



Regular Council Meeting for Public Hearings

Tuesday, April 18th, 2006

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

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

Gail Johnson, Acting Corporate Officer

Absent: Councillor Evelina Halsey-Brandt

Call to Order: Mayor Brodie opened the proceedings at 7:02 p.m.

1. Temporary Commercial Use Permit Application (Tu 04-264071)
(12631 Vulcan Way; Applicant: Target Event Productions Ltd.)

Applicant's Comments:

The applicant advised that he was available to answer questions.

Written Submissions:

Josh O'Connor, Richmond Chamber of Commerce, #101 – South Tower, 5811 Cooney Road. (Schedule 1)

Alan Fitterer, Mountain Equipment Co-op, 13333 Vulcan Way. (Schedule 2)

Tracy Lakeman, Tourism Richmond, Suite 205 South Tower, 5811 Cooney Road. (Schedule 3)

Matt Craig, Coast Mountain Bus Company, 13401 108th Avenue, Surrey (letter addressed to the applicant). (Schedule 4)

Jim Frank, Translink, #1600 – 4720 Kingsway, Burnaby (schedule 5)



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Submissions from the floor:

Mr. John Val, 2218 Vauxhall Place, expressed concerns that the security and staff of the Night Market did not allow local business people through to access their business. He referenced an incident the prior year, and suggested that a permit be issued for the staff of local businesses to prevent them from being stopped by Night Market staff.

In response to a query from Council, Mr. Jean Lamontagne, Director of Development, advised that the applicant had to submit a parking and transit management plan, which could pay specific attention to the concerns raised.

Mr. Raymond Cheung, Richmond Night Market Organizer, indicated that the Market understood the concerns from the neighbourhood. He acknowledged the incident referenced, and advised that the Market had a new program through which each business and the nearby warehouses in the area could obtain parking passes. The passes would be easily visible for security and traffic control staff who would then allow access without question.

PH06/4-1

It was moved and seconded

That the Temporary Commercial Use Permit be renewed for a two year period for the property at 12631 Vulcan Way to permit a night market between May 19, 2006 to October 15, 2006 and May 18, 2007 to October 14, 2007, upon fulfillment of the following conditions:

- (a) Submission of a Traffic Control and Parking Management Plan to the Acting Director of Transportation for approval; and*
- (b) Deposit a cash security or acceptable letter of credit in the amount of \$90,000 as a security for the services required for the event as per the terms outlined in the attached Temporary Commercial Use Permit.*

CARRIED



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- 2. **Zoning Amendment Bylaw 7978 (ZT 05-298232)**
(4651 No. 3 Road; Applicant: Loblaw Properties Pacific Inc.)

Applicant's Comments:

The applicant advised that he was available to answer questions.

Written Submissions:

Vic Pederson, VCC Consultants. (Schedule 6)

Submissions from the floor:

None.

PH06/4-2

It was moved and seconded

That Zoning Amendment Bylaw 7978 be given second and third readings.
CARRIED

PH06/4-3

It was moved and seconded

That Zoning Amendment Bylaw 7978 be adopted.

CARRIED

- 3. **Zoning Amendment Bylaw 7993 (RZ 05-300412)**
(7040 and 7060 Ash Street; Applicant: Am-Pri Construction Ltd.)

Applicant's Comments:

The applicant advised that he was available to answer questions.

Written Submissions:

None.

Submissions from the floor:

Mr. Andrew Daviel, 7100 Ash Street, advised that he had been resident at that address for 17 years, and although other members of his family had opposed the plan for the area, he was in agreement with it. However, he was concerned that surface water would flow onto his property, thereby affecting the root structure of mature trees on his side of the property.



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Mr. Jean Lamontagne, Director of Development, referred to the staff report, noting that major drainage improvements were required in this area and had been built into the servicing agreement. A tree survey will be reviewed as part of the development permit process.

PH06/4-4

It was moved and seconded

That Zoning Amendment Bylaw 7993 be given second and third readings.

CARRIED

4. **Zoning Amendment Bylaw 7999 (RZ 05-315710)**
(3760 and 3780 Broadway Street; Applicant: Ramlin Developments Ltd.)

Applicant's Comments:

The applicant advised that he was available to answer questions.

Written Submissions:

None.

Submissions from the floor:

None.

PH06/4-5

It was moved and seconded

That Zoning Amendment Bylaw 7999 be given second and third readings.

CARRIED

OPPOSED: Councillors Linda Barnes

Harold Steves

5. **Zoning Amendment Bylaw 8032 (RZ 05-321009)**
(8491 No. 1 Road; Applicant: Malhi Construction Ltd.)

Applicant's Comments:

The applicant was not present.

Written Submissions:

None.



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Submissions from the floor:

None.

PH06/4-6

It was moved and seconded

That Zoning Amendment Bylaw 8032 be given second and third readings.
CARRIED

PH06/4-7

It was moved and seconded

That Zoning Amendment Bylaw 8032 be adopted.
CARRIED

- 6. Zoning Amendment Bylaw 8034 (RZ 06-321407)**
(9140 Patterson Road; Applicant: Mr. Paul Atwal)

Applicant's Comments:

The applicant advised that he was available to answer questions.

Written Submissions:

None.

Submissions from the floor:

None.

PH06/4-8

It was moved and seconded

That Zoning Amendment Bylaw 8034 be given second and third readings.
CARRIED

- 7. Official Community Plan Amendment Bylaw 8040 and Zoning Amendment Bylaw 8041 (RZ 06-326438)**
(5491 No. 2 Road; Applicant: City of Richmond)

Applicant's Comments:

Mr. Jean Lamontagne, Director of Development, indicated that the proposal was part of the Olympic Gateway concept for the City.



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Ms. Suzanne Carter-Huffman, Senior Planner/Urban Design, displayed an overhead slide titled "Parcel Specific Development Considerations". Information was provided regarding how the considerations relative to roads and access, views and shadowing, massing and interface, the affordable and market housing mix, had been addressed.

Written Submissions:

Daniel Tse, 5880 Dover Crescent. (Schedule 7)

Claudio Bulfone, Transport Canada, 800 Burrard Street, Vancouver. (Schedule 8)

ZhiJin Zhou, 5860 Dover Crescent. (Schedule 9)

Anne Murray, Vancouver International Airport Authority, (Schedule 10)

Ron Adcock, 5840 Dover Crescent. (Schedule 11)

Mary Gazetas, 5840 Dover Crescent. (Schedule 12)

Submissions from the floor:

Ms. Anne Murray, Vice President, Community and Environmental Affairs, Vancouver International Airport Authority, referenced the jointly developed and previously endorsed Noise Sensitive Policy, which recommended against any new residential development in high noise areas. For this reason, the Authority was opposed to the proposal and recommended that no further rezoning or developments occur in high noise areas until the work contemplated in the Policy was completed.

Mark Ng, Noise Specialist, Vancouver International Airport Authority, indicated that the types of concerns from Dover Crossing primarily related to over flights of float planes and low flying aircraft.

In response to a Council query, Mr. Lamontagne advised that the City is working with the third party legal counsel recommended by the Authority to address noise covenants on the parcels; mitigation will occur through construction methods; and staff are working with the UDI to address the notification process.



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Ms. Cynthia Cherry, Strata Corporation of Lighthouse Place, 5860 Dover Crescent, explained that the owners in the building had bought their properties on the understanding that the park on the subject site would remain. The owners did not want buildings beside Lighthouse Place and felt that they had been overlooked by the Planning Committee when the original plans were approved.

Ms. Cherry added that, early spring 2005, Lighthouse Place had applied for a permit to proceed with building envelope repairs, but the City delayed the application to ensure that it would enhance the entry into Richmond. At that time, there was no indication that the building would be blocked by future developments.

Further, Ms. Cherry suggested that the land was being sold to help pay for the Olympic Oval; and questioned when the No. 2 Road realignment with the River Road connection would occur.

In response to Council query, Mr. Lamontagne advised that the parcel was purchased at a time when it was not clear what access would be required from No. 2 Road. The zoning was school/public use. Throughout 2005 there were a series of open houses that discussed the Oval and included the parcel before Council. All of the studies and results are available on the City's website.

In regard to the latest schedule for the opening of River Road, Mr. Lamontagne noted that staff was working on the detailed design.

Mr. Peter Mitchell, 6271 Nanika Crescent, noted concern regarding the location for the proposed social housing, as there were no amenities to support the people who would live there. As well, he hoped that the City would intervene in regard to the airport's 20 year plan which includes a south runway very close to this development. Mr. Mitchell also questioned the plans to build a land bridge over No. 2 Road, and suggested that people would likely prefer the route that offered a view of the water, under the bridge.



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In response to a Council query, Ms. Carter-Huffman offered that the proposal recognized the need to create housing opportunities for a broad representation of people, and the City's strong support for affordable housing options.

In regard to the proposed land bridge, Ms. Carter-Huffman offered that there would be a 20 meter setback to provide significant views, and that it would provide a link to additional amenities and transit.

Mr. Chris O'Toole, 5860 Dover Crescent, commented that the development would impact his and many other units at Lighthouse Place. He noted that most of the owners of units facing River Road had been told by the developer's agents that this land was donated to the City to achieve the higher density at 5860 Dover and would remain as parkland.

Mr. O'Toole added that Lighthouse Place was now undertaking a \$7 million repair to the envelope of the building to address water leaks, and that a great many of the owners were elderly and had been impacted with significant assessments. He also felt the proposed density was too high.

In response to a query, Mr. Lamontagne indicated that the density was set but did not require a certain form. As such, the form could vary, as there would be proposals from various developers in response to the RFP.

PH06/4-9

It was moved and seconded

That Official Community Plan Amendment Bylaw 8040 and Zoning Amendment Bylaw 8041 each be given second and third readings.

CARRIED

PH06/4-10

It was moved and seconded

That Official Community Plan Amendment Bylaw 8040 be adopted.

CARRIED



Regular Council Meeting for Public Hearings

Tuesday, April 18th, 2006

8A. Proposed Single-Family Lot Size Policy (Section 5444)

8B. Zoning Amendment Bylaw 8044 (RZ 05-321071)

(6311 Williams Road; Applicant: Balandra Development Inc.)

Applicant's Comments:

The applicant advised that he was available to answer questions.

Written Submissions:

None.

Submissions from the floor:

None.

PH06/4-11

It was moved and seconded

That Single-Family Lot Size Policy 5444 for the properties located on the north side of Williams Road between No. 2 Road and Gilbert Road be amended to:

- (1) permit properties along Williams Road to rezone to Single-family Housing District, Subdivision Area J (R1/J); and***
- (2) permit properties with existing duplex zoning (R5) to subdivide into two (2) single-family lots.***

CARRIED

PH06/4-12

It was moved and seconded

That Zoning Amendment Bylaw 8044 be given second and third readings.

CARRIED

9. Zoning Amendment Bylaw 8045 (RZ 05-308567)

(9415, 9431 and 9451 Granville Avenue; Applicant: Am-Pri Construction Ltd.)

Applicant's Comments:

The applicant was not present.



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Written Submissions:

None.

Submissions from the floor:

Mr. Louis Gomes, 9391 Granville Avenue, indicated that there was a drainage problem with the field at the back of Henry Anderson school. He noted that the sump was at the wrong elevation and location and that the water was affecting properties in the area and killing the trees. He suggested that it would be cost effective to do something about the drainage now, and confirmed that the matter had been raised with the School Board.

In response to a Council query, Mr. Jean Lamontagne, Director of Development, confirmed that the developer would be required to put in adequate drainage for his property. A capacity analysis would take place for engineering purposes and would determine the size of the pipes required. He noted that staff would contact the school board and liaise with Mr. Gomes.

PH06/4-13

It was moved and seconded

That Zoning Amendment Bylaw 8045 be given second and third readings.

CARRIED

10. Zoning Amendment Bylaw 8047 (RZ 05-319930)

(9671 / 9673 / 9675 / 9677 / 9679 General Currie Road; Applicant: Richard Symington - Remax Real Estate Services)

Applicant's Comments:

The applicant advised that he was available to answer questions.

Written Submissions:

None.

Submissions from the floor:

None.

PH06/4-14

It was moved and seconded

That Zoning Amendment Bylaw 8047 be given second and third readings.

CARRIED



Regular Council Meeting for Public Hearings

Tuesday, April 18th, 2006

PH06/4-15

It was moved and seconded
That Zoning Amendment Bylaw 8047 be adopted.

CARRIED

- 11. Zoning Amendment Bylaw 8048 (RZ 04-274842)**
(9751, 9731 and 9711 No. 2 Road; Applicant: 9751, 9731 and 9711 No. 2 Road)

Applicant's Comments:

The applicant advised that he was available to answer questions.

Written Submissions:

None.

Submissions from the floor:

None.

PH06/4-16

It was moved and seconded
That Zoning Amendment Bylaw 8048 be given second and third readings.

CARRIED

ADJOURNMENT

PH06/4-17

It was moved and seconded
That the meeting adjourn (8:19 p.m.).

CARRIED



Regular Council Meeting for Public Hearings

Tuesday, April 18th, 2006

Certified a true and correct copy of the Minutes of the Regular Meeting for Public Hearings of the City of Richmond held on Tuesday, April 18th, 2006

Mayor (Malcolm D. Brodie)

Corporate Officer, City Clerk's Office
(Gail Johnson)

To 04-204071



*Serving the Community
for 80 years*

To Public Hearing
Date: <u>April 18, 2006</u>
Item # <u>1</u>
Re: <u>12631 Vulcan Way</u> <u>Temp Commercial Use</u> <u>Permit (Night Market)</u>

Sunday, April 9, 2006

Raymond Cheung
President
Target Event Production
Richmond Night Market Summer Festival

SCHEDULE 1 TO THE MINUTES
OF THE REGULAR MEETING OF
COUNCIL FOR PUBLIC
HEARINGS HELD ON TUESDAY,
APRIL 18TH, 2006.

Dear Mr. Cheung:

It gives me great pleasure in writing a letter of support on behalf of the board of the directors and the 1200 members of the Richmond Chamber of Commerce for the Richmond Night Market Summer Festival 2006.

With the proven success of attracting over half a million visitors in past events, there is no doubt that the Richmond Night Market is the place to be this summer.

Target Event Production's Night Market Summer Festival is a business success story that integrates all cultures with a fun and exciting array of activities, merchandise and amusement. Richmond has a diverse, multicultural population, which has enlivened and enriched our lifestyles. The Night Market has been a catalyst for intercultural harmony in our community.

The Richmond Chamber of Commerce fully supports the Richmond Night Market. As opportunities present themselves throughout the year, please do not hesitate to contact us for further support on the 2006 Richmond Night Market Summer Festival.

Yours in Business,

Josh O'Connor
Chairman of the Board
The Richmond Chamber of Commerce

cc. Craig Jones, Executive Director

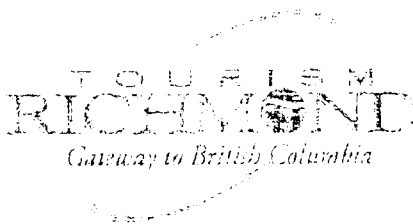
BUSINESS RESOURCE CENTRE

Weber, David

SCHEDULE 2 TO THE MINUTES
OF THE REGULAR MEETING OF
COUNCIL FOR PUBLIC HEARINGS
HELD ON TUESDAY, APRIL 18TH,
2006.

To Public Hearing
Date: <u>April 18, 2006</u>
Item # <u>1</u>
Re: <u>12631 Vulcan way</u> <u>Temp. Commercial use</u> <u>Permit (night market)</u>

Your Name:	Mountain Equipment Co-op (Alan Fitterer)
Your Address:	13333 Vulcan Way, Richmond, B.C. V6V1K4
Subject Property Address OR Bylaw Number:	TU 04-264071
Comments:	<p>We are opposed for the renewal of the existing Temporary Commercial Use Permit at 1261 Vulcan Way for the purposes of operating a night market in 2006 and 2007. While the market is operating at night there is constant racing of cars in our complex parking lot. No police presence to monitor. If employees leave the area for lunch or end of shift it is difficult to get past market security to leave the complex. Waiting times can range from five to ten minutes for market security to clear the way for staff to leave. The same holds true for employees returning to work from break only they are generally harrassed by security as well. Night market customers seem to be given priority over surrounding businesses. At the closing of the market, security has the vendors cue up their vehicles in our complex waiting to enter the market to remove their wares and equipment. Not on their property but on private property. A little presumptuous on their part. Last but not least, some of the market vendors seem obliged to use the garbage containers in our complex for their own use adding costs to the local businesses. Yours truly, Alan Fitterer V.P. Logistics Mountain Equipment Co-op (604) 276-8080</p>



<p>To Public Hearing Date: <u>APRIL 18, 2006</u> Item # <u>1</u> Re: <u>Temp. Commercial Use</u> <u>Permit - 12631 Valcan Way</u></p>

April 13, 2006

Mr. Raymond Cheung
Target Event Production Ltd.
#3063 - 8700 McKim Way
Richmond, BC V6X 4A5

SCHEDULE 3 TO THE MINUTES
OF THE REGULAR MEETING OF
COUNCIL FOR PUBLIC
HEARINGS HELD ON TUESDAY,
APRIL 18TH, 2006.

RE: Richmond Night Market Summer Festival

Dear Raymond,

This letter is to show our support of Target Event Production Inc. in its efforts to produce the Richmond Night Market Summer Festival 2006 should they meet all of the criteria set forward by the City of Richmond and the RCMP. Over the past several years the Richmond Night Market Summer Festival has attracted thousands of visitors and provided a first hand experience of one of the exciting cultural aspects that Richmond offers. The Richmond Night Market Summer Festival has assisted us in attracting many media writers and photographers to Richmond because of its uniqueness. It has become a "must see" attraction to those who visit Richmond for authentic Asian food and a unique Asian shopping experience.

Tourism Richmond has an obligation to the visitors coming to Richmond to promote those members in good standing who will make a visitors' trip to Richmond safe, fun and memorable. If the Richmond Night Market Summer Festival meets the guidelines as outlined with their business license, remains a member in good standing, then we look forward to including them in our marketing initiatives. Tourism Richmond wishes the Richmond Night Market Summer Festival all the best as they endeavour to create a more exciting event for 2006.

If you have any questions or require further information, please do not hesitate to contact me.

Sincerely,

Tracy Lakeman
Executive Director

#Suite 205 South Tower, 5811 Cooney Road, Richmond, British Columbia, V6X 3M1 Canada

Tel: (604) 821-5474 Fax: (604) 821-5475 Web: www.tourismrichmond.com E-mail: admin@tourismrichmond.com



Coast Mountain Bus Company

13401 - 108th Avenue, Surrey, BC, Canada V3T 5T4 Tel: (604) 953-3000

To Public Hearing	
Date:	APRIL 18 2006
Item #	1
Re:	Temp. Commercial Use Permit - 12631 Vulcan Way Bylaws 8040 + 8041

Mr. Raymond Cheung
Target Event Production Ltd
#3063 - 8700 McKim Way
Richmond, BC V6X 4A5

March 15, 2006

SCHEDULE 4 TO THE MINUTES
OF THE REGULAR MEETING OF
COUNCIL FOR PUBLIC
HEARINGS HELD ON TUESDAY,
APRIL 18TH, 2006.

Dear Mr. Cheung:

Re: Richmond Night Market

As per discussions with your staff, Coast Mountain Bus Company (CMBC) is aware of your event, the Richmond Night Market, occurring Fridays, Saturdays and Sundays between 7:00 p.m. and midnight from May 19 to October 1, 2006. CMBC operates a number of regular transit routes that will accommodate bus travel to and from your event, located at 12631 Vulcan Way. Routes that provide service near this location include:

Route	Service area	Evening Frequency	Last bus
#407 Bridgeport / Gilbert	Knight Street - Bridgeport - Garden City - Sexsmith Park & Ride - Richmond Centre - Gilbert - Steveston	Every 30 minutes	12:45 a.m.
#98 B-Line Richmond Centre / Burrard Station	Downtown Vancouver - Granville - No. 3 Road - Richmond Centre	Every 15 minutes	1:00 a.m.
#22 Knight / Macdonald	Knight Street - Downtown Vancouver - Kitsilano - 41 st Avenue	Every 15 minutes	1:00 a.m.
#410 22 nd Street Station / Railway	22 nd Street Station - Highway 91 - No. 6 Rd - Cambie - No. 3 Road - Richmond Centre - Granville - Railway - Steveston	Every 30 minutes	12:30 a.m.
#405 Cambie / Five Road	Knight Street - Bridgeport - Viking - Cambie - Garden City - Richmond Centre - Westminster Highway - No. 5 Road	Every 60 minutes	11:55 p.m.

In addition, our Richmond Transit Centre (RTC) Service Delivery staff could provide overload shuttles if demand warrants and resources (vehicles and manpower) are available. During the 2005 Richmond Night Market, CMBC provided overloads on most Friday nights and some Saturday nights. Typically a high-capacity articulated bus was used, routing from Capstan Way and No. 3 Road (for connections with the #98 B-Line) to Knight Street and Marine Drive via the existing #407 route. Our RTC Service Delivery staff has been made aware of the 2006 event, and will monitor the loads closely; especially since I understand you anticipate higher than previous attendance.

All of our services are fully accessible and bike-rack equipped. Capacity on each bus is 38 seats plus standees; 54 seats plus standees, on the B-Line/articulated buses. Details on schedules and route information are always available from TransLink Customer Information, at www.translink.bc.ca or 604-953-3333. I will ensure that our Customer Information department is aware of the location of the Richmond Night Market so they can help potential transit customers plan their trip.

Coast Mountain Bus Company Ltd. is an operating subsidiary of Translink

If you have any further questions about transit service in Richmond, please do not hesitate to contact me.

Sincerely,

Matt Craig
Service Planner, Coast Mountain Bus Company
ph. 604-953-3046

cc Brenda Raincock, Manager CMBC Richmond Transit Centre
Lise Houle, Manager CMBC Customer Information
Pura Noriega, Manager CMBC Service Planning



To Public Hearing
Date: APRIL 18, 2006
Item # 1
Re: Temp. Commercial Use
Permit - 12631 Vulcan Way

TransLink
1600 - 4720 Kingsway
Burnaby, BC V5H 4N2
Canada
Tel 604-453-4500
Fax 604-453-4637
www.translink.bc.ca

CHAIR March 23, 2006

Malcolm Brodie

Our File No. 7870-20/09
SENT VIA FAX

DIRECTORS

Kurt Alberts

Mr. Raymond Cheung
Target Event Production Ltd. ("TE")
#3063 - 8700 McKim Way
Richmond, BC V6X 4A5

SCHEDULE 5 TO THE MINUTES
OF THE REGULAR MEETING OF
COUNCIL FOR PUBLIC
HEARINGS HELD ON TUESDAY,
APRIL 18TH, 2006.

Suzanne Anton

Derek Corrigan

Marvin Hunt

Peter Ladner

Dear Mr. Cheung:

Sam Sullivan

RE: Use of TransLink Park & Ride Facility - 3440 Sexsmith Road, Richmond
(the "Premises")

Joe Trasolini

Richard Walton

Further to your e-mail message of March 16, 2006, TransLink ("TL") hereby grants TE consent to use the Premises for purposes of overflow parking with respect to the Richmond Summer Night Market. This consent is specifically for weekend evenings (Friday, Saturday, Sunday, plus long weekends), 7:00 pm to midnight, for the period May 19 to October 1, 2006. This consent is subject to TE's acceptance of the following terms and conditions:

Dianne Watts

Maxine Wilson

Scott Young

CEO

Pai Jacobsen

1. TL makes no warranties and TE shall be responsible for obtaining all municipal and other regulatory approvals which may be required.
2. All of TE's activities on the Premises shall be conducted in a safe and lawful manner at all times, and TE shall provide parking control and security personnel to this end.
3. TE shall cause no interference whatsoever with park & ride and bus operations on the Premises, or transit facilities adjacent to the Premises, and shall maintain the Premises in a safe and sanitary condition at all times during its occupation.
4. TE shall indemnify and save harmless TL from any and all actions, claims, damages and costs whatsoever, including physical injury and death, with respect to its use and occupation of the Premises, and shall name TL as an additional insured party in its public liability insurance policy, and shall provide TL with an insurance certificate prior to entering the Premises. Required coverage is \$5,000,000.00.

..12

To: Mr. Raymond Cheung
Re: Use of TransLink Park & Ride Facility – 3440 Sexsmith Road, Richmond
(the "Premises")

- 5. Roadside signage which blocks traffic sight lines in any manner, shall not be permitted.
- 6. As TE will be the primary user of the Premises on weekend evenings, TE shall ensure that the Premises is left in a neat and tidy condition following completion of its use each evening.

We would advise you that we have also consented to use of the Premises for several other events during the period of your use, mostly one-day uses also for overflow parking purposes, so this agreement with TE is not exclusive.

If you are in agreement with the foregoing terms and conditions, please indicate your acceptance by signing in the space below and returning one copy, together with an insurance certificate, to the undersigned.

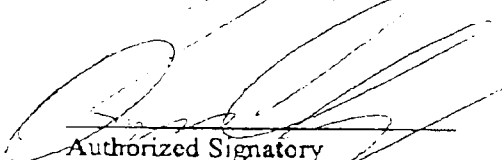
Yours truly,



Jim Frank
Property Management Officer

cc: B. Raincock
H. Wang
J. Prokop
C. Wilson

Acknowledged and Agreed:


Authorized Signatory
Target Event Production Ltd.

APR 23 2006
Date

To Public Hearing
 Date: April 18 2006
 Item # _____
 Re: Temp. Commercial
Use Permit - 12631 Vulcan
Way

Richmond Night Market Summer Festival 2006

Westran Services Limited Parking Lot Leasing Agreement

Mar 20, 2006

Attn: Mr. Mike Peters
 Manager, Transportation & Administration
 Westran Services Limited
 76 Braid Street
 New Westminster, BC
 V3L 3P3 Canada
 Phone: (604) 520-6366
 Facsimile: (604) 520-1024

Dear Mike,

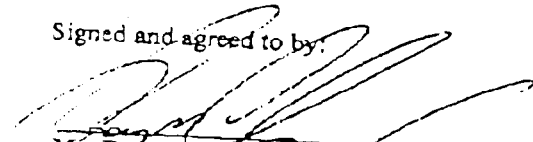
Our company Target Event Production Ltd. would like to ask your permission for using the property of 12751 Vulcan Way, Richmond for our overflow visitor parking. This year, our event would be starting on May 19, 2006.

Target Event Production Ltd is agreed to pay a total amount of \$1,000 per month ^{+ GST} (including tax) to lease the parking area as mentioned above. Our company will ensure to provide the security staffs, workers and RCMP present on the property to maintain the safety and traffic flow are in full control during the operation hours.

Also our company would make sure the area of the property would be maintained in good condition every night after being use. Furthermore we will also carry over our insurance liability \$5,000,000 to the property area that we are requesting.

Westran Services Limited and Target Event have read and agreed to the above terms and payment.

Signed and agreed to by:


 Mr. Raymond Cheung (Director)
 Target Event Production Ltd.


 Mr. Mike Peters (Manager)
 Westran Services Limited

Mar 20 2006
 Date

Mar 20/06
 Date

Bylaw 2978

TO: MAYOR & EACH COUNCILLOR
CITY CLERK'S OFFICE

Mayor and Councillors

SCHEDULE 6 TO THE MINUTES OF THE REGULAR MEETING OF COUNCIL FOR PUBLIC HEARINGS HELD ON TUESDAY, APRIL 18TH, 2006.

From: Mayor and Council
Sent: Tuesday, 7 March 2006
To: vlpvcc@shaw
Subject: RE: confirmation letter LRS going back to council

cc: Wayne Craig via email for response

05-298232

Dear Mr. Pederson:

This is to acknowledge and thank you for your email to the Mayor and Councillors in connection with relocation of the liquor store at Lansdowne Centre, a copy of which has been forwarded to the Mayor and each Councillor for information.

In addition, your message has been forwarded to Wayne Craig, Development Applications for response. If you have any further questions or concerns at this time, please call Mr. Craig at 604-247-4625.

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

Yours truly,

Gail Johnson

Gail Johnson
Manager, Legislative Services
City of Richmond Clerk's office
604 276-4006 phone
604 278-5139 fax
gjohnson@richmond.ca

PHOTOCOPIED

MAR - 7 2006

(K)

RE-DISTRIBUTED

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

From: VCC - Vic Pederson [mailto:vlpvcc@shaw.ca]
Sent: Tuesday, 7 March 2006 10:13 AM
To: Mayor and Councillors
Cc: steve@berezanenterprises.com
Subject: confirmation letter LRS going back to council

Mayor Brodie and councillors

I recently met with you at your office in regards to the relocation of the liquor store at 8220 landsdowne being relocated to No 3 road location. My objective of this meeting was to confirm this was going to go back to council for consideration. We proceeded to meet with Wayne Craig and Anne Stevens all of whom were helpful in their own ways. At that meeting it was agreed that this would proceed back to council on the condition that no other liquor store would be relocated back to the original site of 8220 Landsdowne. This is not a complicated matter in other municipalities as it would be considered on a case by case review with the city having the final say, not the staff, who is their to manage not run the city. All municipalities elect their officials who take recommendations from staff and evaluate it. VCC Consultants has run into to a few cities and municipalities where half the time the elected officials have not been updated on small developments that are important to various groups and small businesses. This is not as complicated as your staff at city hall is making it out to be. In closing I would like to say that a letter was presented to VCC from Wayne Craig stating that it would go back to planning for review. This does not say anything about going back to council and is no good to the landlord Loblaws. Any help that you can do to remedy this situation with a letter stating it would go back to council for consideration would be greatly appreciated by a lot of people, who are awaiting your response. I might mention that staff will say you have to rezone and evaluate all other properties which is not so. One text amendment on this site would be appropriate without involving any other sites or locations of concern. A straight forward and simple approach that is being used by others.

Your earliest response to this would be greatly appreciated as summer is fast approaching.

Thank you,

Vic Pederson

Vic Pederson

VCC Consultants

Tel: 604-782-4659

Fax: 604-464-1435

E-mail: vlpvcc@shaw.ca

SCHEDULE 7 TO THE MINUTES
 OF THE REGULAR MEETING OF
 COUNCIL FOR PUBLIC
 HEARINGS HELD ON TUESDAY,
 APRIL 18TH, 2006.

Weber, David

<p>To Public Hearing Date: <u>April 18, 2006</u> Item # <u>7</u> Re: <u>5491 No. 2 Rd</u> <u>Bylaw 8040 + 8041</u></p>
--

Your Name:	Daniel Tse
Your Address:	421-5880 Dover Crescent, Richmond, BC, V7C 5P5
Subject Property Address OR Bylaw Number:	5491 No.2 Road
Comments:	<p>There is a proposed re-zoning of the above address from SPU to Comprehensive Deevlopment District CD/172. I object to this re-zoning. The area already contains 4 large apartment buildings plus numerous town houses. Any additional high density residential development will adversely affect the quality of life of the residents within the city block. Green space is lacking and traffic is getting more congested. There is a lack of shopping within walking distance near-by. The park facility is reaching its constraint to serve the neighborhood. There should not be an additional high density residential development in the immediate area.</p>



Transport
Canada

Transports
Canada

Safety and Security Sécurité et Sûreté
Civil Aviation Aerodromes and Air Navigation
Suite 620 - 800 Burrard Street
Vancouver, B.C.
V6Z 2J8

To Public Hearing	
Date:	<u>April 18, 2006</u>
Item #:	<u>7</u>
Re:	<u>Bylaw 8040</u> <u>5491 No. 2 Rd</u>

		INT
/	DW	DW
	GJ	
	KY	
	DAW	
	DB	
	WB	

SCHEDULE 8 TO THE MINUTES
OF THE REGULAR MEETING OF
COUNCIL FOR PUBLIC
HEARINGS HELD ON TUESDAY,
APRIL 18TH, 2006.

Our file Notre référence
T-5140-P169-1

8060-10-8040

April 10, 2006

Mr. David Weber, City Clerk
City of Richmond
6911 No. 3 Road
Richmond, BC
V6Y 2C1

Dear Mr. Weber:

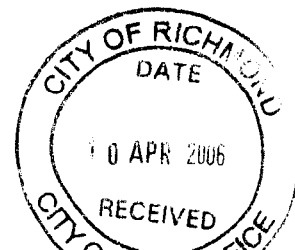
This is in regards to the City of Richmond's proposed Official Community Plan Amendment Bylaw No. 8040 dealing with the 5491 No. 2 Road, Richmond. As a member of the Noise Management Committee at Vancouver International Airport and the Minister of Transport's representative, I offer the following comments for incorporation at the forthcoming public hearing.

Noise Exposure Forecasts (NEF) are published for Vancouver International Airport. Transport Canada recommends that these forecasts and the associated land use compatibility tables be used as a guide for land use planning in areas adjacent to the airport.

The land use compatibility tables are published in the Transport Canada document TP1247E entitled "Land Use in the Vicinity of Airports" and are the national recommendations for land use zoning near airports. The guidance in the tables is internationally recognized as a tool for sound land use planning and recommends that no new residential construction, single family or otherwise, should be undertaken in areas exposed to aircraft noise above NEF 30. Unfortunately, all of the area under consideration by this amendment is subject to aircraft noise above NEF 30 and a small portion is subject to levels above NEF 35.

Transport Canada acknowledges that there are residential uses in areas of Richmond exposed to aircraft noise above NEF 30 but, feels that strengthening the residential building restrictions in these areas will help improve the well being of and reduce future complaints by new residents.

Canada



The Vancouver International Airport Authority operates the airport 24 hours per day and plans to continue to do so. The area under consideration lies adjacent to the centreline of the main runway at the airport and very close to the float aircraft alighting area on the middle arm of the Fraser River. One of the main helicopter landing pads at the airport is also close by. Both the main runway and the helicopter pad are open 24 hours per day.

The importance of Vancouver International Airport to the national transportation system and the economy, both local and national, dictates that 24-hour operations continue. Complaints from Richmond residents concerning aircraft operations from these facilities already exist and new residential development would likely see increased numbers of complaints.

In closing, Transport Canada does not support new residential construction at 5491 No. 2 Road. We are concerned that the requirements imposed by City of Richmond's Aircraft Noise Sensitive Development Policy are not sufficient to prevent future adverse public reaction to aircraft noise and strongly encourage the City of Richmond to adopt Transport Canada's guidelines for land use in the vicinity of Vancouver International Airport by prohibiting all new residential construction in areas exposed to aircraft noise above NEF 30.

If you have any questions, please don't hesitate to contact me via telephone at: 604-666-5494 or via e-mail at: bulfone@tc.gc.ca.

Yours truly,

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

Claudio Bulfone
Civil Aviation Investigator / Noise Management
Transport Canada Representative to
Vancouver International Airport Authority Noise Management Committee

MayorandCouncillors

From: ZhiJin Zhou [zhouzhijin@shaw.ca]
Sent: Monday, 6 March 2006 10:07 PM
To: Carter, Suzanne
Cc: MayorandCouncillors
Subject: Concerns regarding rezoning project, File No.: RZ-06-326438.
Importance: High

SCHEDULE 9 TO THE MINUTES
OF THE REGULAR MEETING OF
COUNCIL FOR PUBLIC HEARINGS
HELD ON TUESDAY, APRIL 18TH,
2006.

Councilors Richmond, BC

I live in 5860 Dover Cres, which is close to No 2. road bridge area.

I think government shouldn't rezone that area regarding **File No.: RZ-06-326438**.

Especially, high-level building shouldn't be allowed to be built on that place,

All the people live in my building are suffering a big lose due to leaking condo issue, and we are hoping to be compensated a bit from nearby Olympic Oval project, however it seems now that government wants to take a bite from this little "cake" , and that doesn't respect our existence at all considering ours is the first original building there.

May I ask Richmond Councilors take that into consideration therefore this re-zoning project of RZ-06-326438 should NOT be approved ?

Regards,

Steven Zhou
Phone: 604-202-6932

514 - 5860 Dover Cres,
Richmond V7C 5S6

FOLLOW-UP / RESPONSE
TO COUNCIL
CORRESPONDENCE

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

Johnson, Gail

From: Carter, Suzanne
Sent: Tuesday, 7 March 2006 9:43 AM
To: 'ZhiJin Zhou'
Subject: RE: Concerns regarding rezoning project, File No.: RZ-06-326438.

8060-20-8041

Hello and thank you for your email regarding rezoning application RZ 06-326438 at 5491 No. 2 Road.

This property is owned by the City of Richmond and has long been held in reserve in case the need arose to add on/off ramps to the No. 2 Road Bridge.

In April 200⁵, as part of planning for the area around the proposed Richmond Oval, the public was asked at a Public Open House to provide input into the preferred long-term alignment of River Road where it crosses No. 2 Road. As a result of this process it was determined that no bridge ramps will be constructed in the future and, therefore, the City no longer needs to hold 5491 No. 2 Road in reserve. In light of this, the planning process for the area around the Oval considered possible uses for 5491 No. 2 Road.

In October 2005, a Public Open House was held that presented, for public review and comment, the "Integrated Framework" for the development of the City's lands (including 5491 No. 2 Road) and adjacent properties. This framework identified 5491 No. 2 Road for "high-density residential" (e.g., the same designation applied to the City's lands east of the No. 2 Road Bridge). In December, Council endorsed the general directions included in the "framework" in order that they could provide the basis of understanding for the sale/lease and development of the City's lands.

While the City-owned lands east of the No. 2 Road Bridge already have zoning in place that permits high-density residential development, this is not the case with 5491 No. 2 Road as until recently it had been assumed that it would be used for bridge structure and associated roadworks.

The subject rezoning application for 5491 No. 2 Road proposes to change its existing zoning to permit high-density residential development. The intent is that the City retain ownership of the southern 25% of the property (e.g., approximately 0.5 acres) in order that it can be developed with affordable housing in a mid-rise building. The north 75% of the property (approximately 1.5 acres) is to be sold for development with a high-rise residential project. Parking on 5491 No. 2 Road will be handled in a manner similar to that of your building (e.g., with a landscaped roof deck designed to appear as a continuation of the natural ground plane. The high-rise residential building will be situated a minimum of 20 m from the property line of your site and will terrace down in height near River Road.

You can also pick up a copy of the staff report at City Hall or retrieve it from the City's website (www.richmond.ca). Please go to: Council Meetings and Agendas; Planning Committee; March 7th, 2006; then, double click on the title of the item referring to this rezoning application and the staff report will open up for you.

The Planning Committee of Council will discuss this application in the Anderson Room at City Hall at 4 pm today.

Planning Committee will decide if the application should be referred to Council for First Reading on Monday, March 13th at 7pm. If the application receives First Reading on Monday, it will then go to Public Hearing on Tuesday, April 18th at 7pm. All these meetings are open to the public and, as a neighbour of 5491 No. 2 Road, you will receive notification in the mail of the Public Hearing date.

If you require more information, please contact me.

Thank you.

Suzanne Carter-Huffman.
scarter@richmond.ca

MAR - 7 2006





SCHEDULE 10 TO THE MINUTES
OF THE REGULAR MEETING OF
COUNCIL FOR PUBLIC
HEARINGS HELD ON TUESDAY,
APRIL 18TH, 2006.

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

April 10, 2006

Mr. Joe Erceg
General Manager, Urban Development Division
CITY OF RICHMOND
6911 No. 3 Road
Richmond, BC V6Y 2C1

Via Fax: (604) 276-4222

Dear Mr. Erceg:

RE: Official Community Amendment Bylaw 8040 – 5491 No. 2 Road

I am writing in response to a letter from Gail Johnson dated 15 March 2006 inviting comment on the proposed redesign of the property at 5491 No. 2 Road to permit the site's development with high-density residential developments. The Vancouver International Airport Authority comments are provided below and are supplemented by the accompanying attachment.

The property is in close proximity to the airport's south runway and is subject to low level over-flights of aircraft, both float plane and helicopters, arriving and departing from the airport. The property is located within the +30 and +35 Noise Exposure Forecast (NEF) contours. Transport Canada guidelines recommend against residential development within areas exposed to greater than 30 NEF. We agree with the Transport Canada recommendation and do not support residential and non-airport compatible developments in the area. As such we are opposed to the Amendment as proposed.

While the City's Aircraft Noise Sensitive Development (ANSD) Policy was approved in November 2004, little progress has been made on mitigation measures, such as those related to indemnification and notification, which were to be developed after the policy was approved. We strongly recommend that Council not approve development applications in areas exposed to aircraft noise until all outstanding work items from the ANSD Policy are complete and applied consistently to all relevant areas. We have already provided City staff with examples of notification requirements used at other airports and would be pleased to assist further.

We look forward to the public hearing on Tuesday 18 April 2006, and will take the opportunity to speak to the above submission. Thank you for the opportunity to comment. Please feel free to contact Mark Cheng at (604) 276-6366 should you have any questions on the above.

Yours truly,

Anne Murray
Vice-President, Community & Environmental Affairs

Attachment: General Comments on the Proposed Redesign on 5491 No. 2 Road

General Comment: Communicating and lessening the exposure to aircraft noise

We strongly recommend Council not approve any rezoning or development applications in areas exposed to aircraft noise until a comprehensive indemnification and notification program is developed and applied consistently to all areas subject to the City's Aircraft Noise Sensitive Development Policy. The notification program should require potential buyers to be made aware of the aircraft noise environment of the area and the risks they are choosing to accept by living or purchasing in the area.

Examples of such notification include:

1. Requiring developers to have information related to aircraft noise and airport operations available at pre-sale display suites and accompany promotional material.
2. Require information boards at pre-sale suites.
3. Require signage throughout the development area.
4. Disclosure statements for subsequent home buyers.

We have already provided City staff with examples of notification schemes used at other airports and would be pleased to assist further if required.

General Comment: Proximity to float plane / helicopter / runway operations

The subject area is exposed to low level float plane and helicopter over flights from facilities located across the Middle Arm. The published arrival and departure procedures has aircraft over-flights occurring over this area at low altitudes, and being in close to the airport, no changes in flight routings are possible without a significant compromise to aviation safety.

In addition, the YVR Master Plan Team has identified a new runway to the south of the existing South Runway (08R/26L) as a viable long term planning option. While a new runway is not anticipated before 2025, should this option be selected, this will bring aircraft operations closer to the residents of the area.

General Comment: Ground transportation

Airport ground transportation is a complex system that is influenced by a regional transportation system with several authorities exercising control. While the opening of the Canada Line by 2009 is anticipated to provide some relief for north-south vehicular traffic flow on Sea Island, the rapid rate of residential development on the Richmond side of the Middle Arm will increase the number of non-airport related trips using the bridges to and from Sea Island.

As part of work on the YVR Master Plan, airport ground access was identified as a key issue that needs to be addressed. As such, we recommend the City undertake coordinated efforts and actions with the Airport Authority to alleviate the road congestion on roadways serving the airport by residents commuting between the City of Richmond and the City of Vancouver.

General Comment: Building height

The issue of building height and obstacles close to the airport is of great concern, and we note that subject area is located under areas subject to aeronautical zoning, as prescribed by the *Vancouver International Airport Zoning Regulations*. These regulations and resulting zoning are designed to prevent the runways from becoming unusable by the growth of obstacles around the airport, and specifically there are three protected surfaces to be reviewed before any structure

(buildings, towers, poles, trees, etc.) is located within 15 km or greater from the airport. These surfaces are: the Outer Surface and Take-off/Approach Surfaces through which no objects may protrude; and, the Take-Off Flight Path Area. A detailed description of each surface has been provided to Council and staff previously.

Any evaluation of proposed new obstacles must consider both the final height of the obstacle and how that obstacle will be built to that height (i.e., crane heights). As the obstacle limitation zones are an important factor for safe aircraft operations and to allow continued growth of air traffic at Vancouver International Airport, we request the City limit the height of buildings in the area to conform to the more restrictive of the above surfaces.

General Comment: Current community issues

On Thursday 2 February 2006, the Airport Authority held an open house at the Thompson Community Centre to present information on noise management practices and long term planning options under consideration as part of the YVR Master Plan. Airport Authority staff were in attendance to answer questions and concerns from the local residents of the Thompson and Terra Nova areas.

The open house was attended by approximately 50 individuals, with many of the attendees citing very vocal concerns regarding noise from engine maintenance run-ups and night-time operations, as well as float plane operations. We understand that some of these residents had contacted the Mayor and some Councillors in late 2005 and early 2006 with their concerns.

The likelihood of similar concerns from future residents is very high given the increase in air traffic forecasted for the near future. As such, we recommend that if City allows new residential developments in contravention of the Transport Canada guidelines that it be limited to the lowest possible density.

General Comment: Proposed location of residential developments

We understand that the plan is to locate the majority of residential development close to the Middle Arm. We strongly suggest that the plan be revised to locate residential development to the south part of the property, further away from the Middle Arm. This would put residents further from the low level float plane and helicopter operations, and the numerous aircraft hangar and maintenance facilities across the Middle Arm.

To Public Hearing	
Date:	APRIL 18 2006
Item #	7
Re:	5491 No. 2 Road

April 17, 2006

SCHEDULE 11 TO THE MINUTES OF THE REGULAR MEETING OF COUNCIL FOR PUBLIC HEARINGS HELD ON TUESDAY, APRIL 18TH, 2006.

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

		INT
	DW	
	GJ	JK
	KY	
	DAW	
	DB	
	WB	

604-278-5139, Attention: City Clerk (By Fax)

Re: Submission for the April 18, 2006 Public Hearing

Official Community Plan Amendment Bylaw 8040 and Zoning Amendment Bylaw 8041 (RZ 06-326438)

To the Council;

From the outset I should emphasize that I believe that Council is in a Conflict of Interest in holding this rezoning hearing when they have the final approval and it is in their own best interest to approve same.

I believe that this application should be set aside until such time as a panel of individuals can be appointed who are at arms length as to the ultimate outcome.

As it stands now, I do not believe that any amount of disapproval from concerned outsiders will have any affect whatsoever on the outcome of this hearing.

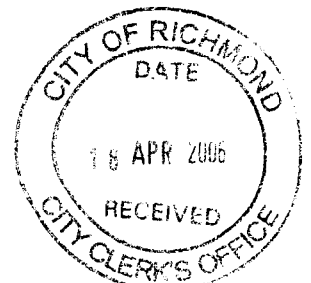
Council has taken on a project across the road (the Oval) that I believe will prove to be Richmond's Waterloo and now suddenly they must sell this piece of property and jam several hundred people into what is zoned "park" and should remain park

I believe it was an after thought to slip in a piece of the property for "Affordable Housing" knowing that this is a motherhood issue and everybody would then be on side for fear of the wrath of others if they were to object.

That being said, please be aware that this is probably, as far as I can tell, the last piece of semi river-front property between Terra Nova and the Knight Street Bridge that is available in the present "park" zoning and once it is gone, it's gone for good.

I am sure that the folks 5860 Dover Cres., who are also presently suffering through an expensive leaky condo restoration probably felt secure in the fact that at least the adjacent property was zoned in such a manor that the very worst that could happen was a new access ramp and they would continue to enjoy the view that they had when they purchased.

File to Clerk
19/06



The same applies to some of the Townhouses at 5840 Dover Cres who will now front onto a parking structure if this plan is allowed to continue.

Realtors have already told residents to expect an immediate decrease in property values the moment this rezoning takes place.

Is it really necessary for this Council to constantly search out every available piece of property in Richmond and either approve it for another concrete edifice or pave it over for a parking lot?

After reading the report from the Planning Dept., it is clear that they could put a positive spin on just about anything.

They have in effect asked to include a paragraph that would now say that the most important future Gateway into Richmond should be framed with a towering concrete edifice to greet all entering the city.

It is interesting to note that the report also states that Dover Crossing is "over supplied" with parks however in speaking to at least 25 residents on Dover Cres., not one of them was aware that part of Dover Park is not park at all but has been sold to the School Board and will eventually be a school site.

Is this piece included in the over supply calculation?

I implore this Council to do the right thing and at the very least, set this hearing aside and appoint a different panel to effect the outcome.

Thank You



Ron Adcock

51-5840 Dover Cres.
Richmond, B.C.
V7C-5P4

604-318-4797

SCHEDULE 12 TO THE MINUTES
OF THE REGULAR MEETING OF
COUNCIL FOR PUBLIC HEARINGS
HELD ON TUESDAY, APRIL 18TH,
2006.

To Public Hearing	
Date:	APRIL 18, 2006
Item #	7
Re:	5491 No. 2 Road
	By LAWS 8040 + 8041

		INT
	DW	
✓	GJ	✓
	KY	
	DAW	
	DB	
	WB	

42 - 5840 D.
Richmond BC V7C 5P4

April 17, 2006

Dear Mayor and Members of Council:

Ref: OCP Amendment Bylaw 8040 and Zoning Amendment Bylaw 8041
(RZ06-326438) : Public Hearing - April 18, 2006

Please accept this letter that expresses my comments concerning the proposed development for the city owned parcel of land at 5491 No. 2 Road. I feel strongly that the scope of the two proposed high density buildings will have a negative impact on our property. The attached photographs illustrate this point.

8040-20
8040 /
8041

I'd like to make you aware of the following:

The height of both buildings will block our views to the north, especially the affordable housing building on the southern lot. This issue is further compounded by the fact our townhouse complex, Winland Gardens, faces a significant repair bill in the future because of some long standing water egress issues. Recent sales in this complex have suffered because of this, and some units have sold at a loss of as much as \$50,000 or higher. And now our property has the potential to be devalued again because of the plans to overbuild on this two acre lot.

We are not happy with the proposed scope of density development and in the next few weeks will be putting our place up for sale at what we believe will result in a considerable loss to us.

The slogan, "Richmond - Better In Every Way" on the street banners that I see every day prompts me to pose the questions--Better for who? Better in what way? I am not convinced the enormity of the proposed development is better for many Dover Cres. residents who will be most affected by the changes to this piece of surplus land.

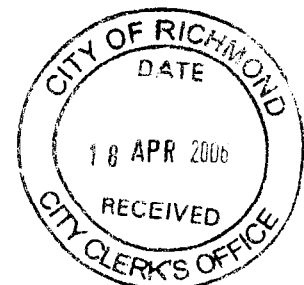
Yes, better for the city who needs to sell the land to help pay for the Oval. Better for future residents who will reside there one day because it is a nice area to live in. But better for us and our immediate neighbours?--I'm sorry, but it won't be.

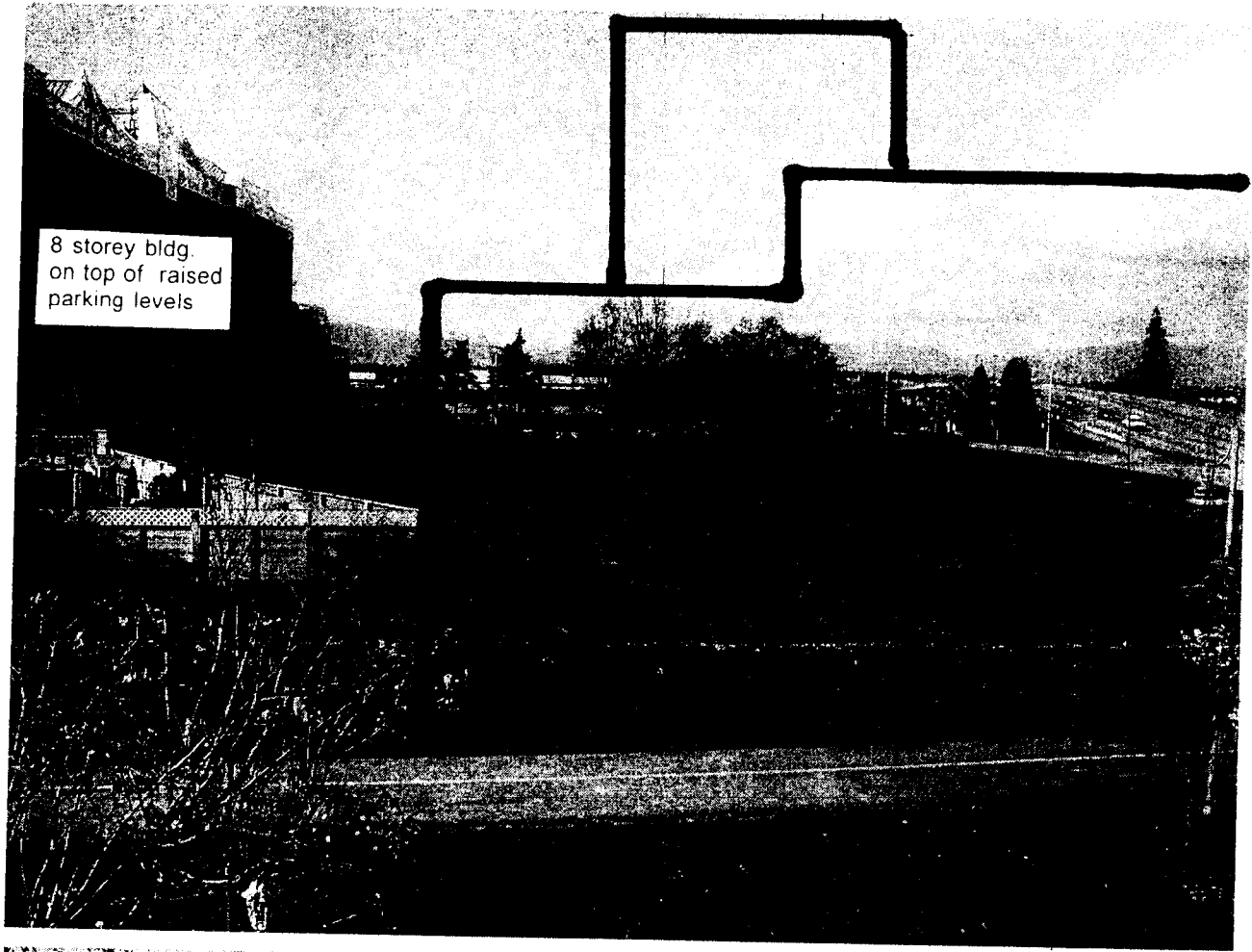
Yours very truly,



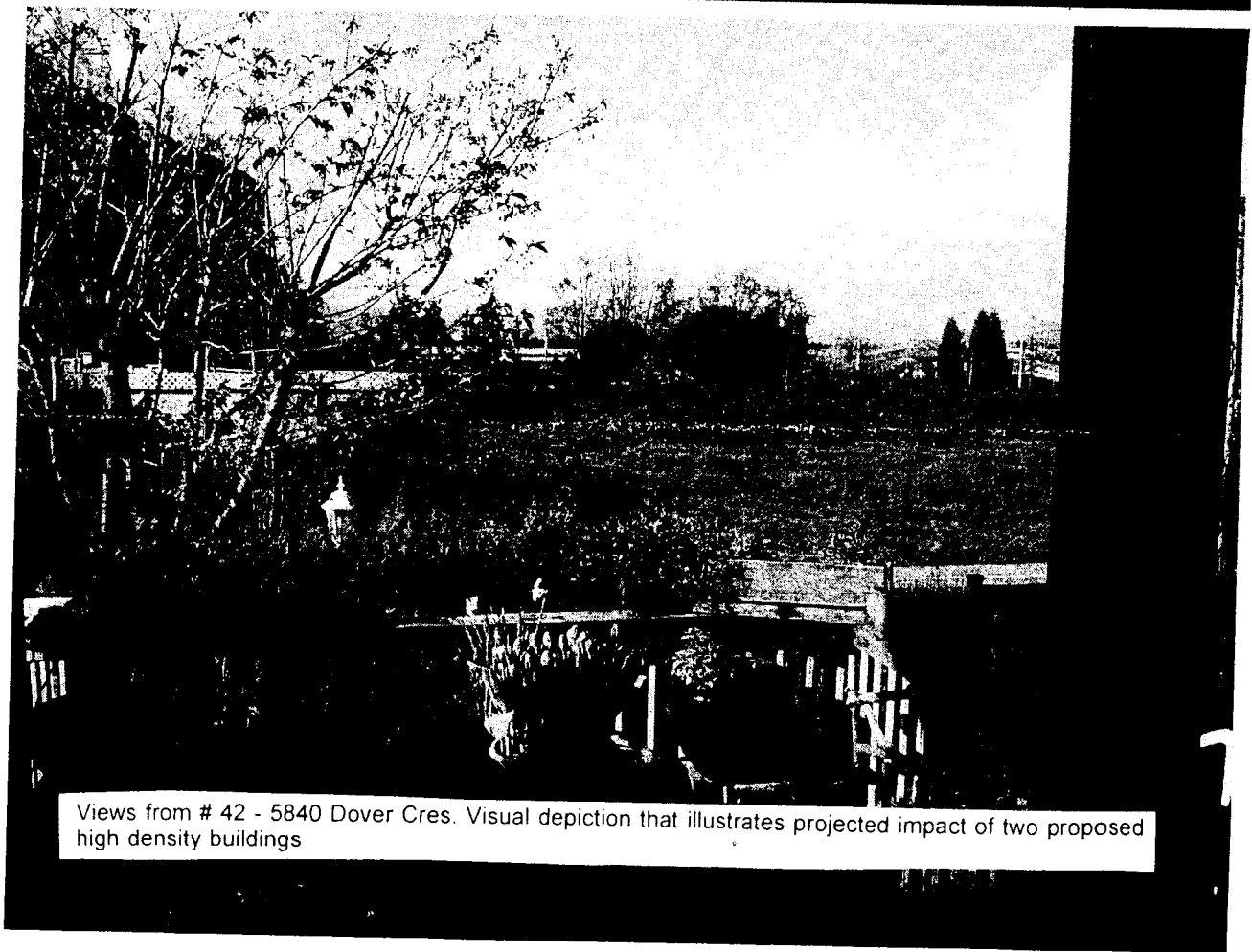
Mary Gazetas

Attachment





8 storey bldg
on top of raised
parking levels



Views from # 42 - 5840 Dover Cres. Visual depiction that illustrates projected impact of two proposed high density buildings