



Regular Council Meeting for Public Hearings

Monday, April 19th, 2004

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

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

David Weber, Acting City Clerk

Absent: Councillor Harold Steves

Call to Order: Mayor Brodie opened the proceedings at 7:01 p.m.

1A Zoning Amendment Bylaw 7576 (0107-10-01)
(City-wide and 8320 Alexandra Road; Applicant: City of Richmond)

1B Official Community Plan Amendment Bylaw 7659
(City-wide and 8320 Alexandra Road; Applicant: City of Richmond)

1C Zoning Amendment Bylaw 7688
(City-wide and 8320 Alexandra Road; Applicant: City of Richmond)

Applicant's Comments:

None.

Written Submissions:

None.

Submissions from the floor:

None.



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PH04/4-1 It was moved and seconded
*That Official Community Plan Amendment Bylaw 7659 and Zoning
Amendment Bylaws 7576 and 7688 each be given second and third
readings.*

PH04/4-2 It was moved and seconded
*That Official Community Plan Amendment Bylaw 7659 and Zoning
Amendment Bylaws 7576 and 7688 each be adopted.*

CARRIED

2. **Single-Family Lot Size Policy 5425 (Section 35-4-7) and Zoning
Amendment Bylaw 7599 (RZ 03-240492)**
(4471 Steveston Highway; Applicant: Adil Bathena)

Applicant's Comments:

Mr. Bathena, the applicant, advised that he was available to answer questions.

Written Submissions:

None.

Submissions from the floor:

None.

PH04/4-3 It was moved and seconded
*That Single Family Lot Size Policy 5425 (Section 35-4-7), adopted by
Council on December 18th, 1989, be rescinded.*

CARRIED

PH04/4-4 It was moved and seconded
That Zoning Amendment Bylaw 7599 be given second and third readings.

CARRIED



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- 3. **Single-Family Lot Size Policy 5417 (Section 31-4-6) and Zoning Amendment Bylaw 7667 (RZ 03-251977)**
(6360 Williams Road; Applicant: Donald Chan)

Applicant's Comments:

The applicant was not present.

Written Submissions:

None.

Submissions from the floor:

None.

PH04/4-5

It was moved and seconded

That Single Family Lot Size Policy 5417 (Section 31-4-6), adopted by Council on December 2nd, 1988, be rescinded.

CARRIED

PH04/4-6

It was moved and seconded

That Zoning Amendment Bylaw 7667 be given second and third readings.

CARRIED

- 4. **Zoning Amendment Bylaw 7668 (RZ 04-255356)**

(9871 Williams Road; Applicant: Les Cohen/Azim Bhimani)

Applicant's Comments:

The applicants were not present.

Written Submissions:

None.

Submissions from the floor:

None.

PH04/4-7

It was moved and seconded

That Zoning Amendment Bylaw 7668 be given second and third readings.

CARRIED

3.



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PH04/4-8

It was moved and seconded
That Zoning Amendment Bylaw 7668 be adopted.

CARRIED

- 5. Zoning Amendment Bylaw 7669 (RZ 03-253191)**
(5520 & 5560 Ludlow Road; Applicant: Matthew Cheng)

Applicant's Comments:

Mr. Matthew Cheng, the applicant, advised that he was available to answer questions.

Written Submissions:

None.

Submissions from the floor:

None.

PH04/4-9

It was moved and seconded
That Zoning Amendment Bylaw 7669 be given second and third readings.

CARRIED

PH04/4-10

It was moved and seconded
That Zoning Amendment Bylaw 7669 be adopted.

CARRIED

- 6. Zoning Amendment Bylaw 7670 (RZ 03-238768)**
(6311 and 6331 Cooney Road; Applicant: W. T. Leung Architects Inc.)

Applicant's Comments:

Mr. Wing Leung, Architect, representing the applicant, with the aid of a model and presentation boards briefly described the development and its relationship to adjacent properties. He advised that the applicant would provide a public right of way, a sculpture garden at Cooney Road, and an art gallery for community use.



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Written Submissions:

David S. Ng, 8288 Saba Road, #801, Richmond, BC (Schedule 1)

Henry Yau, 8288 Saba Road, #808, Richmond, BC (Schedule 2)

Submissions from the floor:

Mrs. Alice Mayhew, 6340 Buswell Avenue, #311, stated her concerns about the shadowing effects from the project, the loss of sunlight and trees, and the closeness of the development to her home.

Mr. Leung, with the aid of a diagram, briefly described the manner in which shadows would be cast from the project at different times of the day, and the effects on nearby buildings.

Mr. Henry Yau, 8288 Saba Road, #801, stated his concerns regarding the human impact of this development on the neighbourhood, the shadowing from the development, the closeness of the building to his home, traffic, parking and safety issues, and his preference for townhouses on this site.

Mrs. Labkovsky, 6340 Buswell Road, #315, stated her concern about the number of high rise buildings being built around this area, and the noise generated during the construction of the buildings. As well, she was concerned about townhouses being squeezed between the high-rise buildings.

Mr. Roh Kyu Ho, 8288 Saba Road, #1307, stated his concern about the impact of the proposed development on privacy and queried how close this development would be to his windows.

In response to a query from Council, Mr. Leung advised that he was unsure whether more parking could be achieved by reconfiguring the layout of the parking.

PH04/4-11

It was moved and seconded

That Zoning Amendment Bylaw 7670 be given second and third readings.

CARRIED



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- 7. **Zoning Amendment Bylaw 7672 (RZ 03-240810)**
 (7040, 7060, 7080 and 7100 Heather Street; 9260 and 9280 Granville Avenue;
 Rear Portions of 7031, 7051 and 7071 Ash Street; Applicant: Polygon
 Development 150 Ltd.)

Applicant's Comments:

Mr. Kevin Shoemaker, Development Manager, and Mr. Rob Ciccozi, Architect, representing the applicant briefly answered questions from Council.

Written Submissions:

None.

Submissions from the floor:

None.

PH04/4-12

It was moved and seconded

That Zoning Amendment Bylaw 7672 be given second and third readings.

Councillor Evelina Halsey Brandt left the meeting at 8:13 p.m.

CARRIED

- 8A **Zoning Amendment Bylaw 7675**
 (Existing Health Care Facilities District (HCF) Zoned Properties -
 6101/6111 Minoru Boulevard and 6100 Bowling Green Road; 11771
 Fentiman Place; 9580/9600 Williams Road and 10140 Gower Street; 7051
 Moffat Road; Applicant: City of Richmond/DGBK Architects)

- 8B **Zoning Amendment Bylaw 7674 (RZ 03-252957)**
 (6260 Blundell Road.; Applicant: DGBK Architects)

Applicant's Comments:

The applicant advised he was available to answer questions.

Written Submissions:

None.



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Submissions from the floor:

Dr. Tanaka, strata owner 6180 Blundell Road, stated his concerns about the lack of adequate parking, traffic flow and general safety around the Blundell and No. 2 Road area. With the aid of an overhead diagram he reviewed the traffic flow in the area, and requested that the bus stop on Blundell Road be moved closer to the existing controlled crosswalk. Mr. Joe Erceg, General Manager, Urban Development Division advised that this issue could be discussed with Translink.

Councillor Evelina Halsey-Brandt returned to the meeting at 8.25 p.m.

Mr. Greg Andrews, DGBK Architect, introduced Ms. Deborah Goegan, Administrator of Rosewood Manor. He stated that the Manor was in the process of negotiation with a neighbouring property owner to secure the required parking for Rosewood Manor. In response to a query from Council, Ms. Goegan explained the prerequisites for those living at Rosewood Manor.

PH04/4-13

It was moved and seconded

That Zoning Amendment Bylaws 7675 and 7674 each be given second and third readings.

CARRIED

Discussion then ensued on safety issues around the Blundell Road/No. 2 Road area.

PH04/4-14

It was moved and seconded

That a letter be written to Translink requesting that they work with the City to relocate the bus stop outside the Rosewood Manor closer to the existing controlled crosswalk.

CARRIED



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PH04/4-15

It was moved and seconded

That staff comment on:

1. *the ingress/egress of traffic into the parking lots surrounding the shopping centre at No. 2 Road and Blundell Road, and in particular the ingress and egress to the Safeway parking lot at Blundell Road;*
2. *the configuration of traffic lights in the No. 2 Road and Blundell Road area;*
3. *the speed of traffic in the No. 2 Road and Blundell Road area and whether additional traffic calming measures would be appropriate on Blundell Road such as the temporary median which was recently installed along No. 2 Road;*
4. *the adequacy of safety and directional signage in the No. 2 Road and Blundell Road area, including the area of Blundell Road extending east to include the school zone.*

CARRIED

9. **Zoning Amendment Bylaws 7678 and 7679 (RZ 03-251048)**
(7840 Garden City Road; Applicant: Matthew Cheng Architect Inc.)

Applicant's Comments:

Mr. Cheng, the applicant, advised he was available to answer questions.

Written Submissions:

Richard Biles, 7733 Turnill Street, #11, Richmond, BC (Schedule 3)

Submissions from the floor:

Mr. Kim Fong, 7733 Turnill Street, #17, stated his concern regarding the cross-access agreement which would result in increased traffic from this new development through Somerset complex. He queried whether the developer could redesign the site access through to Garden City Road. He also asked about the large trees on this lot. In response, Mr. Allueva, Director of Development, advised that the developer would retain an arborist to assess the trees at the Development Permit stage.



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Mr. Brett Mullin, 7733 Turnill Street, #24, (his submission is attached as Schedule 4 and forms a part of these minutes), expressed his opposition to the access easement which allowed vehicular access through his townhouse complex.

In response to a query from Council, Mr. Erceg, Urban Development Administrator advised that the Area Plan strongly discouraged access directly to Garden City Road, and that it was a fairly common practice to allow access easement through developments along arterial roads.

A resident of 7733 Turnill Street, stated that he did not oppose the project, but was concerned about the access from this development through the Turnill Street complex.

Ms. Ng, 7733 Turnill Street, #23, did not oppose the project but stated her concern about access from this development through the Turnill Street complex.

Mr. Matthew Cheng, Project Architect, advised that he had not considered access to the site from Garden City Road, and noted that the owner had retained a landscape architect to assess the trees on the site.

Mr. Fong, advised that he became aware of the cross-access agreement for the subject site only after he received a second disclosure statement. He stated that he had already made a down payment for his townhouse by that time.

Mr. Mullin, 7733 Turnill Street, #24 asked whether access to this site could be achieved from Blundell Road in conjunction with the proposal under item 10 on the agenda.

Ms. Robin Kevach, Turnill Street, stated her concern that fire and emergency vehicles would not be able to properly access the townhouse complex. In response, Mr. Erceg advised that emergency vehicles would gain access from Garden City Road.



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Ms. Yvonne Chow, co-owner of the subject site, stated that the cross access agreement from this site through the Turnill Street complex had been discussed at a previous meeting, and she was assured that access would not be a problem. In response to a query from Council, Mr. Erceg, advised that the meeting mentioned by the delegation was a Development Permit Panel meeting.

PH04/4-16

It was moved and seconded

That Zoning Amendment Bylaws 7678 and 7679 be referred to staff to revisit the site configuration with a view to providing alternate site access

CARRIED

10. **Zoning Amendment Bylaw 7680 and 7681 (RZ 03-254683)**
(9051 Blundell Road; Applicant: Willow Construction Ltd.)

Applicant's Comments:

The applicant advised that he was available to answer questions.

Written Submissions:

None.

Submissions from the floor:

None.

PH04/4-17

It was moved and seconded

That Zoning Amendment Bylaws 7680 and 7681 be referred to staff to revisit the site configuration and site access in conjunction with the proposed development at 7840 Garden City Road (RZ03-251048).

CARRIED



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- 11. Zoning Amendment Bylaw 7682 (RZ 04-264331)**
(8131 No. 1 Road; Applicant Les Cohen & Azim Bhimani)

Applicant's Comments:

The applicant was not present.

Written Submissions:

None.

Submissions from the floor:

None.

PH04/4-18

It was moved and seconded

That Zoning Amendment Bylaw 7682 be given second and third readings.

CARRIED

PH04/4-19

It was moved and seconded

That Zoning Amendment Bylaw 7682 be adopted.

CARRIED

- 12. Zoning Amendment Bylaws 7686 and 7671 (RZ 03-254676)**
(7140, 7180, 7200, 7240, 7246, 7260, 7280 and 7320 Heather Street; and Rear Portions of 7131, 7151, 7171, 7191, 7231, 7251, 7271, 7311, 7331, 7351 and 7371 Ash Street.; Applicant: Polygon Development 43 Ltd.)

Applicant's Comments:

The applicant advised that he was available to answer questions.

Written Submissions:

Sharon MacGougan, 7411 Ash Street, Richmond, BC (Schedule 5)



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Submissions from the floor:

Mrs. Ralph, 7131 Ash Street, (a copy of her submission is attached as Schedule 6 and forms a part of these minutes) stated her concern about lack of transitions and stepdowns from this 3 storey townhouse development to her home on Ash Street. In response to a query from Council, Mr. Erceg, General Manager, Urban Development Division, advised that this issue will be addressed by the Development Permit Panel. A request was made for the Panel to also examine transition with regard to houses along the Ash Street.

PH04/20

It was moved and seconded

That Zoning Amendment Bylaws 7686 and 7671 each be given second and third readings.

CARRIED

ADJOURNMENT

PH04/4-21

It was moved and seconded

That the meeting adjourn (9.50 p.m.).

CARRIED

Certified a true and correct copy of the Minutes of the Regular Meeting for Public Hearings of the City of Richmond held on Monday, April 19th, 2004.

Mayor (Malcolm D. Brodie)

Acting City Clerk (David Weber)

Schedule 1 to the Minutes of the
Public Hearing meeting held on
Monday, April 19th, 2004.

To Public Hearing
Date: <u>April 19, 2004</u>
Item # <u>6</u>
Re: <u>Bylaw 7670</u>
<u>6311 + 6331 Cooney</u>

April 18, 2004

City of Richmond
via fax # 604-278-5139
Attn. City Clerk

Re: Zoning Amendment Bylaw 7670 (RZ 03-238768)
6311 and 6331 Cooney Road

Dear Sir,

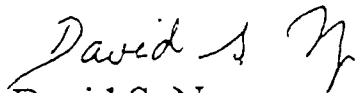
We strongly oppose the rezoning of the subject properties from
Townhouse District to Downtown Commercial District.

The traffic in the area (between # 3 road to Cooney and between
Westminister Hwy and Cook Road) is quite congested as of today.
If another high-rise is allowed in the area . The traffic will become
impossible.

When we bought our unit in 2000 we were told that our south side
will not be rezone to other than Townhouses. Our view will be
totally blocked.

Therefore, we strongly oppose the subject amendment.

Yours truly,



David S. Ng
801-8288 Saba Road
Richmond, B.C. V6Y 4C8
Fax# 604-276-2813



Henry Yau

808-8288 Saba Road
Richmond BC
V6V 4C8

Schedule 2 to the Minutes of the
Public Hearing meeting held on
Monday, April 19th, 2004..

To Public Hearing
Date: <u>April 19, 2004</u>
Item # <u>6</u>
Re: <u>Bylaw 7670</u>
<u>6311 + 6331 Cooney</u>

April 18, 2004

Halger Burke,
Acting Manager, Development Applications

Dear Sir: Zoning Amendment Bylaw 7670 (RZ 03-238768)

This letter is in reply to the Staff Report by Mr. Eric Fiss.

The application to build a 12-story rather than a 16-story, which was denied earlier, did not address our concerns at all. The city should not lower expectations and compromise the building standard just because the applicant could not acquire the houses located at 6351 and 6371 Cooney Road. The major concerns about density and bulkiness of the building are the same. In fact, due to the building development over the last few years, the density and the relationship to the public realm and neighbouring development is getting worse.

Within a two block area, there are high-rises such as the Chancellor, Perla, Evergreens, Rosario Gardens and Jade, in addition to the new application to build a 130 unit/15 story structure north of Evergreens. There are townhouses already under construction directly across the street from 6311 Cooney Road. The City of Richmond is turning this area into a concrete jungle. Please note that currently, all the existing buildings are located in such a way that they enjoy an unobstructed south view and that they are not less than 80 ft between buildings; however should the application to rezone to multilevel be approved, then all will have a completely obstructed southern view.

When we purchased our property, we paid a premium to have a high level south view. We were informed that 6311 and 6331 Cooney were zoned for townhouse development only, and specifically, that no multilevel apartment would be erected.

The staff report listed in the City of Richmond Notice of Public Hearing (Monday April 19th, 2004) in regards to the applicant, W.T. Leung Architects Inc., did not do any environmental and neighbourhood impact assessments nor suggest at any improvements in this subject matter. It only mentioned how the applicant modified the plan to meet the minimum standard, which is already inadequate due to the rapid development in our city. *** In order to improve the surrounding area, we believe that the addresses 6311, 6331, 6351, 6371 Cooney Road be restricted to the present approved zoning for townhouses only.***

In addition, a recipe for traffic congestion and high potential for auto and pedestrian accidents must also be considered given the following scenario: the staff report did not mention the townhouse complex already under construction directly across the street from 6311 Cooney Road. Under the proposed plan, parking access will be facing Spires Gate; this means that within a 50 metre section, not only must the access to the road be shared by the new townhouses under construction, but also the current Chancellor apartment complex, plus the proposed apartment on top of all that. Furthermore, to make matters worse, there is already an intersection at Saba Road and Cooney only 100 metres away.

Another area of concern is that the already minimal available number of public parking areas will create further chaos if the proposed rezoning is allowed to pass without consideration of a proper parking infrastructure. It must be noted that except for limited pay parking on Saba Road, there is no other significant street parking in the area. It does not appear that the city is planning resident street parking permits on Cooney as the Staff Report stated that "no stopping [will be] permitted on Cooney Road in the future". How is it going to be enforced? Presently, a major problem already exists in that we have residents next door parking their cars in our private visitor parking! We believe that it is an overly ambitious belief for the staff to believe that the long term development of a transit oriented

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neighbourhood someday will be enough to relieve the impending problems of congestion and restrictive parking practices.

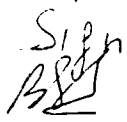

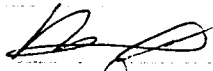
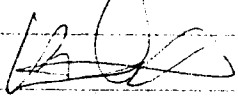
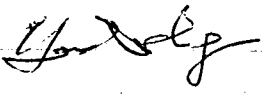
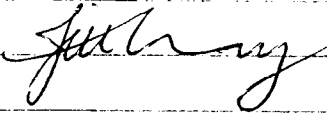
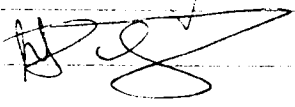
In conclusion, neither the applicant nor the city planning staff have addressed our concerns. Richmond has a vast building space. However to build yet another high-rise in this area without a proper infrastructure is unconscionable. It is clear that the applicant fails to understand that this project will only create ill feelings and disturb the peaceful harmony in this neighbourhood.

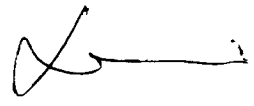


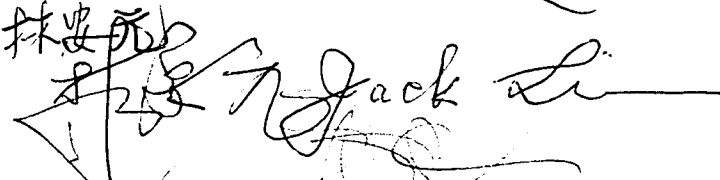
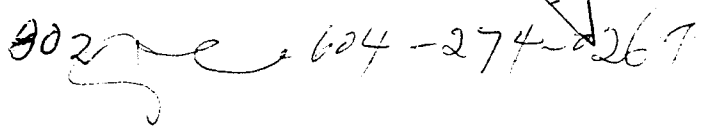
Sincerely,

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

Henry Yau B.Sc., B.Ed., M Ed.

And the undersigned (please see attachments enclosed)

Unit Number	Phone Number	Sign
#1602	604 207 8800	
#1507	604-214-9890	
#1307	604-214-3530	
# 1302 1302	604-779-1423	
1303	604-207-2629	Flora Chia
1305	604-273-1026	Tsung
1301	604-207-0857	Lynn
1206	604-214-8120	Miriam Fong
1202	604-232-1687	
1201	604 214-9517	
1107	604 2768122	Long Luo Qing
1106	604 273 6993	Janelle Zhang
1103	604 821 1999	Mu Shanyang
1105	604 278 7828	
1007	604 232 0836	胡敏超
1003	604 203 6973	SL

Unit	PHONE	SIGNATURE
908	林锦政 604-272-8709	
906	338-8892	
801	276-2473	David S. H.
707	2779380	
704	273-8200	BENTSAI
702	338-3680	
306	646 3030034 林安邦	
802	604-274-267	

ZHU YING 604-273-2879 (607)
MARY JEAN CABRITO 604-214-0667 (602)
Kam Wan Cheung 604 3039022 (601)

MayorandCouncillors

To Public Hearing
Date: April 19, 2004
Item # 9
Re: Bylaws 7678 + 7679
7840 Garden City

From: web2@city.richmond.bc.ca
 Sent: April 18, 2004 8:56 PM
 To: MayorandCouncillors
 Subject: bylaw 7678 and 7679

Name: Richard Biles
 Address: 11-7733 Turnill St Richmond B.C. v6y4h9
 SubjectProperty_Bylaw: bylaw 7678 and 7679

Comments:

Re:The proposed development at 7840 Garden City Rd. I understand this new development will use our existing roadways and entrance from Turnill St. This will of course increase the amount of traffic through our complex which will increase the danger to our child playing in our driveway. we chose our location carefully so as to be at the end of our driveway, giving our child a safe place to ride his bike etc. Now we find there will be access to our driveway from two other directions. Had we been aware of this easement, we would never had purchased our property as we were looking for a smaller more community oriented comlex. Please note we do not have any back yards for children to play in, so having a safe environment is our utmost concern. For that reason I oppose the amendments to the above bylaws.Thankyou for your consideration.....Richard Biles

Schedule 3 to the Minutes of the
 Public Hearing meeting held on
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Re: RZ 03-251048
7840 Garden City Road

Myself, my wife, my 8 year old son, and my newborn daughter are all categorically opposed to allowing access through 7733 Turnill Street. The reasons are:

-the current "dead-end" play areas will be lost. They are currently used for playing catch, bike riding, skate boarding and, most importantly, playing hockey. When we purchased a unit here, this is one of our main considerations. Dead-end areas where kids can play close to home and without concern for traffic (i.e., it is "local" and there are only 27 units with vehicles):

-we are concerned about local noise increasing (e.g., with only 10 units added to our community, there will be a 37% increase in traffic and people). With increased traffic comes more air pollution (and the air vents to our homes face the roads). Also, there will be more "extra-curricular" traffic (delivery trucks, visitors, garbage and recycling trucks, construction traffic, etc.):

-the unique character, identity of our small neighbourhood will be lost. With access through our property, our development and the proposed one will be perceived as being one development by itself. The proposed development will detract from our neighbourhood's building scheme (e.g., the copper and chalet style, curved roofs, along with the style and spacing of our buildings.):

-we bought into a 27 unit development, not a 37+ unit development. In the market today, small developments like ours are rare. Our unique, small community will be lost:

-Somerset Crescent was marketed as a private and distinguished community, designed for only 27 townhomes to create a more personal, friendly and manageable community. This is what we bought in to: we paid a premium price for this concept. By opening up our community, by allowing access to our neighbour(s), our small, close-knit community becomes less attractive to buyers and, consequently, the value of our property goes significantly down:

-By allowing access through our small community, our amenities will be used beyond their design parameters (e.g., visitor parking will be filled, the park space will have a larger population using it, therefore, more maintenance required, our recycling facilities may be stretched beyond their capacity, etc.). Even if these amenities are in place next door, we have no guarantee that this will not happen, and we have no power to prevent or control it:

-why not leave access to 7840 Garden City Road as it exists now – from Garden City Road. 7831 Garden City Road is directly across the street from the proposed development where there are 80 strata units (with 5 more proposed) that have access to Garden City Road. Also, closer to the intersection, at the commercial lot (i.e., Malones Pub), there is unlimited access to Garden City Road. What is the problem

with leaving the existing access as it is? Why burden our families and why burden our property with giving 7840 Garden City Road access through our community? It seems to me that the community benefit to Richmond (i.e., access through 7733 Turnill Street)is negligible to the harm proposed to our small community. The impact of keeping the access from Garden City Road would be minimal. (Perhaps a traffic study could be done.):

-What about the costs involved with more traffic, the impact on our green space, the impact on our road system (e.g., the cobblestone sidewalk, pavement, etc..), snow removal, etc.? Currently, we pay for all these costs, and we have no legal way to get adjacent developments to pay their fair share. In effect, we are subsidizing the adjacent properties, the developers and the City of Richmond forever:

-the burden of the access easement on our land is too much. We gave up land for road dedication for free: we gave up a statutory right of way through our property for free. Now you want our neighbours to have unlimited access through our land for free. If we ever want to develop our land in the future, we are severely limited in what we can do because adjacent land parcels are dependent upon our land for access:

-in my initial research of our property and its development, there was no mention of an easement with our neighbours having unlimited access through our property forever. At the last minute, with the strata plan at City Hall, the approving Officer requested this easement. With us, the real, future property owners left with no recourse. With our deposit already in place, our family could not afford to walk away from closing the deal, as we would have lost over \$27,000 and we could have been sued for a breach of contract:

-it would be nice to plant small green spaces at the dead-ends to buffer us from next door and to enhance our community without limiting fire truck, ambulance, etc., access:

-it seems to me that we are the only losers if access is allowed through our property. The developer, with more units, makes more money: and the City of Richmond makes more tax money because more units can be squeezed into 7840 Garden City Road.

In Summary, we oppose access through 7733 Turnill Street. It burdens our community too much. The financial costs, the loss of our community identity, the play areas for the children, the increased noise and air pollution, etc., are valid reasons to not allow access through our community. If my 8 year old son cannot see the rationale for allowing access, perhaps we should step back and also listen to our kids, who are the foundation and future of our society.

Brett Mullin
24-7733 Turnill Street
Richmond, B.C.
V6Y 4H9

ATTENTION: City Clerk
Richmond City Hall

To Public Hearing	
Date:	April 19, 2004
Item #	12
Re:	Bylaws 7686 + 7671
	Heather + Ash
	(Polygon ⁴³ Ltd.)

April 16, 2004

RE: Zoning Amendment Bylaws 7686 and 7671 (RZ 03-254676)

I am affected by and object to the above proposed rezoning.

I have lived on Ash Street most of my life. I love this neighbourhood and intend to continue living here. I realize that change takes place and certainly in this moment that has accelerated. The neighbourhood is transforming quickly but I had assumed with good stewardship.

Richmond has a good urban planning department that consults with stakeholders in neighbourhoods and includes their visions in the planning process. (When I say stakeholders I mean those that actually live and want to continue to live in a neighbourhood, not those individuals that profit from development but live elsewhere.) So was there such a process in this area. People who live here were consulted and invited to be part of the planning process and in that way help to create a new neighbourhood, one that sprang from the community: a neighbourhood with heart, a neighbourhood that balanced being inclusive with retaining what is special about the area.

Why then is this rezoning proposal even being entertained? Over and over the people in this area were polled and over and over they said - lesser density - than what was originally proposed by the planning department. Now residents of one area of the neighbourhood (my parents live on the same street but they didn't receive this notice, so I am assuming it was not widely distributed) get a notice with a very short response time. Most residents of the area have no chance to respond even though all are affected by significant changes in the character of our neighbourhood.

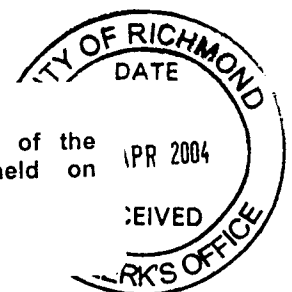
I support the concept of a mix of housing styles, retaining the character of the neighbourhood instead of eradicating it. The plan for this area, utilizing a consultative process, does include a good mix of housing styles. It's what the residents wanted. If a plan is made, especially one that is created through resident participants, why then does that plan not count for anything? My greatest fear is that this area will become another Saint Albans. Wall to wall townhouses do not make for a great neighbourhood.

I understand that a developer has bought up a large block of properties, clearly with the intention that rezoning will take place. It does make a good case to have so many pieces of land assembled, but I assert that making the proposed rezoning change is not the right thing to do. I feel that if a consultative process is used and a plan is created based on that, then that plan should be respected.

Respectively submitted by:

Sharon MacGougan
7411 Ash Street

Schedule 5 to the Minutes of the
Public Hearing meeting held on APR 2004
Monday, April 19th, 2004.



April 19, 2004

Schedule 6 to the Minutes of the
Public Hearing meeting held on
Monday, April 19th, 2004.

**Proposed By-Law 7686 & 7671
RZ 03-254676**

**Re: Single Family Housing District F (R1/F) Rezoning
to Comprehensive Development District (CD/143)**

Attention: Eric Fiss, Urban Development

Our concerns regarding Polygon's proposed townhouse development were outlined in several emails to City of Richmond (attention of Suzanne Carter Hoffman) in fall of 2003.

While I received prompt and courteous replies from Suzanne, I was reminded of the opportunity for residents to express their concerns at the public hearing. This letter then is to voice our objections to the direction this development might possibly take.

As previously mentioned, we are concerned about this development's proximity to our properties. The proposed 3-storey height, "walled look" created by any north/south construction and set-backs are the main issue. It has been suggested that Polygon is considering an east/west construction that is less imposing as an end unit would then be constructed in the backlands adjacent to our property.

The official community plan outlines transition areas and what is "workable" between a developer's project and single family homes along Ash Street. The plan implies that the scale of proposed buildings should not be greater than the homes they'll be adjacent to. As the majority of townhomes currently being constructed in the South McLennan area are 3-storey and look very imposing, we believe that the transition area will be very limited.

Suzanne mentioned in her Nov. 4th email that resident's concerns can possibly be addressed in Polygon's design phase. Initially they would be put forward to the Planning Committee of Council and/or Public Hearing. Apparently it was suggested by city hall staff to Polygon that the scale should be similar to existing homes.

A letter from Polygon's Land VP (Robert MacArthur) admitted this was an unusual assembly as most of their vendors sell their entire property then move. In comparing the scale of a recently completed project (Leighton Green – 3 storey townhomes), this land assembly is different from ours in that it bordered existing roads – Garden City and Heather, not single family homes' backyards. Heather Street is completely zoned for townhomes and even the few single family houses that remained have now posted for sale signs as they are being squeezed out of their neighborhood.

This situation was not to exist on Ash Street, as the front half of the single family lots were to remain under current zoning and not redeveloped for townhomes – according to the official community plan. The OCP intent of multiple-family developments is to carefully integrate new housing into existing neighborhoods. The plan also mentions that new multiple-family residential buildings should be designed to maintain a residential character and be compatible with adjacent uses. A three storey complex, adjacent to our backyard, would not offer the same scale and form as the surrounding area. Page 178 (r & v), under Townhouse Massing, indicates a transition are should exist between townhomes and single-family by providing duplexes along property lines as buffer zones. Furthermore, end units should be one-storey in height if possible.

We based our original purchase of this property and eventual option to sell backlands to Polygon on the guidelines outlined in the OCP by the City of Richmond. Under universally accessible housing units, the plan ensures that all people, including persons with disabilities and seniors who cannot negotiate stairs, have opportunities and choices for housing in residential developments. As we plan to continue to reside in our home, we are hoping the transition – from single to multiple family – will look as integrated as the OCP implied.

We took some time to review the existing developments on Heather and found both favorable and objectionable construction types. All developers indicate a purpose that seems fitting –

Polygon	- create distinctive architectural styles, with the feel of single family homes
Ledingham/McCallister	- incorporate tree-lined street, childrens' playground and the convenience of one or two level living
Adera	- retain agricultural root


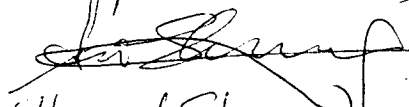

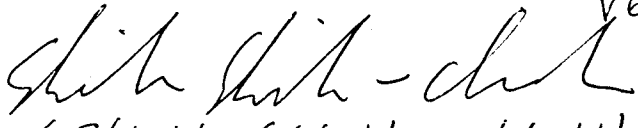
Polygon's Wellington Court, incorporates a mix of 2 & 3 storey units (Churchill Series Plan C), which is more fitting with their purpose than the imposing 3 storey Leighton Green. Palladium, along with a Heather Court project, stands out the most as a development that is not as attractive in appearance and does not integrate well with the area (Belmont).

As a homeowner in the area, I hope our opinion is considered and the community look has not been compromised in the interest of developing imposing projects that maximize size and forgo the "workable transition" mentioned.

Sincerely,



**Ben and Norma Ralph
7131 Ash Street
Richmond, B.C.**

- ①  1001-8238 SABA ROAD,
RICHMOND, B.C. V6Y 4C7.
(YAO, LIANG SHENG)
- ② ~~~~ 1207-8238 SABA RD.
(Howard Shang) RICHMOND, B.C., V6Y 4C7
- ③ ~~~~ #1306-8238 SABA RD
PETER YANG RICHMOND, B.C. V6Y-4C7
- ④ Sze Wah Ho. 1007-8238 SABA ROAD,
SZE WAH HO RICHMOND, B.C. V6Y 4C7.
- ⑤ Ming Ching Chiang
(MING CHANG CHIANG) 105-6100 Buswell RD
V6Y 2B3
- ⑥  8282 SABA ROAD
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- ⑦ 302 604-207-8811 Sara Song