



Regular Council Meeting for Public Hearings

Tuesday, May 21, 2002

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

Present: Mayor Malcolm D. Brodie
Councillor Linda Barnes
Councillor Lyn Greenhill
Councillor Evelina Halsey-Brandt
Councillor Rob Howard
Councillor Kiichi Kumagai
Councillor Bill McNulty
Councillor Harold Steves

David Weber, Acting City Clerk

Absent: Councillor Sue Halsey-Brandt

Call to Order: Mayor Malcolm Brodie opened the proceedings at 7:10 p.m.

1. ZONING AMENDMENT BYLAW 7191 (RZ 00-175928)
(4591 Garden City Road; Applicant: DMH Equities Ltd.)

Applicant's Comments:

Mr. Dick Smith, DMH Equities, gave a brief history of Fabricana's thirty year business presence in the City. The new location was desired in order to provide a better facility and improved parking. Mr. Smith noted the proposed development would provide the ability to extend Leslie Road to Garden City Road.

Written Submissions:

David L.Takahashi, 5811 Cooney Road – Schedule 1



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Submissions from the floor:

Mr. P. Blanchard, 4520 Sorenson Crescent, said that his property would be deeply affected by the extension of Leslie Road and questioned how his property would be protected ie. could a barrier be installed at the rear of his property.

Mr. Fagel, 8740 Leslie Road, questioned when Sorenson Crescent would open up. Mr. Fagel then expressed his concern that traffic back up on Leslie Road could block his driveway.

PH05-01

It was moved and seconded

That Zoning Amendment Bylaw 7191 be given second and third readings.

CARRIED

2. **ZONING AMENDMENT BYLAW 7348 (RZ 02-202372)**

(A portion of 4020 Moncton Street; Applicant: Steveston Independent School Society)

Applicant's Comments:

Mr. Roy Akune, Steveston Academy and Mr. Steve Zulilani, Zuliani & Co. Consultants Ltd. were present.

Mr. Akune thanked Council for the opportunity to speak on the matter. He then reviewed the process, which included several public consultation meetings, that had resulted in the agreement to purchase the BC Packers Administration building. The school is intended to house approximately 400 students, grades Kindergarten through 12. It was thought that the school would draw students currently attending independent schools throughout the Greater Vancouver area, including Richmond. The school will promote the International Baccalaureate program, which will include a strong emphasis on music, art and languages, along with a requirement for a strong community involvement. It was hoped that a partnership with the Steveston Community Centre, and other City facilities, could be established.



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Mr. Zuliani reviewed the steps the Academy had taken to ensure provision of its Physical Education and Outdoor Recreation Program. In addition to current negotiations for a long term agreement with the Riverport Basketball Centre, user pay options at City facilities and on-site amenities, such as a formal play ground and basketball area, would be utilized.

Mr. Zuliani addressed a number of traffic issues that had been raised at Planning Committee, including i) traffic circulation on site; ii) the extended use of curb extension in front of the school; iii) the need for two way traffic on the western access to the site due to a future connection to the community mixed use facility proposed for the adjacent property; iv) the positive affect pedestrian students and public transit would have on traffic. Mr. Zuliani said that documentation would be provided evidencing the Academy's mandate for i) a student pick up and drop off agreement, and ii) the requirement that students be prohibited from driving to school.

Written Submissions:

Douglas Goodwin, 11100 Chickadee Court – Schedule 2

Lisa Chan Couling – Schedule 3

Anda and Mike Bacinski, 280-5200 Hollybridge Way – Schedule 4

B. McIlroy and V. Wagar, 4120 Annapolis Place – Schedule 5

M. and D. Radu, 10480 Whistler Court – Schedule 6

Poversky Family, 4520 Moncton Street – Schedule 7

Submissions from the floor:

Ms. Lee, 5800 Lancing Road, spoke in support of the exceptional program that will offered by the academy.

Ms. Lisa Chan Couling, 4119 Cavendish Drive, said that she supported the concept and mandate proposed by the Steveston Academy Society.

Mr. Gerry Hooper, 5533 Moncton Street, said that his concern was for what the alternative use of the land would be if the Academy proposal was not successful.



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Mr. Hugh Mackay, 3440 Steveston Highway, spoke in support of the proposal due to the economic benefits involved and the revitalization of the office building.

Ms. Lisa Colby, a Steveston/Richmond resident for ten years, said that she supported the proposal as it met a community need not currently available in the City. Noting the difficulty of finding suitable land, Ms. Colby said that the proposal provided a unique opportunity for incorporating a community use into the community that would provide employment and increase patronage to local businesses.

Ms. Terry Moss, 12036 Osprey Court, spoke in support of the proposed school due to its excellent location, the attractiveness of the building and the retention of a piece of Steveston Heritage. Ms. Moss said that at present Richmond did not have a private, independent, non-denominational school.

Ms. Zoe Harpool, 8331 Heather Street, the owner/operator of Little Footsteps Montessori Preschool, said she was in support of the project. Speaking also on behalf of her associates and the parents of her students, Ms. Harpool said that parents are frustrated that the type of programming that the Academy will offer, which is similar in philosophy to the Montessori School, is not readily available in the City.

PH05-02

It was moved and seconded

That Zoning Amendment Bylaw 7348 be given second and third readings.

The question on Resolution PH05-02 was not called as the following referral motion was introduced:

PH05-03

It was moved and seconded

That the Moncton traffic bulges be referred to staff for review and subsequent report to the Public Works and Transportation Committee to be held on May 23, 2002.

CARRIED

The question on Resolution PH05-02 was then called and it was **CARRIED**.



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- 3. **ZONING AMENDMENT BYLAW 7349 (RZ 02-199709)**
(11760 Steveston Highway; Applicant: Westbank Projects Corporation)

Applicant's Comments:

The applicant was present to answer any questions that may have come forth.

Written Submissions:

None

Submissions from the floor:

None

PH05-04

It was moved and seconded

That Zoning Amendment Bylaw 7349 be given second and third readings.

CARRIED

- 4. **ZONING AMENDMENT BYLAW 7350 (RZ 01-188657)**
(13333 Princess Street; Applicant: Oris Development Corporation)

Applicant's Comments:

The applicant was present to answer any questions that may have come forth.

Written Submissions:

None

Submissions from the floor:

None

PH05-05

It was moved and seconded

That Zoning Amendment Bylaw 7350 be given second and third readings.

CARRIED

PH05-06

It was moved and seconded

That Zoning Amendment Bylaw 7350 be adopted.

CARRIED



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- 5a. **ZONING AMENDMENT BYLAW 7354**
(City Centre; Applicant: City of Richmond (Rocky Sethi))
- 5b. **ZONING AMENDMENT BYLAW 7351 (RZ 01-192664)**
(7500 Garden City Road; Applicant: Rocky Sethi)

Applicant's Comments:

The applicant was present to answer any questions that may have come forth.

Written Submissions:

None

Submissions from the floor:

None

- PH05-07 It was moved and seconded
That Zoning Amendment Bylaw 7354 be given second and third readings.
CARRIED
- PH05-08 It was moved and seconded
That Zoning Amendment Bylaw 7354 be adopted.
CARRIED
- PH05-09 It was moved and seconded
That Zoning Amendment Bylaw 7351 be given second and third readings.
CARRIED



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PH05-10 6. **ADJOURNMENT**

It was moved and seconded
That the meeting adjourn (8:20 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
Tuesday, May 21, 2002.

Mayor (Malcolm D. Brodie)

Acting City Clerk (David Weber)

DAVID L. TAKAHASHI

BARRISTER & SOLICITOR

REPLY TO: David L. Takahashi

To Public Hearing	
Date:	<u>May 21, 2002</u>
Item #	<u>1</u>
Re:	<u>Bylaw 7191</u>
	<u>RZ 00-175928</u>

415 SOUTH TOWER
5811 COONEY ROAD
RICHMOND, B.C. V6X 3M1

FAX: (604) 270 - 3980
PHONE: (604) 270-6261

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SCHEDULE 1 TO THE MINUTES OF
THE REGULAR MEETING FOR
PUBLIC HEARINGS HELD ON
MAY 21, 2002.

May 21, 2002

DELIVERED

CITY OF RICHMOND
6911 No. 3 Road
Richmond, B.C.
V6Y 2C1

Attention: City Clerk's Office

Dear Sirs:

re: Zoning Amendment Bylaw 7191 (RZ 00-175928)
4591 Garden City Road
Applicant: DHM Equities Ltd.
Fabricana Imports Ltd



8060-20-7191

I am solicitor for J.C. Liu Investments Ltd., the owner of the property immediately to the South of the subject property at 4651 Garden City Road.

My client has reviewed the Report to Committee dated March 12, 2002. It wishes some clarification regarding its access to Leslie Road extension and some suggestion regarding the proposed Covenant restricting usage of the subject property.

On page 4 of the Report to Committee, it is stated: "This property (referring to my client's property) will have the opportunity to construct a driveway onto the new road, which will dramatically improve its accessibility." The wording seems to imply that my client will not automatically be given the right to construct an access to Leslie Road. If there are to other conditions attached besides those for location and construction specification my client wishes clarification of what these will be.

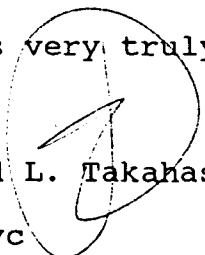
My client also wishes clarification on the number, size and location of any accesses it may wish to have onto Leslie Road. In particular it is concerned that if it is not allowed to remove any of the trees along its northern property line it will not be able to locate an access where it feels is its best location.

My client does have concerns regarding the reduction being allowed to this Applicant to Richmond's parking bylaw notwithstanding the covenant to be registered to not allow any restaurant use. In my

client's view this covenant should be expanded to also include internet cafes, pool halls, arcades and karaoke bars all of which businesses have a high usage of parking lot spaces.

I trust that you shall give my client's submission your due consideration.

Yours very truly,

A handwritten signature in black ink, appearing to be 'DLT', is enclosed within a hand-drawn oval. The signature is written in a cursive style with a large loop.

David L. Takahashi

DLT/yc

TO: MAYOR & EACH
COUNCILLOR
FROM: CITY CLERK

DOUGLAS H. GOODWIN
11100 CHICKADEE CRT

cc: David Brownlee
(Policy Planning)

RICHMOND B.C.
VTE 524

604 274-8117

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AS	
DE	
WB	

MAYOR AND MEMBERS OF CITY COUNCIL

CITY OF RICHMOND

6911 NO. 3 ROAD

RICHMOND B.C. V6Y 2C1

PHOTOCOPIED
& DISTRIBUTED
DATE: 04/18/02

4060-

05-03

IN REGARDS TO THE POSSIBLE DEVELOPMENT OF
STEVENSON ACADEMY, IN THE OLD B.C. PACKERS OFFICE
BUILDING IN STEVENSON.

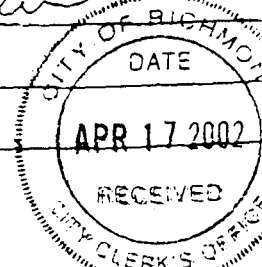
HAVING ATTENDED A MEETING RECENTLY IN THE AREA,
CHAIRD BY MR ROY AKUNE, AND A FEW HUNDRED OTHER
RESIDENT'S. IT APPEARS THAT THE COMMUNITY WOULD
CERTAINLY SUPPORT THE ACADEMY.

IT APPEARS THAT FROM THEIR STUDY AND BUSINESS
PLAN THEY ARE WILLING TO MOVE AHEAD.

THIS IS TO LET YOU KNOW AS A RESIDENT OF
THE AREA I'M FULLY IN SUPPORT OF IT MOVING AHEAD.
A SCHOOL OF THIS TYPE IS NEEDED IN RICHMOND
AND STEVENSON COMMUNITY AND ALONG WITH BEING
ABLE TO RETAIN THE B.C. PACKERS BUILDING,
WE HAVE A WIN-WIN SITUATION HERE

REGARDS.

DH Goodwin



PHOTOCOPIED
& DISTRIBUTED
DATE: 04/22/02 *lm*

Mayor and Councillors

TO: ~~XXXX~~
COUNCILLOR
FROM: A/CITY CLERK

From: Lisa Chan Couling
Sent: April 21, 2002 1:13 PM
To: mayorandcouncillors@city.richmond.bc.ca
Cc: snowskater@shaw.ca
Subject: Support for Steveston Academy

Re: Council agenda item 14 (A)
Monday, April 22, 2002.

To the Mayor and Council:

I am writing in support of the re-zoning application for the Steveston Academy. Roy Akune's dream is to build a world class school in Richmond. I hope to participate in that dream, during the years to come, to help build an institution that will become a landmark of excellence in Richmond, something that we can all be very proud of. Therefore, I urge the Richmond City Council to fully support the development of the Steveston Academy, a facility that will be a wonderful asset, not only for residents of Richmond but, for all residents of British Columbia.

Best regards

Lisa Chan Couling
604.303.2097

Ensemble Systems Inc.
 280 - 5200 Hollybridge Way
 Richmond, BC, Canada V7C 4N3
 Direct: 604.231.9510
 Fax: 604.231.9545



n s | e m b l e
 www.ensemble-systems.com

Fax

4060-09-03

To: CITY OF RICHMOND From: ANDA & MIKE BACINSKI
 Fax: 604 235139 Pages: Cover plus 1 (one)
 Phone: Date: April 22 / 2002
 Re: STEVESTON ACADEMY cc:

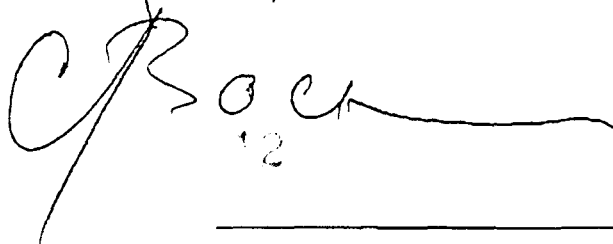
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- Urgent
- For Review
- Please Comment
- Please Reply
- Please Recycle

● Comments:

To : Mayor and Members of City Council
 Richmond, BC

Please see the attached letter of support
 for building Steveston Academy on Bc Packers mto
 Richmond.

Thank you,


www.ensemble-systems.com



To Public Hearing
Date: <u>May 21, 2002</u>
Item # _____
Re: <u>RZ 02-202372</u>
<u>Bylaw 7348</u>

Anda & Mike Bacinski
 6151 Pearkes Drive
 Richmond, B.C.

April 22/2002

To: Mayor and Members of City Council
 City of Richmond
 6911 No. 3 Road
 Richmond, B.C.

The purpose of this letter is to express our support in favour of opening Steveston Academy in Richmond on the old B.C. Packers site.

The school will offer an alternative to the private schools in Vancouver and will add value to our city and community. The proposed site of the school would be perfect and the possible partnership with the Steveston Community Center would benefit all members in our community.

It is our sincere hope that City Council would approve this project and support it in every way.

Thank you for your consideration,



Anda and Mike Bacinski



ensemble

www.ensemble-systems.com

Mayor and Councillors

To Public Hearing
ite: <u>May 21, 2002</u>
Item # <u>2</u>
Re: <u>Bylaw 7348</u>
<u>RZ 07-202372</u>

From: Valerie
Sent: May 18, 2002 6:18 PM
To: mayorandcouncillors@city.richmond.bc.ca
Subject: Support for Steveston Academy

Dear Mayor and Councillors,

As parents of a daughter poised to begin formal schooling, we are writing in support of Steveston Academy, the proposed rezoning for which is currently being read before Richmond City Council. We believe Richmond has a strong need for a private school alternative unaffiliated with any particular religion and demanding the highest standards of academic and personal achievement. Having discussed Steveston Academy with Mr. Akune and Mr. Bennett, we believe these leaders have the integrity and expertise needed to make Steveston Academy a first-rate institution. We urge you to support the proposed rezoning of the BC Packers building for use by Steveston Academy.

Kind Regards,

Valerie

MayorandCouncillors

SCHEDULE 6 TO THE MINUTES OF
THE REGULAR MEETING FOR
PUBLIC HEARINGS HELD ON
MAY 21, 2002.

From: Mike Radu [miker@ensemble-systems.com]
Sent: May 21, 2002 2:29 PM
To: mayorandcouncillors@city.richmond.bc.ca
Subject: RE: Approval of Permit to build Steveston Academy on BC Packers O ld Side

To Public Hearing
Date: <u>May 21, 2002</u>
Item # <u>2</u>
Re: <u>Bylaw 7348</u>
<u>RZ 02-202372</u>

> Mike Radu & Daniela Radu
>
> #10480 Whistler Crt
> Richmond BC
> V7E 4C7

> May 21st - 2002
>
>

> To Mayor and Councillors of City of Richmond BC
>

> We would like to express our support in favor of opening Steveston Academy
> in Richmond on the old BC Packers site.
>

> The old PC Packers building is the ideal location of this school and the
> partnership with the Community Center across the street can be only of
> benefit for all people in the community. My family is supporting this
> project, and we think that the school could provide a good environment for
> our children.
>

> Thank you for your consideration
>
>

> Daniela and Mike Radu
>



To Public Hearing	
Date:	May 21, 2002
Item #	2
Re:	Bylaw 7348
	RZ 02-202372

	IPM	
✓	DW	DW
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Written Submission to Public Hearing

Re: Rezoning of a portion of 4020 Moncton Street in order to permit the development of a new private educational institution

This letter is to express our concern regarding the rezoning of a portion of 4020 Moncton Street to permit development of a new private educational institution.

As residents of Moncton Street we would like to state that the development of a new school on the proposed site would create the following problems for the immediate neighborhood:

1. Residential houses and recreational facilities surround Moncton Street. With development of a new school there will be much more traffic brought to the area. We have heard that school administration promised that all students would be just walking to the school. How will be school able to manage that? I think that school administration will not be able to control every single student. It may happen that Community center parking lot and residential part of Moncton will be used as parking by the parents driving students to and from school.
2. Moncton Street has already very heavy traffic flow. Construction of Imperial Landing is supposed to bring more than 700 new houses. which means that at least the same number of vehicles will be substantial addition to the street.

02-202372
8060-20-7348

There is also another concern about the location of the proposed school that has connection with the health, safety and environment issues. As probably City of Richmond is aware of, just recently Translink has established bus exchange and buses turnaround along the Moncton Street right across the proposed school. Have the noise and pollution that had been brought to Moncton Street by buses been taken into consideration? Some of the new school classes will be facing bus exchange, so that noise and pollution created by the buses will be unnecessary complement to the learning process. Also the buses that are running along Moncton Street create huge vibration that is experienced inside houses. Do the students need the school building that shakes every time when bus is passing by? Our house and houses of our neighbors tremble. We sent letter about all disturbances that buses have brought to our neighborhood to the City of Richmond. Unfortunately instead of looking at this problems City of Richmond decided to forward our letter for response to the Coast Mountain Bus Company. Copy of our letter and CMBC response is attached.

The opinion expressed here is not only of one family but also of numerous residents of the neighborhood houses.

Poversky family
4520 Moncton Street



May 21, 2002



City of Richmond
Transportation Department
6911 No. 3 Road
Richmond, British Columbia
V6Y 2C1, Canada

April 27, 2002

As one of the residents of Moncton Street I would like to express my concern about increased noise and pollution brought on by the new bus services.

Moncton is strictly residential and recreational street that is passing along Steveston Community Center, Steveston Park, Japanese Cultural Center and very popular playground for kids. There are also several walkways from Moncton to Steveston Village historical sites. People, who want to relax and to rest, are coming here from all over Greater Vancouver. The guests very often park their cars on the street, because of limited parking space.

Richmond residents like to take Moncton as a route for biking, running and walking individually and in groups like, for example, recent walk/run for MS. From last year Moncton became a host for well known in BC Salmon festival.

It has brought so much frustration to residents of Moncton, that in addition to already existed 402 line Trans Link had managed to bring to the street another four routes (490, 491, 492, 496). Why would we need five bus routes along one short street? Some of the routes use Moncton as a bus turnaround and parking lot only. Buses run back and forth on Moncton with "Sorry! Not in service" signs all day long. Every morning a long line of buses can be seen on the North side of the street beside the park area and opposite the site where new houses would be built (nice view for new homeowners, isn't it?!). Sometimes the number of buses parked on Moncton beside the park and Community Center comes to 4-5, completely blocking this side of the street. Some drivers park quite a long time with running engines, while waiting to Trans Link supervisor to come and dispatch them to routes. The sounds of diesel engines and squealing brakes at crosswalk near our and neighbours houses which are the closest to the park area can be heard as early as 5:30 am and as late as half past midnight. Most of the time buses are running without passengers at all. The South side of Moncton Street is blocked by huge construction trucks and other equipment, which contribute a lot to noise and pollution on the street, too. Dust from the road comes to our front yards and houses.

I am convinced that the traffic situation on the street is very closed to catastrophic.

The most dangerous part of the street is Moncton and #1 Road intersection. Intersection is located right in between playground and McDonald's restaurant. No need to say how many people (mostly kids) are using this crosswalk every day. The children play on playground from early morning to late night. Were people, who allowed Trans Link to bring dozen extra buses to this small intersection, where is the turn maneuver is a challenge even for the experience bus drivers, concerned about children safety? There was a proposal to install new traffic lights on the intersection. I don't think it will solve the problem. Even if underground crosswalk will be built kids would continue to hear the noise and to breathe exhauster gases from passing by buses and trucks. Moncton is a narrow residential street; and the best decision is to restrict transportation from this intersection and let people to enjoy walking from Steveston Community Center and playground to McDonald's restaurant and Steveston harbor, or to unique cafes and shops.

The noise and pollution from buses are not the only problem. Some of the residents started to experience vibration inside the houses, when buses are passing along the street. It could happen because the Moncton Street itself apparently was not built to stand such a great pressure of traffic on it and generally can accommodate only light residential cars. Technical expertise could prove it.

With more and more transportation involved in construction of the new residential area at Steveston Imperial Landing and Steveston Academy the dangerous situation on this street will only increase and reach dramatic level.

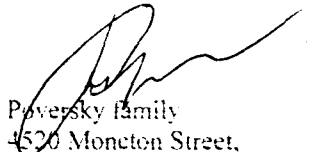
As a Steveston resident I realize how important to have well organized public transportation for our region. And there are several industrial areas which could be used as turnarounds and parking for buses. Everyone can see that Trans Link tries to improve its services. But unfortunately sometimes it is done not wise enough with the severe negative impact on the nature around us and the lives of the residents.

My proposals are:

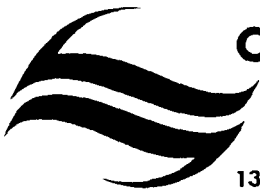
- 1) Stop using Moncton as a bus turnaround and parking lot. Once again to revise the necessity of bus routes passing on this street. And if it is possible to serve the street with small bus, at it was before all the innovations with rapid transit had started. There are not too many riders that take current bus routes. Please note again that every long bus passing by creates feeling of an earthquake in our house. The vibration is very strong.
- 2) Extend bicycle line, which stops by the end of Railway Ave. to Steveston Community Center along Moncton Street.
- 3) To direct construction trucks and other machinery vehicles to enter Steveston Imperial Landing through nonresidential areas. At least force them to use commercial part of the street in the early morning hours. They start to pass our house as early as 6 a.m. The noise is unbearable.

I have tried not to mention the fact that all the empty busses parking on the street and all the buses with "Sorry!" signs that we are watching in tens every day just have been throwing away our tax money, preventing us from enjoying our beautiful neighbourhood.

I hope, that the City of Richmond will take above proposals, which are supported by most of our neighbours, to the closest consideration and will try to improve traffic situation on Moncton Street as soon as possible.



Poversky family
4520 Moncton Street,
Richmond, BC, V7E 3A9
Phone : 604-272-1984
e-mail: sergelina@estart.com



Coast Mountain Bus Company

13401 - 108th Avenue, Surrey, BC, Canada V3T 5T4 Tel: (604) 540-3000

May 6, 2002

The Poversky Family
4520 Moncton Street
Richmond, BC V7E 3A9

Dear Poversky Family:

Re: Transit Services on Moncton Street in Steveston

Thank you for your recent letter to the City of Richmond, Transportation Department, which has been forwarded to the Coast Mountain Bus Company (CMBC) for response. Please allow me to respond to your concerns in the order in which they were presented.

As a subsidiary of TransLink, CMBC operates public transit services region wide, including the City of Richmond and Steveston. I agree that Steveston, and in particular Moncton Street, accommodates a large number of bus routes. In fact, Steveston is the major transit terminus in western Richmond, accommodating eight bus routes.

As you point out, some of these buses are near empty as they leave Steveston. But as customers board along the route, the buses will, at peak times, be almost full at Richmond Centre or at their destination. Prior to starting their trip, these buses require a place to stage. This occurs primarily in the a.m. peak period, as p.m. peak buses generally arrive and leave shortly thereafter. When parked, buses should not have their engines running for an extended period. By copy of this letter, I have asked our Richmond Operations Department to monitor the situation.

CMBC operates in many communities throughout the region that are similar to the Moncton Street area, including through pedestrian-oriented areas such as schools and playgrounds. The safety of our customers, staff and other road users is a primary concern. Moncton Street is classified as a local (or minor) arterial, which means that it is intended to serve higher volumes of traffic and higher proportions of commercial vehicles (including buses) than local or collector roads. The roadway itself is constructed to accommodate this higher-level purpose.

Steveston is hosting the Tall Ships Challenge in August, which will bring over 200,000 visitors into the area over the five-day event. The Tall Ships event organizers have requested supplementary transit services to accommodate this additional ridership. It is important that you know that TransLink, working with CMBC and the City of Richmond, is planning to provide additional transit services.

Public transit representatives are currently working with local government and other agencies to secure an off-street transit exchange in Steveston. Such a facility would remove buses from in front of houses and would eliminate many of the problems we have today with the operation of buses in your area. We feel that we are an integral part of the community and we want to be a good neighbour, but we need the facilities to fully do so.

I appreciate your comments. If you have any further concerns, please contact me at (604) 953-3436.

Sincerely,

A handwritten signature in black ink, appearing to read "Craig Van Alstyne". The signature is fluid and cursive, with a large initial "C" and "A".

Craig Van Alstyne
Transit Planner

cc J. Caravan, City of Richmond
B. Boswell, RTC
H. Wang, TransLink