
	KY	
	AS	
	DB	
	WB	

March 20, 2005

ACTING CITY CLERK
10771 Lassam Road
Richmond, B.C.
V7E 2C2

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

PHOTOCOPIED

MAR 23 2005

& DISTRIBUTED

NO

8060-20-2911

Dear Sirs:

Re: File # RZ 04-268223, Silverado Homes Ltd. and 5411 & 5431 Steveston Highway

Further to our unanswered letter of June 8, 2004 to the then rezoning application, my wife and I are once again called upon to comment in a more strident fashion against both the proposed rezoning from a single family dwelling area to one of 'too many townhouses' and the proposal itself by Silverado Homes Ltd., dated March 4, 2005. I am appending a copy of that June 8th letter so as to both refresh the deciders' understanding and significance of our concerns and also to avoid unnecessary repetition. We trust that both letters will not only be read by the appropriate parties within the urban development division but also by all of the voting members at city hall prior to casting their votes on this matter.

In our June 8th letter we were not opposed to the development of 4 homes and still are not however the stakes as well as the height of the proposed townhouses have risen to such an extent that we are steadfastly against not only the rezoning itself but the development proposal in its entirety. On the evening of March 4th a letter and attachments from Silverado Homes Inc. were slipped through our mail slot thus heralding the announcement that 'things could get worse and just did.' At 10 a.m. on Saturday March 5th a caller who identified himself as Peter Thiessen, enquired as to whether we had received the documents and asked if we would be commenting on them. I assured him that he was neither a friend nor neighbor of ours, as stated in the salutation in his letter and that we would indeed be responding. He then asked if he could have that information by late Sunday or early Monday and he was informed that his request was patently unreasonable.

I want to inform the reader that this was the first contact from Silverado ever. That is, there was no apparent desire on Silverado's part to consult with us on the first application, then why would they do so now? Giving those most affected by such proposals fewer than 48 hours to comment is not meaningful consultation at all, displays a total lack of concern for the opinions and concerns of others and makes a mockery out of his apparent desire "to hear, and hopefully address any concerns you, as our closet neighbors, may have on this issue." I dare say that it took Hajdo Forbes Architects longer to draw the plans than he gave us to consider them. We are also aware that not many of those around our home received the same information and 'invitation' upon which to consider. We may know why but we still wonder.

Yes, I'm sure you've heard all of the arguments before but these aren't derived out of fear and solely self-interest but of reason as it applies to the unique circumstances in our neighborhood. Our June 8th comments remain unchanged and applicable to this matter however the proposed number of units, the height of the units, its layout and the accompanying deluge of automobiles is totally repugnant to any rational concept of livability. Six three-story town houses exceeding the present height of all structures within the immediate vicinity would be nothing more than

monolithic eyesores. Lassam Road and this section of Steveston Highway are not for 'higher rise' development nor do we wish to have our neighborhood overshadowed by towering edifices built in the name of the developer or commerce. The question may well be, can any party that stands to financially benefit from such decisions practice any form of reasoned restraint and consideration for others during this pre 2010 Olympic era?

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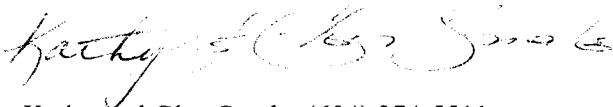
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As always Kathy and I would welcome and questions or comments you may have with respect to this submission and thank you for your time and consideration.

Sincerely,



Kathy and Glen Smale (604) 274-5511.

c.c. Mayor, Malcolm Brodie
Councillors – Barnes
Dang
E. Halsey-Brandt
S. Halsey-Brandt
Howard
Kumagai
McNulty
Steves
Silverado Homes Ltd.

Attachment

June 8, 2004

COPY

10771 Lassam Road
Richmond, B.C.
V7E 2C2

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

Dear Sirs:

Re: File # RZ 04-268223, Silverado Homes Ltd. and 5411 & 5431 Steveston Highway

My wife and I have lived at 10771 Lassam Road for the past 19 years, plan to continue to reside in our home and are directly affected by the aforementioned application. Our property, 1 SEC 36 BLK 4N RG7W PL 68413, has 168.85 feet at the northern perimeter of the properties in question. Put another way, we stand the most to lose by this proposal with respect to the development of a lane along the entire length of our property. We believe that it is inequitable and unreasonable to have a long term resident subjected to the noise, air pollution and lighting while the new property owners would be subjected to approximately only a quarter of the same distance. While we do not oppose the development of 4 homes, we do oppose the building of just another road, which will inevitably wind its way to the beer and liquor store and pub and all the palaver that brings to a so-called quiet and established residential neighborhood.

It seems to us that the developer and City bear the onus to consider not only the path of least resistance but also of the cost, both in terms of dollars and property, as it applies to those who either sold the property or would purchase the rezoned property. While some may not be desirous of an entrance off Steveston Highway, City Council has already granted its approval for same along Steveston near Gilbert. In that situation, more of the developed property may have been used to accommodate such an arrangement but at least the neighbors to the north were not adversely affected and the developers or purchasers more likely than not bore the cost of creating sound barriers along Steveston Highway. Surely the safety issue was explored and found to have been satisfied or the properties would not have been rezoned in the first place. We see no such consideration in this application just more blacktop, more safety concerns for us and our property (far easier access) and the elimination of existing trees, green space and wild life.

Kathy and I have lived to foster the development of gardens and all the beauty that brings to the community and frankly we find a blacktop solution repugnant and unnecessary. If the developer raises the land so too will the lane and accompanying houses. The aging existing fence alone now becomes inadequate to maintain even a modicum of privacy or to abate the noise level from Steveston Highway. Cutting down all of the trees and placing no barriers between the highway and our home, except the new houses themselves, only exacerbates the situation. The 'consideration' in this application

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We therefore encourage Council to consider alternative approaches to the lane development proposal, such as suggested in this letter and to provide the neighbors so affected by such developments with some dignity and say in continuing to make Richmond 's residential areas quiet, private, safe and green. Kathy and I would welcome and questions or comments you may have with respect to this submission. We would also like to know how we can find out who on Council voted for, against, abstained or were absent from the voting on this rezoning application. Finally, where can we obtain information related to noise bylaws, particularly related to residential building?

Thank you for your time and consideration.

Sincerely,

Kathy and Glen Smale (604) 274-5511.

7911

To
Joe Erceg
Randi Allieva
03/23/05
Am

March 20, 2005

10771 Lassam Road
Richmond, B.C.
V7E 2C2

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

Copied & distributed to all.	
Date:	<i>MAR 23/05</i>
Initials:	<i>Am</i>

Dear Sirs:

Re: File # RZ 04-268223, Silverado Homes Ltd. and 5411 & 5431 Steveston Highway

Further to our unanswered letter of June 8, 2004 to the then rezoning application, my wife and I are once again called upon to comment in a more strident fashion against both the proposed rezoning from a single family dwelling area to one of 'too many townhouses' and the proposal itself by Silverado Homes Ltd., dated March 4, 2005. I am appending a copy of that June 8th letter so as to both refresh the deciders' understanding and significance of our concerns and also to avoid unnecessary repetition. We trust that both letters will not only be read by the appropriate parties within the urban development division but also by all of the voting members at city hall prior to casting their votes on this matter.

In our June 8th letter we were not opposed to the development of 4 homes and still are not however the stakes as well as the height of the proposed townhouses have risen to such an extent that we are steadfastly against not only the rezoning itself but the development proposal in its entirety. On the evening of March 4th a letter and attachments from Silverado Homes Inc. were slipped through our mail slot thus heralding the announcement that 'things could get worse and just did.' At 10 a.m. on Saturday March 5th a caller who identified himself as Peter Thiessen, enquired as to whether we had received the documents and asked if we would be commenting on them. I assured him that he was neither a friend nor neighbor of ours, as stated in the salutation in his letter and that we would indeed be responding. He then asked if he could have that information by late Sunday or early Monday and he was informed that his request was patently unreasonable.

I want to inform the reader that this was the first contact from Silverado ever. That is, there was no apparent desire on Silverado's part to consult with us on the first application, then why would they do so now? Giving those most affected by such proposals fewer than 48 hours to comment is not meaningful consultation at all, displays a total lack of concern for the opinions and concerns of others and makes a mockery out of his apparent desire "to hear, and hopefully address any concerns you, as our closet neighbors, may have on this issue." I dare say that it took Hajdo Forbes Architects longer to draw the plans than he gave us to consider them. We are also aware that not many of those around our home received the same information and 'invitation' upon which to consider. We may know why but we still wonder.

Yes, I'm sure you've heard all of the arguments before but these aren't derived out of fear and solely self-interest but of reason as it applies to the unique circumstances in our neighborhood. Our June 8th comments remain unchanged and applicable to this matter however the proposed number of units, the height of the units, its layout and the accompanying deluge of automobiles is totally repugnant to any rational concept of livability. Six three-story town houses exceeding the present height of all structures within the immediate vicinity would be nothing more than

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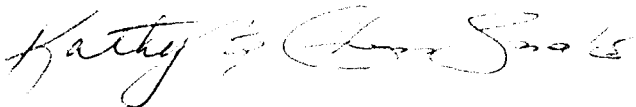
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c.c. Mayor, Malcolm Brodie
Councillors – Barnes
Dang
E. Halsey-Brandt
S. Halsey-Brandt
Howard
Kumagai
McNulty
Steves
Silverado Homes Ltd.

Attachment

June 8, 2004

COPY

10771 Lassam Road
Richmond, B.C.
V7E 2C2

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

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Thank you for your time and consideration.

Sincerely,

Kathy and Glen Smale (604) 274-5511.

Name		Address Line		Name		Address	
Silverado Homes L		2171 McLennan Ave		Silverado Homes Ltd			
City		Phone		Work		Email	
		(604) 276-2134 e				V6X2N4	
Free Form		Address		Fax		License	
2171 McLennan Ave		RICHMOND BC V6X 2N4				Type Owner	
Family ID		Parent ID		Row ID		64354	
Indicators:		Child <input type="checkbox"/>		Violations <input type="checkbox"/>		Invoice <input type="checkbox"/>	
Info		Value		Type			

Bylaw 7911
Applicant

People | Folder People | Property | Personal Info | Attachment

Name		Address Line		Name		Peter Thiessen	
Peter Thiessen		2171 McLennan Ave		Org			
Address		City		Phone		Work	
				(604) 276-2134 e			
				(604) 618-9321 e		Mobile	
				() - e		Email	
Free Farm		2171 McLennan Ave		License			
Address		RICHMOND, B.C		Type		Contact	
		V6X 2N4		Comment			
				Indicators		Child <input type="checkbox"/> Violations <input type="checkbox"/> Invoice <input type="checkbox"/>	
Family ID		Parent ID		Row ID		145854	
Info		Value		Type			

Bylaw 7911
Contact

Citizens For a Better Richmond
c/o 5420 Hummingbird Drive,
Richmond, B.C.
V7E 5S8

TO: MAYOR & COUNCILLORS
FOR INFORMATION
From: City Clerks Office

File = 8060-20--7911
October 5, 2005 (relates to
2004-268223)

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

pc: Holger Burke

Note: This petition will be attached to the Planning report to Committee. Contacts have been advised this matter will not be going to the meeting of October 18th as staff are working with the applicant in light of neighbourhood concerns.

Dear Mr. Mayor and Council Members:

**RE: STEVESTON HWY/LASSAM RD REZONING
OUR CITY - OUR NEIGHBOURHOOD**

Further to our letter of August 29, 2005 enclosed is a petition with almost 300 names expressing opposition to a 3 storey townhouse development at the corner of Steveston Highway and Lassam in Richmond. Most who have signed the petition live in the immediate area.

Many who have signed this petition have lived in Richmond for decades. We are concerned about what is now taking place in and around our neighbourhoods. The city is changing too much and far too fast. Without citizens input single family residential properties are suddenly becoming multi family high density developments altering the character and livability of the city overnight and forever.

We are not opposed to development. On the contrary, we welcome progress and take pride in the gradual transformation of our city into one of the most attractive and diverse communities in the province. However we are opposed to what we can only describe as the destruction of the very livable and friendly community that we consider home. We urge you to hear our voices!

Sincerely,



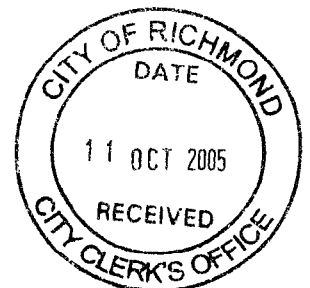
Glen Smale on behalf of
Citizens For a Better Richmond
(604-274-5511)

PHOTOCOPIED

OCT 11

& DISTRIBUTED

- cc: B. Clugston, Editor Richmond Review, 140-5671 No. 3 Rd, Richmond, B.C. V6X 2C9
- Corry Anderson-Fennell, Richmond News 5731 No.3 Rd, Richmond, B.C. V6X 2C9
- News Editor, Global TV 7850 Enterprise St, Burnaby, B.C. V5B 1V7
- News Editor, The Province 1-200 Granville Street, Vancouver, B.C. V6C 3N3
- News Editor, The Vancouver Sun, 1-200 Granville Street, Vancouver, B.C. V6C 3N3
- Gord MacDonald, News Director, CKNW Radio 200-700 West Georgia Street, Vanc, B.C. V7Y 1K9
- Bill Good, CKNW Radio, #200-700 West Georgia Street, Vancouver, B.C. V7Y 1K9



Citizens For a Better Richmond
c/o 5420 Hummingbird Drive,
Richmond, B.C.
V7E 5S8

October 5, 2005

Mr. Holger Burke
Richmond City Hall
6911 No. 3 Road,
Richmond, B.C.
V6Y 2C1

Dear Mr. Burke:

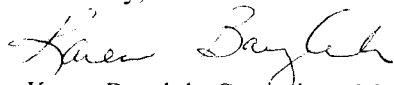
As per our previous telephone conversations, enclosed is our petition and letter which I understand you will forward to our Mayor and all Council members. We thank you.

This petition with nearly **300** signatures is mere cross section of the area in question at Steveston Hwy and Lassam. It was most interesting discovering how many people had no real idea what was being proposed. On discussions with residents on Steveston Hwy (houses on both sides of the property) they had received no information from the City on what was being proposed.

It was my understanding from my conversation with you on Monday that this would be discussed again on October 18, 2005 at the Council meeting and therefore we are trying to have this information brought to Council's attention in a timely fashion. Please advise us if in fact this is the next meeting where discussion will be held on this matter. We look forward to hearing from you.

Thank you for your assistance.

Sincerely,



Karen Baryluk, Committee Member
Citizens For a Better Richmond
(604-274-4820)

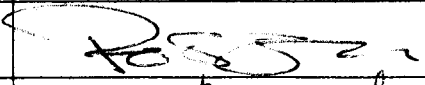





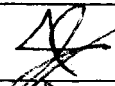
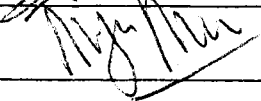
Steveston Highway/Lassam Rezoning Petition Against High Density

We, the undersigned, are not in favor of the current rezoning application from single family dwellings to high density 3-storey town homes at 5411/5431 Steveston Highway. We wish to preserve our neighborhood as it is ... **Single Family Dwellings**

NAME	SIGNATURE	ADDRESS
WAYNE COLLINGS	Wayne L. Collings	5615 WALLACE ROAD
HELEN COLLINGS	Helen Collings	5615 Wallace Rd.
Ken Labron	Ken Labron	10535 LASSAM
Kenn Poon	Kenn Poon	10651 LASSAM Rd.
Ernest Poon	Ernest Poon	10651 LASSAM Rd.
DEANIS NG	Deanis Ng	10540 LASSAM RD
LISA NG	Lisa Ng	10540 LASSAM R.D
Cindy Ng	Cindy Ng	10540 LASSAM RD.
Lorne Stead	Lorne Stead	10500 Lassam Road
Olive Tam	Olive Tam	10480 Lassam RD.
Feng Chiao Chen	Feng Chiao Chen	10460 Lassam Rd.
Anita Wong	Anita Wong	10440 Lassam Rd.
Chad Wong-Chong	Chad Wong-Chong	10440 Lassam Rd.
CHEUK HUNG WAI	Cheuk Hung Wai	10420 Lassam Rd
Li-Yen Lin	Jessica	10400 Lassam RD

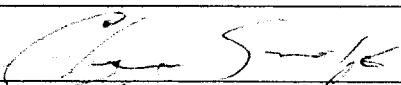
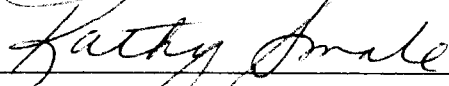

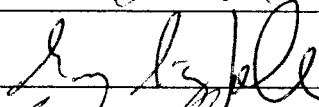
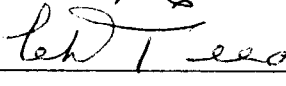
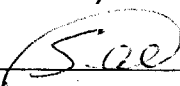
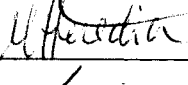
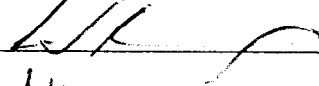
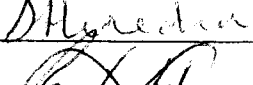
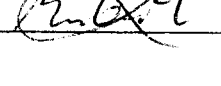
Steveston Highway/Lassam Rezoning Petition Against High Density

We, the undersigned, are not in favor of the current rezoning application from single family dwellings to high density 3-storey town homes at 5411/5431 Steveston Highway. We wish to preserve our neighborhood as it is ... **Single Family Dwellings**

NAME	SIGNATURE	ADDRESS
ROSS GREY/M		10411 LASSAM Rd Richmond
GURNEET GREWAL	Gurneet Grewal	10411 LASSAM Rd Richmond
Helen Greisman	H. Greisman	10411 LASSAM Rd Richmond
RUSTOM DUBASH	Rishi S. Dubash	10371 LASSAM Rd.
CHUNG FHI HUI	MATTHEW	10371 LASSAM Rd
WINNIE CHAN		10360 LASSAM RD
JEFFREY ONG		10360 LASSAM RD
Eilonia Leung	Liu My	10348 LASSAM Rd
Stacy Leung	Stacy	10348 LASSAM Rd.
Shirley Lam	Shirley Lam	10311 Lassam Rd.
HEIDI FJELLNER		10300 LASSAM Rd.
CONNIE FJELLNER		10300 Lassam Rd.
PETRE OEFHA		10291 LASSAM
Jon Chu		10211 Lassam Rd.
MA MYA MU		10211, LASSAM RD.


Steveston Highway/Lassam Rezoning Petition Against High Density

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NAME	SIGNATURE	ADDRESS
Cher Smale		10771 Lassam Rd.
Kathy Smale		10771 Lassam Rd.
	JOHN CARVALHO	5191 Stanton Hwy.
John Ian	John	5195 Steveston Hwy
GARRY SPRINGFELLOW		5273 STEVESTON HWY
Margie & Norman	Norman	5357 Steveston Hwy
	Norman	Steveston Hwy
S. H. Kim		5471 Steveston Hwy
SUNGE Kim		"
May-Belle Heredia		5531 Steveston Hwy
Gen Heredia		"
Shirley Heredia		"
Reuben Heredia		"

Steveston Highway/Lassam Rezoning Petition Against High Density

We, the undersigned, are not in favor of the current rezoning application from single family dwellings to high density 3-storey town homes at 5411/5431 Steveston Highway. We wish to preserve our neighborhood as it is ... ***Single Family Dwellings***

NAME	SIGNATURE	ADDRESS
DAKEN ARIEL		11080 Swallow Dr
KORIANNE ARIEL	Koriana Ariel	Richardson UT 84705
		11080 Swallow Dr
		Richardson AL 37152

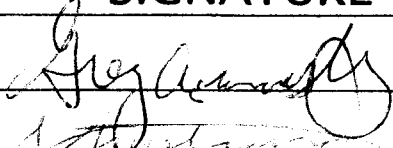
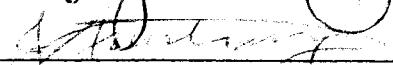

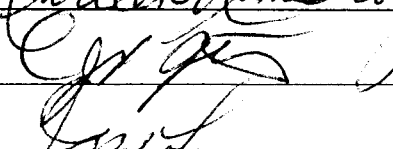




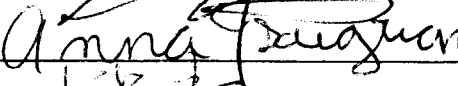

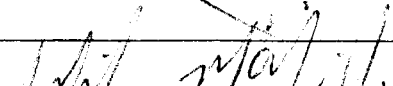
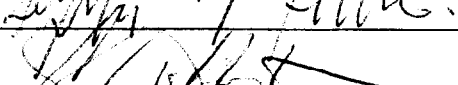
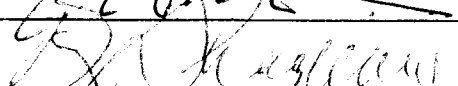
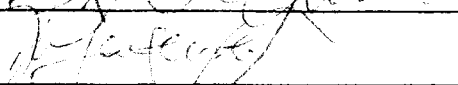

Steveston Highway/Lassam Rezoning Petition Against High Density

We, the undersigned, are not in favor of the current rezoning application from single family dwellings to high density 3-storey town homes at 5411/5431 Steveston Highway. We wish to preserve our neighborhood as it is ... **Single Family Dwellings**

NAME	SIGNATURE	ADDRESS
NARAINA MOHABIR	N. Mohabir	10731 LASSAM ROAD RICHMOND B.C. V7E 2C2
Joyce Mohabir	J. Mohabir	10731 Lassam Rd Richmond BC V7E 2C2
Debbie Mohabir	D. Mohabir	10731 Lassam Rd Richmond B.C. V7E 2C2
Amy Sakai	A. Sakai	10660 LASSAM RD RICHMOND, BC V7E 2C3
Sheri Morishita	S. Morishita	10660 LASSAM RD RICHMOND BC V7E 2C3
Laura Sakai	L. Sakai	10660 Lassam Road Richmond, BC. V7E 2C3
Alicia Morishita	Alicia M.	10660 Lassam Road Richmond, B.C. V7E 2C3
Jennifer Sakai	J. Sakai	10660 LASSAM ROAD V7E 2C3
YONNY SAKAI	Y. Sakai	10660 LASSAM RD RICHMOND, B.C. V7E 2C3
SCOTT SAKAI	S. Sakai	10660 LASSAM RD RICHMOND, BC. V7E 2C3

Steveston Highway/Lassam Rezoning Petition Against High Density

We, the undersigned, are not in favor of the current rezoning application from single family dwellings to high density 3-storey town homes at 5411/5431 Steveston Highway. We wish to preserve our neighborhood as it is ... **Single Family Dwellings**

NAME	SIGNATURE	ADDRESS
Greg Armstrong		10711 Lassam Rd.
Supina Armstrong		10711 Lassam Rd.
CHARLEEN ARMSTRONG		10711 LASSAM ROAD
SIM ARMSTRONG		10711 LASSAM ROAD
John MAC LELLAN		10711 LASSAM ROAD
Cher Demell		10011 Lassam Rd
Susi Nikea		10091 Lassam Rd
Tsougriants		10084 LASSAM RD
Anna Tsougriants		10084 Lassam Rd
Xiao Chenguang		10088 Lassam Rd
Po Ling Tong		10111 Lassam Rd
Semher McMillan		10139 Lassam Rd
Cole McMillan		10139 Lassam Rd.
ARIBAN KASUMI		5540 FLORENCE AVE
Dan MABUKO		5540 FLORENCE AVE

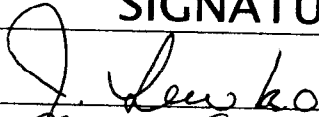
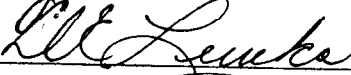
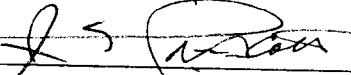
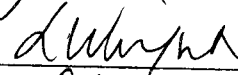
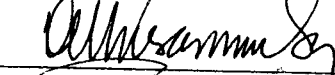

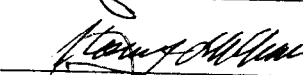

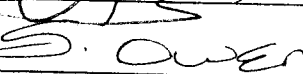
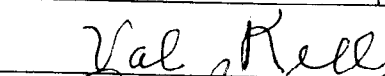



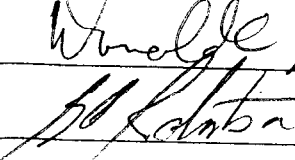
Steveston Highway/Lassam Rezoning Petition Against High Density

We, the undersigned, are not in favor of the current rezoning application from single family dwellings to high density 3-storey town homes at 5411/5431 Steveston Highway. We wish to preserve our neighborhood as it is ... **Single Family Dwellings**

NAME	SIGNATURE	ADDRESS
LIS MILES	L. Miles	5493 Steveston
MARIS DENCHUCK	Maris Denchuck	3500 Bowen Dr
ROD WHITE	R. White	10880 LASSAM RD.
Scott McIVER	S. McIver	5595 Steveston Hwy
Chris Kasatansk	C. Kasatansk	5591 Steveston Hwy
DIANA DOUCET	D. Doucet	5611 Steveston Hwy
MARCO DANIEL	M. Daniel	5611 Steveston Hwy
CINDY DOWLET	C. Dowlet	5611 Steveston Hwy
SNIDANKO, RYAN	R. Snidanko	5731 Steveston Hwy
Mark Kelleki	M. Kelleki	5711 Steveston Hwy
Keith Malkoske	K. Malkoske	5635 Steveston Hwy
R. RIND	R. RIND	5571 Steveston Hwy


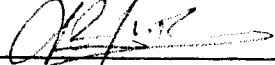





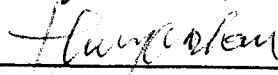
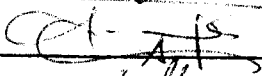
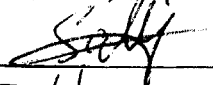
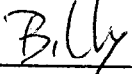
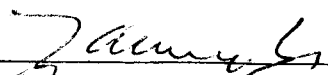

Steveston Highway/Lassam Rezoning Petition Against High Density

We, the undersigned, are not in favor of the current rezoning application from single family dwellings to high density 3-storey town homes at 5411/5431 Steveston Highway. We wish to preserve our neighborhood as it is ... **Single Family Dwellings**

NAME	SIGNATURE	Tel #	ADDRESS
J. Lewko		277-2742	10660 HOLLYBANK DR.
D. Lewko		277-2742	10660 Hollybank Dr.
J.S. PRESOTT		277-4305	10350 Hollybank DR.
Linda WRIGHT		272-1831	10650 Hollybank DR.
LEONARD G. PASARABA		272-1831	10650 HOLLYBANK DRIVE.
J. BOESSENBERG			10640 HOLLYBANK DR.
NANCY CHAN		277-7210	10651 HOLLYBANK DR.
M. BERNEZ		241-4647	10621 HOLLYBANK
S. OWEN		274-2266	10610 Hollybank.
VAL KELL		277-1575	10680 HOLLYBANK DR.
T. WOZNEY			10330 HOLLYBANK DR.
D. Thompson		277-7511	10300 Hollybank Dr.
K. Moritz		277-2526	10270 Hollybank DR.
Wynelle Byrne	Donald C. Gagne		10360 Hollybank Dr.
	BRYAN ROBERTSON		10401 HOLLYBANK DR.



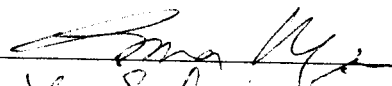
Steveston Highway/Lassam Rezoning Petition
Against High Density

We, the undersigned, are not in favor of the current rezoning application from single family dwellings to high density 3-storey town homes at 5411/5431 Steveston Highway. We wish to preserve our neighborhood as it is ... **Single Family Dwellings**

NAME	SIGNATURE	ADDRESS
JULIAN CHAN		10751 LASSAM RD RMD
JOYCE LEUNG		10751 LASSAM RD RMD
Tracy Hsiung		5570 Wallace Rd Rmd
Sandra Lee		5555 Wallace Rd
YING PAN		10800 LASSAM RD RMD
Betty Fong		10346 Sealyard Dr
Yi Chun Yen		10780 Lassam Rd
YAN ZHOU HU		10800 LASSAM RD RMD
Julie Tu		10700 LASSAM RD.
SALLY LEUNG		10571 LASSAM RD.
Billy Chao		10571 LASSAM RD.
HAI LEUNG	HAI LEUNG	10751 LASSAM RD
SHAU JAN LAI	SHAU JAN LAI	10751 LASSAM RD
TAMMY LEUNG		5540 Wallace Rd
Edmond CHAN		5540 Wallace Rd


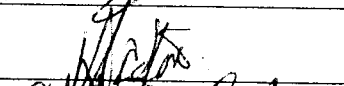
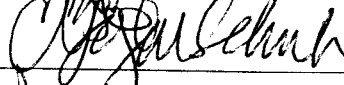





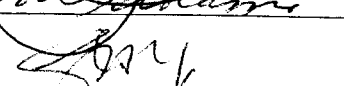
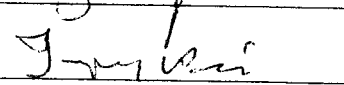
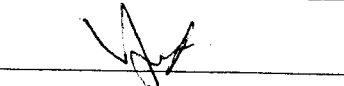
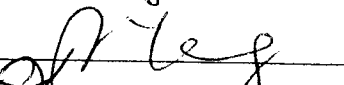

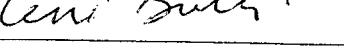

Steveston Highway/Lassam Rezoning Petition Against High Density

We, the undersigned, are not in favor of the current rezoning application from single family dwellings to high density 3-storey town homes at 5411/5431 Steveston Highway. We wish to preserve our neighborhood as it is ... **Single Family Dwellings**

NAME	SIGNATURE	ADDRESS
Juanessa Walton	V. Walton	5451 Hummingbird Dr.
Ramela M. Walton	P.M. Walton	5451 Hummingbird Dr.
Evelyn Reid	Evelyn Reid	5471 Hummingbird Dr.
Stephanie Reid	Stephanie Reid	5471 Hummingbird Dr.
PAULINE NGAN		5511 Hummingbird Dr.
Justin Ngan		5511 Hummingbird Dr.
GINA NGAN		5511 Hummingbird
Lorraine Shikaze	L. Shikaze	5531 Hummingbird
JAY CHAMBERS	J Chambers	5491 HUMMINGBIRD.
MAMIE CATHCART	Mamie Cathcart	5551 HUMMINGBIRD DR.
JAIME CATHCART	Jaime Cathcart	5551 Hummingbird Dr.
IRIS ROBINSON	I. Robinson	5440 Hummingbird Dr.
David Pacheco	D Pacheco	5771 Woodpecker Dr. 5771 Woodpecker Dr.
Danielle Pacheco	D Pacheco	5771 Woodpecker Dr.

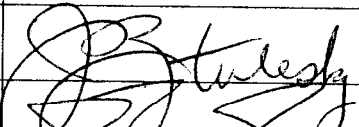
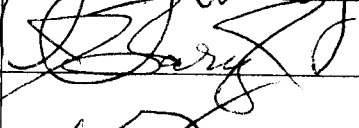

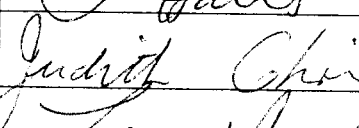
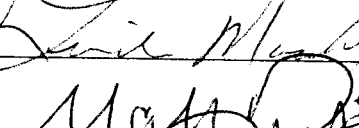
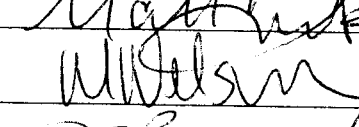
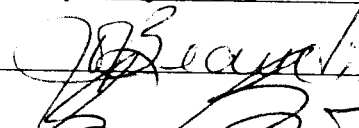
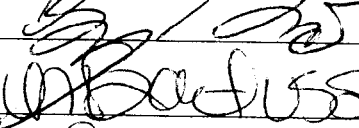
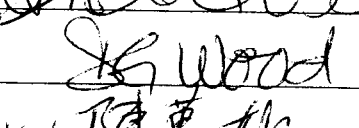
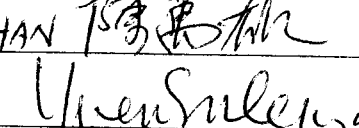
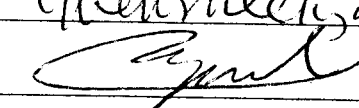



Steveston Highway/Lassam Rezoning Petition Against High Density

We, the undersigned, are not in favor of the current rezoning application from single family dwellings to high density 3-storey town homes at 5411/5431 Steveston Highway. We wish to preserve our neighborhood as it is ... **Single Family Dwellings**

NAME	SIGNATURE	ADDRESS
RICH YEUNG		5531 WARBLER AVE. RMD BC V7E4W1
NICK BEADFORD		5511 WARBLER AVE RMD BC V7E 4W1
CHRISTINA LAZARUSCHUK		5471 WARBLER AVE RICHMOND BC V7E4W1
JINA WONG		5431 Warbler Ave
LINDA LAWRENCE		5411 WARBLER AVE
DIANE LAWRENCE		5411 Warbler Ave
GORDON BIRD		11091 SWALLOW DR.
JUDY BIRD		11091 SWALLOW DR.
NORM DEGIROVAMO		10791 HOLLYMOUNT
SANDY CHAN		10771 HOLLYMOUNT DR.
TREWE PRICE		10741 HOLLYMOUNT DRIVE
TOM YEUNG		10711 HOLLYMOUNT DRIVE
ALAN YEUNG		10711 HOLLYMOUNT DRIVE
PIERRE BUIEN		10691 HOLLYMOUNT DR.
TERMI BUIEN		10691 HOLLYMOUNT DR.

Steveston Highway/Lassam Rezoning Petition Against High Density

We, the undersigned, are not in favor of the current rezoning application from single family dwellings to high density 3-storey town homes at 5411/5431 Steveston Highway. We wish to preserve our neighborhood as it is ... **Single Family Dwellings**

NAME	SIGNATURE	ADDRESS
Jim Stralaky		5471 Woodpecker Dr.
Jack Barykuk		5420 Hummingbird Dr.
VICTOR PENNY		5488 Hummingbird Dr.
TRUDY HARRIS		5440 WARBLER AVE
JUDY CHRISTO		5631 Woodpecker DR.
Linda Markoff		5560 Woodpecker Dr.
MARK DOSNE		5580 Woodpecker Dr.
Melitta Nelson		5591 Warbler Ave
J. Beauvin		5591 Warbler Ave
Greg Bartussek		5700 Woodpecker Dr.
Mechelle Bartussek		5700 Woodpecker Dr.
Sanna Wood		5680 Woodpecker Dr.
陳萬興 MAN HUNG CHAN		5551 WARBLER AVE.
Pauline CHAN		5551 Warbler Ave.
Raphael CHAN		5551 Warbler Ave.

Steveston Highway/Lassam Rezoning Petition Against High Density

We, the undersigned, are **NOT IN FAVOR** of the current rezoning application from single family dwellings to high density three-storey town homes at 5411/5431 Steveston Highway. We wish to preserve our neighborhood as it is... **Single Family Dwellings.**

NAME	SIGNATURE	ADDRESS
ROBIN GRESHO	<i>Robin Gresho</i>	5991 SANDPIPER CRT
JUN OGATA	<i>[Signature]</i>	5900 Sandpiper Court
Miyuki Ogata Phil	<i>[Signature]</i>	"
Robert Lewis	<i>R Lewis</i>	5800 SANDPIPER
Joan Lok	<i>[Signature]</i>	11471 Trumpeter Dr.
Wesley Warren	<i>[Signature]</i>	11351 TRUMPETER DR
Gerard Warren	<i>[Signature]</i>	11351 TRUMPETER DR
Paul Jencks	<i>[Signature]</i>	11191 Kingfisher Dr.
L. Golub	<i>[Signature]</i>	11177 Kingfisher Dr
Susan C Sutton	<i>[Signature]</i>	11211 KINGFISHER DR
K. Lau	<i>[Signature]</i>	11237 Kingfisher Dr.
[Signature]	<i>[Signature]</i>	11246 Kingfisher
[Signature]	<i>[Signature]</i>	11246 Kingfisher
HP Radar	<i>[Signature]</i>	11180 Kingfisher Dr.
LORNA MACLEAN	<i>[Signature]</i>	11371 TRUMPETER DR
Alan Evans	<i>[Signature]</i>	11391 Trumpeter Drive
Andrew Lane	<i>[Signature]</i>	" " "
LUREL STEWART	<i>[Signature]</i>	11440 TRUMPETER DR
DAVE SANDERS	<i>[Signature]</i>	5751 GANNET CRT.

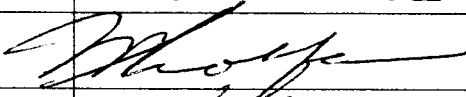
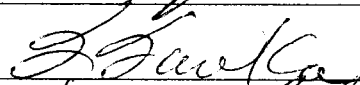
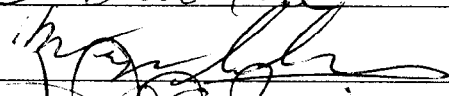
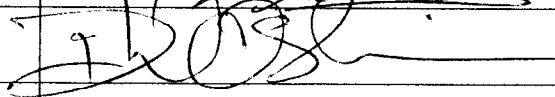
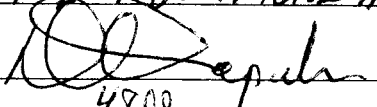
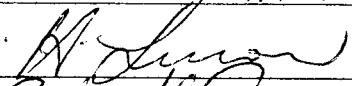
Steveston Highway/Lassam Rezoning Petition Against High Density

We, the undersigned, are **NOT IN FAVOR** of the current rezoning application from single family dwellings to high density three-storey town homes at 5411/5431 Steveston Highway. We wish to preserve our neighborhood as it is... **Single Family Dwellings.**

NAME	SIGNATURE	ADDRESS
Mahlie McCann	<i>Mahlie McCann</i>	11131 Kingfisher Drive Rmd.
Malcolm McRae	<i>Malcolm McRae</i>	11111 KINGFISHER DR RMD.
DONNA LARSEN	<i>Donna Larsen</i>	11071 KINGFISHER DR. RICHMOND
Karissa Larsen	<i>Karissa Larsen</i>	11071 Kingfisher Dr. Rmd.
CEAIG LARSEN	<i>Craig Larsen</i>	11071 KINGFISHER DR. RMD.
PAULINE LIM	<i>Pauline Lim</i>	11037 KINGFISHER Rmd.
KRISTA MARSH	<i>Krista Marsh</i>	11020 Kingfisher Dr. Rmd.
REINHOLD KNABE	<i>Reinhold Knabe</i>	11020 KINGFISHER DR.
SONJA KNABE	<i>Sonja Knabe</i>	11020 KINGFISHER DR.
ANNE J MACLEAN	<i>Anne J Maclean</i>	5391 CORMORANT CT.
ALEX A. MACLEAN	<i>Alex A Maclean</i>	" " "
JOHN WILLIAMS	<i>John Williams</i>	5951 CORMORANT CT.
Louise Williams	<i>Louise Williams</i>	" " "
Sarah Muir	<i>Sarah Muir</i>	5890 CORMORANT CRT.
Sandy Hume	<i>Sandy Hume</i>	11060 KINGFISHER.
N. Lenobel	<i>N. Lenobel</i>	11060 Kingfisher
D. Lenobel	<i>D. Lenobel</i>	11080 Kingfisher
Ken Tester	<i>Ken Tester</i>	5891 Sandpiper Ct.
JACQUELINE GRESKO	<i>Jacqueline Gresko</i>	5931 Sandpiper

Steveston Highway/Lassam Rezoning Petition Against High Density

We, the undersigned, are not in favor of the current rezoning application from single family dwellings to high density 3-storey town homes at 5411/5431 Steveston Highway. We wish to preserve our neighborhood as it is ... **Single Family Dwellings**

NAME	SIGNATURE	ADDRESS
Jon LeBlanc	11120 Kingfisher Dr	11120 Kingfisher Dr
ANITA LEBLANC	11120 KINGFISHER DR	11120 Kingfisher Dr
Kelly BARSKI	11460 Trumpeter Dr	11460 Trumpeter Dr
TIM WILSON	6380 CONSTABLE DR	6380 Constable Dr
MIKE WOLFE		BRITANNIA DR, RICH.
Sue Sawka		202-5800 ANDREWS Rd.
Wayne Selnes		202-5800 ANDREWS Rd.
DAVE OSBORNE		22040 Chaldecott Rich.
Wayne Scott	10971 Malfield Rd	WAYNE SCOTT
Wayne Selnes	10951 Malfield	Wayne Selnes
TERRI JACOBS	10571 SEVERN DR	10571 SEVERN DR
ROD SNEELI	3471 ROSAMOND AVE	3471 ROSAMOND AVE
DAN KOPRAK		10100 #3 Rd.
PETER B. SKORSTENGARD	4800 4800 TRIMARAN DRIVE	Peter B. Skorstengard
Harold Lucow		3830 RICHMOND ST.
BOB JONES	Robert Jones	112-7251 LANGTON RD.

Steveston Highway/Lassam Rezoning Petition Against High Density

We, the undersigned, are not in favor of the current rezoning application from single family dwellings to high density 3-storey town homes at 5411/5431 Steveston Highway. We wish to preserve our neighborhood as it is ... **Single Family Dwellings**

NAME	SIGNATURE	ADDRESS
Ara Pacheco	Ara Pacheco	5771 Woodpecker
RICHARD LANDAU	Richard Landau	5731 Wagtail St
MAUREEN LANDAU	Maureen Landau	5731 Wagtail Court
DIANNE GWATNEY	Dianne Gwatney	5671 Wagtail Ave
BEN GWATNEY	Ben Gwatney	5671 - WAGTAIL AVE
Deb Broderick	Deb Broderick	5651 WAGTAIL AVE
Ryan Broderick	Ryan Broderick	5651 Wagtail Ave
PETER BRODERICK	Alan Musk	5651 WAGTAIL AVE
G. Chan	G. Chan	5631 WAGTAIL AVE
H. Wong	H. Wong	5591 Wagtail Ave
S. Young	S. Young	5591 Wagtail Ave
J. Young	J. Young	5591 Wagtail Ave
Bonnie Chuang	Bonnie Chuang	5571 Wagtail Ave
Hannah Chuang	Hannah Chuang	5571 WAGTAIL AVE
Ken Chuang	Ken Chuang	5571 Wagtail Ave