



City of RICHMOND

MINUTES

REGULAR COUNCIL MEETING FOR PUBLIC HEARINGS

Monday, July 16, 2001

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

Present: Acting Mayor Bill McNulty
Councillor Linda Barnes
Councillor Malcolm Brodie
Councillor Derek Dang
Councillor Lyn Greenhill
Councillor Kiichi Kumagai
Councillor Harold Steves

David Weber, Acting City Clerk

Call to Order: Acting Mayor Bill McNulty opened the proceedings at 7:00 p.m.

PH07-01 It was moved and seconded
That the order of the agenda be varied so that Item 6 could be heard at this time.

CARRIED

6. **OFFICIAL COMMUNITY PLAN AMENDMENT BYLAW 7256 & ZONING
AMENDMENT BYLAW 7257 (RZ 01-188198
(14420, 14580, 14720, & 14760 Triangle Road; Applicant: City of Richmond)**

Applicant's Comments:

The Manager, Parks Administration and Programs, Mike Redpath, provided a summary of the report.

Written Submissions:

Ken Glaze, Hearts & Soul Foundation, 10540 Bromfield Place – Schedule 1

Judy McLeod, Director of Community Planning & Development, The Corporation of Delta – Schedule 2



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Brigitte Moore, 20-4340 Steveston Highway – Schedule 3

Submissions from the floor:

Mr. Jim LeMaistre, Manager Community Planning, Corporation of Delta, presented the recommendations adopted by the Corporation of Delta at its regular Council meeting of July 10, 2001.

Charlaine Badock, 10511 #6 Road, said that approximately 1000 trucks turn on and off Triangle Road on a daily basis. Ms. Badock also said that there was a dramatic increase in the number of trucks on weekends, and also that she had held several discussions with the Vancouver Airport Authority regarding the frequency of trucks running all night long. In addition, Ms. Badock, on behalf of herself and other area residents, voiced concerns pertaining to air pollution, noise, and traffic congestion. Ms. Badock considered her property to be unmarketable. Suggestions were put forth by Ms. Badock for i) the creation of a buffer zone between the industrial lands and the ALR which would be created from several of the properties experiencing severe difficulties; and ii) the creation of an alternate truck route. Two letters submitted to the City by Ms. Badock are attached as Schedule 4.

Ms. Badock read a submission from Mr. Gustav Gund, 10551 No. 6 Road, which is attached as Schedule 5.

PH07-02

It was moved and seconded

That the issues raised in the correspondence received from Charlaine Badock, which would include the trucking hours of operation, truck speeds and routes, vibrations and also the late night noise emanating from the Entertainment complex, be referred to staff for report.

CARRIED

Mr. Kal Mattu, 14520 Triangle Road, said that the music at Watermania is audible around the clock. In addition to this, Mr. Mattu said that speed traps and commercial vehicle checks were a frequent occurrence. With the note that Mike's Pit opens for government bodies during off hours, Mr. Mattu said that he had spoken to the City of Richmond Bylaw Enforcement officers and the RCMP and had been advised to deal with the City. Mr. Mattu had received a brochure detailing the plan for the amphitheatre from the applicant that morning which suggested that the amphitheatre project had been approved.



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Ms. Leslie Anderson, 5319 Windjammer Road, Ladner, stated that she was representing the Marina Gardens Homeowners Association, of which she was President. The Association also encompassed the Chesapeake and South Arm Developments. The concerns expressed related to noise and traffic, in particular the Steveston Highway off ramp congestion. Ms. Anderson asked who would enforce the decibel sound limit and the sound curfew. Ms. Anderson suggested that noise consultants should be hired at the design stage and also that the theatre should face to the east. It was asked how the above stage height limit of the speakers related to the height of the building. A request was made that Ms. Anderson be kept apprised of the progress of the proposal.

Mr. Redpath offered to be the contact for informational purposes.

Mr. Rick Mattu, 11071 Cambie Road, owner of 14520 Triangle Road, said that he thought the proponents should address the issues raised at this point of the process and not at the development permit stage. He also indicated that information regarding infrastructure should be made available prior to the proposed zoning amendments.

Mr. Barrett, 9211 No. 4 Road, said that he has an interest in 10511 No. 6 Road. Mr. Barrett said that although it had been his intent, upon retirement, to live in the suite at 10511, he was forced to move back to his No. 4 Road residence due to the noise and pollution. Mr. Barrett considered the property unmarketable.

Mr. Bob Wells, 14620 Triangle Road, said that he was not against the development of the proposed facility, however, he thought the infrastructure was lacking. Mr. Wells was concerned about the condition of the three roads in the area due to the heavy truck usage. It was questioned how the traffic for the proposed facility would be moved in and out when at present Tuesday family night at the theatre caused gridlock. A letter submitted by Mr. Wells is attached as Schedule 6.

Mr. Ken Glaze, 10540 Bromfield Place, said that the Hearts and Soul Foundation was formed two years ago to raise awareness and funds for people with disabilities by producing benefit concerts. Mr. Glaze said that he hoped that the proposed facility would be available to help those who fundraise for the disadvantaged. Mr. Glaze also said that he would support a tax increase to fund sports/entertainment facilities in the City.



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A gentleman representing his father-in-law, the owner of 10380 No. 6 Road, said the land was purchased in 1955. His father-in-law had had to move off the property ten years ago due to health concerns caused by the heavy trucking. Ten years ago 250 trucks per hour were recorded. The property, which is currently rented, is for sale, however, the prospects for sale were not considered good. The suggestion put forth earlier for a buffer zone was supported by the owner.

Mr. Bob Light, 10751 Palmberg Road; read a written submission which is attached as Schedule 7.

PH07-03

It was moved and seconded

That Official Community Plan Amendment Bylaw 7256 and Zoning Amendment Bylaw 7257 be referred back to staff .

DEFEATED

Opposed: Acting Mayor McNulty
Councillor Dang
Councillor Greenhill
Councillor Kumagai

PH07-04

It was moved and seconded

That Official Community Plan Amendment Bylaw 7256 and Zoning Amendment Bylaw 7257 be given second and third readings.

CARRIED

Opposed: Councillor Barnes
Councillor Brodie
Councillor Steves

PH07-05

It was moved and seconded

That Official Community Plan Amendment Bylaw 7256 and Zoning Amendment Bylaw 7257 be adopted.

CARRIED

Opposed: Councillor Barnes
Councillor Brodie
Councillor Steves

PH07-06

It was moved and seconded

That staff bring the details of the lease, which would include the financial, traffic, and noise issues, to a public consultation meeting prior to being signed.

CARRIED



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PH07-07

It was moved and seconded

That:

- (1) the Vancouver/Richmond Health Board be requested to measure the level of pollution in the area; and***
- (2) staff investigate the CN right-of-way as an alternate truck route.***

CARRIED

Councillors Dang and Kumagai left the meeting.

1. **ZONING AMENDMENT BYLAW 7237 (RZ 01-116167)**
(8820 Pigott Road; Applicant: Jim Packham & Jim McIntosh)

Applicant's Comments:

Jim Packham, said that the proposal bore in mind the development of the South Arm area. Close consultation with the Planning Department had taken place during the development of the proposal.

Written Submissions:

None

Submissions from the floor:

Mr. Ken Lawson spoke as a representative of Ms. Fang, owner of the adjacent property. He said Ms. Fang had concerns about i) the resulting effect on the value of her property; ii) a tree on the subject property that overhangs her property; and iii) the installation and cost of a new fence.

PH07-08

It was moved and seconded

That Zoning Amendment Bylaw 7237 be given second and third readings.

CARRIED

2. **PROPOSED AMENDMENT TO SINGLE-FAMILY LOT SIZE POLICY 5409 AND ZONING AMENDMENT BYLAW 7239 (RZ 01-114608)**

Zoning Amendment Bylaw 7239 (RZ 01-114608)
(11611, 11631, & 11651 Williams Road; Applicant: Charan Sethi)

Applicant's Comments:

Mr. Charan Sethi, was present to answer any questions.



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Written Submissions:

Mathew Thomas, 11680 Williams Road – Schedule 8

Submissions from the floor:

None

PH07-09

It was moved and seconded

That Single Family Lot Size Policy 5409, adopted by Council in April 1989 and amended in October 1995, which permits the majority of properties along Williams Road to subdivide to R1/E and three lots to R1/C, be amended to exclude those properties fronting the north side of Williams Road between No. 5 Road and Shell Road.

CARRIED

PH07-10

It was moved and seconded

That Zoning Amendment Bylaw 7239 be given second and third readings.

CARRIED

3. OFFICIAL COMMUNITY PLAN AMENDMENT BYLAW 7240
(Applicant: City of Richmond)

Applicant's Comments:

The Manager, Policy Planning, Terry Crowe, reviewed the report.

Written Submissions:

School District No. 38 – Richmond – Schedule 9.

Submissions from the floor:

None

PH07-11

It was moved and seconded

That Zoning Amendment Bylaw 7240 be given second and third readings.

CARRIED

PH07-12

It was moved and seconded

That Zoning Amendment Bylaw 7240 be adopted.

CARRIED



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4. **ZONING AMENDMENT BYLAW 7242 (RZ 00-180700)**
(2620 No. 6 Road; Applicant: Campbell Froh May & Rice)

Applicant's Comments:

None

Written Submissions:

None

Submissions from the floor:

None

PH07-13

It was moved and seconded

That Zoning Amendment Bylaw 7242 be given second and third readings.

CARRIED

PH07-14

It was moved and seconded

That Zoning Amendment Bylaw 7242 be adopted.

CARRIED

5. **ZONING AMENDMENT BYLAW 7243 (RZ 01-115294)**
(8771/8791 Roselea Place; Applicant: Serge & Irene Roy)

Applicant's Comments:

None

Written Submissions:

John T. Hamada, 8811 Roselea Place – Schedule 10

David Heard, 10880 Roselea Crescent – Schedule 11

Submissions from the floor:

Mr. Bill Whelan, 8711 Rosemary Avenue, was opposed to the stratification as he believed stratification would hamper the re-development of the property and would set a precedent that would lead to a decline in the neighbourhood.

PH07-15

It was moved and seconded

That Zoning Amendment Bylaw 7243 be referred to staff in order that the purpose of stratification be clarified.

CARRIED



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7. ADJOURNMENT

It was moved and seconded

That the meeting adjourn (10:06 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, July 16, 2001.

Acting Mayor Bill McNulty

Acting City Clerk (David Weber)



THE CORPORATION OF DELTA
COMMUNITY PLANNING & DEVELOPMENT DEPARTMENT

SCHEDULE 2 TO THE MINUTES OF
THE REGULAR MEETING FOR
PUBLIC HEARINGS HELD ON
JULY 16, 2001.

By Courier

		INT
	JFM	
✓	DW	✓
	KY	
	AS	
	DB	
	WB	

BL 7256

File: P95-31

July 11, 2001

J. Richard McKenna
City Clerk
City of Richmond
6911 No. 3 Road
Richmond, B.C. V6Y 2C1

Dear Mr. McKenna:

Re: City of Richmond - Application for Rezoning (with amendment to the Official Community Plan) - Proposed Amphitheatre; Bylaw 7256

In your letter of June 27, 2001 to Gil Mervyn, Municipal Clerk, you requested Delta's comments regarding the potential noise impacts of the proposed amphitheatre in South Richmond.

Your letter and a report by Delta staff were received by Delta Council at its Regular Meeting on July 10, 2001. The report is enclosed for the information of your Council. The recommendations were adopted:

- "A. That the City of Richmond be advised that Delta has concerns regarding generation of noise from the proposed amphitheatre, and requests that:
1. Richmond engage its own noise consultants to evaluate the potential noise impact of the proposal on Delta and recommend appropriate on-site noise attenuation measures to prevent any negative impacts on Delta;
 2. That the City of Richmond agree that the noise produced by the proposal and received in Delta not be greater than would be permitted by Richmond's Noise Bylaw for residential areas;
 3. That the orientation of the proposed amphitheatre be altered so that noise generated by the facility does not affect Delta;

10

4500 Clarence Taylor Crescent, Delta, British Columbia, Canada V4K 3E2 Tel (604) 946-4149

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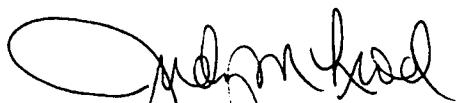
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4. That the proposal be referred to Delta for comment at the development permit stage, when a more detailed proposal is available."

Jim LeMaistre, Manager of Community Planning will be appearing at the public hearing on behalf of Delta Council to present our comments.

Yours truly,



Judy McLeod
Director of Community Planning & Development

JL/eap
Attachment

cc: Mayor and Council
Chief Administrative Officer
Municipal Clerk

THE CORPORATION OF DELTA

COUNCIL REPORT

REGULAR MEETING

To: Chief Administrative Officer File No.: P95-31
From: Community Planning & Development Department
Date: July 5, 2001

Proposed OCP Amendment to permit Amphitheatre, Riverport Area of Richmond

■ RECOMMENDATIONS:

- A. That the City of Richmond be advised that Delta has concerns regarding generation of noise from the proposed amphitheatre, and requests that:
1. Richmond engage its own noise consultants to evaluate the potential noise impact of the proposal on Delta and recommend appropriate on-site noise attenuation measures to prevent any negative impacts on Delta;
 2. That the City of Richmond agree that the noise produced by the proposal and received in Delta not be greater than would be permitted by Richmond's Noise Bylaw for residential areas;
 3. That the orientation of the proposed amphitheatre be altered so that noise generated by the facility does not affect Delta;
 4. That the proposal be referred to Delta for comment at the development permit stage, when a more detailed proposal is available.

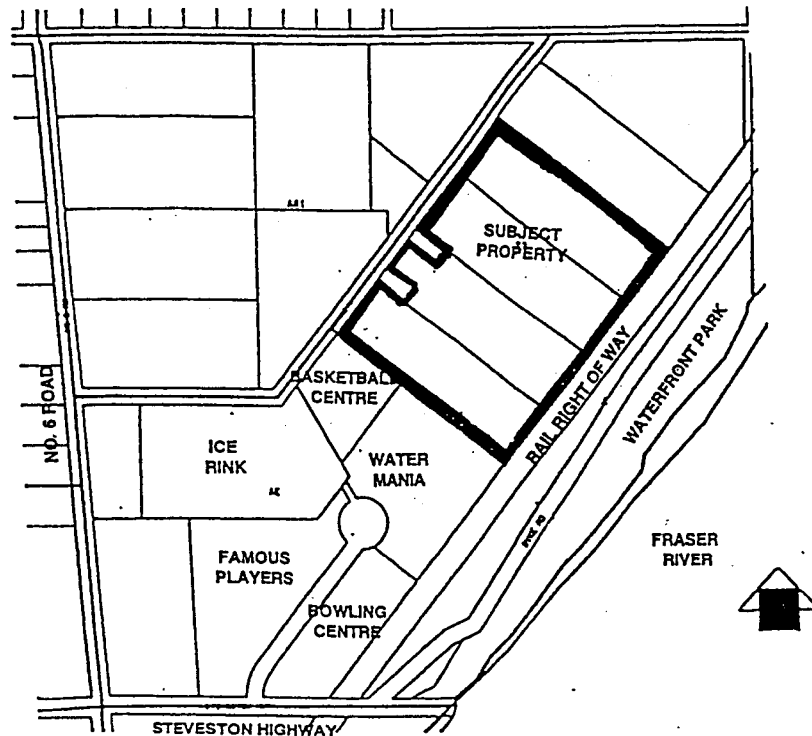
■ CHIEF ADMINISTRATIVE OFFICER'S COMMENTS:

I support the recommendations.



would be about 60 dBA. The consultants have focused on a 60 dBA contour because the nearest Richmond residences are not within residential areas where the Richmond Noise Bylaw limits noise to 45 dBA.

Figure 1



The nearest residential development in Delta to the amphitheatre site is the River House development of Shato Holdings, currently under construction, plus the proposed Hillcon seniors' accommodation. Even though Deas Island forms a partial noise buffer, noise disturbance to this area is very likely. Noise may also be heard at Marina Gardens and parts of Ladner, in farmhouses along River Road and in the Tilbury Industrial Area.

Richmond Health Services have assessed the noise effects of the proposal, primarily on Richmond. This agency suggests that Richmond should have its own noise consultants at the design stage to ensure that the interests of the citizens of Richmond are protected. It is recommended that Delta should ask for similar protections for its citizens (Recommendations A1 and A2).

Proposed OCP Amendment to permit Amphitheatre, Riverport Area of Richmond
File No.

July 5, 2001

■ **ATTACHMENTS:**

- A: Noise Contour Plan - excerpt from Wrightson, Johnson, Haddon and Williams Inc. Noise Impact Review

F:\Planning\TYPING\ROSEMARY\2001 Reports\Proposed Amphitheatre-Riverport.wpd

Mayor and Councillors

From: Rodger/Brigitte Moore [rbmoore@axion.net]
Sent: Friday, July 13, 2001 11:18 AM
To: mayorandcouncillors@city.richmond.bc.ca
Subject: amphitheatre

To the Mayor and Councillors:

Ladies and Gentlemen,

I have read in the Richmond Review about a 6,000-seat amphitheatre that is supposed to be built near SilverCity. I am concerned about the impact this will have on the community. Not just the noise level, but also traffic congestions etc. I don't think that Richmond needs a facility like that. Vancouver is not far away and offers enough concert halls.

Sincerely,

Brigitte Moore



**SCHEDULE 4 TO THE MINUTES OF
THE REGULAR MEETING FOR
PUBLIC HEARINGS HELD ON
JULY 16, 2001.**

June 30, 2001

To Whom It May Concern,

This is the second letter of complaint – concern – and to state the basic human rights of the residents in the ALR - 6 & Triangle Rds.

The first letter was sent in the beginning of May!!!!!! See letter attached!!

We the residents are in protest! The amount of trucks that pass our homes is unbearable. On Tuesday, June 5th we decided to take a count of just how many trucks turn on and off 6 & Triangle Rd. These trucks start at 6:00 a.m. and finish hopefully around 6:30 p.m. But sometimes they run all night. In an eight hour period - 740 trucks were counted. There was still another 2-3 hours to go in their working day - which we could not count. So - on an average it is safe to say 1,000 times a day there is a dump truck turning this very congested corner on a very narrow two lane road. This is an average of - 80 – 90 trucks per hour passing by. This is the ALR!!! Where is the Buffer Zone between the ALR and Industrial /Commercial – Athletic /Entertainment. No wheres that's where! None at all – we are at the front line of it all. Come and take a count for yourselves – keep in mind we just counted dump trucks – we did not count cars, small trucks, ½ tons etc... there were many of them.

The air quality is poor at times depending on how bad the diesel fumes are coming out of the trucks and how many were at the corner and how fast they were going – how quickly they had to gear down etc. We cannot leave our windows open at all during the day – not unless you like the smell of diesel. We invite you to come over and try it sometime. The noise is yet another factor – it is pretty bad!!! They gear down when they are going too fast – use their engine brakes – they know that they are not supposed to – but hey!!! Who Cares !!! there is no one there to catch them disobeying the law!!!

In May - I talked to Janet Lee and she stated that there were no plans in the immediate future for construction in our area that would affect us.

Amazingly enough less than three weeks later - the Richmond Review comes out with a full page report on how the Amphitheatre is a go and as well as soccer fields etc. Do you think we appreciate being deceived? Think Again!!! Some one has to wake up and smell the coffee. How do you expect to do all this and not have a huge environmental impact on the ALR properties around it??? We are right on the front line of it all. The Industrial/Commerical /Athletic/Entertainment areas are hitting us right in the face. There is no Buffer Zone!!! Please read this statement slowly and understand it. The environmental impact of the trucks, the theatres, the pubs etc. is a big one, but with everything else that is being proposed – it is just short of devastating. We have rights – WE WILL exercise our rights. How dare a bunch of people dictate how miserable our lives will be just because we own a piece of property in the ALR!!!

Did you realize we can hear the music that is being played outside the Famous Players building at Silver City at night? Sound travels so much (especially at night). On a summer's night we hear the music and laughter of the patrons at Stanley's Bar & Grill while they sit outside on the patio. Now you are saying you are going to build an out door concert hall. What about us?? In the ALR!!!

We have had our property up for sale for over one year – we wanted to get away from this unhealthy atmosphere. Perspective buyers came to view the property – and would stand there – watch and listen to all the trucks 7-8-9-10- up to 15 trucks in a span of a couple of minutes – they instantly forget about any type of an offer that they might want to make and depart. We bought this property because it was the ALR and it was quiet. The latter is definitely not true today!!!

We cannot sell because of the increasing trucks and noise pollution. This property is not suitable for animals – they have a very short life span – four animals have been killed in the past – see letter of May. The diesel fumes are unbearable – we intend to get an air quality test done – an independent one I might add!!! The air quality is very bad - we are plagued by respiratory problems – sinus infections and we have the medical history to prove it. Antibiotics are not an unknown medicine in our home!!! The worst part is that it is getting more severe as time goes on.

We residents of 6 & Triangle Rd. are up in arms. We have been forced to live with these trucks for too long. Just keep in mind this is the worst it has ever been. The traffic in this area is only going to get worse in time – we know it – and you know it!!!

When the article about the Amphitheatre came out we were surprised to say the least! On June 1st I called Mr. Mc Lellan to talk to him about our concerns. No one person got back to me. On Thursday June 7th I finally got tired of waiting and I phoned again. I let 4 people know how mad and disgusted we were that no one cared to call us about this problem – KEEP IN MIND ALL 4 CONVERSATIONS WERE TALKING TO THEIR VOICE MAIL – NOT ONE PERSON – GO FIGURE! It was only after 4 messages stating my mind and the resident's disappointment that I finally got a call and actually talked to a human being. He was Mr. McLellan's Assistant – He stated that they would hold meetings pertaining to this matter and he would get back to me. I am still waiting and the date is now July 3rd. Tell me this is not going to be a repeat performance of my letter of concern in May – which was – Thank you for your letter of concern, it is under review – see copy attached. This would be a big mistake on your part because we are still waiting for a competent reply from the last letter.

JUNE 14/15th

Thursday night – ALL NIGHT through into the morning – trucks were turning on and off of 6 and Triangle Rd. - NO SLEEP AGAIN!! Where are our Basic Human Right's to get a good night's sleep in our home - in the ALR ? GO FIGURE HUH!!! Something has to be DONE!!

Please be advised we intend to send this letter to Mr. Sam Feldman and Assc. We want them to be clear of the problems that are happening now in this area and the ones to come. Over 1,000 dump trucks turn on and off Triangle Rd. on a daily basis. Needless to say the resident's tempers are near the point of an explosion. We are sick of it completely & totally. Put yourselves in our shoes and see what we see, hear, and smell!!!

Some of the residents held a meeting to brainstorm what could be done. There were a couple of solutions that we came up with.

Number One!

Steveston Hwy ends at Entertainment Blvd.- but then a wide road proceeds on behind Watermania and this road would have direct access to the Richmond Landfill and the Sand Sales Pits. Very direct, and all trucks could potentially use this route. Dump truck problem solved for the ALR residents. But unfortunately this would not solve the Amphitheatre problem. Which brought us to the second solution.

Number Two

What is necessary for such a big project and to protect the ALR from a devastating impact – is a Buffer Zone. We mean a Buffer Zone between the ALR & the Industrial & Commercial and the Athletic - Entertainment traffic. The proposal would be to take a strip of land off of No. 6 Rd. (10511 & 10551) and a strip of land off of the north side of Triangle Rd. and construct a park like setting with a large hill (burr) at the edge of the park. This would be your Buffer Zone. Lets face it you have none!!! – and it is going to create problems – You have our guarantee on that!!!! We cannot take anymore. You need to look at the big picture. Your plans for the area are big but you are not thinking about the Environmental impact on the ALR. A number of people (including Linda Reid & Willy Nasgowitz) state that they want to keep the ALR intact with no acceptions. You know what???? With these big plans of yours – in fact you are actually

squeezing us out. Think about it for one real moment will you!!! A Buffer Zone needs to be there!!! And it has to be a big enough parcel of land that it would cut down on the noise- car- truck-people pollution that we are already being plagued with in this area!!! Think about it again will you!!! Use some land to protect the rest!!!

PLEASE NOTE

We will hold off on sending all the correspondence to the news media for a brief period of time. Solutions are what we are looking for - NOT A - THANKS FOR THE LETTER NOW GET LOST - THAT IS NOT GOING TO HAPPEN!!! This is not acceptable to us - nor will it ever be!!!

Waiting for your reply from this letter (which is not the first) Dated July 03, 2001. The residents of the ALR that your project will affect!

P.S.

The residents of No 6 Rd. would also like to request that when you indeed start to do the construction of filling in the ditch on the East side of No. 6 Rd. that you start at Triangle Rd. and work your way down to Steveston Hwy. For the simple reason - when you indeed start your dredging of the ditch - the rat population will be forced to go down towards Steveston Hwy. and not into our homes!!!!!! There have been many incidents of rats having no where to go when you do this procedure - we have done our research on this also! These ditches are infested with rats and we do not want the danger of having them around our children. We are not trying to be difficult - we are only stating facts and fairness!

Sincerely,
Charlaine Badock
10511 No. 6 Rd.
Phone # - 275-0890 - or - 617- 0154

CC:
Bill McNulty
Sam Feldman
Malcolm Brodie
Lyn Greenhill
Linda Barnes
Kevin Donnelly
Harold Steves
Mr. McLellan
Janet Lee
Linda Reid
Willy Nasgowitz
Sandy Webster
Terry Crowe
Joe Peschisolido

TO WHOM THIS MAY CONCERN AND SHOULD!!!!!!!!!!

April 25th was awakened by dump trucks at 2:45 am – this has been going on for one and a half weeks. Had enough - phoned City Hall and got passed on to Wasim Memon (Field Supervisor Inspector). He stated that no permit had been issued and that the trucks were not allowed to run.

April 25th phoned the police and explained what was happening. The Police investigated and then came to my door, to apologize. They were very sympathetic to the problems after witnessing the trucks passing by our property, they opened up a file #01-13666. They stated that nothing could be done. That they did not need a permit and that it was YVR improvements. They did not need a permit since it was a matter of picking up at a commercial site and dropping off also at a commercial site. BIG DEAL THEY ARE DEALING WITH PEOPLES LIVES BEING INTERRUPTED BY TRUCKS GOING BY ALL NIGHT LONG (AT A PACE OF ONE TRUCK EVERY MINUTE OR TWO). They stated that this would be going on for at least another month. The Police Officer flagged down a few of the trucks in an attempt to have them quiet down as much as possible. This is a JOKE. The trucks turn off Steveston Hwy on to 6 Rd., accelerate and then realize they are now at Triangle Rd. and must brake right away or else miss the turn – they all do it no matter what!!!!

Sleep deprivation takes its toll on people, it has been documented. This situation is unfair to myself my family as well to the other residents in this area and is definitely an infringement on our basic human rights.

When we moved here approximately nine years ago, it was a quiet peaceful property in the ALR----NOT ANYMORE!!!!!! During the day there is a truck going by every minute (depending on which day some times you can count anywhere from 1 – 6 or 7 trucks at a time. It is definitely not uncommon to see 5 – 7 trucks waiting to turn on to Triangle Rd. and or coming off of Triangle to get on to # 6Rd. These small roads are no longer suitable for such traffic.

Every 3 – 4 months there is always a special circumstance that requires exceptions to be made:

STANLEY PARK CONSTRUCTION 6-8 WEEKS ALL NIGHT LONG

TRANSLINK CONSTRUCTION 6-8 WEEKS ALL NIGHT LONG

EAST WEST CONNECTOR 4-6 WEEKS ALL NIGHT LONG

OAK STREET BRIDGE UPGRADE 4 WEEKS – ALL NIGHT LONG

THERE HAVE BEEN OTHER OCCASIONS WHERE THE TRUCKS HAVE HAD TO RUN ALL NIGHT LONG. THESE ARE JUST A FEW WHICH HAVE TORMENTED THIS AREA.

We are the ones that are suffering. This home has become totally unfit to live in and bring up a family.

When Translink construction was going on I had such a close call of what could have been a serious accident – because of no sleep. I fell asleep at the wheel (in my van on Steveston Hwy).

Well -- sleep deprivation is occurring all over again. Forewarning --- If an accident does occur because of sleep deprivation, I will seek legal action and it will become public knowledge that attempts on my behalf were made to correct a possible preventable danger to myself and my family. And of course to no avail.

Family pets must be safeguarded, meaning not allowed to go outside. We have had five animals right in the middle of the road in the last two years. FIVE ANIMALS IN THE LAST TWO YEARS FOR GOD'S SAKE THIS IS THE ALR – APPROVED FOR FARM ANIMALS ETC.....

I want to elaborate on two deaths if I may and I will!

February 14th 2001 VALENTINES DAY I had to tell my 7 & 9 year old little girls when they came home from school that their darling Jesse was killed by a dump truck. Think about it if you have a heart!

June 28th 2000, the last day of school for my 6 & 8 year old little girls- this is supposed to be a day of joy and fun thinking about summer - I had to tell them that our beloved Barney of 5 years was killed today by a truck. If your heart is not touched yet –IT SHOULD BE!!!!!!

We have had enough and it is time to fight back , the death of animals – some people would say oh well that's life, well, they are right, but when all the other problems (circumstances) are compiled along with these deaths it is just too much to take! This is supposed to be the ALR - is it no? Agricultural and livestock zoned, WHAT A JOKE!!!

But the end is not in sight for us yet – We are trying to sell, thus getting out of this area before something unthinkable happens to a human life. But alas everytime a perspective buyer comes to view the property, they stand and count how many trucks go by in amazement. Then comes the smell of diesel fumes – this simply drives them back into their vehicles never to be seen or heard from again.

This traffic, these trucks, are prohibiting us from not only from a normal healthy peaceful life but also from selling our property. I would say that this is a catch 22 situation. Which I might add is no fault of ours! We are active participating citizens in our community, we have a right to a normal healthy lifestyle not this one!

The only solution that would solve our bad situation would be to rezone this property 10511 & 10551 #6 Rd. into the Athletic & Recreation category.

This is a very fair request, we are going through hell trying to live here. Our trys to make it a peaceful family dwelling with animals and contentment is to no avail!!!

Put yourselves in our shoes literally, imagine if you could live here!!! Imagine if ANYONE could!!

This is a legitimate complaint ! NO ONE should have to go through this on their own property. We all know that things are only going to get worse on this corner it is just simply a matter of time.

This is a legitimate request to get this small parcel in the ALR rezoned. This small parcel of land should not even be considered as part of the ALR. It is not suitable for us to raise a family let alone have any animal that would survive!!!!

I am willing to go the distance with this fight (in other words) be prepared for a long and lengthy association with myself , my neighbors, the media and what ever else it takes – I AM THERE!!!!

SCHEDULE 5 TO THE MINUTES OF
THE REGULAR MEETING FOR
PUBLIC HEARINGS HELD ON
JULY 16, 2001.

Gustav Grun
10551 No 6 Road
Richmond, B.C.
V6W 1E6
Tel. 274 5238

July 14, 2001

To Whom It May Concern:

Re: Noise, fumes and vibration pollutions due to heavy truck and regular car traffic on No 6 & Triangle Roads.

This is a long standing problem which was never addressed so far. The main source of noise, fumes and vibration pollution are the heavy truck traffic. The focal point being the area of No 6 and Triangle Roads. The trucks accelerate coming from Steveston Highway, they slow down while approaching Triangle Road. To do that they use the engine brakes. Then while turning into Triangle Road they step on the gas pedal to accelerate thus spuing heavy smoke and fumes into the air.

The soil in that area is mostly peat which conduct vibration easily. Over the years my house literally sank over one foot into the ground. Apart from the heavy truck traffic there is a constant flow of regular car traffic till late into the night. That traffic keeps growing steadily as the Athletics and Entertainment complex expands. The proposed Amphitheatre will make a bad situation even worse. As far as I know there are no solutions to this problem tabled, like alternate routes for the heavy trucks nor are there buffer zones between the ALR and the Entertainment complex in place.

Noise, fumes and vibrations are not the only detrimental environmental factors the residents of No 6 & Triangle Roads face. The elevation of the land is below sea level. The run off waters from heavy rain collect on the land and periodically flood it. It leaches out vital soil nutrients but deposits pollutants thus making farming an expensive proposition. Humans as well as life stock are affected. We experience mysterious health problems. The Richmond Health Department has no answers to it. All my life stock died over a period of six weeks with the exception of one. That animal was abnormal, neither fit for milk production nor as meat for human consumption. I shot it.

My land lies fallow for many years. In 1991 I made an application to have it removed from the ALR but was refused. But at the same time my neighbor's land was rezoned to Light Industrial District (I2) and in 1997 to Athletics and Entertainment District. I have the North Lot and my neighbor had the South Lot. Are we dealing with different sets of rules for different people?

Something concrete must be done. It is encouraging to see the Bridgeport area residents win a victory over the Vancouver International Airport in a noise related lawsuit. For them compensation is on the way.

The noise, fumes and vibrations are more than a nuisance. They not only deprive the residents of No 6 & Triangle Roads to enjoy their properties but the interference is unreasonable even harmful physically, mentally and financially. Therefor I urge the authorities to have a good look at the situation and find appropriate solutions to the problem.

Sincerely Yours

Gustav Grun



**584998 BC Ltd.
11291 Seaham Crescent
Richmond BC V7A 3Y8
604-271-9376**

July 16, 2001

Mayor and Council
City of Richmond
6911 No. 3 Road
Richmond BC V6Y 2C1

Dear Mayor and Council:

**Re: Official Community Plan Amendment Bylaw 7256 and
Zoning Amendment Bylaw 7257 (RZ 01-188198)**
Location: 14420, 14580, 14720 and 14760 Triangle Road

We are the owners of 14620 Triangle Road in Richmond and currently operate our business from this location.

Obviously, we are concerned with the proposed amendments to the existing bylaws and the effect it will have on the value and utility of our land which will remain zoned industrial.

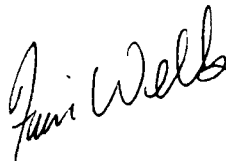
We are also concerned with any future development in the area that will impede our ability to operate and access our business. The plan, as proposed, indicates that our property will be surrounded by open area and be visible from all sides. Accordingly, we are very concerned about the future security of our equipment.

Yours truly,

584998 BC Ltd.



Robert Wells
President



Fiona Wells

Public Hearing
Monday, July 16, 2001
7:00 P.M. Richmond City Hall

SCHEDULE 7 TO THE MINUTES OF
THE REGULAR MEETING FOR
PUBLIC HEARINGS HELD ON
JULY 16, 2001.

Bob Light
10751 Palmberg Road

Official Community Plan Amendment Bylaw 7255
Zoning Amendment Bylaw 7257 (RZ 01-188198)

I wish to register my strong objection to this proposal.

Similar to when Silver City was rezoned, there are too many unanswered question and no solution to problems that will be created, noise, traffic, benefit to the City and the residents in the area, short and long term cost to the city and so on.

~~I do not believe~~ the area is covered by a development permit, at least Silver City is not, therefore all control by City is lost as long as the uses permitted in the Zoning Bylaw are complied with, regardless if the City is the owner and I would suggest because the City is the owner a greater protection and assurance to the residents should be provided as the City has been known to use some interesting interpretation of bylaws to meet their goals.

When the property is rezoned to Athletics and Entertainment District all uses listed in the Bylaw may be developed with no further control from the City, no traffic study, no commitment to improve traffic, no regulation for sound control other than what is in the present noise bylaw, which is very difficult to enforce.

In addition to this proposal the following uses are permitted in the Bylaw

Assembly
Commercial Entertainment
Recreation Facility
Food Catering Establishment
Dormitory Building
Educational Institution
Hotel
Office
Community Use
Caretaker Residential Accommodation
Accessory Uses, Building & Structures.

Will all cost for the development be paid by the Developer?
Will DCC be paid and by who?

Is the City going to credit the developer for the cost of services that are required and paid by the developer and not pay DCC?

How will the increase traffic be address and when, before they are open for business?

Twinning the overpass at the freeway will not improve traffic flow, the traffic lights at both sides of the overpass would still be there, full cloverleafs are required.

The traffic lights slow traffic on Steveston Hwy as both give priority to traffic coming off the freeway.

Will there be a left hand turn lane at Sidaway Road?

Will there be improved bicycle and walking provisions on both sides of Steveston Hwy?

As recent as Sunday afternoon the traffic was lined up to between Sidaway and Palmberg Road, I image as a movie was just out, which was probably only a few hundreds people what's going to happen if 6,000 people leave at once where will they go?

Who is going to pay for all the road improvements needed on Triangle Road, No.6 Road, Steveston Hwy and who knows what other roads.

Will there be any provision for walking and bicycle trails in the area
We have been trying for years to just have the long grass and blackberry vines cut on a regular basic on the Williams Road allowance and always have to phone and make a request, at one time you could walk from Sidaway Road to the Dyke along the Dyke to Steveston Hwy.

You cannot now, we seem to be going backwards compared to the west side with nice dyke trails, washrooms, benches etc.

It seems more important to plant flowers twice a year in the median strip in the centre of the road than provide walking areas.

I guess we could drive to some place to walk, but that does not make sense.

I know there will be some of you praising this development as a partnership and a **win win** situation but I fail to see this. the developer is looking for cheap land to develop their proposal, will they give free use of the land to the City or will the City look after all maintenance and pay a lease sufficient to pay off the cost of the development

Noise

What control will the City have to limit the noise, with a open side building it difficult to see how noise will not be a factor, on a summer evening with people being out in the yards or inside with the windows open, no matter what type of music, it will be heard.

What control will there be not to have rock concert or even raves, if they meet zoning requirements there is nothing the City would be able to do and I am sure to ensure the development is successful, uses will be permitted that generates a high volume of noise. The material handed around the neighbour shows artist with more of a softer sound to give the impression that these are the acts that would be playing there, I don't think so, anything to make money will be booked regardless what is stated now.

I am sure if the Rolling Stones wanted to play there they would be booked,

Why do we have to put up with these type of development it does not make Richmond a better place to live, at least not for the residence that have to put up with it.

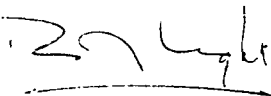
Based on the recent Court case regarding the Airport, as I was here first will I be able to sue the City and the development for the lost of the enjoyment of my property if I can hear the noise?

In conclusion I do not support this proposal and would urge Council to ensure this site and existing site Zoned the same, become a Development Permit area to maintain some control and review the uses permitted and remove those that may not be suitable for the zone.

I would also like to suggest any further development is premature until overall traffic, sewage and drainage plans are developed and approved, to provide guidelines to developers, staff and the residents.

We cannot just keep going with developments which are "the flavor of the month", what is planning all above but to plan in advance not after development.

Thank You



**SCHEDULE 8 TO THE MINUTES OF
THE REGULAR MEETING FOR
PUBLIC HEARINGS HELD ON
JULY 16, 2001.**

5: Public Hearing
July 16, 2001
Bylaw 7239
Item 2

[illegible]

J. RICHARD MCKENNE
City Clerk office.

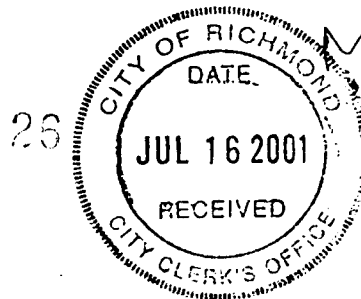
B/L
8060-20-72

8060-20-12
Please Present this A. letter for the Public
hearing for the Proposed Rezoning application
R2 01-114608. Our Property # is 11680
Williams Rd, We are interested in this
Project if City permit ~~our~~ lot
Sub dividing We are interested
If Charan Sethi getting permission for
Rezoning Kindly allow us to Subdiv
Our Property too.

Thank you.

Matthew Thomas
H. H. H. H.

Phone: 274-4234
Cell: 719 4234



SCHOOL DISTRICT No. 38



(RICHMOND)

7811 GRANVILLE AVENUE / RICHMOND / B.C. / V6Y 3E3 / (604) 668-6000
FAX (604) 668-6161

Office of the Secretary Treasurer

To: Public Hearing
July 16, 2001
Item 3

		INT
JM		
DW	DW	
KY		
AS		
DB		
WE		

8060-20-7240

July 4, 2001

Mr. Terry Crowe
Policy Planning
City of Richmond
6911 No. 3 Road
Richmond, BC V6Y 2C1

SCHEDULE 9 TO THE MINUTES OF
THE REGULAR MEETING FOR
PUBLIC HEARINGS HELD ON
JULY 16, 2001.

Mr. Crowe:

Re: Proposed Official Community Plan Amendment & Arterial Road Redevelopment Policy

Further to your memorandum of May 31, 2001, the Board of School Trustees passed the following resolution at its public meeting of July 3, 2001:

311/2001 *THAT the Board of School Trustees (Richmond) write to the City of Richmond indicating that it does not have any objections to the proposed changes to the Official Community Plan as outlined in the May 31, 2001 report by Terry Crowe, Manager, Policy Planning, City of Richmond.*

CARRIED

This item has also been a topic of discussion at the Council/Board Liaison Committee meeting of June 26, 2001.

Sincerely,

K.L. Morris
Secretary Treasurer

/af

c: C. Kelly, Superintendent of Schools
G. McLean, Manager of Facilities



SCHEDULE 10 TO THE MINUTES OF
THE REGULAR MEETING FOR
PUBLIC HEARINGS HELD ON
JULY 16, 2001.

To: Public Hearing
July 16, 2001
Bylaw 7243
ITEM No. 5

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

		INT
	JRM	
✓	DW	DW
	KY	
	AS	
	DB	
	WB	

Tuesday July 10, 2001

Attention: City Clerk, Mr. J. Richard McKenna
Re: ZONING AMENDMENT BYLAW 7243 (RZ 01-115294)

8060-20-724

Dear sir,

My name is John Tadashi Hamada. My wife and I own the property at 8811 Roselea Place, which borders the east side of the subject property owned by Serge & Irene Roy. We are unable to attend the Public Hearing scheduled for July 16th and would like to submit the following comments for the record.

We have no objection to the rezoning that is being proposed, providing that the existing fence and trees along the property line between our two properties are not removed. The fence could be repaired, rebuilt or replaced. The removal of the trees would significantly and negatively affect the value and privacy of our home. Their age and the way they have been regularly trimmed and maintained over the years would make it very difficult to replace.

Thank you for your consideration in this matter.

Yours truly,

John T. Hamada

John T. Hamada
8811 Roselea Place
Richmond, BC. V7A 2K5



To: Public Hearing
July 16, 2001
Bylaw 7243
Item 5

10880 Roselea Cres.
Richmond, B.C.
V7A 2R6
272-2515

July 11, 2000

Holger Burke, Urban development
City of Richmond
6911 No. 3 Road,
Richmond, B.C.
V6Y 2C1

		JN
	JFM	
✓	DW	DX
	KY	
	AS	
	DB	
	WB	

8060-20-7243

Dear Sirs:

Re: Zoning Amendment Bylaw 7243 (RZ 01-115294)
8771 / 8791 Roselea Place

I am writing in regard to the notice of application to rezone the property at 8771 / 8791 Roselea Place, by Serge and Irene Roy.

My concern is that, once the property has been rezoned, the existing building, an illegal duplex, will be demolished and replaced with a new duplex, which will then be converted to an illegal fourplex, as has been done repeatedly in our neighbourhood.

I have no concerns about the existing building being converted to strata title. I would only request that a covenant be placed on the property, which would prevent the occupation of these homes by more than one family.

Yours truly,



David Heard

