



Regular Council Meeting for Public Hearings

Monday, July 21st, 2003

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

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

David Weber, Acting City Clerk

Absent: Councillor Evelina Halsey-Brandt

Call to Order: Mayor Malcolm Brodie opened the proceedings at 7:04 p.m.

At this point the Chair gave advice that due to an error on the on-site signage notification, Item 5 could not be heard at this time.

PH03/7-1 It was moved and seconded
That Zoning Amendment Bylaw 7515, Zoning Amendment Bylaw 7516, Proposed Single-Family Lot Size Policy 5418 (Section 20-4-6) and Zoning Amendment Bylaw 7517, be deleted from the agenda and referred to the Public Hearing scheduled for Monday, August 18th, 2003.

CARRIED



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1. **Official Community Plan Amendment Bylaw 7533 and Zoning Amendment Bylaw 7534 (RZ 03-234655)**
(14791 Steveston Highway; Applicant: Hotson Bakker Architects)

Applicant's Comments:

Mr. Bob Ransford, representative of Legacy Park Lands, introduced those members of the development team that were in attendance: Mr. Bakker, Hotson Bakker Architects, Mr. Chris Philips, Chris Philips and Associates, and Mr. Ian Kincaid, InterVISTAS Consulting Inc.

With the aid of a site plan, landscape plan and an artists rendering, Mr. Bakker presented the development plan. Following this, Mr. Philips briefly reviewed the landscape plan, during which the significant contributions to the waterfront that would result from the development were noted.

Mr. Ian Kincaid, Manager, Economic Analysis, InterVISTAS Consulting Inc., provided statistics on the economic benefits to the City that would result from the development. A copy of the material presented by Mr. Kincaid is attached as Schedule 1 and forms a part of these minutes.

Mr. Ransford then spoke about the additional benefits provided by the unique set of developer financed amenities that were included in the project – the dormitory, non-profit meeting rooms, a public pier and transient moorage float, the .75km waterfront trail, public plazas/accessible/courtyards/lookouts, a marina/launch facility and dry boat storage, and a significant contribution to the Child Care Development Fund.

Written Submissions:

- K. Warren, Tourism Richmond – Schedule 2.
- J. Tomlinson, Big River Brew Pub & Restaurant – Schedule 3.
- L. Lepore, Zone Bowling Centre – Schedule 4.
- C. Wills, Hunterbrooke Holdings Ltd. – Schedule 5.
- C. Taunton, Richmond Sports Council – Schedule 6.
- J. Halfnights, 5184 Sapphire Place – Schedule 7.



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Submissions from the floor:

Ms. Julie Halfnights spoke in opposition to the development citing the need to provide viable riverfront industrial access, maintain a farm base, the likelihood of conflicts and complaints arising from the placement of mixed use in an industrial area, the lack of a school located in close proximity to the proposed development, the elements of a complete sustainable community, and the current traffic issues of the area.

Mr. Peter Webster, a Vancouver resident and a primary investor in the Zone Bowling Centre and the Big River Brew Pub, said that his background included 40 years in sports administration and leadership. Mr. Webster supported the further development of the Riverport district, and he felt that both long and short benefits would be evident, which included the possibility that Riverport could become a world class destination for sports development.

Mr. N. Bubbar, 14291 Triangle Road, said that he was not for or against the development but that his interest was in knowing whether his property would be included in the proposed area plan and also the time frame of the area plan.

Mr. K. Bubbar also expressed an interest in knowing what the future plan would designate for his property.

Ms. Jacqueline Roy, 5986 Forsyth Crescent, spoke in favour of the rezoning application and the improvements that would result from the development including the affordable housing that would support the independence of young adults

Ms. Jennifer Moldowan, an employee of the Big River Brew Pub for the past two years, spoke in support of the project, in particular the benefit of affordable housing being located close to the centre, and noted the many indications of interest that project had generated.



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Mr. Chuck Wills, a founding investor in the Zone Bowling Centre, spoke in support of the rezoning application. Mr. Wills said that Riverport was one of only two such facilities in North America, the second being in New York and dissimilar only by the adjacent office towers to the facility. Mr. Wills thought that the concept before Council had been included in the original vision of Riverport, and also that the noise, light and dust concerns had never impacted his establishment, which was located 100 yards closer to the industrial uses than the proposed development would be.

Mr. Michael Hind, Executive Director of Basketball BC, the Head Office of which is located in Riverport, said that indications had been received from employees of Basketball BC that housing in close proximity to Riverport would be appreciated. Further to this, Mr. Hines said that the location of a dormitory in close proximity to the centre would allow larger events to be hosted by Riverport, as indicated at the previous public hearing on the matter by Mr. Jay Triano, Head Coach of the National Basketball Team.

Mr. Lorenzo Lapore, the Zone Bowling Centre, spoke in support of the proposal as it would ensure the future viability of Riverport and its services as well as benefiting the community in general.

Mr. Alex Bovey, 10011 Rosedene Crescent, spoke in support of the application.

Mr. Mattu, 14520 Triangle Road, expressed his opinion that further consideration should be given to existing area residents. Mr. Mattu then spoke about the number of dump trucks utilizing Triangle Road, the number of vehicles that are transported across the road by Fraser Wharves, emergency vehicle access, the increase to auto theft and other crime that could be anticipated, traffic and infrastructure issues, and the smells emanating from the garbage dump.

Mr. Daniel Robson, a brewmaster at the Big River Brew Pub and a resident of No. 5 Road, said that he had been seeking to purchase a home but had been disappointed in the cost of homes in the City. Mr. Robson was excited about the proposal, and indicated that he had not experienced any noise or odor concerns during his employment at the Pub.



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Mr. Bill Grier, spoke about the services that he considered lacking in the City Centre and the need that local hotels had for the business that could be transferred to the proposed dormitory. Mr. Grier was not in favour of rezoning application as he felt too much money would be spent on a small number of people.

PH03/7-2

It was moved and seconded

That Official Community Plan Amendment Bylaw 7533 and Zoning Amendment Bylaw 7534 be given second and third readings.

CARRIED

Opposed: Cllr. Sue Halsey-Brandt

PH03/7-3

It was moved and seconded

That Official Community Plan Amendment Bylaw 7533 be adopted.

CARRIED

Opposed: Cllr. Sue Halsey-Brandt

2. **Official Community Plan Amendment Bylaw 7536 and Zoning Amendment Bylaw 7537 (RZ 03-234414)**
(7931 McLennan Avenue; Applicant: Bob Ransford, on behalf of Inderjeet and Gurdial Dha)

Applicant's Comments:

Mr. Ransford was present to answer questions.

Written Submissions:

J.W. Sorenson, 6611 Minoru Boulevard, #505 – Schedule 8.

Submissions from the floor:

Mr. John Koop, 7151 Ash Street, distributed and read a written submission which is attached as Schedule 9 and forms a part of these minutes.

Mr. and Mrs. MacMorran, 7938 McLennan Avenue, read a written submission which is attached as Schedule 10 and forms a part of these minutes.



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Mr. Scott Boneham, 7591 McLennan Avenue, spoke briefly about the history of the Dha property and then said that he was concerned that should the rezoning application be approved, the property could be sold with the new owner unaware of the stability problems associated with the existing house. Further to this, Mr. Boneham, also the owner of 10431 Blundell Road, questioned what would preclude him, and other interested parties, from seeking similar subdivision approval. Mr. Boneham submitted a petition, which is attached as Schedule 11 and forms a part of these minutes, that contained signatures of McLennan Sub-Area residents interested in similar rezoning.

PH03/7-4

It was moved and seconded

That Official Community Plan Amendment Bylaw 7536 and Zoning Amendment Bylaw 7537 be given second and third readings.

CARRIED

Opposed: Cllr. Barnes

S. Halsey-Brandt

Steves

PH03/7-5

It was moved and seconded

That Official Community Plan Amendment Bylaw 7536 and Zoning Amendment Bylaw 7537 be adopted.

CARRIED

Opposed: Cllr. Barnes

S. Halsey-Brandt

Steves

3. **Development Variance Permit (DV 03-230499)**
(11911 Third Avenue & 3540 Broadway Street; Applicant: Loren & Janie Slye)

Applicant's Comments:

Mr. Loren Slye, 11911 – 3rd Avenue, referred to the two petitions containing signatures of support that had been submitted. Mr. Slye then displayed several photographs of the property.



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Written Submissions:

- Sally Breen, 12032 Osprey Court – Schedule 12.
- Keith P. Jolly, 1378 Eldon Road – Schedule 13.
- Joe and Jodie Goncalves – Schedule 14.
- R. Mattewson, 3520 Broadway Street – Schedule 15.
- G. and P. Halsispuru, 3500 Broadway Street – Schedule 16.
- M. Tezuka, 3451 Broadway Street – Schedule 17.
- C. Siegel, 3471 Broadway Street – Schedule 18.
- S. McKoryk, 3511 Broadway Street – Schedule 19.
- M. & M. Hodder, 3246 Richmond Street – Schedule 20.
- G. & S. Kimura, Steveston Homeowners – Schedule 21.
- Petition from 238 Steveston Residents – Schedule 22.
- Petition from 105 Steveston Residents – Schedule 23.

Submissions from the floor:

Mr. Ken Miki, 7751 Spruce Avenue, Coquitlam, noted his long term connection to Steveston and his association with the Kimura family that dated back to the 1950's. Mr. Miki then provided a brief history of the house that would, should the application be approved, continue to be home to a pioneer family of Steveston for the next generation.

Ms. Eileen Carefoot, 3326 Pleasant Street, a Steveston resident for 60 years, spoke in support of the application.

Ms. Madeleine Therrien, spoke in opposition to the application. Ms. Therrien provided a brief history of the house, which had been rebuilt after an extensive fire. A letter was submitted on behalf of Anne Piche, a copy of which is attached as Schedule 24 and forms a part of these minutes.

Mr. Tim Hirose, 11860 – 4th Avenue, spoke in support of the application.



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Mr. Wayne Eichendorf, 3440 Broadway Street, submitted a letter in support of the application, a copy of which is attached as Schedule 25 and forms a part of these minutes. Mr. Eichendorf spoke about the number of houses in Steveston that maintain an east/west orientation.

[REDACTED] said that Mr. and Mrs. Slye would not profit from the subdivision of their lot as the proposed lot was a gift to [REDACTED]

Mr. Bob Hodder, a long term Richmond resident and a member of the Kimura family, spoke in support of the application.

Mr. Jim Kojima, 7611 Moffat Road, also a member of the Kimura family, spoke in support of the application. Mr. Kojima submitted a letter of support from T. and F. Lorenz, a copy of which is attached as Schedule 26 and forms a part of these minutes.

Janie Slye, 11911 3rd Avenue, provided a brief history of the four generations that have lived in the family home. Ms. Slye expressed her desire that the family presence in Steveston be continued by approval of the application.

Ms. Therrien, speaking for the second time, questioned whether a variance should be granted on compassionate or moral grounds.

PH03/7-6

It was moved and seconded

That Development Variance Permit DV 03-230499 be issued.

CARRIED

PH03/7-7

It was moved and seconded

That staff investigate how many corner lots in Steveston village have similar development potential.

CARRIED

Opposed: Cllr. Barnes
Cllr. Steves



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4. Proposed Single-Family Lot Size Policy 5450 (Section 34-4-6)

Zoning Amendment Bylaw 7535 (RZ 03-232826)

(9091 Steveston Highway; Applicant: J.A.B. Enterprises (Amar Sandhu))

Applicant's Comments:

The applicant was present to answer questions.

Written Submissions:

U. & J. D'Odorico, 9131 Steveston Highway – Schedule 27.

Submissions from the floor:

Mr. and Mrs. D'Odorico expressed their concerns pertaining to the financial impact that they felt would result from the two dedications that would be required should their property be rezoned and also the traffic hazard that would result if two driveways were located in such close proximity to each other. The costs associated with re-locating the power pole that supplies power to the neighbouring temple were questioned.

Mr. A. Balatsas, 4449 Haggart Street, Vancouver, owner of a property on Steveston Highway, spoke in favour of the application. Mr. Balatsas requested that clarification of recent letters he received from the City be provided.

Mr. Sandhu, the applicant, indicated that he was sympathetic to the concerns expressed by the D'Odorico's. In addition, Mr. Sandhu said that flaws existed in the lane policy that required further attention. Although a 3 lot subdivision would have been preferred, a four lot subdivision was necessary to accommodate the requirement for a 14 ft. temporary lane access.

PH03/7-8

It was moved and seconded

That Proposed Single-Family Lot Size Policy 5450 be amended to exclude properties fronting Steveston Highway.

CARRIED

PH03/7-9

It was moved and seconded

That Zoning Amendment Bylaw 7535 be given second and third readings.

CARRIED



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At this point direction was given that staff contact the D'Odorico's to further discuss their concerns.

- 5a. **Zoning Amendment Bylaw 7515**
(To be applied on section line roads where lane access is provided; Applicant: City of Richmond)
- 5b. **Zoning Amendment Bylaw 7516**
(4820 Steveston Highway; Applicant: Jaswinder PS Arora and Narinder Singh Hara c/o A Hara Construction Ltd.)
- 5c. **Proposed Single-Family Lot Size Policy 5418 (Section 20-4-6)**
Zoning Amendment Bylaw 7517
(7631 Francis Road and 8980 Foster Road; Applicant: Rory Sutter)

Please see Page 1 for the action taken on these matters.

PH03/7-10

It was moved and seconded

That the regular meeting of Council for Public Hearing proceed beyond 11:00 p.m.

CARRIED

- 6. **Zoning Amendment Bylaw 7529 (RZ 03-229935)**
(7460 No. 2 Road; Applicant: Les Cohen & Azim Bhimani)
Applicant's Comments:
The applicant was present to answer questions.
Written Submissions:
Brenda Elliott, 6260 Chatsworth Road – Schedule 28.



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Submissions from the floor:

Ms. L. Bollhorst, 7440 No. 2 Road, expressed several concerns relating to the proposed development.

PH03/7-11

It was moved and seconded

That Zoning Amendment Bylaw 7529 be given second and third readings.

CARRIED

7. **Zoning Amendment Bylaw 7530 (RZ 03-231597)**
(10651 and 10671 Odlin Road; Applicant: Nobob Properties Ltd.)

Applicant's Comments:

Mr. Bob Ostrey and Mr. Tom Yamamoto were present.

Written Submissions:

M. Ilich, Progressive Construction Ltd. – Schedule 29.

Submissions from the floor:

None.

PH03/7-12

It was moved and seconded

That Zoning Amendment Bylaw 7530 be given second and third readings.

CARRIED

8. **Zoning Amendment Bylaw 7532 (RZ 03-232003)**
(5451 Walton Road; Applicant: Henry Kolkman)

Applicant's Comments:

The applicant was not present.

Written Submissions:

Mr. J. Tzang, 5400 and 5420 Walton Road – Schedule 30.

T. Williams and W. Caron, #4 – 6360 Lynas Lane – Schedule 31.



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Submissions from the floor:

None.

PH03/7-13

It was moved and seconded

That Zoning Amendment Bylaw 7532 be given second and third readings.

CARRIED

9. **Zoning Amendment Bylaw 7540**

(Downtown Commercial District (C7) Zone; Applicant: City of Richmond)

Applicant's Comments:

The Manager, Development Applications, Joe Erceg, and the Manager, Zoning, Alan Clark, had nothing to add to the staff report.

Written Submissions:

None.

Submissions from the floor:

None.

PH03/7-14

It was moved and seconded

That Zoning Amendment Bylaw 7540 be given second and third readings.

CARRIED

PH03/7-15

It was moved and seconded

That Zoning Amendment Bylaw 7540 be adopted.

CARRIED

As a result of an earlier discussion the following *referral* motion was introduced:

PH03/7-16

It was moved and seconded

That staff investigate the drainage issues identified by Mr. Koop during the discussion on Item 2 as being a result of ditch infill in the McLennan Sub-Area.

CARRIED



Regular Council Meeting for Public Hearings

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10. ADJOURNMENT

PH03/7-17

It was moved and seconded
That the meeting adjourn (11:03 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 21st, 2003.

Mayor (Malcolm D. Brodie)

Acting City Clerk (David Weber)

Current and Future Economic Impact of Riverport

Jan Kincaid
Manager, Economic Analysis

July 2003

InterVISTAS
CONSULTING, INC.

San Jose, CA

InterVISTAS Consulting's

Credentials

- Independent transportation, tourism and economic market research firm based in

Vancouver

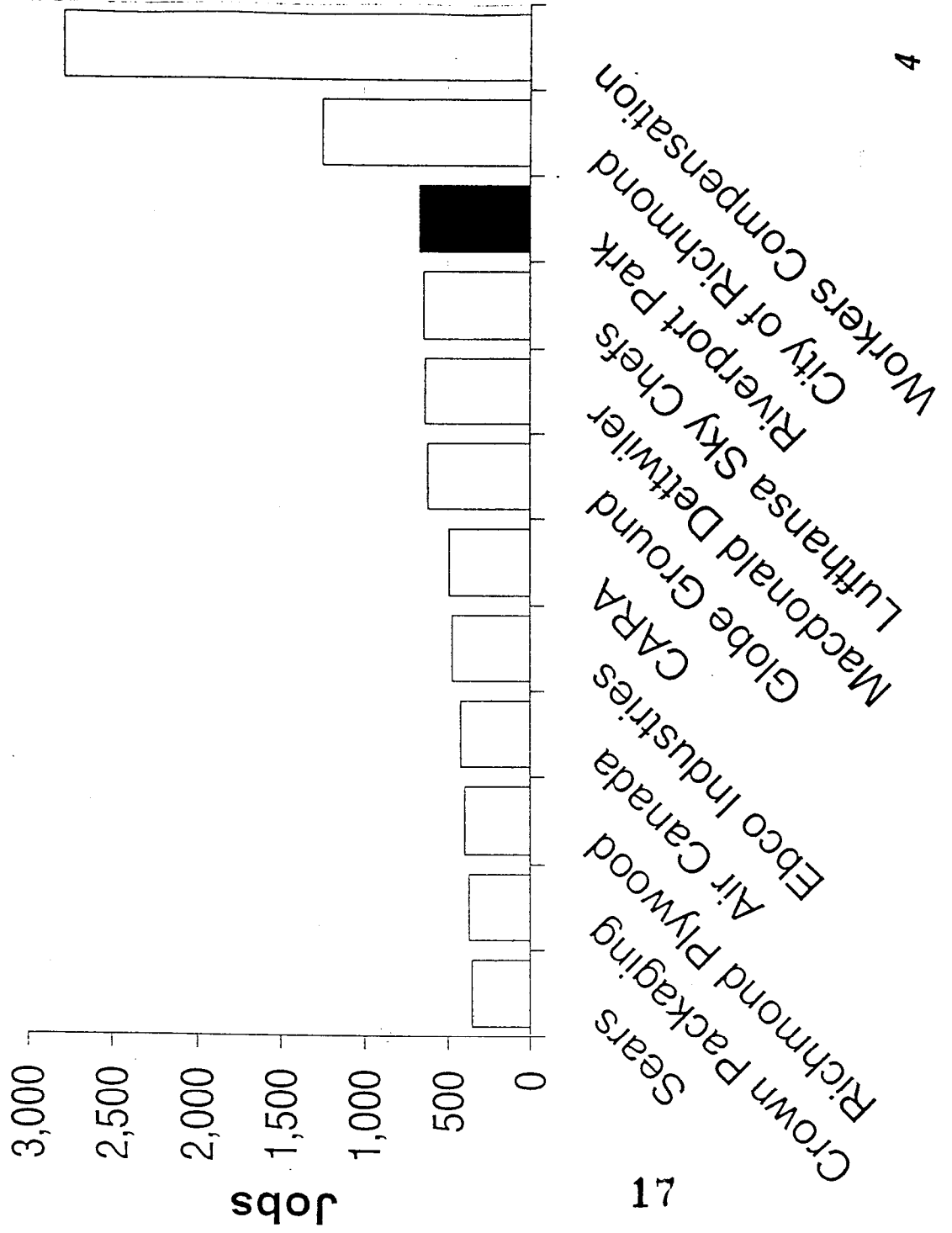
- Clients include local, provincial and federal government + private sector
- Recent experience in Economic Impact:

- ✓ Vancouver International Airport
- ✓ 2010 Olympic and Paralympic Games
- ✓ Port Vancouver
- ✓ FraserPort

Current Impact of Riverport

- Riverport employs 675 people
 - ✓ 106 full-time jobs
 - ✓ 569 part-time, seasonal and contract jobs
 - ✓ Over 80% are Richmond residents
- 409 full-time equivalent (FTE) jobs
- Wages: \$8.3 million
- Contribution to GDP: \$15 million
- \$863,000 per year to the City of Richmond and others in property taxes and licenses

Riverport is a major employer in Richmond



Future Impacts - Construction

- Total construction cost: \$23 million
- 258 FTE jobs created in the province
- \$12 million in wages
- \$15 million to provincial GDP
- \$1.8 million in Development Cost Charges

Future Impacts - On-going

- **Spending of new residents**
 - ✓ 234 new households
 - ✓ Incremental spending in Richmond of \$5.9 million per annum
- **Management and maintenance of development**
 - ✓ 41 FTE jobs on-site
- **Overnight visitors to the dormitory**
 - ✓ 37% occupancy rate
 - ✓ \$303,000 incremental spending in Richmond

Future Impacts - On-going

- 81 FTE jobs
- \$2.4 million in wages
- \$4.4 million to provincial GDP
- \$315,000 in property taxes and fees to the City of Richmond and other authorities

Increased Economic Stimulus

Current

- 409 FTE Jobs
- \$8 million in wages
- \$15 million in GDP



Future

- 490 FTE Jobs
- \$11 million in wages
- \$19 million in GDP



Thank You!

Ian Kincaid
ian_kincaid@InterVISTAS.com
604.717.1390
www.InterVISTAS.com

To Public Hearing
Date: JUN 6 23 03
Item # 1
Re: RIVERPORT
 Bylaw 7533+34

SCHEDULE 2 TO THE MINUTES
 OF THE REGULAR MEETING
 FOR PUBLIC HEARINGS HELD
 ON JULY 21ST, 2003.



**TO: MAYOR & EACH
 COUNCILLOR
 FROM: A/CITY CLERK**

pc: Gm-ud
 for info.

Re: Council agenda
 Item 16
 June 23, 2003

June 20, 2003

Mayor Malcolm Brodie
 Members of Richmond City Council
 City of Richmond
 6911 No.3 Road
 Richmond, BC V6Y 2C1

Dear Mayor Brodie and Council Members:

Re: Further Development of Riverport

We have been advised of the proposed expansion of the Riverport area that will include a dormitory for athletes, a pedestrian walkway, a boat launch and condominiums.

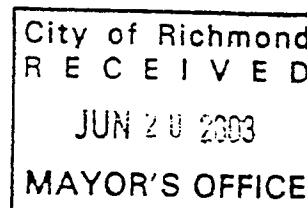
Riverport has been very involved in our tourism marketing programs. The proposed expansion could increase our cooperative marketing opportunities and further develop business for the City of Richmond.

Attraction developments such as this greatly contribute to the promotional image of a community and therefore will enhance the economic and social benefits realized by our citizens. We believe that the expansion would go a long way towards ensuring the success of the present businesses within the area.

Yours truly,

K. Warren

Kathryn Warren
 President



go to staff/clients



The area is noisy, lit all night, frequented by trains, subject to air pollution from the cement plants to the east and across the river, often very smelly, and has been frequently mentioned in the press as unlivable due to heavy truck traffic. I am certain that the various groups that contribute to these environmental issues are seeking to address them, but right now this is the reality of the area. It is acceptable in an area of industrial and farm use but Council will soon hear it is not acceptable for residential housing.

- Socially responsible

The area has no schools, few services needed on a day-to-day basis, poor road links and even worse pedestrian links. Emergency services are far away and often hampered by poorly managed traffic. (As one who has both worked in the area and frequented it on an almost daily basis for sports use, I can attest that emergencies on weekday afternoons create serious traffic tie-ups.)

The project presented here is too small to come together as a community and too far away from other housing to present the opportunity to join others in the area in forming a feeling of community. The residents of the nearest road came to the last hearing on this development to say "no way". While Mr Kerr would have you believe that this housing will create a viable community where currently recreation and entertainment alone reside, I have serious doubts.

OCP

Having stated the above, my real objection here is not to the development itself, but to the fact that it seeks to amend the official community plan. It is possible that planners, the public and Council may, at some future date, supported by proper research and analysis, decide that the industry in this area is best replaced by residential, park or other use. Allowing this development to move ahead in the absence of such study is short-sighted and potentially dangerous.



June 19, 2003

Mayor Malcolm Brodie
City of Richmond
6911 No. 3 Road
Richmond, BC
V6Y 2C1

Dear Mayor Brodie:

Re: Proposed Riverport Expansion

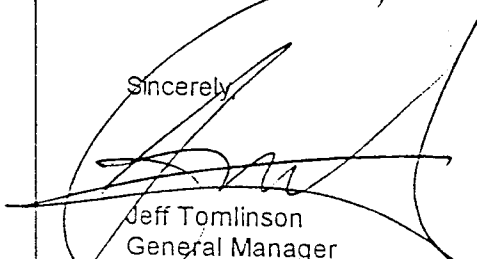
Our company is Richmond's first and only Brew Pub and employs 40, people.

We have been working hard to provide a superior level of hospitality and service to customers in southeast Richmond for over six years now. We have earned a particularly strong reputation with the local business community.

Our staff, customers and suppliers all have a significant interest in the proposed Riverport expansion.

Please ensure that we have an opportunity to publicly express our views on this issue at the July 21st Counsel meeting. Thank you.

Sincerely,


Jeff Tomlinson
General Manager
Big River Brew Pub & Restaurant

| | |
|-------------------|------------|
| To Public Hearing | |
| Date: | JUNE 21/03 |
| Item # | 1 |
| Re: | Bylaw 1533 |
| | & 1534 |

SCHEDULE 3 TO THE MINUTES
OF THE REGULAR MEETING
FOR PUBLIC HEARINGS HELD
ON JULY 21ST, 2003.

COUNCILLOR
FROM: A/CITY CLERK

P: Gm-ud
for info

Re: Council agenda
Item 16
June 23, 2003

Big River Brew Pub
Tel: 604-271-2739

The Zone Bowling Centre
Tel: 604-271-2695

#150-14200 Entertainment Blvd.
Richmond, BC V6W 1K3

Tel: (604) 271-2625
Fax: (604) 271-2610

E-mail:
info@zbowl.com

www.zbowl.com





June 19, 2003

Mayor Malcolm Brodie
City of Richmond
6911 No. 3 Road
Richmond, BC
V6Y 2C1

Dear Mayor Brodie:

Re: Proposed Riverport Expansion

Our company has over 750,000 customers a year and employs 30, people.

We are particularly proud of our work and the services we provide to the special needs community as well as to seniors and Richmond youth. In the past 10 days alone we have had over 3400 school children through our premises.

Our staff, customers and suppliers all have a significant interest in the proposed Riverport expansion.

Please ensure that we have an opportunity to publicly express our views on this issue at the July 21st Council meeting. Thank you.

Sincerely,

Lorenzo Lepore
Chief Operating Officer
Zone Bowling Centre

| | |
|--------------------|--------------|
| To: Public Hearing | |
| Date: | JUNE 21 / 03 |
| Item #: | Bylaw 1 |
| Re: | Bylaw |
| | 4533 + 34 |

SCHEDULE 4 TO THE MINUTES OF
THE REGULAR MEETING FOR
PUBLIC HEARINGS HELD ON JULY
21ST, 2003.

TO: MAYOR & EACH
COUNCILLOR
FROM: A/CITY CLERK

PC: GM-UD
for info.

Re: Council agenda
Item 16
June 23, 2003

Big River Brew Pub
Tel: 604-271-2739

The Zone Bowling Centre
Tel: 604-271-2695

#150-14200 Entertainment Blvd.
Richmond, BC V6X 1K3

Tel: (604) 271-2625
Fax: (604) 271-2610

E-mail
info@zbowling.com

www.zbowling.com



Hunterbrooke Holdings

levard
nbia

V6W 1K3

June 19, 2003

Mayor Malcolm Brodie
City of Richmond
6911 No. 3 Road
Richmond, BC
V6Y 2C1

| |
|--------------------------------|
| To: Public Hearing |
| Date: <u>June 23/03</u> |
| Item # <u>1</u> |
| Re: <u>Riverport Expansion</u> |
| <u>7533</u> |

TO: MAYOR & EACH
COUNCILLOR
FROM: A/CITY CLERK

PC: GUM - WD
for info

Re: Council agenda
Item 16
June 23, 2003

Dear Mayor Brodie

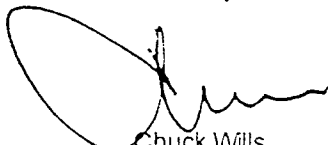
Re: Proposed Riverport Expansion

Our company is the owner of The Zone and Big River Brew Pub located at Riverport.

Our businesses employ 70 people in Richmond and generate literally millions of dollars of direct and indirect economic activity for the Richmond economy and tax base. Over six years ago, we took a leap of faith and made a substantial capital investment in these businesses and, more importantly, in your community. We, our customers, suppliers and employees, have a significant interest in the proposed Riverport expansion.

Please ensure that we have an opportunity to publicly express our views on this issue at the July 21st Council meeting. Thank you.

Sincerely,


Chuck Wills
President
604-307-3885



FROM :

SCHEDULE 6 TO THE MINUTES
OF THE REGULAR MEETING
FOR PUBLIC HEARINGS HELD
ON JULY 21ST, 2003.

Jul. 17 2003 01:13PM P2

Richmond Sports Council
c/o 6331 Bouchard Court
Richmond BC
V7C 5W3

| | |
|-------------------|---|
| To Public Hearing | |
| Date: | July 21, 2003 |
| Item # | 1 |
| Re: | Bylaws 7370 + 7371 14791 Stevenson Hwy |

17 July 2003

City Council
City of Richmond
6911 Number 3 Road
Richmond BC
V6Y 2C1

Re: Official Community Plan Amendment Bylaw 7371 and Zoning Amendment Bylaw 7370

At the regular monthly meeting of Richmond Sports Council, 24 June 2003, the following motion was passed:

Richmond Sports Council is in support of the development of Riverport with the inclusion of dormitories for sport.

Moved by: Jim Lamond

Seconded: Debbie Judd

Sincerely



Cheryl Taunton
Chair



| |
|-------------------------------|
| To Public Hearing |
| Date: <u>July 21, 2003</u> |
| Item: # <u>1</u> |
| Re: <u>Bylaws 7533 + 7534</u> |
| <u>14791 Steveston Hwy</u> |

July 21, 2003

To: Mayor & Council

From: Julie Halfnights, 5184 Sapphire Place, V7C 4Z9

Re: Item # 1, 14791 Steveston Highway, OCP Amendment request

As when this application has been considered previously, I am here to register my opposition.

Sustainability

Last Thursday, when the Community Working Group met, we were told that all undertakings of the City will be assessed to ensure they meet City mandates for environmental, economic and social sustainability. Then, this weekend, I read about these same three principles in Brent Kerr's "Riverport This Week" advertisement. The last two lines of this ad state that "Livability doesn't just happen. It comes from good community planning and visionary decision-making." I am here tonight because I believe this amendment will pave the way for just the opposite.

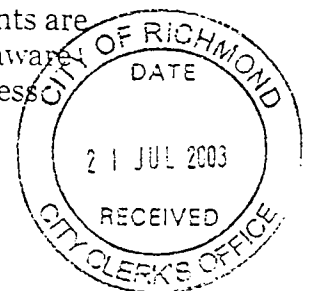
Let's look at the three areas:

- Economically competitive

In order to stay economically competitive, we need to provide viable riverfront industrial access; this is what allows us to offload imports from other countries and onload products we produce here in BC and other areas of Canada for shipment to those who import from us. By placing residential and mixed use in an industrial area, we will surely have conflicts and complaints. The noise, 24 hour lighting and grime created by industrial movements on the waterfront in this area are not compatible and may well be forced out if residents complain. This was strongly presented by the rail line representative and the auto dock owner last time it was aired. Furthermore, the wages paid to workers in the industrial facilities this development may well supplant, far exceed those paid to the retail and recreation workers. Ask worker in any BC resource town undergoing change from industrial use to recreational attraction about the how this affects their pay cheque. Economically, for both today and tomorrow, we need to keep this area as it is at present.

The other factor here is the viability of the nearby farmland. This incursion of residential development in a commercial area is, on the surface, benign. But, what about the surrounding farmland? The mixed use of industrial, commercial and farmland are complementary in a way that residential development cannot be. Council is well aware that Richmond residents are strongly supportive of maintaining current farmland; we need to be aware that this development may well force nearby farms out of their business.

- Environmentally sound



July 4, 2003

SCHEDULE 8 TO THE MINUTES
OF THE REGULAR MEETING
FOR PUBLIC HEARINGS HELD
ON JULY 21ST, 2003.

8060-20-
7536/7537

J.W.(Bill) Sorenson,
#505, 6611 Minoru Blvd.,
Richmond, B.C.

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

| |
|---|
| ring |
| Date: <u>July 4, 2003</u> |
| Item # <u>2</u> |
| Re: <u>Bylaws 7536+7537</u> <u>7931 McLennan Ave</u> |

Re: Public Hearing to consider Application for the rezoning of 7931 McLennan Avenue from Agricultural District (AG1) to Single-Family Housing District, Subdivision Area F (R1/F)

I am sure current members of council must wonder why I appeared at the June 19th, 2003 council meeting to oppose the subject application for rezoning. First, a bit of history. My wife and I use to own a one acre lot fronting on McLennan avenue south of Blundell Ave., immediately behind 10420 Blundell Ave. We attended endless Public Hearings in the 1980's relative to the Official Community Plan and McLennan Sub-area Plan. At the end of the day, it became clear the dedicated portion of McLennan Rd. south of Blundell Ave. would not be opened up in the foreseeable future, and development and subdivision would not be possible. We had been able to access the property for some time using the driveway for 10400 Blundell Ave., but the owners eventually planted a hedge to prevent access through their property. A makeshift plank crossing of the ditch on the McLennan Ave. alignment provided basic access for those on foot, but you certainly couldn't get equipment to the property. In the circumstances, we sold the property because we were getting killed with property taxes and didn't have the ability to generate enough income to even cover taxes.

I would like to clarify for the benefit of Councillor McNulty that there is no comparison between this subdivision and the subdivision of the MacMorran property across the street. Dave McLellan, General Manager, Urban Development, has consistently recommended against approving this subdivision over the years, and his letter dated January 12, 2000 addressed to the Dabs outlines the differences between this proposal and the MacMorran subdivision. The MacMorran family owned this property going back to the 1940's and subdivision was approved in 1981 subject to road extension and provision of services. Financial restrictions prevented Mrs. MacMorran proceeding at that time. Then the family was advised this approval would expire if they did not proceed immediately, and Mrs. MacMorran's son then arranged the necessary financing so the subdivision could proceed.



In 1987 after the McLennan area plan was adopted, Mr. & Mrs. Dha made their first application to subdivide. However, their situation was totally different, and municipal legislation had changed since the MacMorran subdivision was approved.

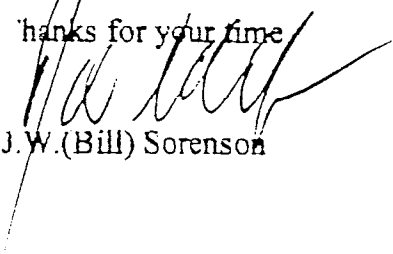
I am opposing the Dha's application to subdivide, because subdivision was part of their plan from the beginning. They purchased 7931 McLennan Ave. expecting to create two lots. The previous owner (Mr. Redpath I believe) had loaded a portion of the property preparatory to building a house in a more central portion of the lot. At this point the balance of the acre, including the proposed new lot, was covered with blueberry bushes. The Dha's purchased the property and set out, as evidenced by the series of events to follow, to eventually have the property divided into two lots. They added new loading immediately north of the existing loading which had been in place over two years, and less than a month later commenced construction of their house. A number of neighbors, who were familiar with the challenges of building in this area, spoke to the Dhas and pointed out the new fill would have to be left longer so it could do its job. The Dhas did not heed this advice and proceeded to build their ill-fated house. The events that have followed are indeed unfortunate, but have all been of the Dhas own making. Predictably the house became unstable and cracks started to appear. At this point in 1987 the Dhas made their first application to subdivide. It is notable that their action against the City of Richmond had not been initiated at this point. I am left wondering if this initial subdivision application had been successful, would they also have then have sued the City when the problems with the house became apparent? We'll never know! In any event, as the condition of the house deteriorated further they sought compensation from the City of Richmond and were eventually successful in obtaining a judgement. (I believe it was for \$ 220,000. +/-) However, none of this money was spent correcting the problems with the house. Instead, council has been faced with applications to subdivide on almost an annual basis and has had to deal with the cost of one public hearing after another. It is almost a case of continuing to apply until council members become tired of seeing their application and consider approval, not on the merits, but to make it go away forever. Rezoning by exhaustion! Along the way, the Dhas have removed the blueberry bushes from the property and loaded the portion of the existing acre lot, which they now wish to subdivide. I would like to know, and I am sure council would like to know as well, if a permit was obtained prior to bringing in this fill? I can see how Mayor Brodie could be duped into thinking this property is not suitable for farming! Of course this was part of the Dhas plan from the beginning to make a case for subdivision. Possibly council members have not been aware of all the events I have outlined? Sorry if my presentation has become quite wordy, but I wanted you to understand the plan that has been in place from day one to get this

property subdivided. I think it is almost disrespectful of the various staff members who have consistently recommended against this subdivision over the years. I doubt if some of the current staff is fully aware of the total history of this property, but are recommending the application be declined because it means the Dhas would be shown preferential treatment over the hundreds, not 28 or 29, of other owners of small holdings in the area. At the present time the Dhas have a one acre lot and some \$220,000. awarded to them so they would have the money to repair their damaged home. It is unfortunate the Dhas have endured this experience. However, had they built their home on the site that was first loaded by the previous owner and not set out to beat the system by trying to get a second lot, knowing all the while the restrictions placed on subdivision by the Community Plan, none of the resulting misfortunes would have occurred. I hope council will listen to their staff, and not allow the Dhas to make a mockery of the City, its bylaws and elected officials who are charged with the responsibility of ensuring all property owners are treated equally within the City's bylaws and regulations as they exist at any point in time. As I said earlier, there are hundreds of owners of small holdings in the McLennan area who could be seen to be enduring a hardship. These people own properties fronting on future dedicated streets and have been paying full residential taxes for years, yet they can't access their property and receive no services from the city. They have inherited the right to provide the open spaces we all hold so dear, but no one at any level of government seems to care that they are locked into a situation they could never have contemplated prior to the Land Commission. Compare them with the applicants, who not only have a residential lot, but have also been compensated some \$230,000. for their misfortune.

As far as I am concerned, this application has very little to do with preserving farmland and everything to do with ensuring all city property owners are treated equally under the law. If council is prepared to tackle the injustices of all the owners of small holdings in Richmond, and particularly in the McLennan area, then this subdivision should be approved. However, if this application is being given considerations not afforded other owners then it would be totally inappropriate to approve. I don't believe councils should be dealing in rezoning, that is why we develop community plans which send a signal to property owners, developers and others as to what the long term plan is for the community.

Once again I apologize for the length of my presentation. I guess I never use one word when ten will do, but I feel there is more to this application than creating two lots. The integrity of the community planning process and council itself is at stake.

Thanks for your time


J.W. (Bill) Sorenson

Honorable city council members,

July 21, 2003

My name is _____. I am here
representing the people
who own property at 10591 Blundell Road. As a family, we own 10 city lots
which lie
just behind the McLennan Road and is situated in the McLennan Sub Area
which tonight's discussion is regarding.

Family Koop purchased this property in 1959 with the understanding that the
area was
designated for housing with regards to the veterans of war after 1908. When
it was
designated, the people in office at that time thought the area to be of non
farming use.

Due to the agricultural background in the family and through hard work, the
property was farmed. A two month shorter growing season than most of the
Fraser Valley caused problems all through the years of growing. Our area has
a micro climate. McLennan receives frost in mid May and early frost in
September. Richmond averages 160 to 211 frost free days. McLennan area
only 120. Most residents in our area concur to these facts.

Blueberries in the McLennan area are ten days to two weeks later in ripening
than in the
Abbotsford region. We miss the early market pricing and have difficulties
getting
pickers as they have already found positions earlier. We loose a large portion
of fruit
due to early frost in September and the processors of blueberries shut down
early for
Abbotsford as their season is over sooner. Most lots have older mixed
varieties which
are either not wanted by processors or are confusing to the public. They want
the large
fruit we know as Blue Crop. Our area is no longer allowed to burn blueberry
prunings.
This causes hardship, due to the diseases now prevalent and not easy to
discard without
burning. Scorch is a major problem and is untreatable. Flail cutting increases

the spread
of spore, and burning is now the only practice good enough to get rid of this
type of prunings.

Many of the property owners in our immediate area do not look after their
fields which
also cause spread of disease through neglect. We have eight neighbors on one
side alone with the City Properties not cared for situated on two of the
remaining sides.

Many of the people owning small lots were mislead when purchasing lots.
Even today
these people who purchased property pay high taxes for no services
whatsoever including
no access to property as there are no roads and no appropriate drainage. They
pay
residential taxes.

The community plan must work for all. There are 757 parcels of land, 77%
are under one
acre, 20% are between 2-5 acres. Therefore 97% of the McLennan area is
under 5 acres. 1/3 of these lots have no guaranteed access let alone have
services to them.
Years of complaining for better drainage accomplished little. This year the
city closed
up the ditches which are better for the drainage of farm land. A picture
enclosed shows
the pipe replacing our side of the ditch. It is far too small for the spring
runoff from the
properties and major flow. Speaking to the company that ran robotics through
this system, Rob Koop found out that the pipe has sunk to a level not good
enough for
runoff. We knew of this just by the field saturation. The tractor we use to
facilitate the
farm sink in the wet peat soil. Even picking machines operating in the
adjacent property
have great difficulty operating.

We do have a pump system, but on consecutive rainy days, it does not keep
up to the flows from the rear of the field. This is due to the city properties

and non farmed lots not decomposing at the same rate as these worked lots. The actual forming of new peat is causing us to flood.

Trying to purchase farm products in the immediate area is difficult. Our feed in bulk has to come from Clearbrook, BC. Tractor parts need to be obtained in Abbotsford. We know that the true farming area is now located up the Fraser Valley and has little or no representation in the Richmond area.

Richmond's population is steadily growing and will continue to grow as stated by the GVRD reports. In order for Richmond to prosper, there must be growth. While great pressure is now being put on the planning department for greenspace, we feel there can be a controlled way to accommodate this and the fair use of new housing. As most of our area is unused and in rental formation, we feel the community has been stagnating for the last ten years.

The federal port authority will bring jobs for the community in the near future and with those jobs comes a need for housing. In combination with rapid transit requirements for ridership which is under scrutiny, all would be a good combination. Richmond would be in better accordance with the Kyoto Accord in reduction of travel time to get to work and home.

In conclusion, this family believes the McLennan area to be not suitable agricultural land and believe it should be removed from the Agricultural Land Reserve as the forefathers of Richmond had designated as per 1908 planning.

If any persons in this area have a right to make this statement, it is the people who have tried diligently to produce farm products for the community. We have seen many years of hardship and too many hours of work to justify the income that the farming of this property has given us. With expenses on a constant increase, our margin of income is still decreasing. Today's more efficient large farms in Abbotsford can

produce berries
at a cost of 36 cents a pound with machine picking and Richmond hand
picked fruit is
65 cents a pound. The competition with these farms is not viable. Machines
sink in
our soil.

We commend the Dha family for their efforts in applying for rezoning the
numerous
times. We side with the honorable members of City council who also agree
with the
removal of this property from ALR and under the standards or rezoning
application, we
hope the city also takes all of McLennan under the same consideration.



PLAN

SECTION

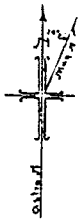
OF SUBDIVISION OF

LOT 14, BLK 4, N.R. 6. WEST

W. of C. MERIDIAN

D. L. 11

SCALE 200 = 1 in.



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| 52 ^a | | b | b | 58 | 75 | 78 | 95 |
| 51 ^a | | c | c | 59 | 74 | 79 | 94 |
| 50 ^a | | d | d | 60 | 73 | 80 | 93 |
| 49 ^a | | e | e | 61 | 72 | 81 | 92 |
| 48 ^a | | b | b | 62 | 71 | 82 | 91 |
| 47 ^a | | c | c | 63 | 70 | 83 | 90 |
| 46 ^a | | d | d | 64 | 69 | 84 | 89 |
| 45 ^a | | e | e | 65 | 68 | 85 | 88 |
| 44 ^a | | b | b | 66 | 67 | 86 | 87 |
| 43 ^a | | c | c | 43 ^a | 47 ^a | 46 ^a | 45 ^a |
| 42 ^a | | d | d | b | b | b | b |
| 41 ^a | | e | e | c | c | c | c |
| 40 ^a | | b | b | d | d | d | d |
| 39 ^a | | c | c | e | e | e | e |
| 38 ^a | | d | d | 41 ^a | 42 ^a | 43 ^a | 44 ^a |
| 37 ^a | | e | e | b | b | b | b |
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D. L. 15
29.12.1909

D. L. 13

CANCEL

D. L. 23

37

July 21, 2003

Randy and Claire MacMorran
7938 McLennan Avenue
Richmond, BC
V6Y 2T8

Good evening Mr. Mayor and Members of Council.

**Re: Official Community Plan Amendment Bylaw 7536 and
Zoning Amendment Bylaw 7537**

We are here to consider the application for development of 7931 McLennan Avenue. This time put forward by one Bob Ransford on behalf of the Dha family.

Why is this application yet again before a Public Hearing?

Because on June 23 Council debated a Planning committee issue that was without recommendation and voted 5-4 to proceed to this Public Hearing.

Why would Planning Committee not make recommendation?

Because the Planning Committee considerations resulted in a tie vote.

How could there be a tie vote when Planning Committee had a full compliment of five members in attendance?

Because the Mayor used the special privilege only he has as mayor to add his vote to the Planning Committee thereby resulting in the tie and forcing consideration by Council. Now, the Mayor has attended other Planning Committee meetings this year however this application by Bob Ransford is the only issue heard by Planning Committee this year where a tie vote has resulted. In fact Mr. Ransford, who has worked on two election campaigns with the Mayor, had two items of business that evening and once they were dealt with, the Mayor suddenly lost interest in the meeting and left early.

Why has the Mayor of Richmond taken such an extraordinary interest in this particular application?

I do not have the answer to that.

But how could this issue come before Planning Committee in the first place when Richmond's re-application policy has long required a 5 year waiting period?

Because on March 24th Council, in a 5-4 vote, changed the re-application waiting time from 5 years, bypassing the 3 year option offered by staff, to 1 year.

This change was all based on the receipt of a single 3 paragraph letter from the very applicant who's development we are considering here tonight.

Policy that had governed Richmond developers for several years was suddenly not acceptable.

So, in summary, it was the Mayor's vote that adopted the reduced re-application waiting time at Council, the Mayor's ex-officio vote that forced the tie in planning committee and the Mayor's vote that pushed this application to public hearing.

I'm no fortune teller but I predict that, if we have a full compliment of Councillors here tonight, Mayor Brodie will, yet again, be the deciding factor on whether or not this developer is rewarded.

Actually, the only things that do not provide reason to be here tonight are the technical merits of this application. The city Staff Report clearly concludes in black and white that it should **"BE DENIED"**.

It is common knowledge that this is something like the Dha's seventh application for virtually the same purpose, a building lot to sell. Consider the preposterous message you are sending out. If your application lacks the technical merit to succeed on the 1st or 2nd or 3rd attempt, just keep applying over and over and over again – soon you will be rewarded when you hit **"Lucky Sevens"**.

The applicant's inference of Hardship is not believable given they have a long history of employing professional advocates and, on this latest round, not one but two professional consultants are bringing their considerable influence to bear at the Agricultural Land Commission (ALC) and City Hall.

Councillors who are proponents of this application have cited some interesting rationale for giving this the special treatment it has received from the get go.

One Councillor reportedly suggested the existing lots across McLennan Ave. are reason to approve this.

Well, once you approve this application there'll be 4 houses on the Dha's side of McLennan Ave. and 2 on the other side.

Would you rather compare area instead of just frontage?

The attached map shows houses on the first 3 **Richmond acres** of the Northeast versus the Northwest corners of McLennan and Blundell. On the Northeast corner there are a total of 5 houses with the smallest lot being one half (0.50) acre exactly. Should you approve this application, the Dha corner will contain 6 houses with the smallest lot there being 0.22 acres.

How can anyone consider that as fair? Who's getting bypassed here, anyway?

You have just created an unfair situation, not resolved one.

The Mayor is reported as saying the lot was suitable only for a Parking Lot. Well, apparently it isn't suitable for a building lot either. Your own Development Applications staff is on record confirming and I quote "....a covenant will be required on the proposed new lot as a condition of subdivision approval indicating that soil replacement is required and a suitable septic system must be approved prior to the issuance of a Building Permit for a new single family dwelling."

Councilor Kumagai had a letter published July 17 in the Richmond News purporting to offer clarification on a previous article.

It doesn't seem proper to me for any Councillor to engage in public debate regarding a matter that is headed for Public Hearing. It erodes the pretence of being open-minded. Does the City of Richmond not have a policy or code of conduct in this regard?

Granted, the (ALC) is on record as approving the application for subdivision on June 29, 2001 when presented on behalf of the Dhas by the well known developer/consultant Kabel Atwall. This comes only two months after denying a mirror image application as presented by the Dhas.

Let's not forget that the City itself has, on more than one occasion applied to the ALC for amendments regarding this property. To suggest that the ALC's latest decision was made in total isolation ignores the City's past machinations regarding this file.

I too find something objectionable in that same news paper article that Councillor Kumagai couldn't wait to correct.

Councillor McNulty reportedly argues "....lots just across the street have been rezoned and developed with the Dhas simply passed by in the process."

No lots across the street were ever rezoned, Councillor McNulty.

There was no rezoning "process" because my zoning is still AG1 as is the only other house on my side of McLennan.

In fact, the only properties in the entire McLennan Sub-Area that will not be zoned AG1 are the corner stores along the area perimeter and the Dha property which is in the middle.

Councillor McNulty's quote is indicative of the kind of misinformation that's been leaking from the pro-development side of Council for some time. "across the street they were allowed to do such and such and so the Dhas and their consultants must be appeased until they feel they have been allowed exactly the same."

Well, if we across the street had our property rezoned to Residential, we could have cut it down to 0.22 just like you are about to do for the Dhas. Road extension and the associated costs would never have materialized in the first place and the development would have completed in 1982.

Page 4 of 4

Another note as to why this application should not proceed (please refer again to my map). This subdivision will create a Remainder Lot that is very irregularly shaped. It is my understanding that the City has a long standing policy to deter such developments. So what if yet another long standing policy bites the dust in the face of this file.

In closing let me clarify that, yes, my family did proceed with subdivision of a lot across the street from the Dhas in 1988. This was approved in 1982 and never rescinded. This was approved before adoption of the **Official Community Plan** and a number of other restrictive bylaws. Let me also say that, in 1982, with regards to lot size, precedents did exist on the Dha side of the street and they would have made our lives much easier but the bylaws of the day could not be varied, amended or outright waived as Council is set to do here tonight.

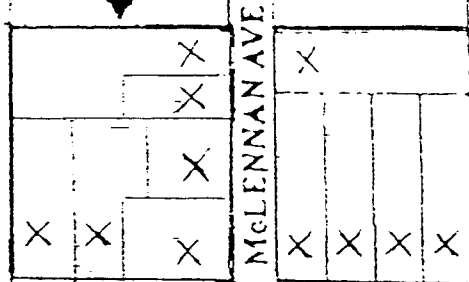
Respectfully:

Randy MacMorran

GRANVILLE AVE

PROPOSED REZONING

AG1



We the undersigned wish to have it
on record that if 7931 McLENNAN AVE
IS rezoned from "AGRICULTURAL DISTRICT (A-1)"
to SINGLE FAMILY HOUSING DISTRICT (0.083 ha or
0.20 ac. We wish to have the same rezoning.

Thank you
McLennan Sub-Area Resident's.

~~K. B. B.~~
~~John B.~~
Ann
Ann Hinesley
Lynne Longway
B. McCall
C. McCall
Phyllis Koop
Alisa McCall

7951 McLENNAN AVE.
10431 Blundell RD.
10651 Blundell Rd.
10560 Blundell Road.
10440 Blundell Rd.
10420 Blundell
7938 McLennan
10591 Blundell Rd
8860 Nelson St., Richmond

Sally Breen

12032 Osprey Court
Richmond, BC
V7E 3S6

Phone Number: 604-272-9466

Fax Number: 604-275-5959

Email: indigo@shaw.ca

| | |
|--------------------------|----------------------|
| To Public Hearing | |
| Date: | <u>July 21, 2003</u> |
| Item # | <u>3</u> |
| Re: | <u>DV 230499</u> |
| | |

Fax Transmittal Form

To: City Clerk

From: Sally Breen

Date Sent: June 9th, 2003

Phone:

Fax: 604-278-5139

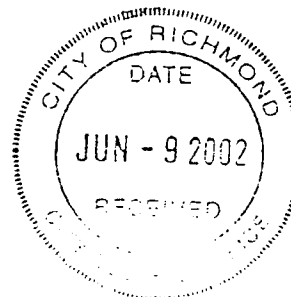
Number of Pages: 2 total

Message:

I am faxing you a letter regarding DV 03-230499 which I believe will be discussed at tonight's council meeting. Please Include it with the information provided to the Mayor and Councillors.

Thanks very much in advance,

Sally Breen



June 8th, 2003

City of Richmond
8911 No. 3 Road
Richmond, BC
V6Y 2C1

Dear Mayor and Councillors:

Re: DV 03-230499
Application by Loren and Janie Slye for a Development Variance Permit at 11911 Third Avenue and 3540 Broadway Street.

I am writing to ask that the decision of the DPP on May 6th, 2003 to deny this variance permit be upheld by council.

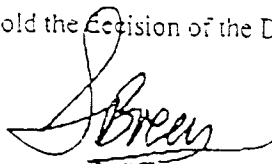
The issue of granting lot depth variances in Steveston has been dealt with by Richmond City Council a number of times in Steveston. In 1989 council voted to deny an application for lot depth variance at Second Avenue and Richmond Street and again in 1993 - 1997 there were a number of council meetings and public hearings devoted to this issue regarding lot depth variances at Sixth Avenue and Garry Street and at Sixth Avenue and Regent Street. In every case there has been a great deal of citizen involvement in this issue and significant neighbourhood opposition to granting these variances on the already small lots in Steveston. Neighbours were involved extensively with city planning staff during the period 1993 - 1997. Working together city staff and Steveston residents crafted a new bylaw revision which was passed by city council. This revision set out minimum setbacks in Steveston and also described that development of houses was to proceed in a north/south direction in order to comply with the original historical layout of the Steveston townsite and also control density in Steveston.

I understand that Mr. Slye wishes to ensure that members of his family can live in Steveston. It is an admirable desire but also one that could set a precedent in a neighbourhood where so much effort has gone into maintaining livability for all. The application for a variance permit at the corner of Sixth Avenue and Regent Street in 1993 was denied even though the applicant was proposing to have their adult daughter live nearby in order to help with the care of her elderly father. There is a precedent set, then, that applications for multi-generational living not be granted at the detriment of the whole neighbourhood.

Once granted, these lot depth variances, remain with the property for perpetuity - and the potential for increased number of lots and increased density exists - particularly with the demand for land and affordable lots.

Please uphold the decision of the DPP and deny this variance application.

Sincerely,



Sally Breen
12032 Osprey Court
Richmond, BC V7E 3S6

Mayor and Councilors

| | |
|----------------|---------------|
| Public Hearing | |
| Date: | July 21, 2003 |
| Item # | 3 |
| Re: | DV 230499 |

From: Keith P Jolly [jollykp@shaw.ca]
Sent: June 9, 2003 3:00 PM
To: Mayor and Councilors
Cc: Loren Slye
Subject: Slye Residence DP DVO3-230499

I am writing in support for the Slye residence 11911 3rd Avenue, Steveston, Richmond.
Gathering 250 signatures in such a short time, asks that council revisits the bylaw to allow for Mr Slyes
daughter to have a home on this property.

Friend & associate of the Slye family

Keith P Jolly
1378 Eldon Road,
North Vancouver, BC
V7R 1T9
Tel 604-987-0610
Mobile 604-729-6733

E mail jollykp@shaw.ca

SCHEDULE 14 TO THE MINUTES
OF THE REGULAR MEETING
FOR PUBLIC HEARINGS HELD
ON JULY 21ST, 2003.

June 8, 2003

To the Richmond City Council,

My name is Joe Goncalves. I was born and raised in Richmond and my family has been farming in the Steveston Region for my entire life. I have witnessed many changes in Steveston and participated in the many celebrations and events that it has to offer.

The biggest factor that makes Steveston, Steveston, are not the great shopping spots or the fresh fish, but the people who live and shop in the community. Without the deep family values and traditions, we would be no different than any other community. Many communities have experienced the negatives of excess expansion for the thought of quick profits. Fortunately money cannot buy values, which takes time and has to be passed down from generation to generation. This makes Steveston very special and very difficult to duplicate.

To keep Steveston unique, we need to continually promote our family values and have this recipe for an ideal community to replicate itself. Loren and Janie Slye are proud examples for Steveston. Both are very active in their community and sacrifice their time and energy to make a difference. They are also excellent examples of being proud parents and grandparents and want to be around their family whenever possible.

Loren has proposed to build a 2nd home on his double-lot, not for a quick profit but so his daughter, son in law and his new grand son can live next door. Due to a by-law his hopes are being threatened without tearing down his long-time family home. The by-law may have been created for a good reason but it cannot foresee every situation and every home location. Exceptions could be made for special circumstances and still keep the by-law intact.

I fully support their proposal to divide their double lot because I support their family values and want the Steveston community to have more people like them, not less.

Thank You,



Joe and Jodi Goncalves
(604) 271-6408



JUNE 08, 2003

TO MAYOR AND COUNCIL

SCHEDULE 15 TO THE
MINUTES OF THE REGULAR
MEETING FOR PUBLIC
HEARINGS HELD ON JULY 21ST,
2003.

To the City of Richmond,

I, Robert Matthewson support the manager's recommendation (Joe Erceg) and his staff that a Development Variance Permit #DV03-230499 be issued that would vary the minimum depth requirement for a single-family house in Steveston for the Slye family home.

My house (3520 Broadway) is directly to the west of the Slye property and will be beside both the existing house and the new house.

I am the neighbour who is most affected by the building of a second home and I fully support the Slye's in maintaining their home and building a home for their daughter's family.

Please consider this strong support from the homeowner who is next door to the Slye's.

Thank you,

R. Matthewson

NOTE NEIGHBOR TO WEST SIDE OF MY

HOUSE

Ch. Slye



June 04 2003

SCHEDULE 16 TO THE MINUTES
OF THE REGULAR MEETING FOR
PUBLIC HEARINGS HELD ON JULY
21ST, 2003.

To City Council regarding DV03-230499:

We support the Slye family in their attempt to build a home for their



Our house is two doors down from the Slye home at 3500 Broadway
and we believe the Slye's should be allowed to build a second home
on their second lot.

G. Hatsispiru

George and Penny Hatsispiru

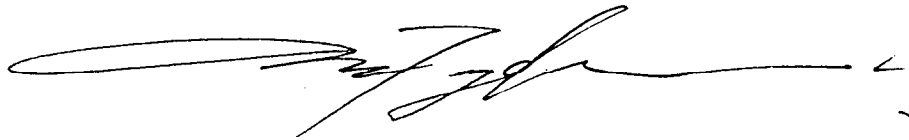
NEIGHBOR Two DOORS Down

A handwritten signature in cursive script, likely belonging to George or Penny Hatsispiru.

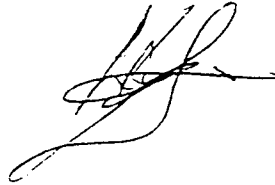
To City Council,

As homeowners in Steveston we would like to show our support to
the Variance permit #DV03-230499 being asked for by the Slye
family.

MICHIHIKO TEZUKA
3751 BROADWAY ST RICHMOND
B.C. V7E 2X6



NEIGHBOR ACROSS THE STREET *June 04, 2003*



JUNE 04 2003

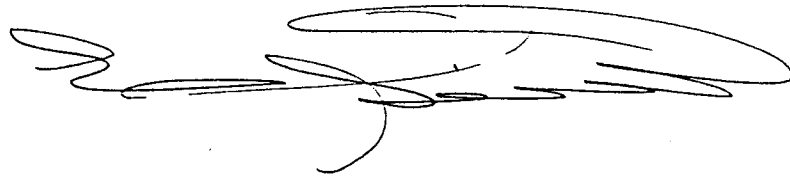
SCHEDULE 18 TO THE
MINUTES OF THE REGULAR
MEETING FOR PUBLIC
HEARINGS HELD ON JULY 21ST,
2003.

To whom it may concern,

We support the manager's recommendation (Joe Erceg) and his staff that a Development Variance Permit #DV03-230499 be issued that would vary the minimum depth requirement for a single-family house in Steveston for the Slye family homes.

Thank you,

C. Siegel
3471 Broadway St
Rm B.C.



604 241 0201

NEIGHBOR ACROSS NORTH SIDE



SCHEDULE 19 TO THE MINUTES
OF THE REGULAR MEETING FOR
PUBLIC HEARINGS HELD ON JULY
21ST, 2003.

June 8, 2003

RE: Variance #DVO3-230499

To The Mayor and Council,

I am a close neighbour to the Slye residence at 1191 3rd Avenue and would like to take this opportunity to express by thoughts regarding the subdivision of their property.

I totally support the Slys in their endeavor to **save their house** while constructing a new house for their daughter's family. The existing house has been in the family for over 50 years, belonging to Mrs.Slys family before it became the Slys home. It would be a shame to demolish this beautiful house to fulfill the subdivision requirements. I do not have any problems with the construction of small house on the south side of the property as the lot is large enough to do so. I would also like to mention the intent of the new house is to help their daughter's family join the community and not for revenue proposes.

The Slye family has been a long time residence in Steveston and are outstanding neighbours. They have contributed enormously to the Richmond Community throughout the years and hope you see this as an opportunity to give them something in return.

Yours truly,

Sue McKoryk

Sue McKoryk
Residence and Owner of 3511 Broadway St.
Richmond, BC

NEIGHBOR DIRECTLY ACROSS NORTH SIDE
[Signature]



SCHEDULE 20 TO THE MINUTES
OF THE REGULAR MEETING
FOR PUBLIC HEARINGS HELD
ON JULY 21ST, 2003.

Re DV03-230499

JUNE 05, 03

Please be advised the homeowners at 3246 RICHMOND ST
support the Slye family in their attempt to build a home for their

[REDACTED]

Regards,

MR Hodder

MIKE & MAYREEN HODDER
3246 RICHMOND ST

NEIGHBOR 2 BLKS AWAY

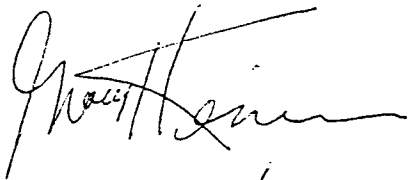
[Signature]



To City Council,

As homeowners in Steveston we would like to show our support to
the Variance permit #DV03-230499 being asked for by the Slye
family.

George and Shelagh Kimura



JUNE 2/03

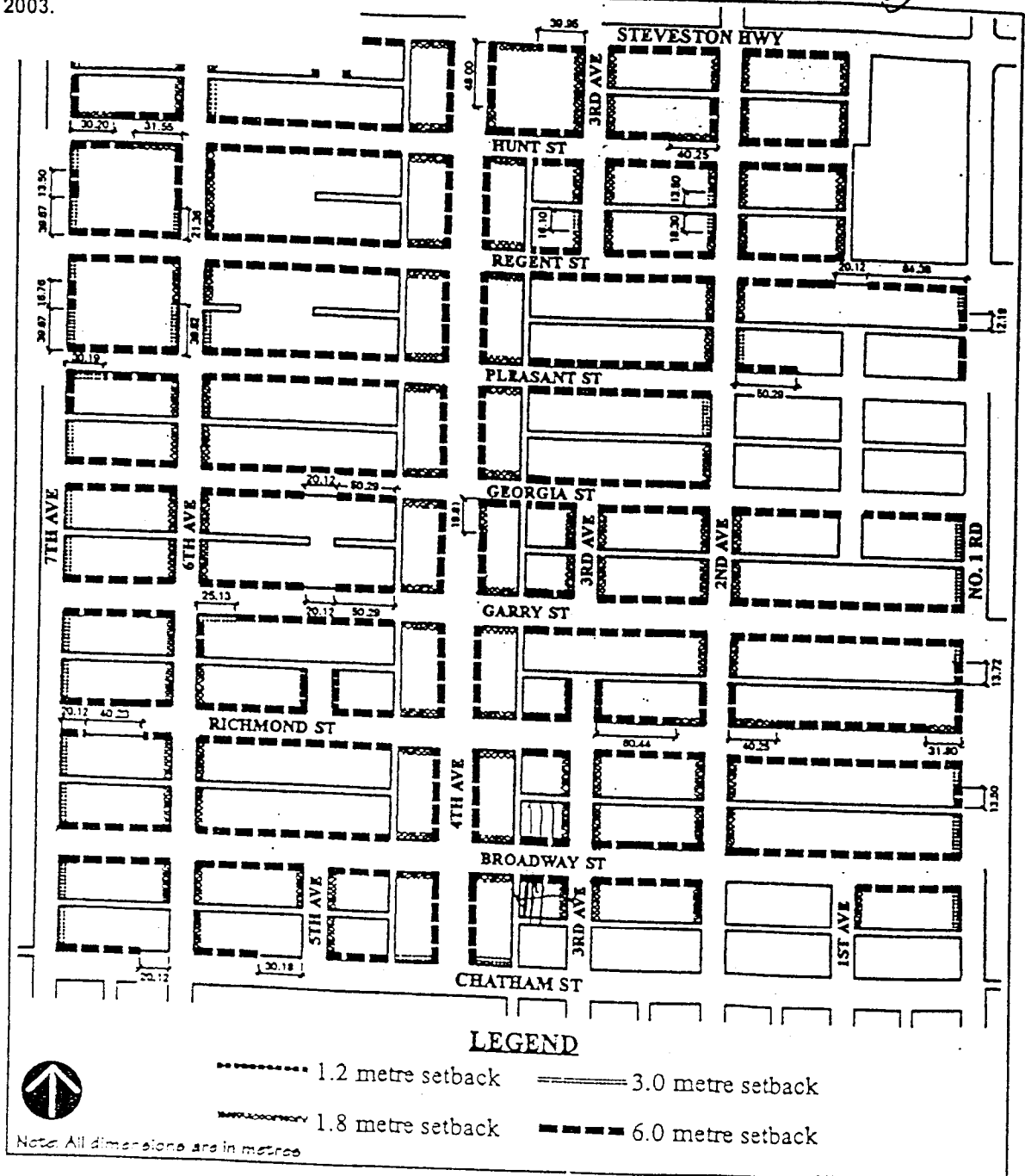
NEIGHBOR SEVEN BLOCKS AWAY



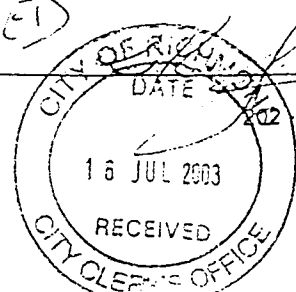
I LOREN SLYE & MY WIFE JANIE SLYE
PERSONALLY WENT TO THE RESIDENTS HOME
HIGH-LIGHTED ON THIS PLAN

SCHEDULE 22 TO THE MINUTES
OF THE REGULAR MEETING FOR
PUBLIC HEARINGS HELD ON JULY
21ST, 2003.

JULY 15TH 2003 *OK*



253 YES THEY SUPPORT SIGNATURES
OUT OF 257 ASKED
IN STEVESTON



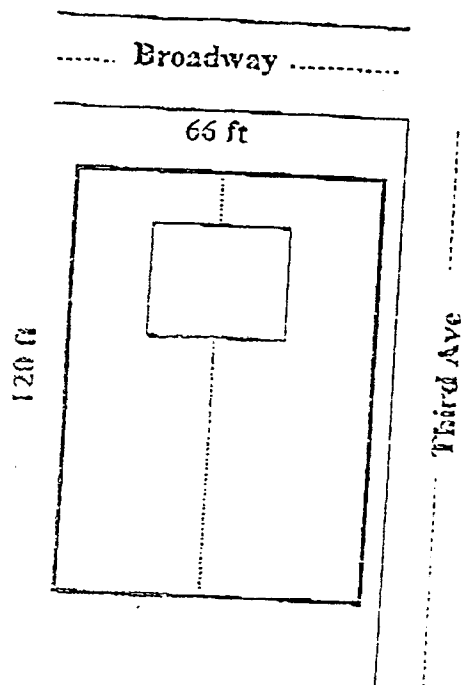
To our neighbors,

We, Loren and Janie Slye are asking for your support to build a home for our daughter, son-in-law and grandson.

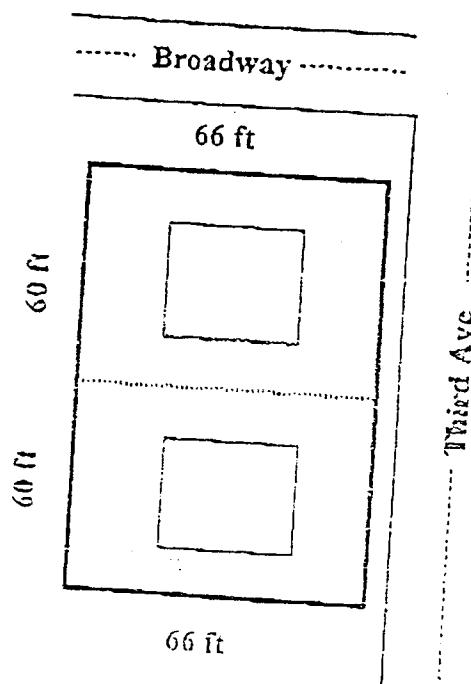
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The lots are situated on the corner of Broadway and Third Ave (11911 Third Ave).

Existing home on two lots:

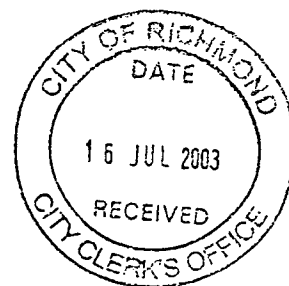


Proposed homes on two lots:



Thank you for your support in our endeavor.

Please sign below, Loren Slye.



| Name | Address | Signature | Date |
|--------------------------------|------------------------------------|-------------|--------|
| EMER FRAZER FINANCIAL GROUP | 3471 CHATHAM ST. RICHMOND B.C. | [Signature] | 7/4/03 |
| Glen Chinn | 11851 3rd Ave Richmond B.C. | [Signature] | 7/4/03 |
| LIANA CHINN | 11851 3RD AVENUE RICHMOND, B.C. | [Signature] | 7/4/03 |
| Paul Storkman | 11840 Third Ave Rmd B.C. 56 | [Signature] | 7/4/03 |

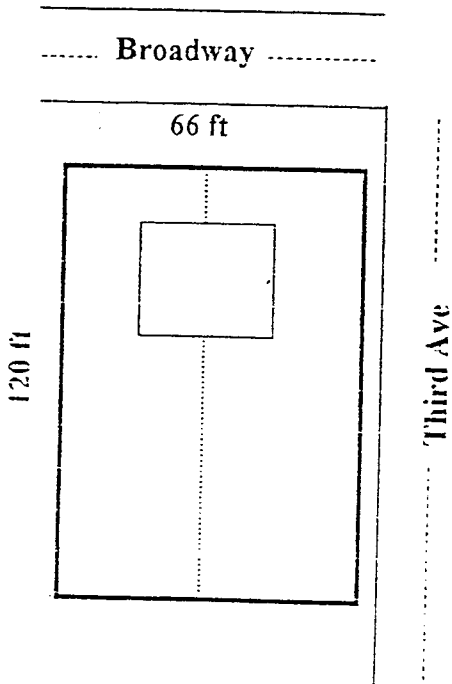
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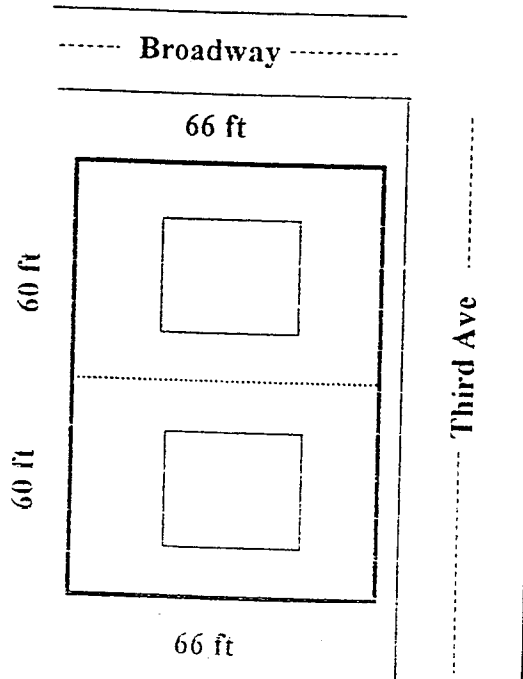
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The lots are situated on the corner of Broadway and Third Ave (11911 Third Ave).

Existing home on two lots:



Proposed homes on two lots:



Thank you for your support in our endeavor.

Please sign below, Loren Slye.



| Name | Address | Signature | Date |
|------------------|-----------------------------------|-------------|-----------|
| BOB GANN | 12111 3RD AVE → 5185th H.TOL | [Signature] | June 7/03 |
| GREG LOHMEYER | → BOB'S LUMBER 3471 MONCTON ST | [Signature] | June 9/03 |
| EEETERIA IRITAKI | 3420 MONCTON ST | [Signature] | JUN. 9/03 |
| FA MACKENZIE | 3960 MONCTON ST | [Signature] | JUNE 9/03 |

To our neighbors,

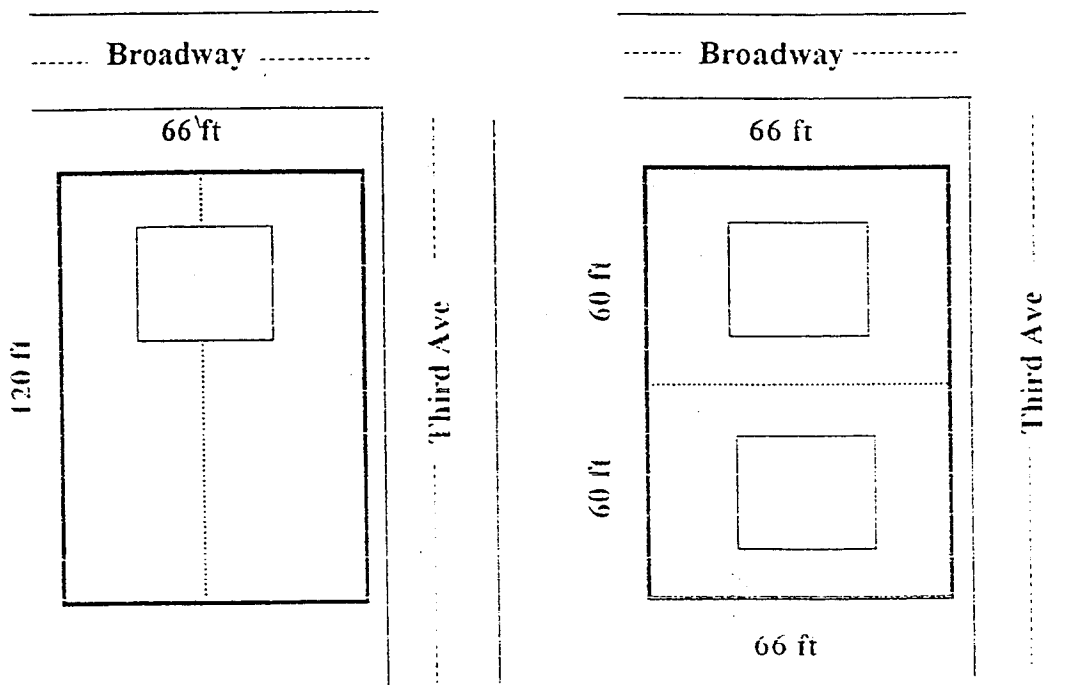
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Existing home on two lots:

Proposed homes on two lots:



Thank you for your support in our endeavor.

Please sign below, Loren Slye.



| Name | Address | Signature | Date |
|-------------------|--------------------|----------------|------------|
| LIVINGSTONE | 3843 Richmond St | Margaret | June 3/03 |
| HENNESSY | 3839 Richmond St | Shirley Henry | June 3/03 |
| HENNESSY | 3839 Richmond St | M. Henry | June 5/03 |
| Jodi GONCALVES | 4220 Steveston Hwy | Jodi Goncalves | June 5, 03 |

To our neighbors.

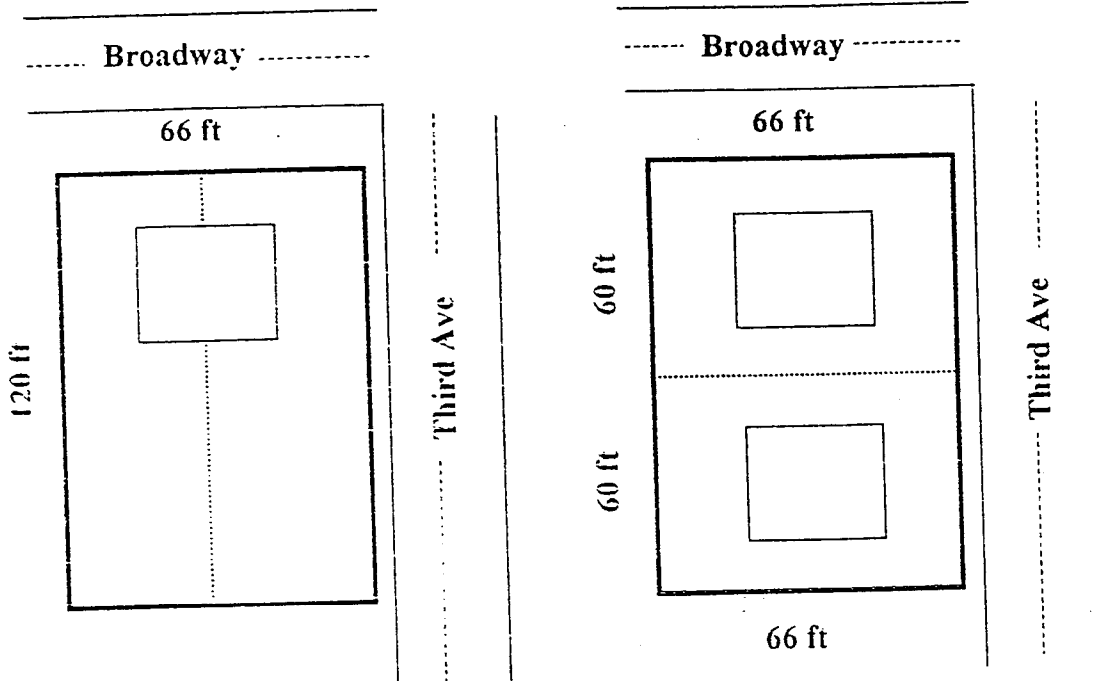
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Existing home on two lots:

Proposed homes on two lots:



Thank you for your support in our endeavor.

Please sign below, Loren Slye.

| Name | Address | Signature | Date |
|-----------------|-------------------|----------------|-----------|
| Sheila Metcalfe | 3771 Richmond St. | S. A. Metcalfe | June 3/03 |
| Loren Brown | 3771 RICHMOND ST. | [Signature] | June 3/03 |
| Johanna Stewart | 3731 Richmond St. | [Signature] | June 3/03 |
| CRAIG STEWART | 3731 Richmond St. | [Signature] | June 3/03 |

To our neighbors,

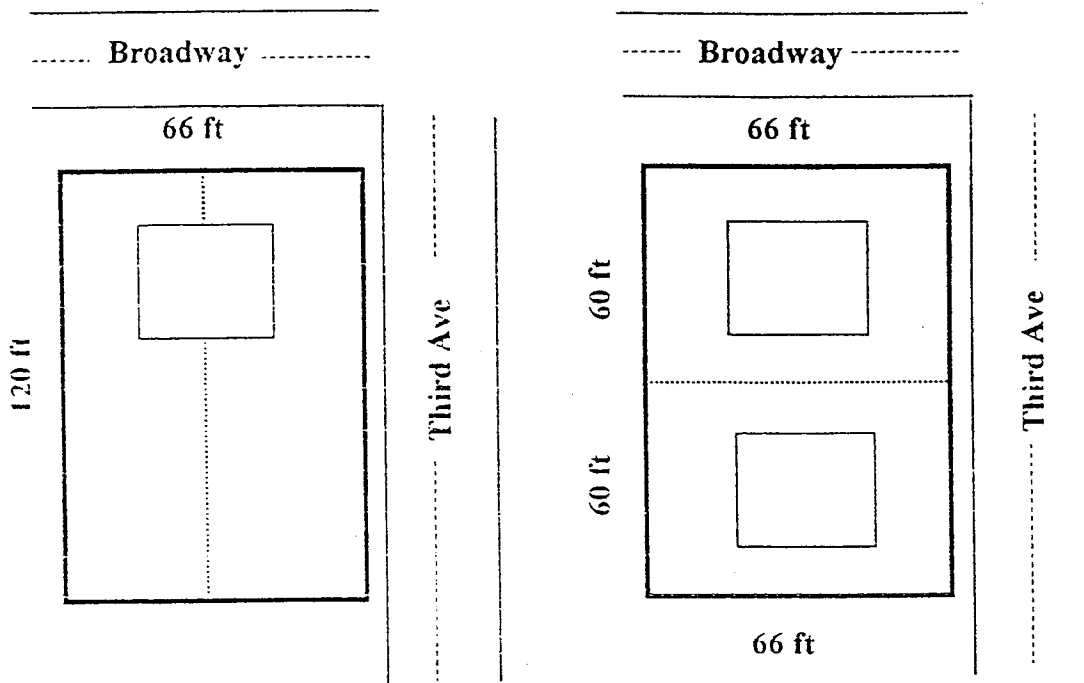
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Existing home on two lots:

Proposed homes on two lots:



Thank you for your support in our endeavor.

Please sign below, Loren Slye.



| Name | Address | Signature | Date |
|---------------------|--------------------|-----------|------------|
| Barish | 3940 Richmond St. | | June 3/03 |
| Christopher Correia | 11731 No. 1 Road | | June 3/03 |
| C. P. WONG | 3891 RICHMOND ST. | | JUNE-3-03 |
| A. Fox | 3847, RICHMOND ST. | | June-03-03 |

To our neighbors,

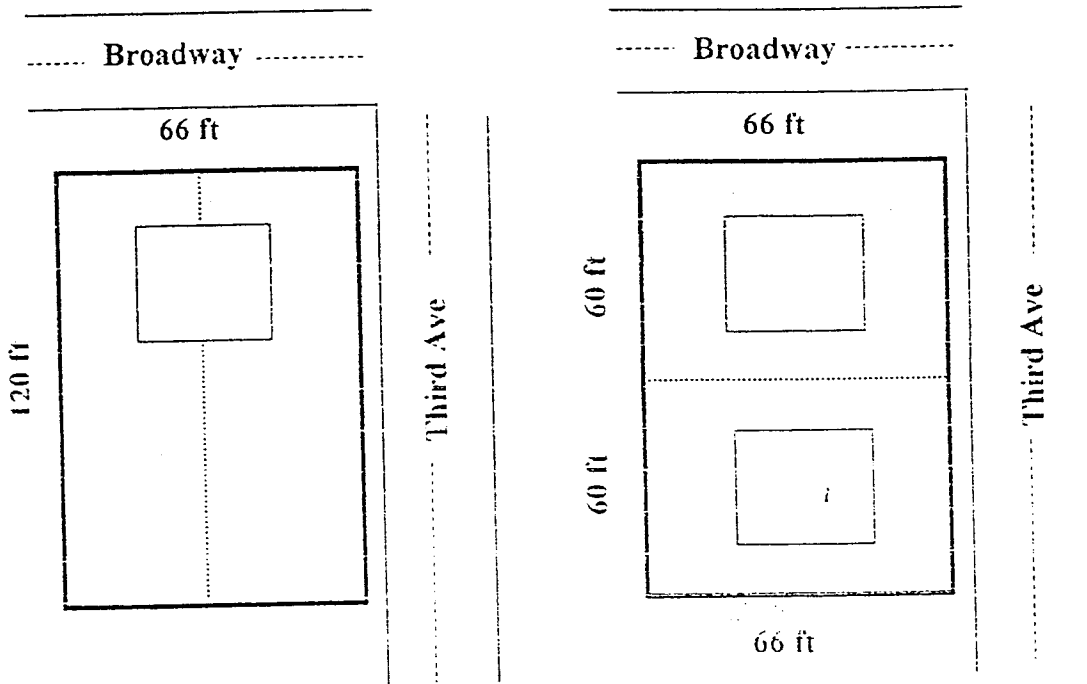
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Existing home on two lots:

Proposed homes on two lots:



Thank you for your support in our endeavor.

Please sign below, Loren Slye.

| Name | Address | Signature | Date |
|-------------------------|-------------------|-----------|-----------|
| P. Paurice | 3889 Broadway St. | | June 3/03 |
| I. So | 3851 BROADWAY | | 08/06/03 |
| ROBERT + MARJORIE HULYH | 3960 BROADWAY ST | | June 3/03 |
| PAUL WINSKELL | 3860 BROADWAY | | June 3/03 |

To our neighbors.

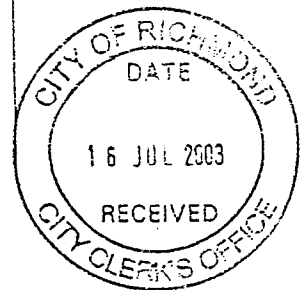
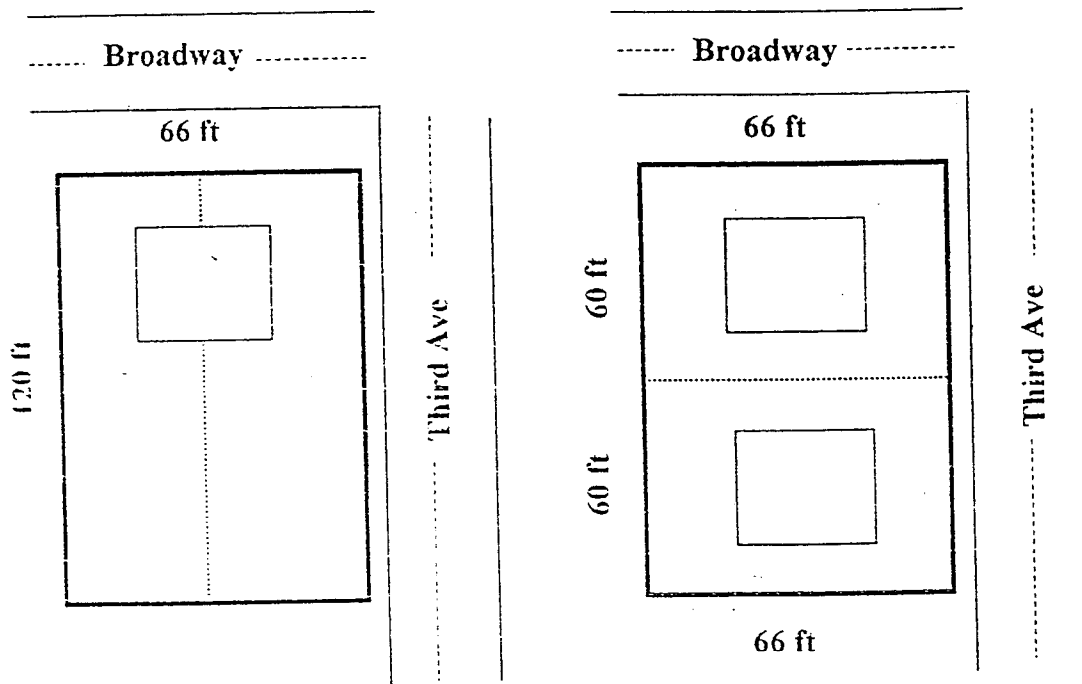
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Existing home on two lots:

Proposed homes on two lots:



Thank you for your support in our endeavor.

Please sign below, Loren Slye.

| Name | Address | Signature | Date |
|-------------|---------------|--------------------|--------------|
| P KNIGHT | 3731 BROADWAY | <i>P Knight</i> | June 3. - 3. |
| A Jarvis | 3691 Chatham | <i>dean Jarvis</i> | June 03/03 |
| L Tilbury | 3771 Broadway | <i>L Tilbury</i> | June 03/03 |
| J. Fletcher | 3091 BROADWAY | <i>J. Fletcher</i> | 03/6/03 |

To our neighbors.

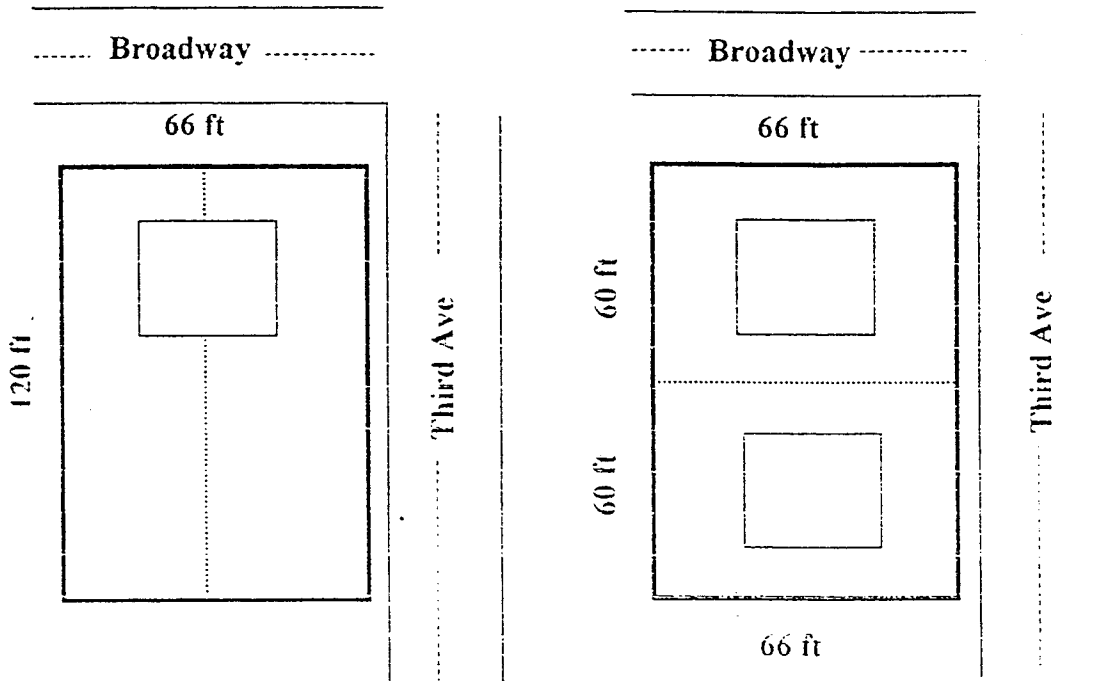
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Existing home on two lots:

Proposed homes on two lots:



Thank you for your support in our endeavor.

Please sign below, Loren Slye.



| Name | Address | Signature | Date |
|-----------------------|---------------------------------------|---------------------|------------|
| JOSEF GEORGE BAUER | 3051 BROADWAY ST., STEVESTON, B.C. | <i>Janie Bauer</i> | 06/05/2003 |
| Beth Ovenden | 3051 CATHAM ST | <i>Beth Ovenden</i> | 06/05/03 |
| Sandy Cooper | 3071 Catham | <i>Sandy Cooper</i> | 06/05/03 |
| Warren Cree | 3721 Regent St. 631 | <i>Warren Cree</i> | 06/05/03 |

To our neighbors,

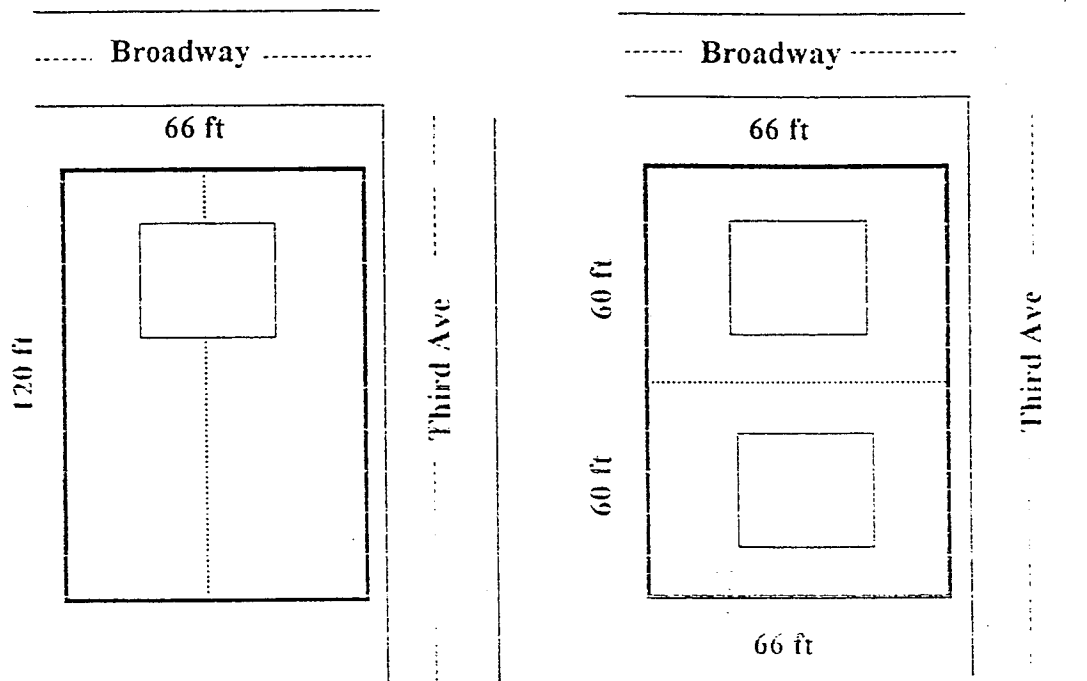
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Existing home on two lots:

Proposed homes on two lots:



Thank you for your support in our endeavor.

Please sign below, Loren Slye.

| Name | Address | Signature | Date |
|----------------|-----------------------------------|-------------|-----------|
| Jynda Senneuer | 3711 GARRY ST RICHMOND VIE 2T6 | [Signature] | JUNE 8/03 |
| JANIES LIAUW | 3731 GARRY ST RICHMOND VIE 2T6 | [Signature] | JUNE 8/03 |
| MICHAEL BAXTER | 3711 GARRY ST RICHMOND | [Signature] | JUNE 8/03 |
| Betty Kow | 64 | [Signature] | JUNE 8/03 |

To our neighbors,

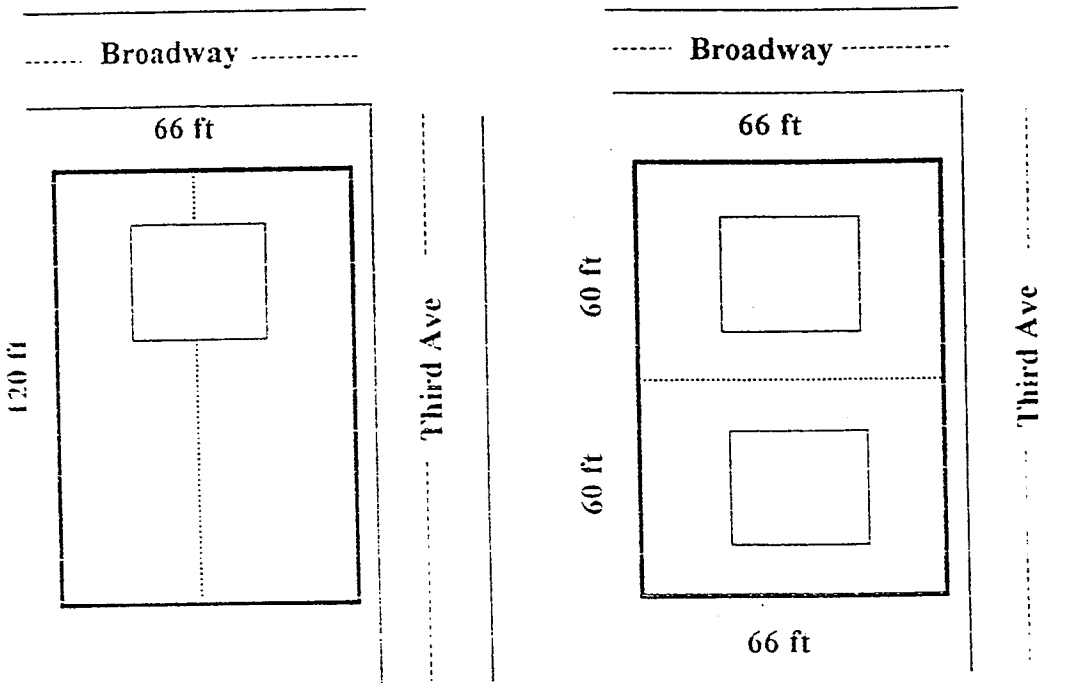
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The lots are situated on the corner of Broadway and Third Ave (11911 Third Ave).

Existing home on two lots:

Proposed homes on two lots:



Thank you for your support in our endeavor.

Please sign below, Loren Slye.



| Name | Address | Signature | Date |
|-----------------|---------------|--------------|-----------|
| Suzanne Barnett | 3711 Garry St | S. Barnett | June 8/03 |
| Lauren Barnett | 3711 Garry St | L. Barnett | June 8/03 |
| STAN EVANS | 3711 GARRY ST | J. Evans | JUNE 8-03 |
| N. SAMESHIMA | 3811 GARRY ST | N. Sameshima | June 8/03 |

To our neighbors,

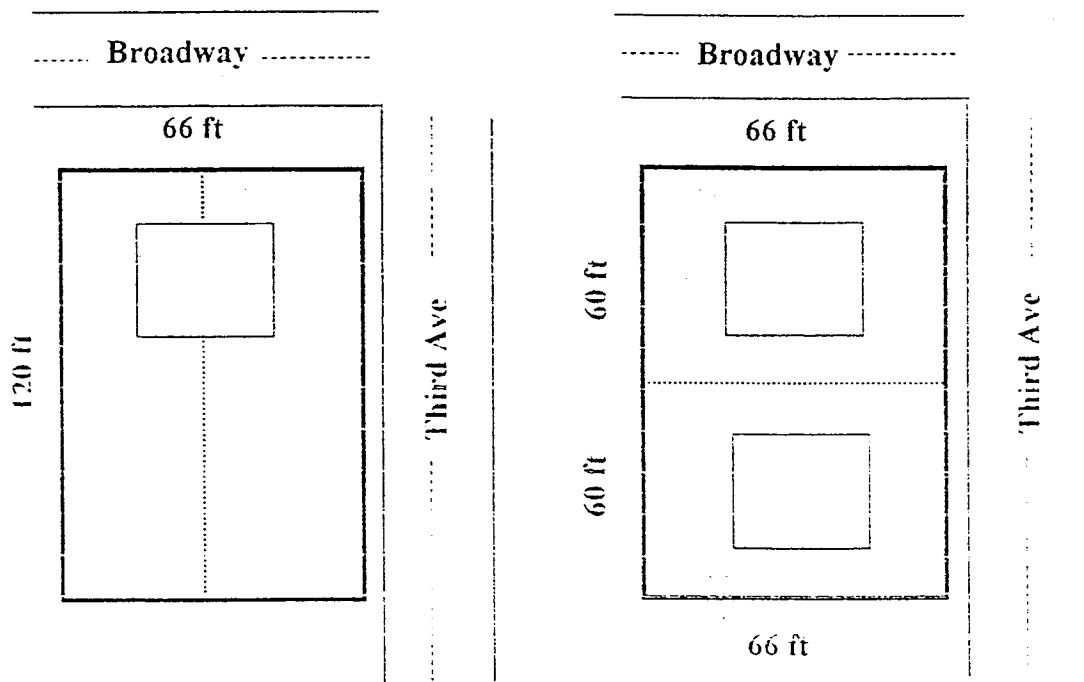
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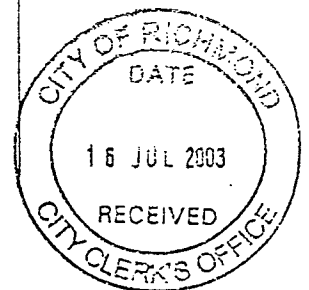
Existing home on two lots:

Proposed homes on two lots:



Thank you for your support in our endeavor.

Please sign below, Loren Slye.



| Name | Address | Signature | Date |
|---------------------|-----------------------------|-------------|--------------------------|
| CHRISTOPHER DISCUZA | 3950 GARRY STREET, RICHMOND | [Signature] | June 8, 03 |
| John Kehayas | 11631 #1 Rd. | [Signature] | June 8 th /03 |
| Shannon Loya | 3933 Garry St. Richmond. | [Signature] | June 8 th /03 |
| Monica D'Souza | 3980 Garry St Richmond | [Signature] | June 8, 2003 |

To our neighbors.

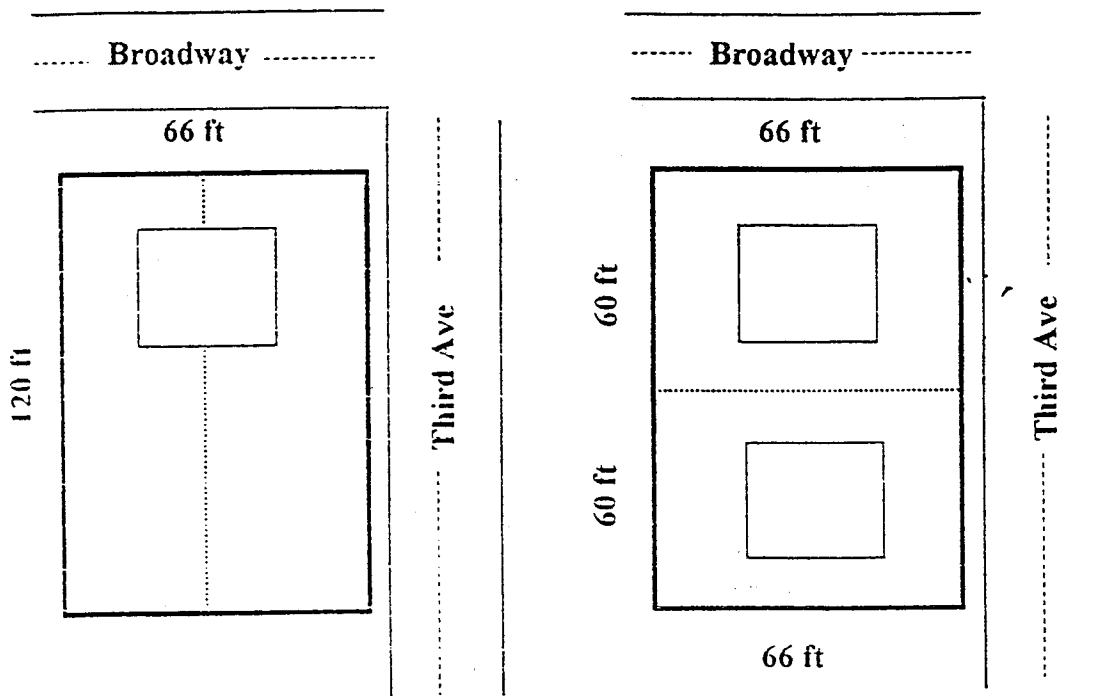
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Existing home on two lots:

Proposed homes on two lots:



Thank you for your support in our endeavor.

Please sign below, Loren Slye.

| Name | Address | Signature | Date |
|--------------|-----------------------------------|-------------|------------|
| Lay MURAO | 3806 HUNT ST | [Signature] | June 2/03 |
| G.G. Hambley | #211 11673 7 th Ave | [Signature] | 03 June 03 |
| J. Achtzehn | 3626 Garry St 67 | [Signature] | 8 June 03 |
| E. Nishi | 3000 GARRY ST | E. Nishi | 8 June 03 |

To our neighbors,

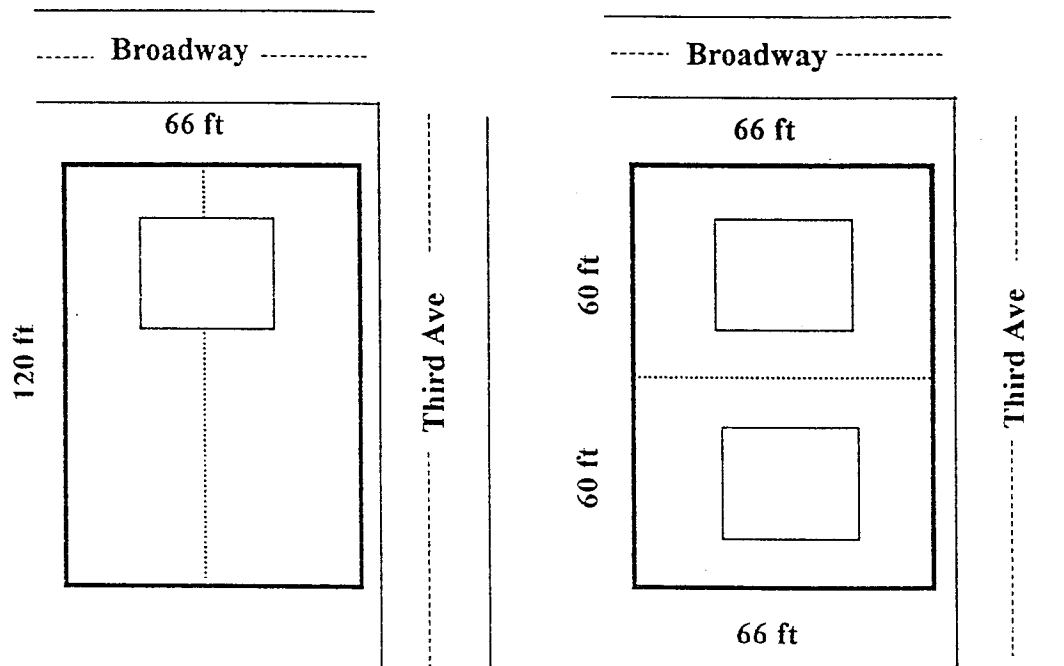
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Proposed homes on two lots:



Thank you for your support in our endeavor.

Please sign below, Loren Slye.

| Name | Address | Signature | Date |
|----------------|-------------------------------------|-----------|-------------|
| DANA KUTNY | #17-11131 #1 RD. KMD. BC VFE-156 | | JUNE 1 / 03 |
| Ian Macpherson | 3260 Richmond St | | June 1 / 03 |
| PICK MURAO | 3260 RICHMOND ⁶⁸ BC | | JUNE 1 / 03 |
| MIKE HADEN | 3241 RICHMOND AVE | | JUNE 1 / 03 |

To our neighbors,

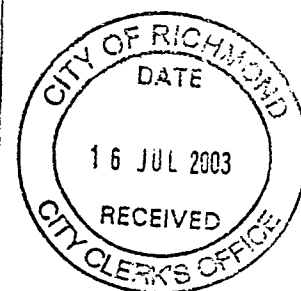
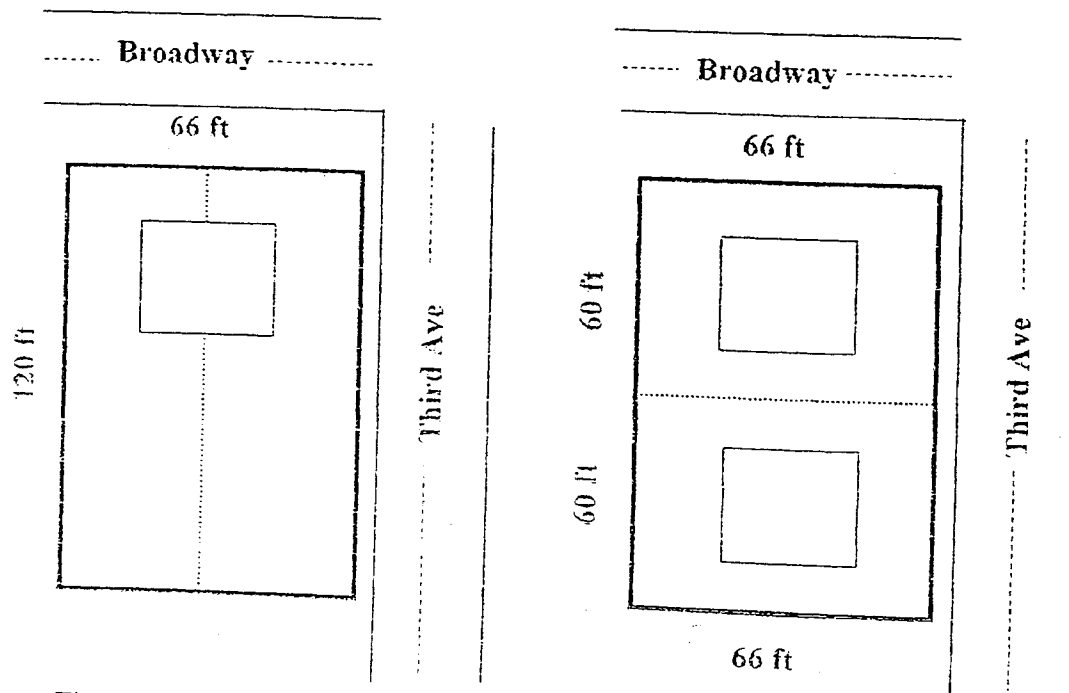
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|----------------|----------------|----------------|------------|
| SACHIKO SUZUKI | 3660 BROADWAY | Sachiko Suzuki | JUNE 15/03 |
| WAYNE JOHNSTON | 3631 RICHMOND | Wayne Johnston | JUNE 01/03 |
| Tracy Oliver | 11780 3rd Ave | Tracy Oliver | June 1/03 |
| GORD DENHOED | 11780 3RD AVE. | Gord Denhoed | JUNE 1/03 |

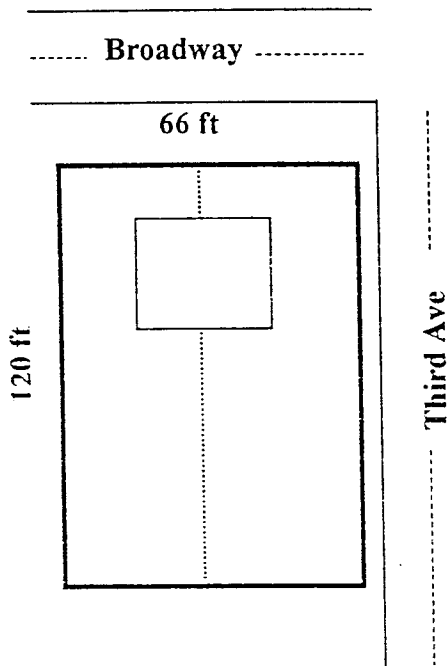
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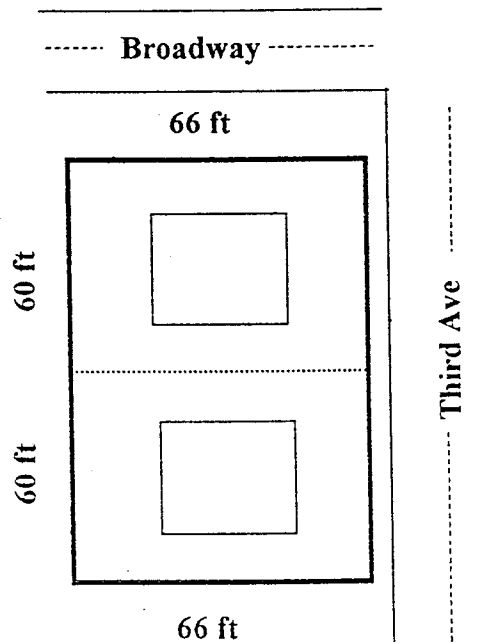
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| Name | Address | Signature | Date |
|------------------|---------------------------|-------------|------------------------|
| Kathy Jones | 11920 4 th Ave | [Signature] | June 1/03. |
| Kathy Anderson | 11920 4 th Ave | [Signature] | 1/5 June/2003 |
| Jim Coulter | 3691 Broadway | [Signature] | June 1 st . |
| Alison Archibald | 3680 Broadway | [Signature] | June 1/03 |

To our neighbors.

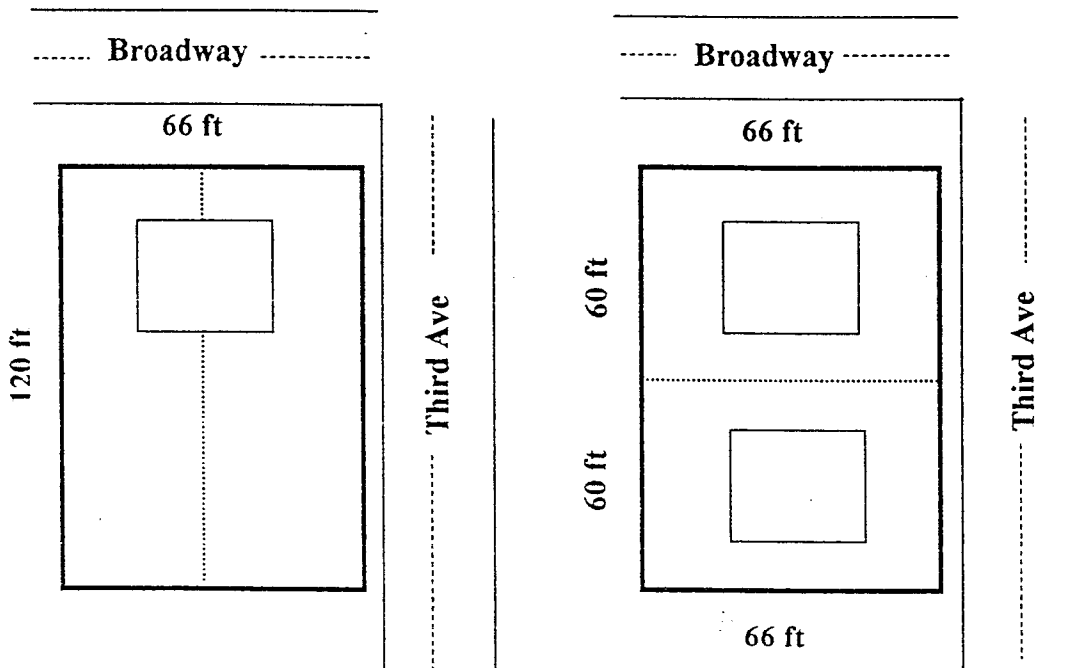
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| Name | Address | Signature | Date |
|------------|---------------|-------------|-----------|
| H. HIKIDA | 11971 4TH AVE | H. Hikida | June 1-03 |
| S Welch | 11931 4th ave | S Welch | June 1/03 |
| S. Lowe | 11831 4th Ave | [Signature] | June 1/03 |
| C. Vukusic | 11813 4th Ave | [Signature] | June 1/03 |

To our neighbors,

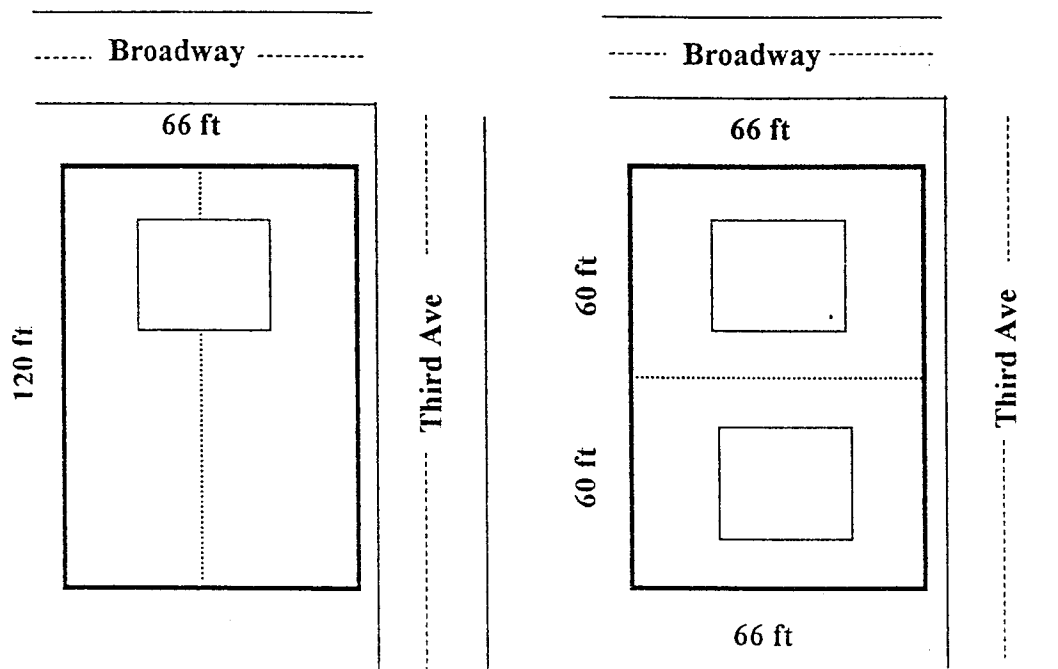
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|----------------|----------------------|-----------------------|-----------|
| PETER TAM | 11795 4th AVE | <i>Peter Tam</i> | JUN 1, 03 |
| M. Daulton | 11791 4th Ave. | <i>M. Daulton</i> | June 1/03 |
| KURT LIEBRECHT | 11771 4th AVE | <i>Kurt Liebrecht</i> | June 1/03 |
| Fumie HAYASHI | 3250 Rich. St. 72 | <i>F. Hayashi</i> | June 1/03 |

To our neighbors,

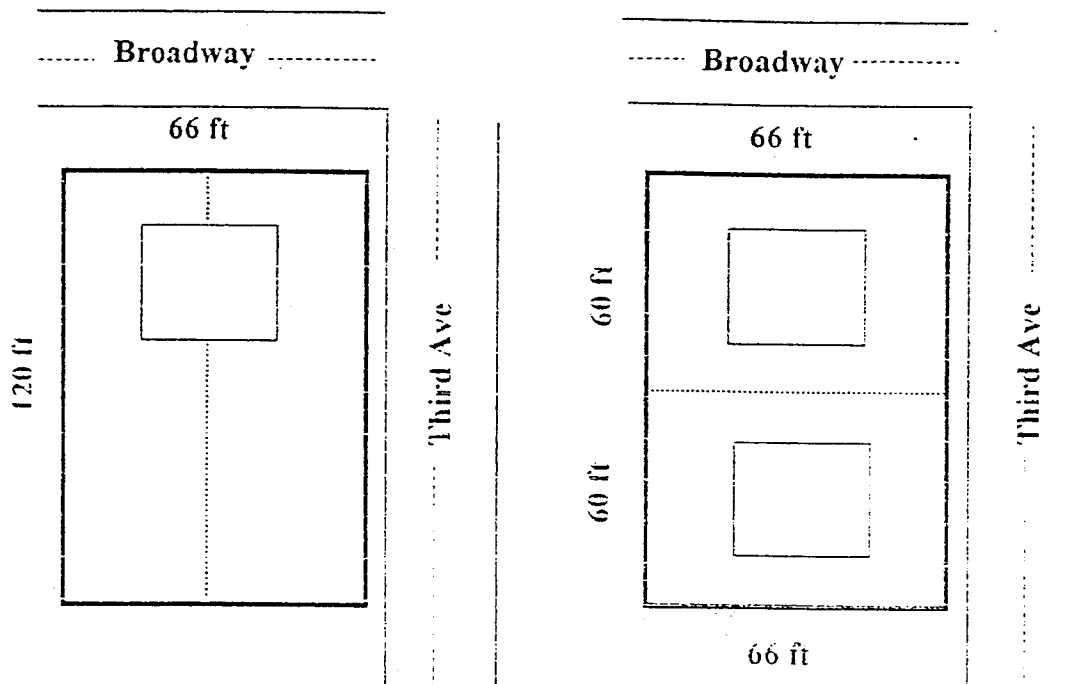
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| Name | Address | Signature | Date |
|--------------|------------------|-------------|------------|
| SWEANT | 11820 Fourth Ave | [Signature] | June 2/03 |
| Hirose | 11860 Fourth Ave | [Signature] | June 2/03 |
| RADOLLA P | 3515 Richmond St | [Signature] | June 2/03 |
| STRACKING RA | 3517 Richmond St | [Signature] | June 02/03 |

To our neighbors,

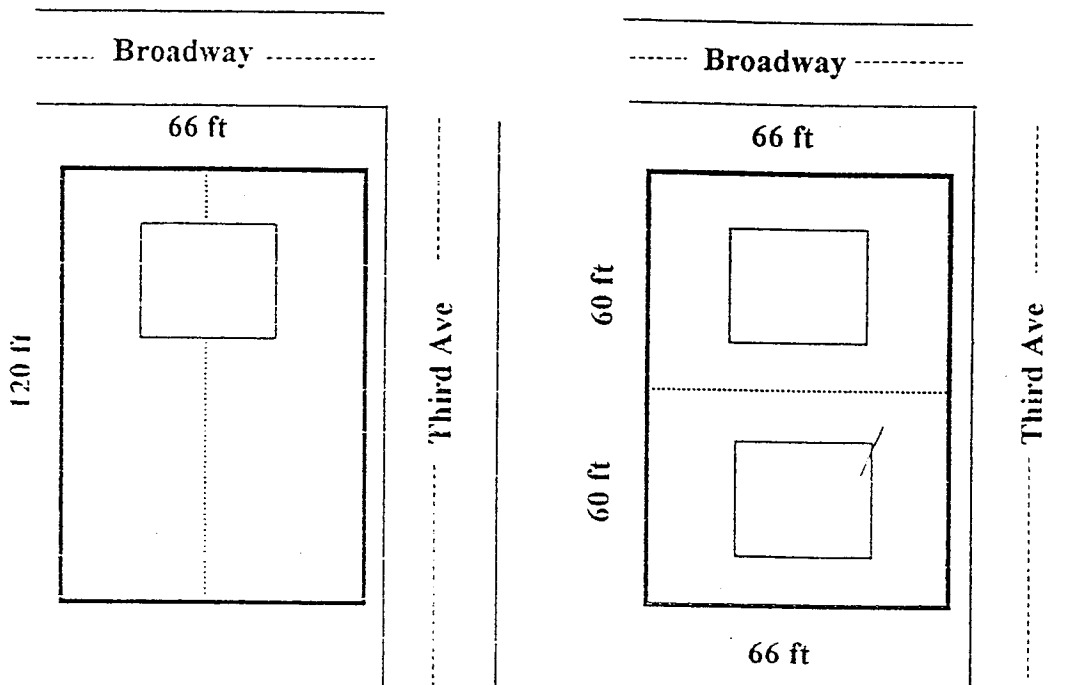
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| Ron Olson | 11780 4th | R. Olson | JUN 2/03 |
| Teena Smith | 11760 4th | T. Smith | June 2/03 |
| Selma Hays | 3511 Richmond ST, | S. Hays | JUN 2/03 |
| Arden Palleser | 3508 Lexington | A. Palleser | JUN 2/03 |

To our neighbors,

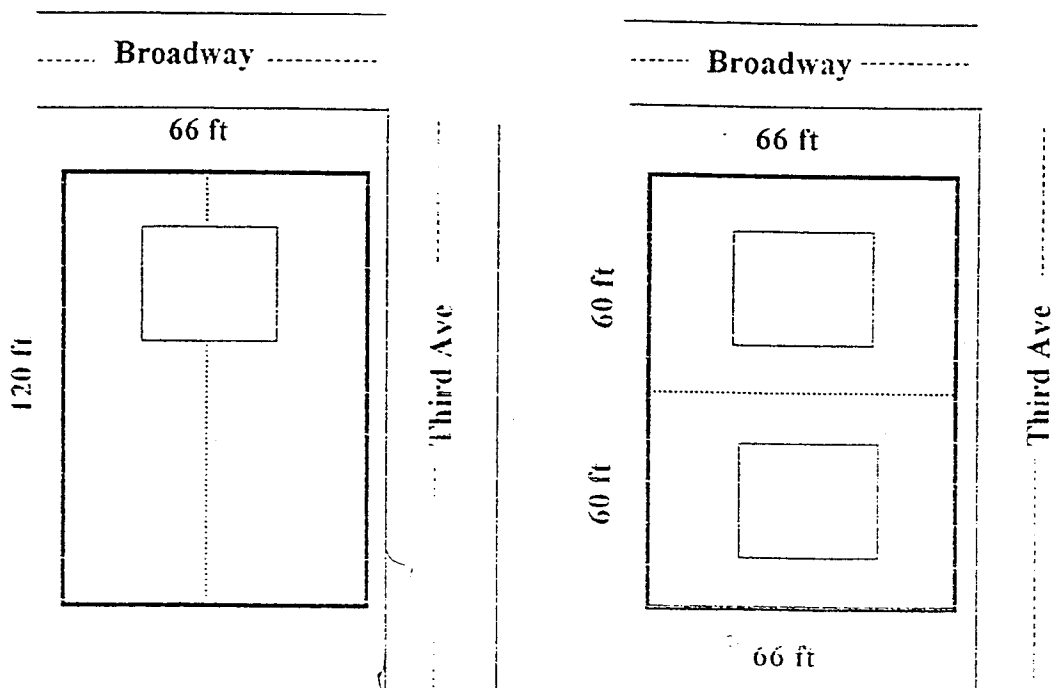
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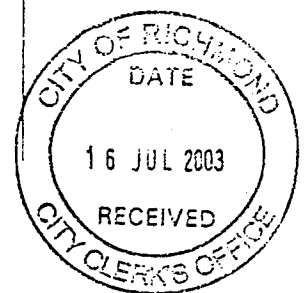
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|------------------|------------------|--------------|-------------|
| Linda Harper | 3151 Chatham St. | Linda Harper | June 5 / 03 |
| Leanne Goncalves | 3095 Broadway St | L Goncalves | Jun 5/03 |
| Michael Lessy | 3140 Broadway St | [Signature] | Jun 5/03 |
| C. Tabata | 3120 Broadway St | C. Tabata | June 5/03 |

To our neighbors,

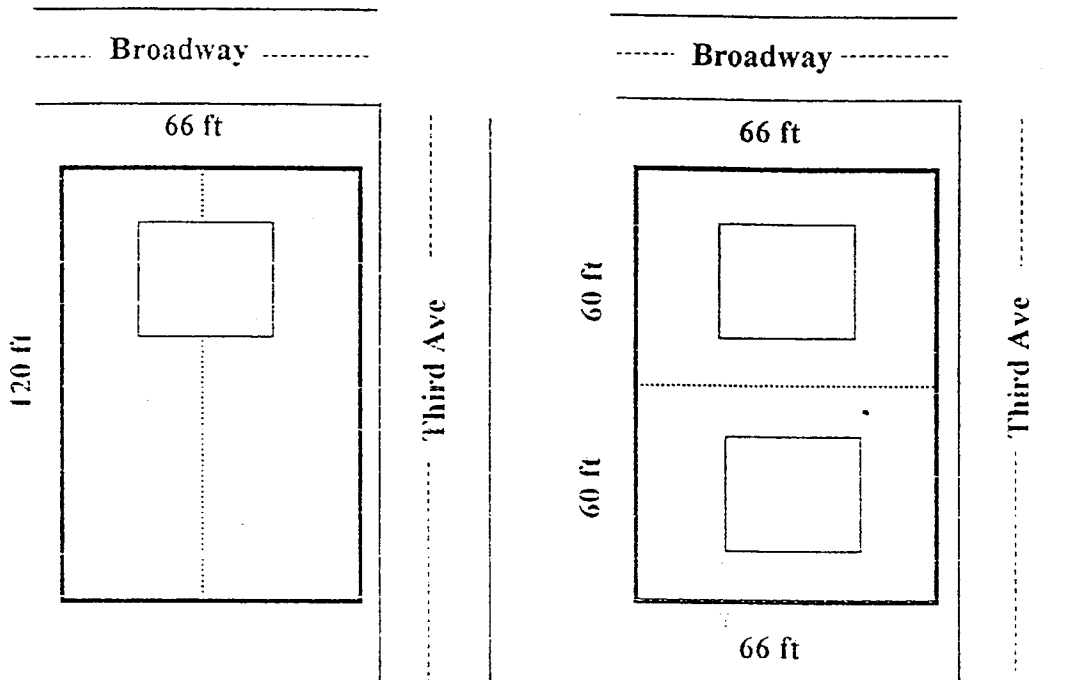
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|------------------|-------------------------------|------------------|-----------|
| Carole Desautels | Richmond 220-12240-2nd Ave | [Signature] | June 5/03 |
| Lucy Lorensen | 3171 Broadway | [Signature] | June 5/03 |
| Leida Rei | 3160 Broadway | [Signature] | June 5.03 |
| Wayne | 3151 Chatham | 76 Wayne Hays | June 5/03 |

To our neighbors,

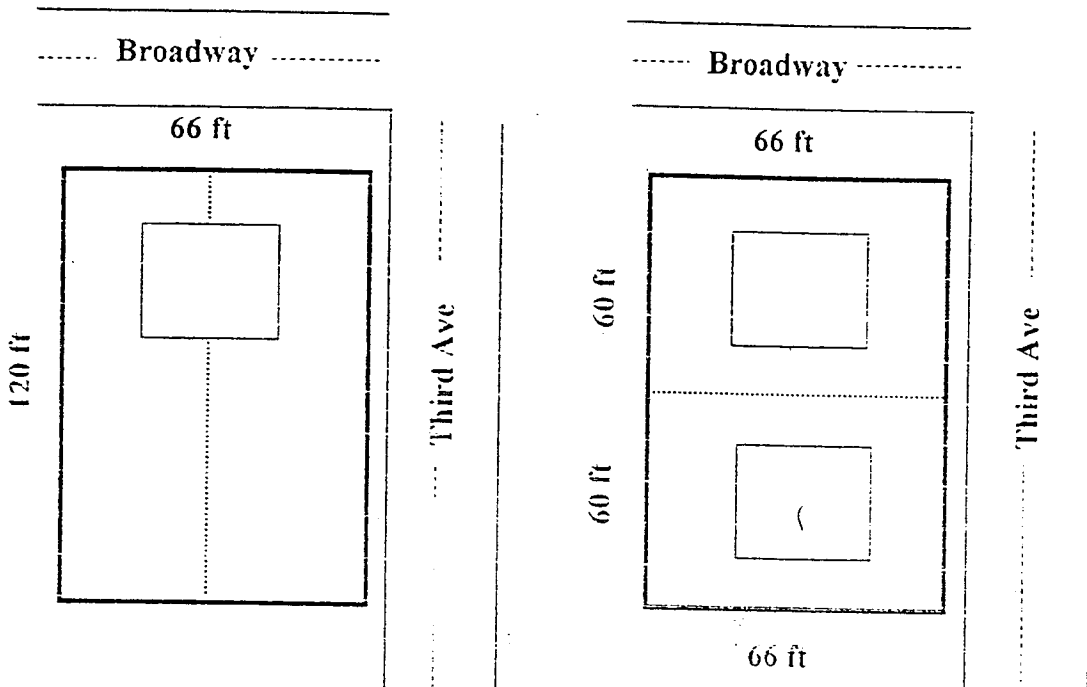
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|-----------------|----------------------|--------------------|-------------|
| MICHAEL FRASER | 3320 BROADWAY ST. | <i>[Signature]</i> | Jun 5, 2003 |
| RUBY FRASER | 3320 BROADWAY ST. | <i>Ruby Fraser</i> | |
| Lorraine Doucet | 3300 Broadway St. | <i>L. Doucet</i> | Jun 5/03 |
| ADAM SPINKS | 3193 BROADWAY ST. | <i>[Signature]</i> | 06/05/03 |
| DEBRA McLEAREN | | <i>[Signature]</i> | |
| Colin Georgoson | 3191 Broadway Street | <i>[Signature]</i> | June 5 2003 |

To our neighbors,

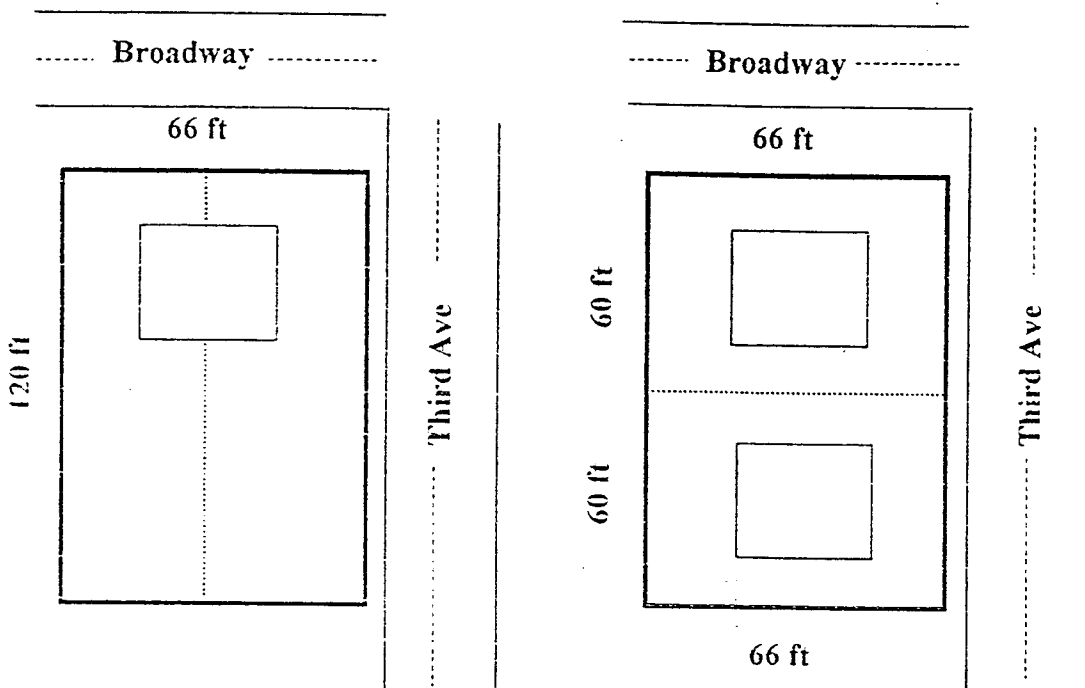
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| S MORIZAWA | 3851 GARRY ST | S Morizawa | JUN 8/03 |
| J. Y. YAMASAKI | 3920 GARRY ST | J. Yamasaki | |
| V. SHANESHA | 3960 GARRY ST | V. Shanesha | |

To our neighbors,

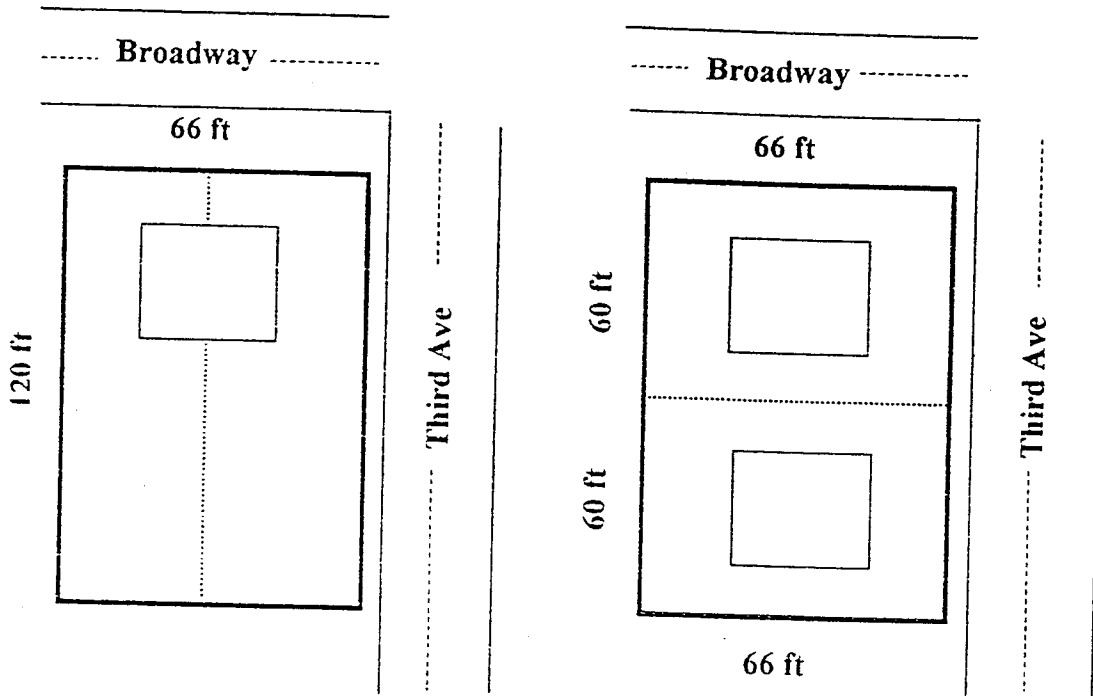
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| F. M. LAWRENCE | 3646 BROADWAY | F. M. Lawrence | JUNE 5/03 |
| JOHN CALVERT | 3578 GARRY ST | John Calvert | JUNE 5/03 |
| R. NISHI | 3586 Garry St. | R. Nishi | JUNE 8/03 |
| D. WARD | 3620 GARRY ST | D. Ward | JUN 8/03 |

To our neighbors.

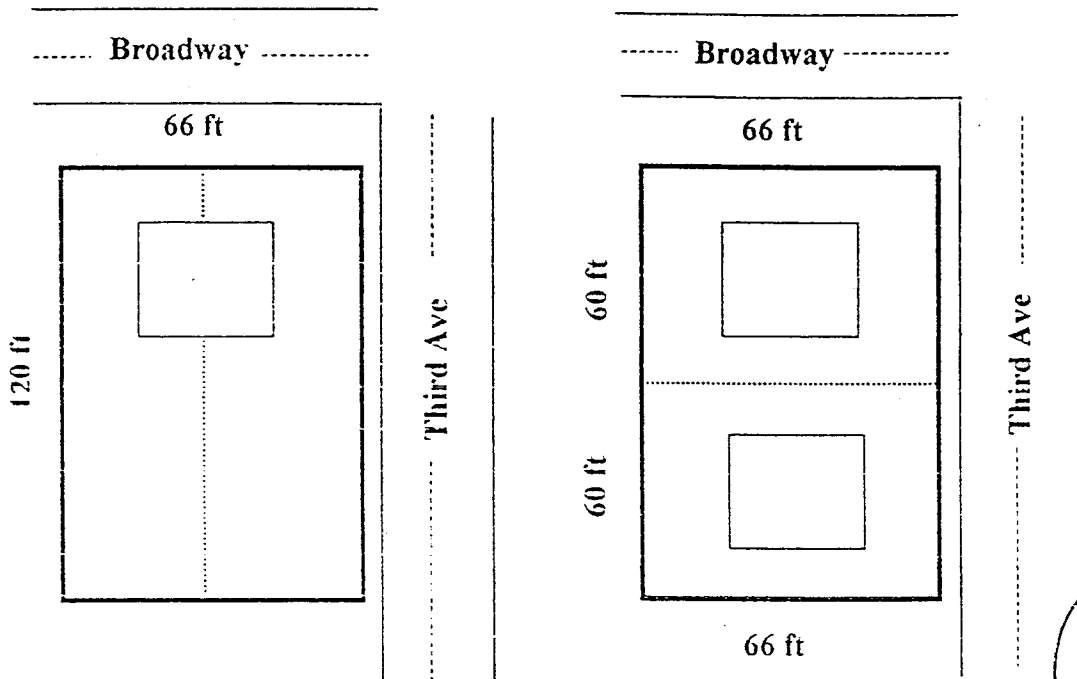
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| MARGARET CHAN | 3722 KESWICK ST | | JUN 5/03 |
| DIAL ROBINSON | 11800 4 th AVE | | JUNE 6/03 |
| M. Yamahaka | 3571 GARRY/ | | JUN 5/03 |
| K. YAMAKAKA | 3571 GARRY/ST. 80 | | JUN 3/03 |

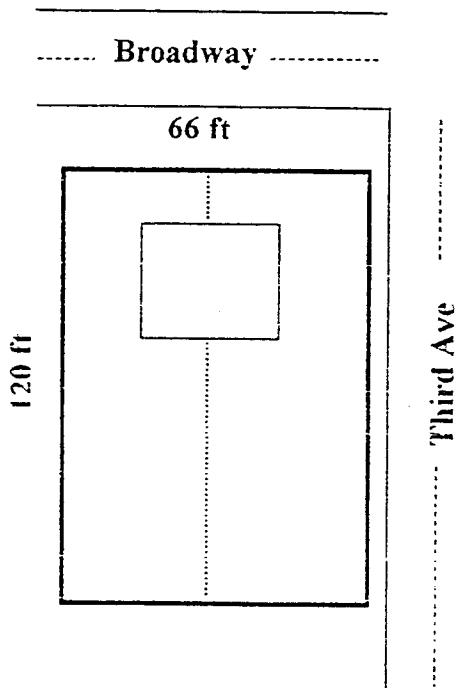
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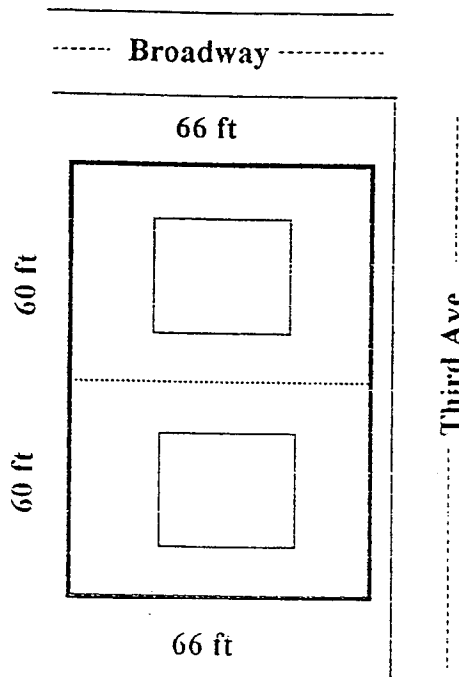
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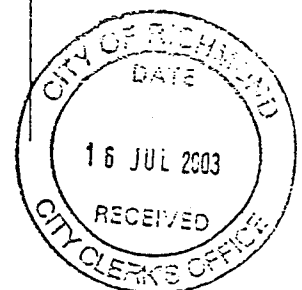


Proposed homes on two lots:



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| Name | Address | Signature | Date |
|-------------|------------------|---------------|--------|
| T. NISHI | 3660 GARRY ST | J. Nishi | 6/8/03 |
| G. MARION | 3740 GARRY ST | Gilles Marion | 6/8/03 |
| D. LARSEN | 3740 GARRY ST | D. Larsen | 6/8/03 |
| S. HARRISON | 3817 Garry St 81 | S. Harrison | |

To our neighbors.

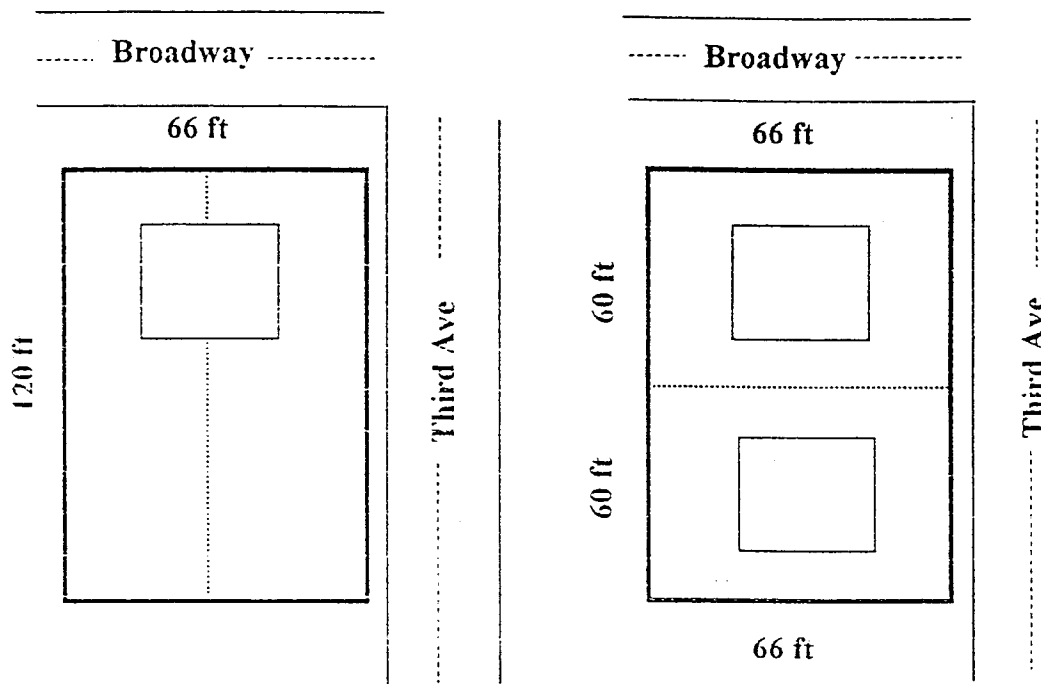
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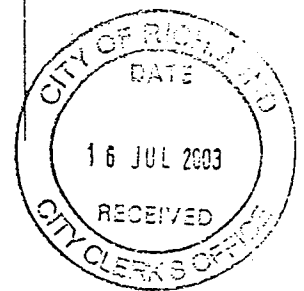
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| MAUREEN KALYN | 4800 MONCTON ST RICH BC | M. Kalyn | June 7, 2003 |
| P. L. L. L. | 3450 GARRY | P. L. L. L. | June 3/00 |
| L. L. L. L. | 3450 GARRY | L. L. L. L. | |
| Rita Krapp | 3565 Garry St. 82 | Rita Krapp | June 5/03 |

To our neighbors,

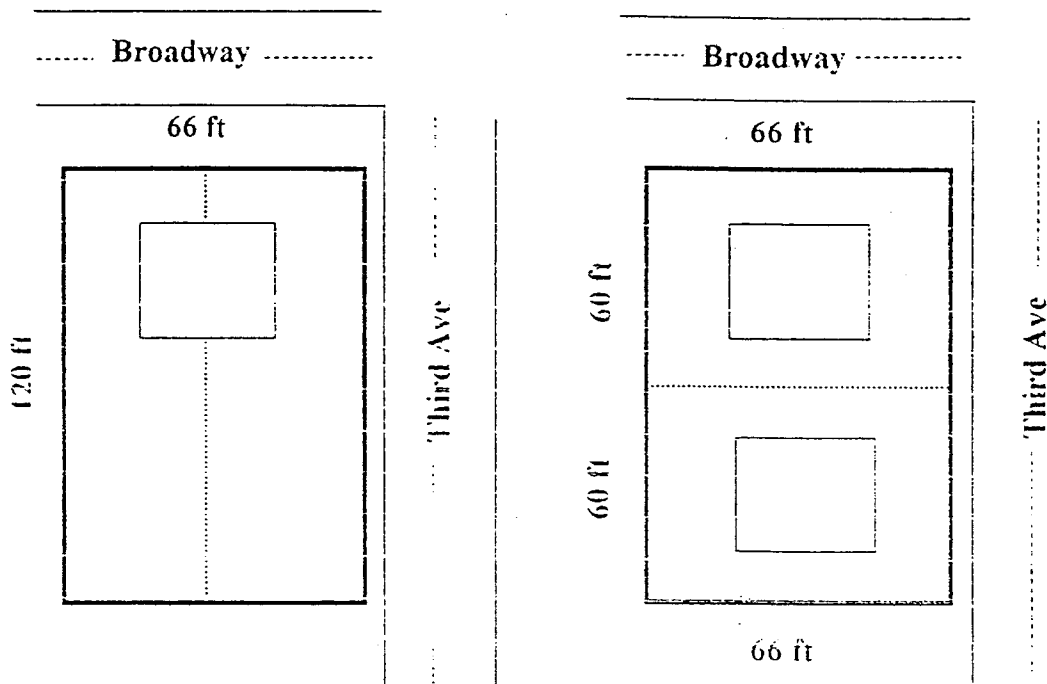
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| CINDY SHUM | 3540 RICHMOND ST. RICHMOND, BC | [Signature] | JUNE 2/03 |
| JANIE SLYE | 3540 RICHMOND ST. | [Signature] | June 2/03 |
| * HARRY OBINASH | 11251 GHAVER | SIGNATURE ON OUTSIDE GROUP SHEET | [Signature] |
| * COLLEEN MCLENNAN | 3940 GEORGIA ST | 83 | [Signature] |

To our neighbors,

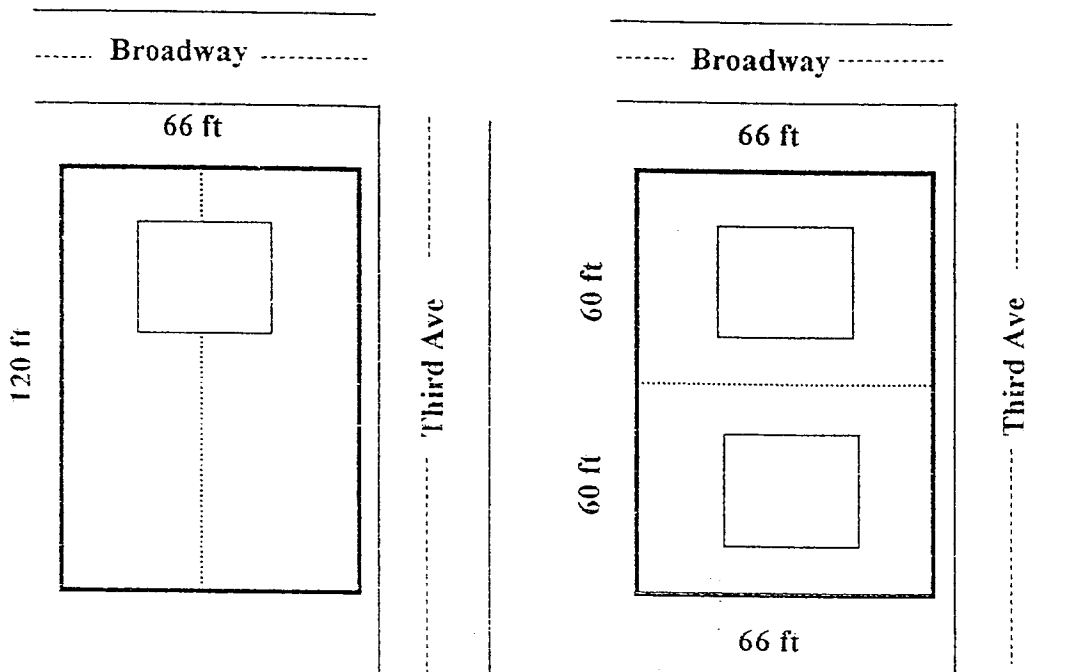
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| Janet Dawns | 3000 Broadway | JN Dawns | June 3/03 |
| Sol MORISHITA | 3260 GEORGIA ST | [Signature] | " |
| MR LORNE SCHMIDT | # 446 GARY ST. | [Signature] | June 03/03 |
| Kreusi Dahlie | 3511 Regent st | 84 [Signature] | 05/06/03 |

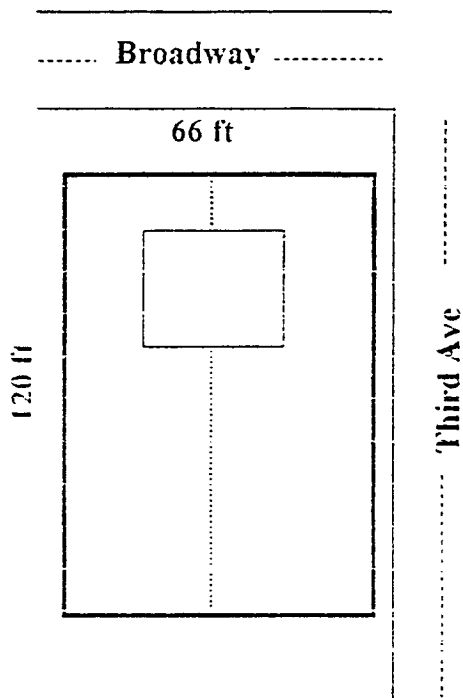
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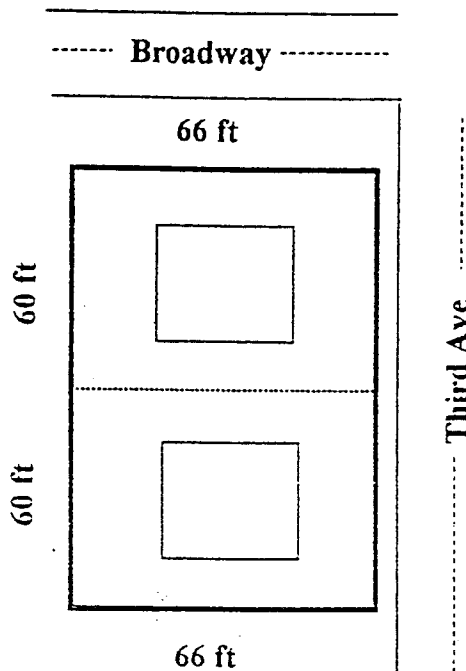
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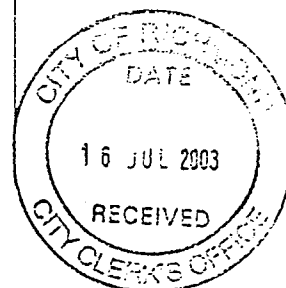


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| Name | Address | Signature | Date |
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| KAZ YONEDA | 8851 SIERPINA DR. RICHMOND | K. Yoneda | 30 JUN/03 |
| GREG & MARY NISHI | 7700 RAILWAY AVE RICHMOND | M. Nishi | JUNE 30/03 |
| PAT & CHRIS TIPPLE | 5580 FLOYD AVE. Richmond | P. Tipple | June 30/03 |
| LORRAINE SHIYOTI | 12-677 COONEY RD RICHMOND BC | L. Shiyoji | June 30/03 |

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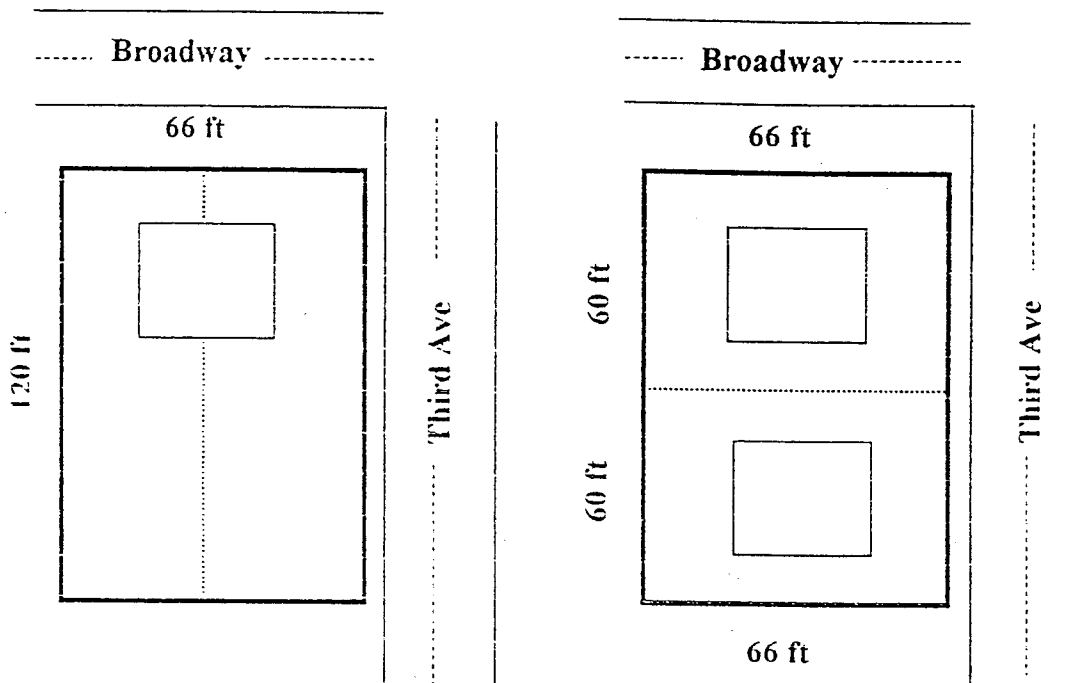
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| HELEN SCHAIBLE | 3231 BROADWAY STREET | Helen Schaible | June 5 2003 |
| ALFRED SCHAIBLE | 3231 BROADWAY ST | Alfred Schaible | June 5 2003 |
| S. MORIMOTO | 3151 BROADWAY ST | S. Morimoto | June 5 2003 |
| G. Yamoluk | 3111 BROADWAY 86 | G. Yamoluk | June 5, 2003 |

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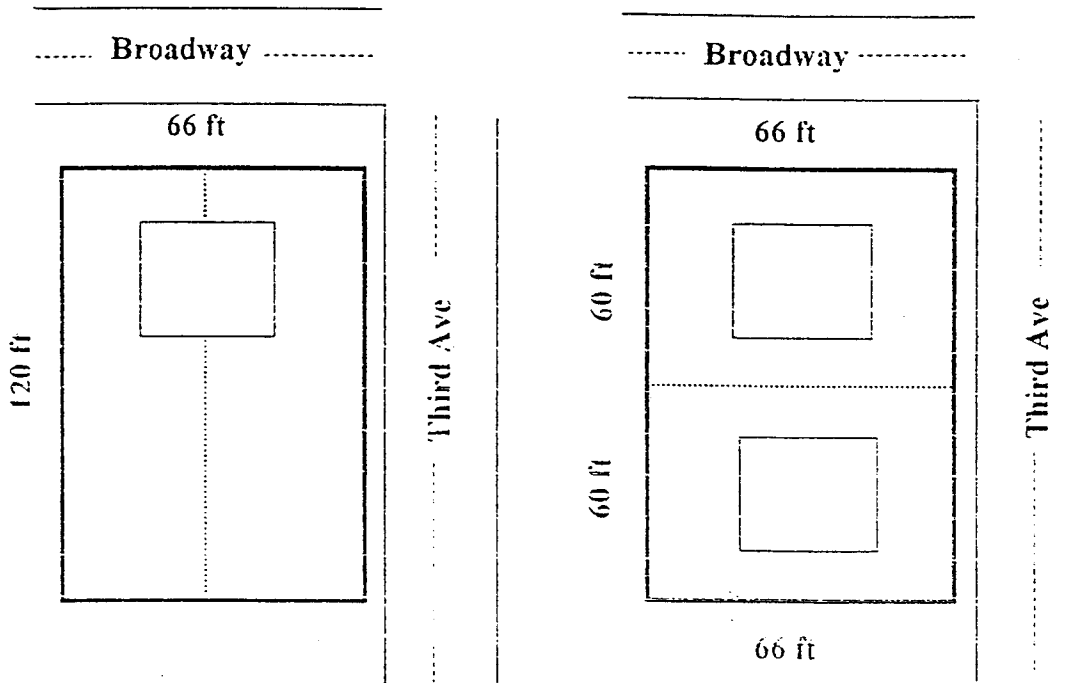
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| MRS. KAY TOLSON | 3580 PLEASANT | K. Tolson | June 2/03 |
| JEFF TRACY SHEWELT | 3531 GEORGETT | J. Tracy | June 2 |
| STEVE & SHIRLEY MORISHITA | 4531 BENJAMIN DR | S. Morishita | June 2 |
| KENT WORDEN | 11160 FOURTH AVE | K. Worden | JUNE 2 |

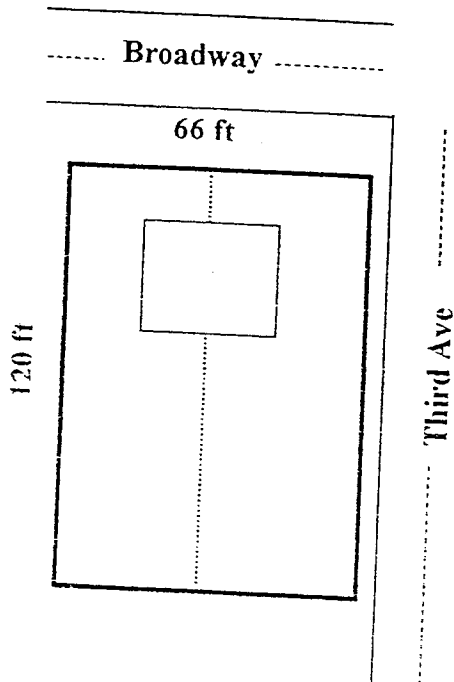
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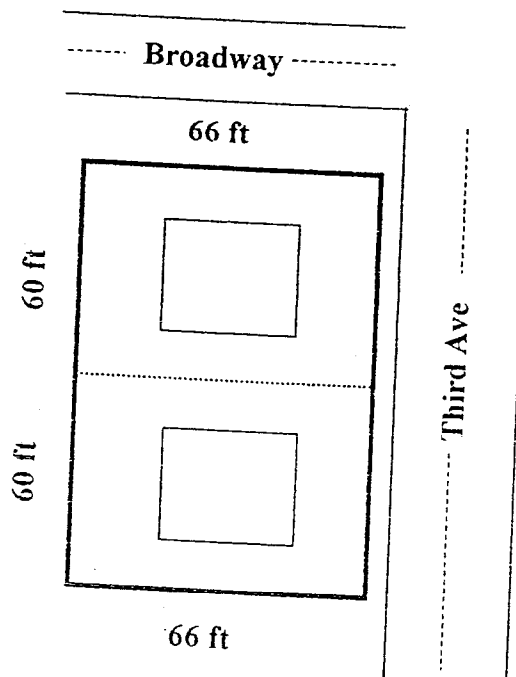
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Existing home on two lots:



Proposed homes on two lots:



Thank you for your support in our endeavor.

Please sign below, Loren Slye.



| Name | Address | Signature | Date |
|----------------|-------------------------------|-------------|-------------|
| B FOREMAN | 3391 Richmond St | B Foreman | JUNE 2 2003 |
| Bell Foreman | 3391 Richmond St | B Foreman | June 2/03 |
| E. Worden | 11160 Fourth Ave. Richmond | e worden | June 2/03 |
| DOUG NEWTON | 11171 3RD AVE RMD. | [Signature] | JUN 02/03 |

To our neighbors,

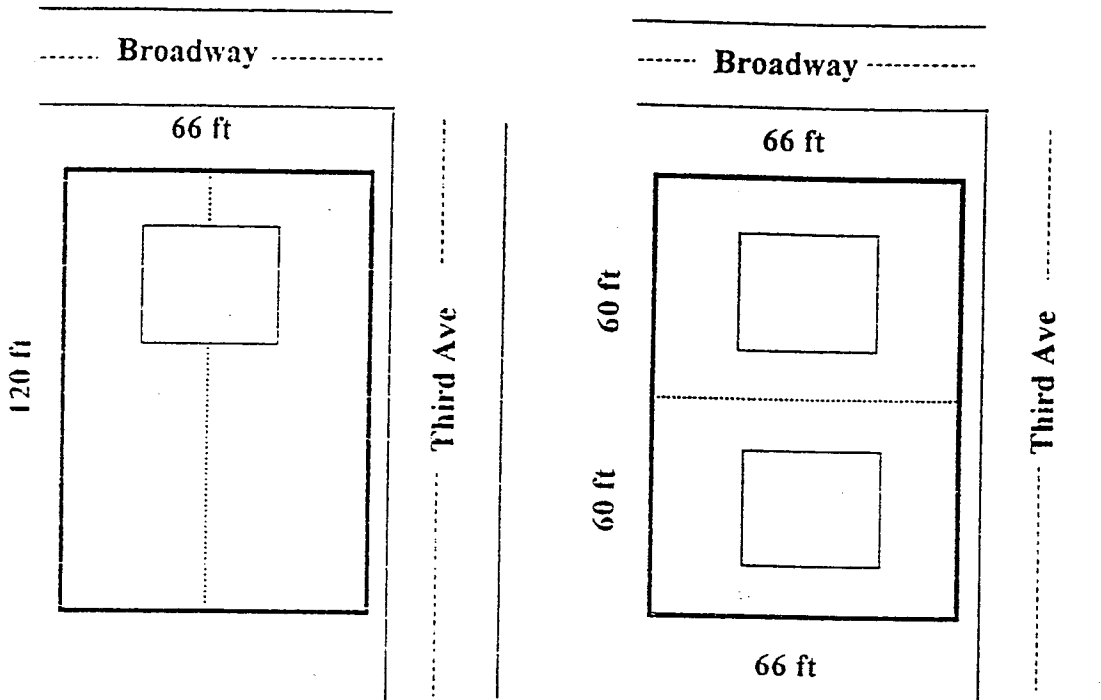
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| Name | Address | Signature | Date |
|--------------|---------------|-----------------------|--------------|
| N HUTCHERSON | 3100 BROADWAY | <i>[Signature]</i> | June 5, 2003 |
| S. CLARRISON | 3000 BROADWAY | <i>[Signature]</i> | June 5, 2003 |
| S Bird | 3011 Broadway | <i>[Signature]</i> | June 5/03 |
| L Bird | 3011 Broadway | <i>[Signature]</i> 89 | June 5, 2003 |

To our neighbors,

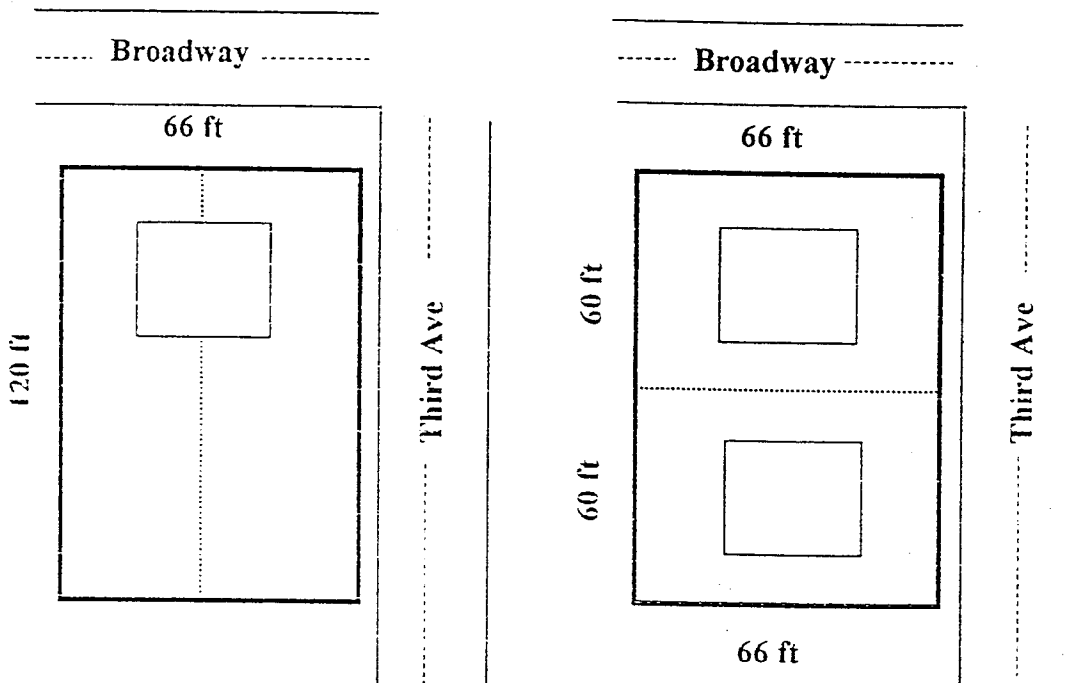
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| R. Fare | 91-11491 TH Ave | R. Fare | June 4/03 |
| H. TABATA | 3691 GARRI ST | H. Tabata | JUNE 4/03 |
| SMITH | 3571 CHATHAM | M. Smith | JUNE 4/03 |
| M. HIRI | 12200 PHOENIX 90 | M. Hiri | June 4/03 |

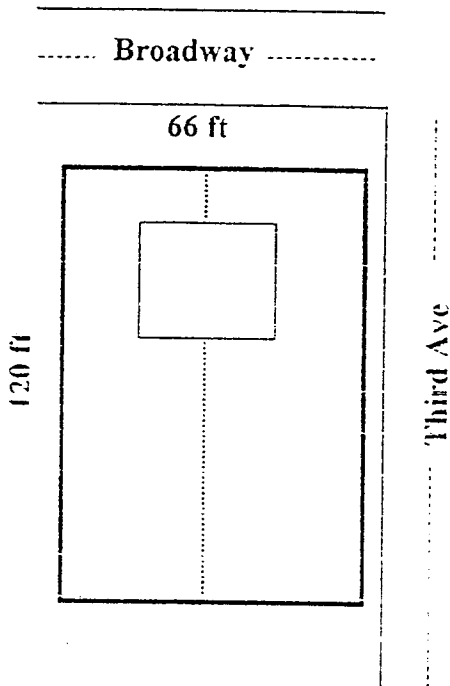
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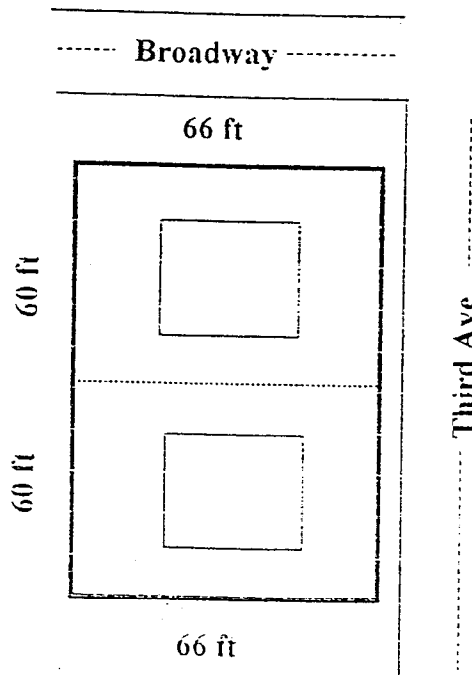
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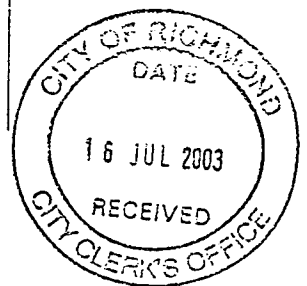


Proposed homes on two lots:



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Please sign below, Loren Slye.



| Name | Address | Signature | Date |
|------------|-----------------|-------------|----------------------|
| D. Larsen | 5011 MONCTON | [Signature] | June 7, 03 |
| MIKIO HANA | 4840 MONCTON ST | [Signature] | June 7/24/03 |
| M. P. JACK | 4780 MONCTON | [Signature] | " 7 ³ /03 |
| S. KALYN | 4800 MONCTON ST | [Signature] | June 7/03 |

To our neighbors,

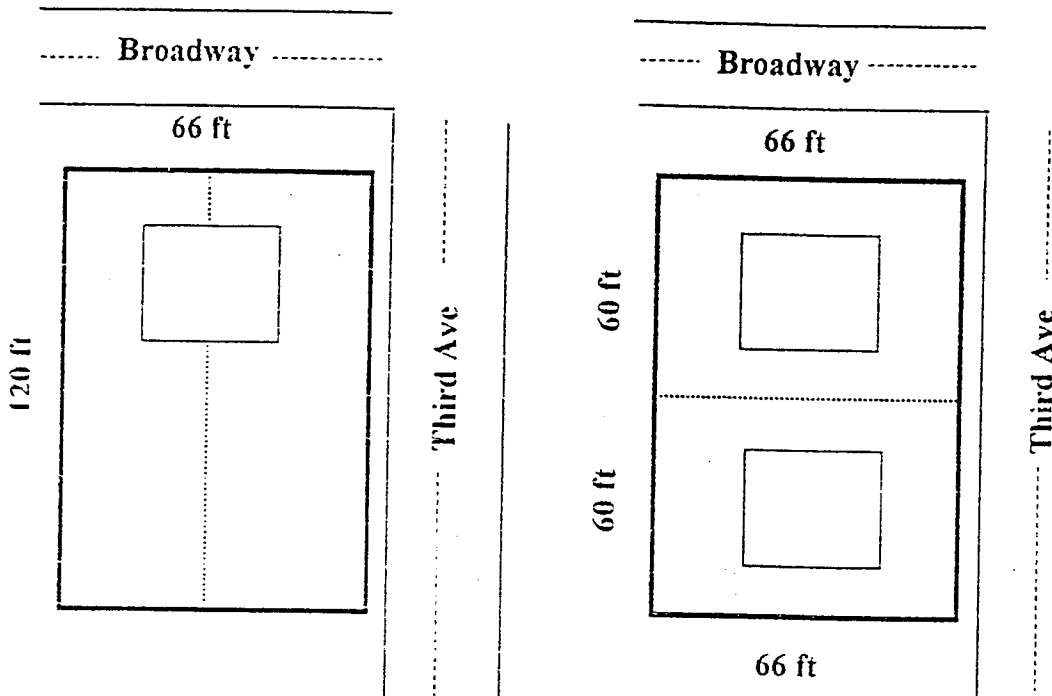
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|----------------|--|-------------|------------|
| T. YAMANAKA | 3895 BROADWAY ST. RICH., B.C. V7E2Y | T. Yamanaka | JUNE 3/003 |
| Carla Boyce | 3940 BROADWAY RICH. B.C. V7E2Y | Carla Boyce | JUNE 03 03 |
| Wendy Boyce | " | W. Boyce | June 03 03 |
| MARILEE FISHER | | M. Fisher | |

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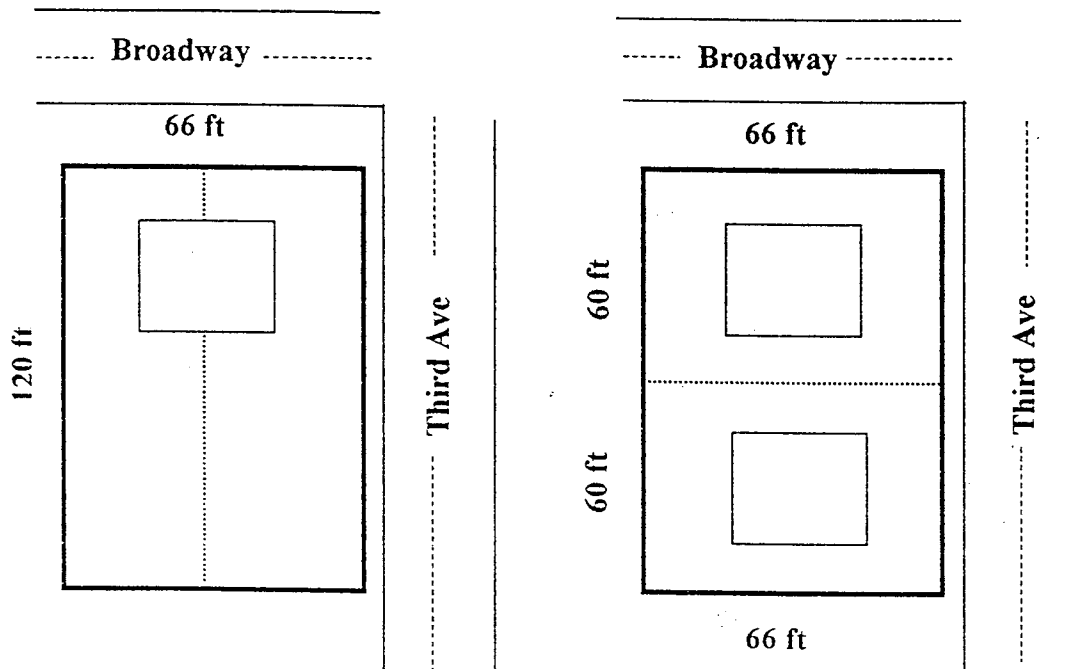
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|-------------------|--------------------------------|-------------------------|------------|
| ROBERT MACDONALD | 57 YRS IN STEVESTON | <i>Robert MacDonald</i> | June 1/03 |
| CHRISTOPHER KUNRO | 3880 CHATHAM ST. | <i>Chris Kunro</i> | June 4/03 |
| JAMES MORAO | 11200 BARKENTINE PL RICH. | <i>James Morao</i> | JUNE 11/03 |
| ROB MATSUZAKI | 3831 STEVESTON HWY RICHMOND BC | <i>Rob Matsuzaki</i> | JUNE 11/03 |

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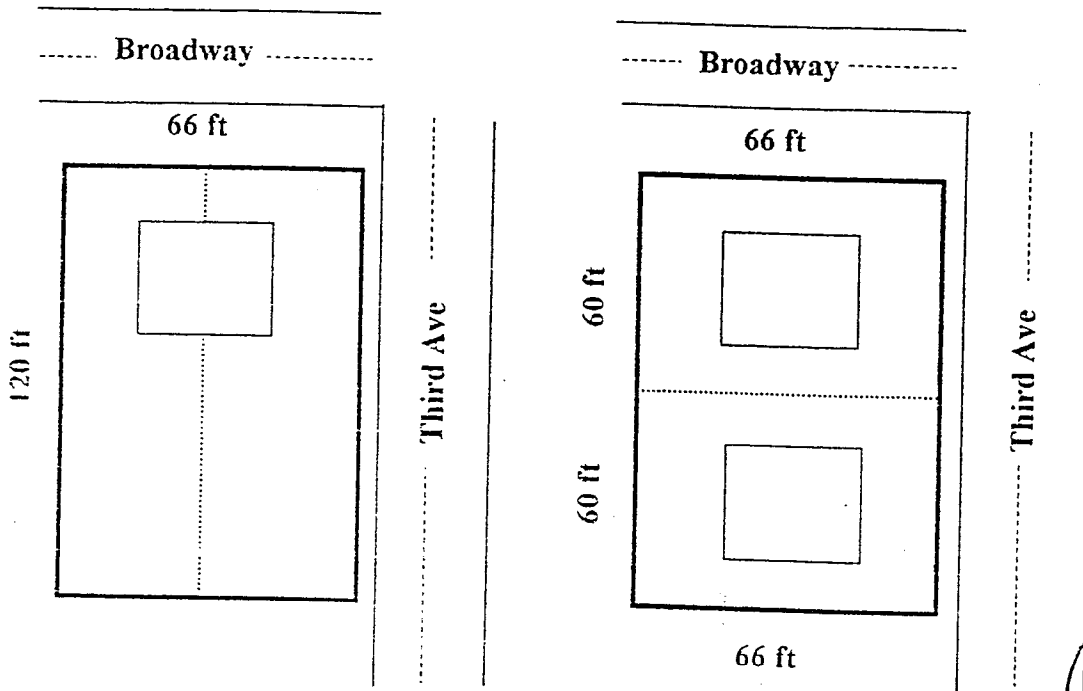
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| Name | Address | Signature | Date |
|----------------|------------------|----------------------------------|--------------------------|
| Cathy Williams | 3800 Georgiast | Cathy Williams | June 9 th /03 |
| PATRICK B. | 3060 Georgiast | [Signature] | " |
| KIRBY G. | 11511 N. 4th St. | [Signature] | June 9 th |
| * RANDY AUSMAN | 3620 REGENT | SIGNATURE ON OTT SIDE CARD SHEET | [Signature] |

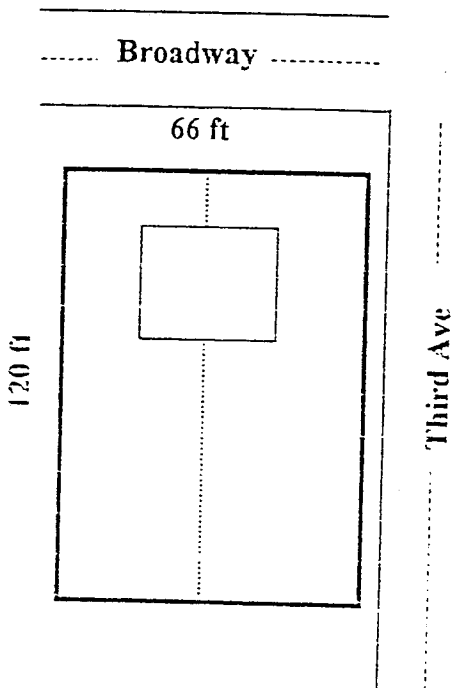
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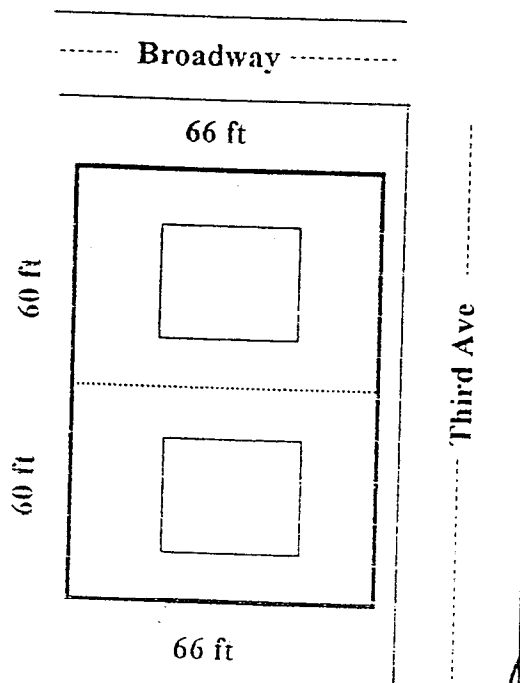
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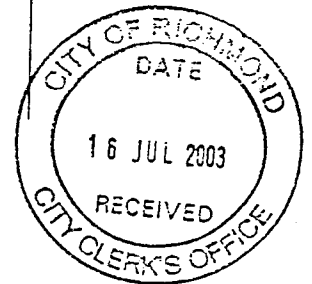


Proposed homes on two lots:



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| Name | Address | Signature | Date |
|----------------|-----------------|-------------|-----------|
| GAIL VAN DYKE | 3740 Georgia St | [Signature] | June 9/03 |
| FIONA GUERRERO | 3744 GEORGIA ST | [Signature] | JUNE 9/03 |
| DEWNYA LLOYD | 3740 GEORGIA ST | [Signature] | June 9/03 |
| KATH MURRAY | 3900 Georgia St | [Signature] | June 9/03 |

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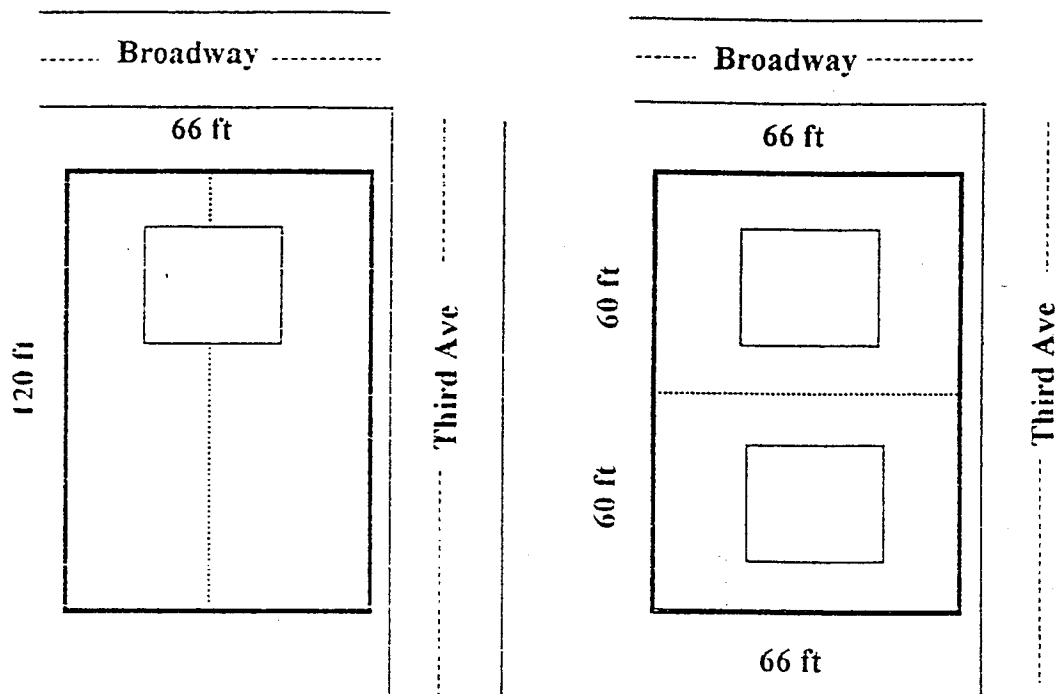
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| Doreen Waisi Hawk | 3671 BROADWAY | Loren Waisi Hawk | June 3/03 |
| Mary M. Okabe | 3791 BROADWAY | MARY M OKABE | June 3/03 |
| ANTHONY CHIU | 3831 BROADWAY | Anthony Chiu | JUN 3/03 |
| HENRY LAM | 3871 Broadway 96 | Henry Lam | Jun 3/03 |

To our neighbors.

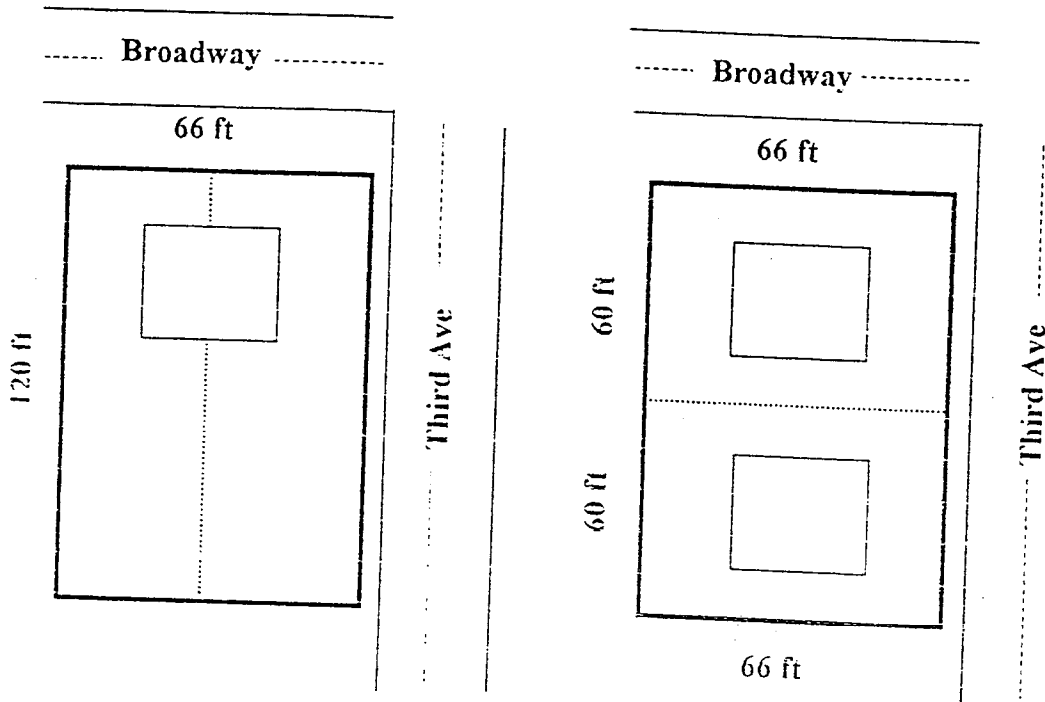
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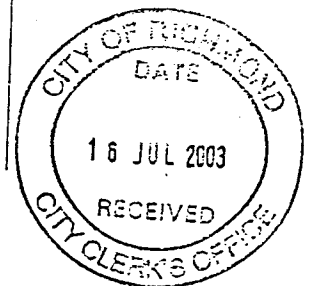
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| Name | Address | Signature | Date |
|----------------|-----------------|-------------|--------|
| DEAN GOLDEN | 11520 THIRD AVE | [Signature] | 6.8/03 |
| M. YOSHIDA | 3560 GARRY ST | [Signature] | 6.8/03 |
| D. WOOD | 3580 GARRY ST. | [Signature] | 6.8/03 |
| J. M. PETERSON | 3666 GARRY ST | [Signature] | 6.8.03 |

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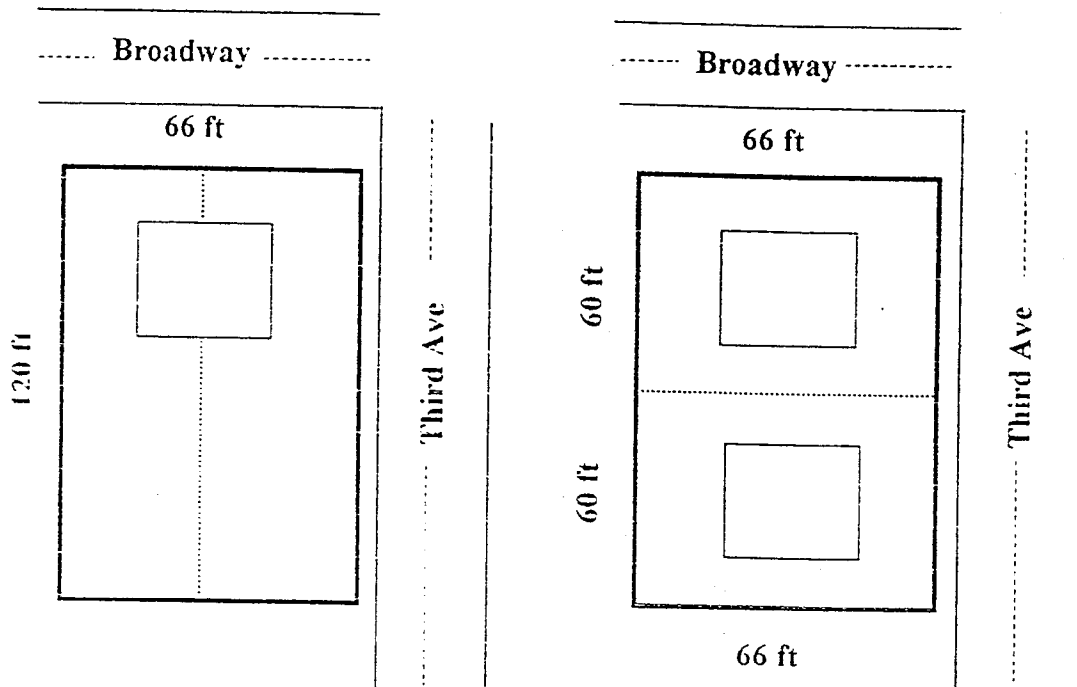
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| T. SAGERT | 11671 2 nd AVE | <i>[Signature]</i> | June 8/03 |
| C. Sagert | 11671-2nd AVE | <i>[Signature]</i> | June 8/03 |
| B. HURD | 11571-4 th AVE | <i>[Signature]</i> | 6/8/03 |
| <i>[Signature]</i> | 11571 4 th AVE | <i>[Signature]</i> | 6/8/03 |

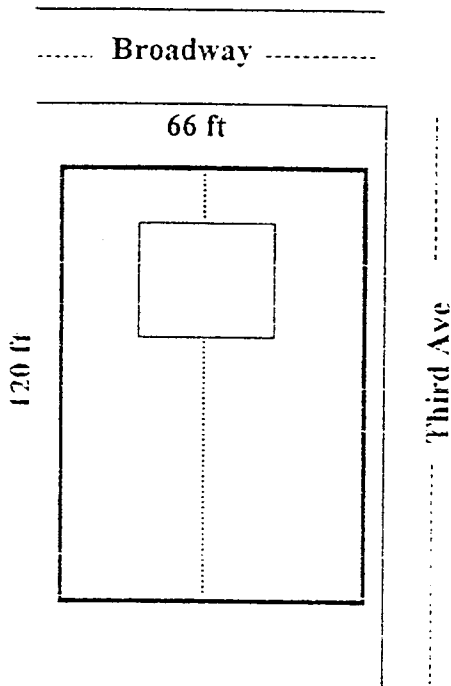
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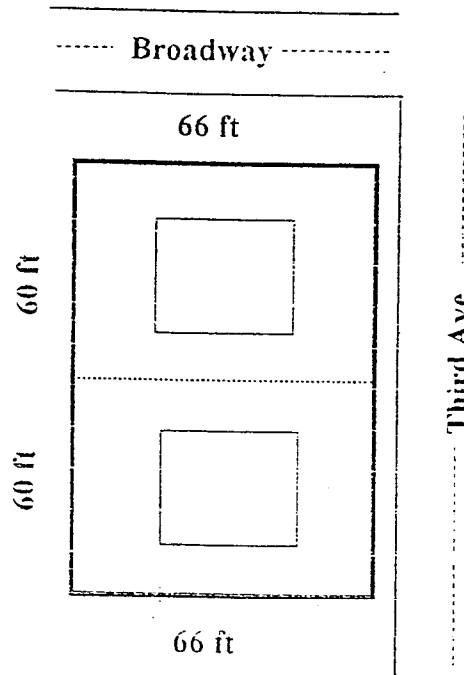
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| Name | Address | Signature | Date |
|-------------|-------------------|----------------|----------|
| MIKE BALL | 3591 GARRY STREET | [Signature] | 06/08/03 |
| Rob Loh | 3611 Garry St | [Signature] | 06/08/03 |
| A. BAWA | 3631 GARRY ST | [Signature] | 06/08/03 |
| Kent Somers | 3651 GARRY ST | 99 [Signature] | 06/08/03 |

To our neighbors.

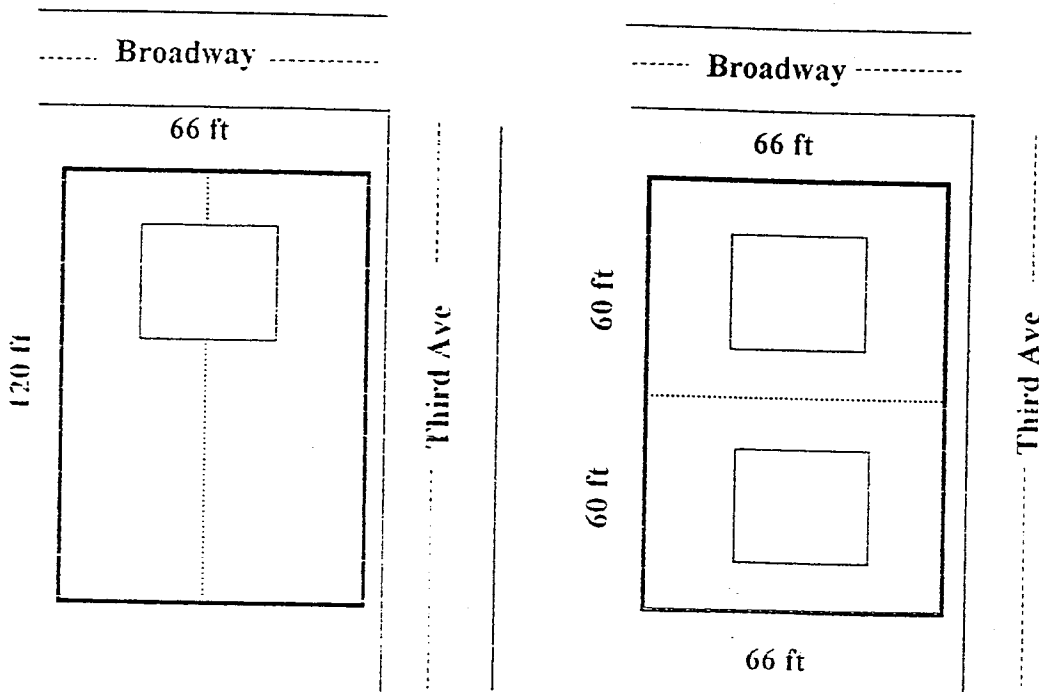
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| Beth Montgomery | 3971 Gray St | [Signature] | JUN 5/03 |
| Renae Montgomery | 3971 GRAY ST | [Signature] | JUN 9/03 |
| Trevor Kotima | 11531 No 4 | [Signature] | JUN 8/03 |
| McCall | 11531 #1 RD. | [Signature] | JUN 8/03 |
| McCall | | | |

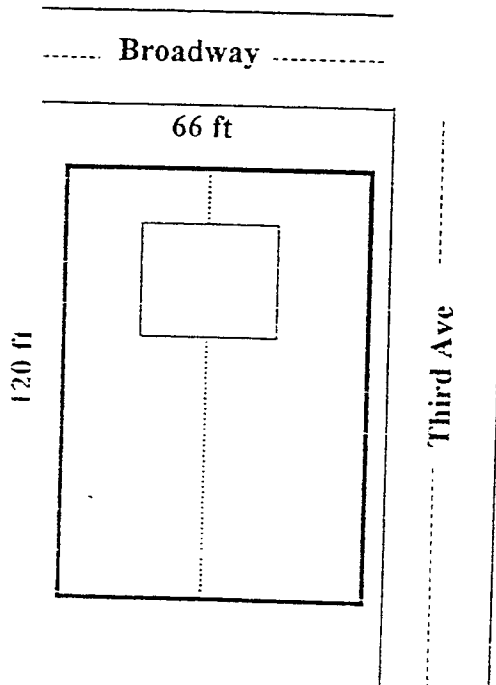
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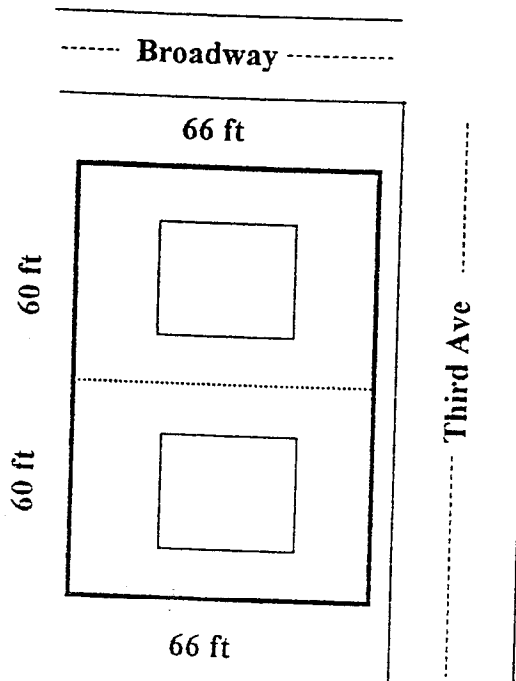
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| RAM LINGAM | 11660-4TH AVE., RICHMOND | | JUNE 8/03 |
| ANDREW KOBAYASHI | 3531 GARRY ST | | JUNE 8/03 |
| YUKIKO KOBAYASHI | 3531 GARRY ST 101 | | JUNE 8/03 |
| ELIZABETH REGER | 11571 Third Ave | | JUNE 8/03 |

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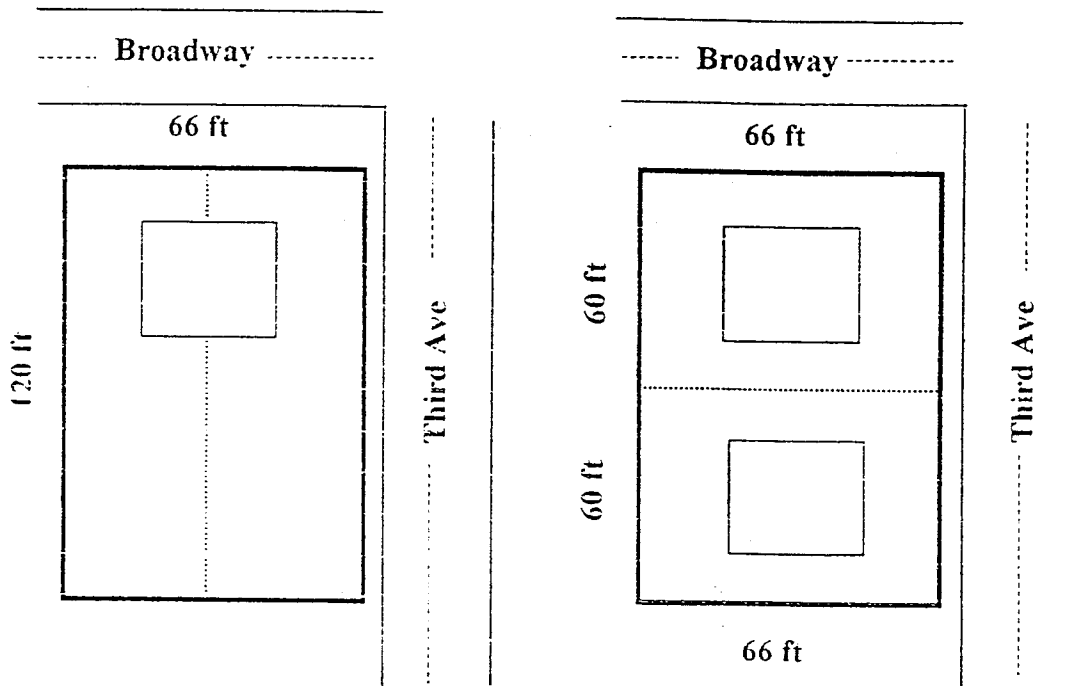
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| Robert & Carol Mitchell | 3031 Broadway St. Richmond, BC | Carol Mitchell | June 05/03 |
| Debbie + Rob Cole | 3020 Broadway St. | Rob Cole | June 5/03 |
| HELEN CURRIE | 3111 Richmond St. 102 | Helen Currie | June 5/03 |
| JOHN CURRIE | 3111 Richmond St. | [Signature] | June 5/03 |

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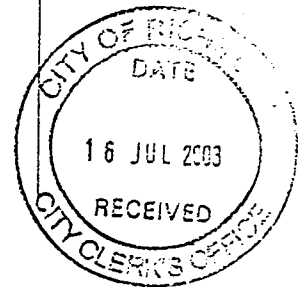
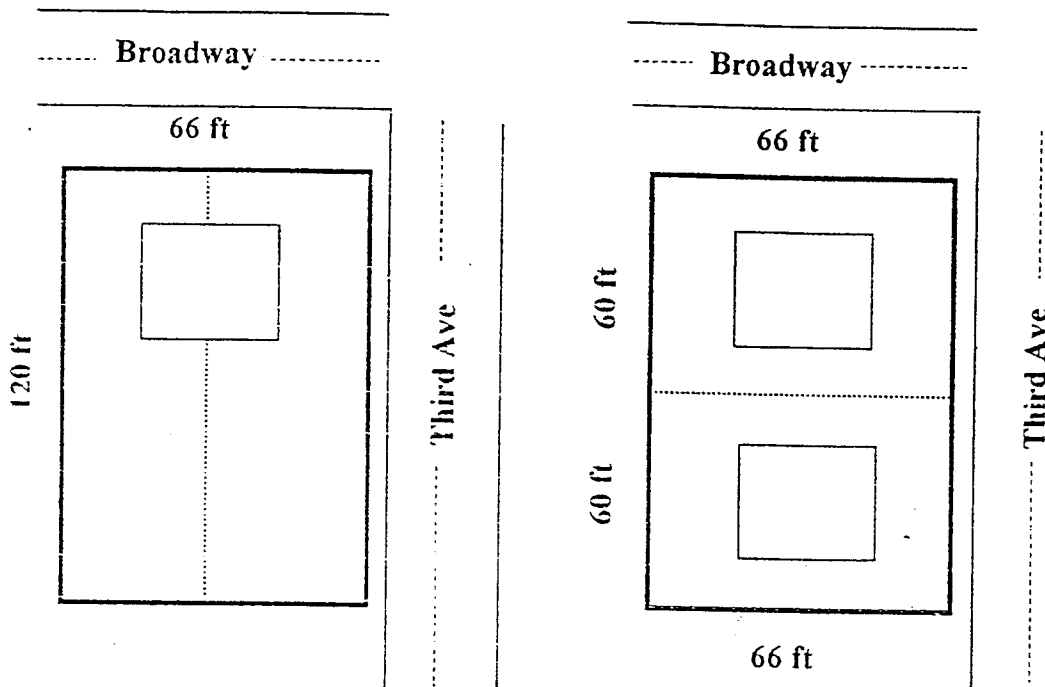
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| Sharon E. Lyons | 3151 Chatham St. | <i>Sharon Lyons</i> | June 05, 2003 |
| Trina Soboleva | 3181 Chatham St. | <i>Trina Soboleva</i> | June 08, 2003 |
| Alex DOUBROV | 3191 Chatham St. | <i>Alex Dobrov</i> | June 08, 2003 |
| SONIA JEYAKHANSAN | 11991 4TH AVE. 103 | <i>Sonia Jeyakhan</i> | June 5/03 |

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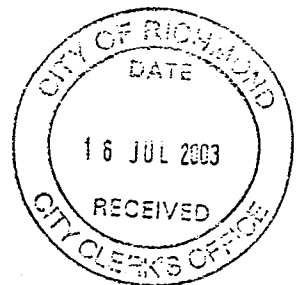
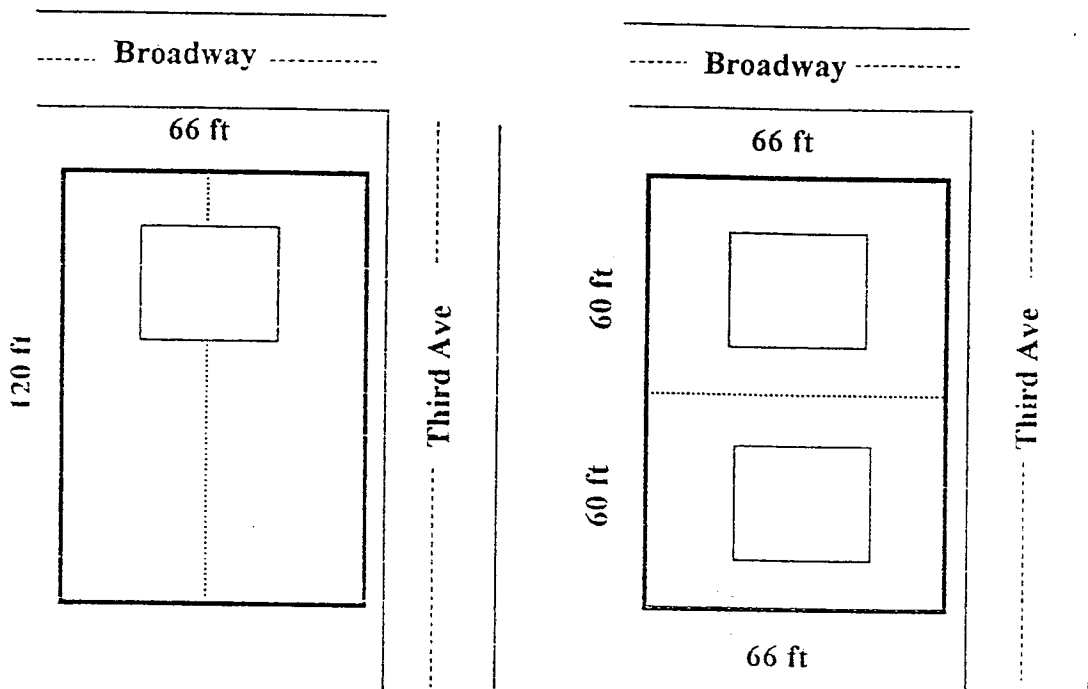
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| MARY SAKATA | 11831 Nal R.D. | M. Sakata | June 3 |
| Steve Williams | 3852 Richmond St. | Steve Williams | June 3/03 |
| Helen Foster | 3846 Richmond St | Helen Foster | June 3-03 |
| Lucas | 3830 Richmond St | Lucas | June 3-03 |

C. ROBBINS 38-11491 7th Ave CRRobbins June 7th

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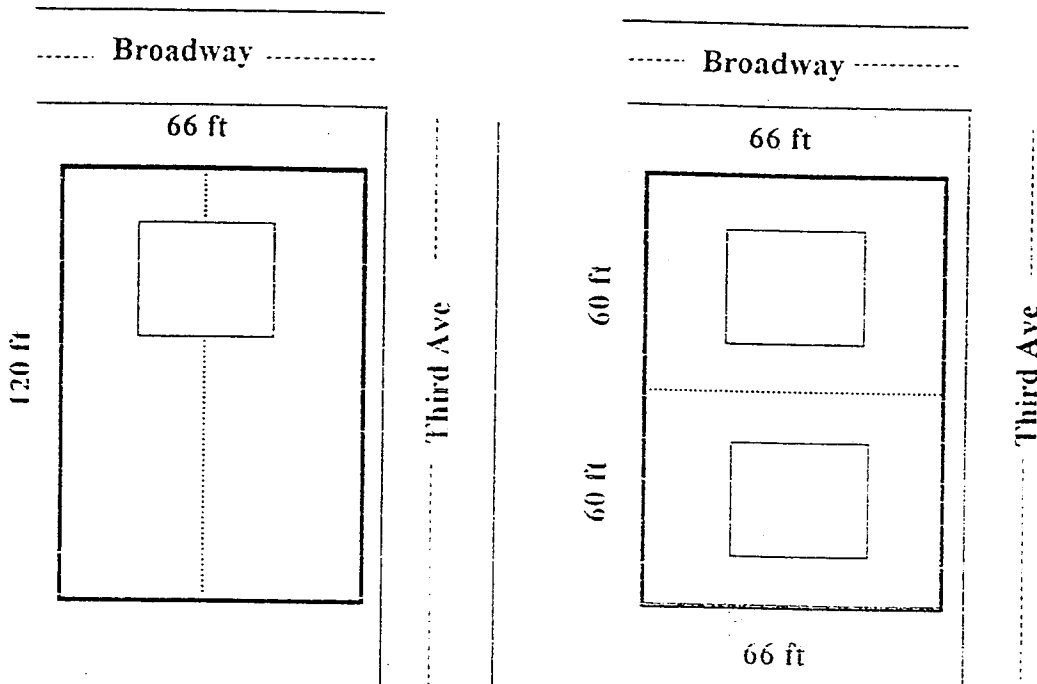
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|--------------|-----------------|-------------|--------------|
| BILL O'ROCKE | 11760 2ND AVE | [Signature] | 8 JUN 03 |
| [Signature] | - - - | [Signature] | - - - |
| MORCHAVES | 3085 WILLOWDALE | [Signature] | JUNE 08/2003 |
| S GELDER | 3820 GAILLY 105 | [Signature] | JUN 08 2003 |

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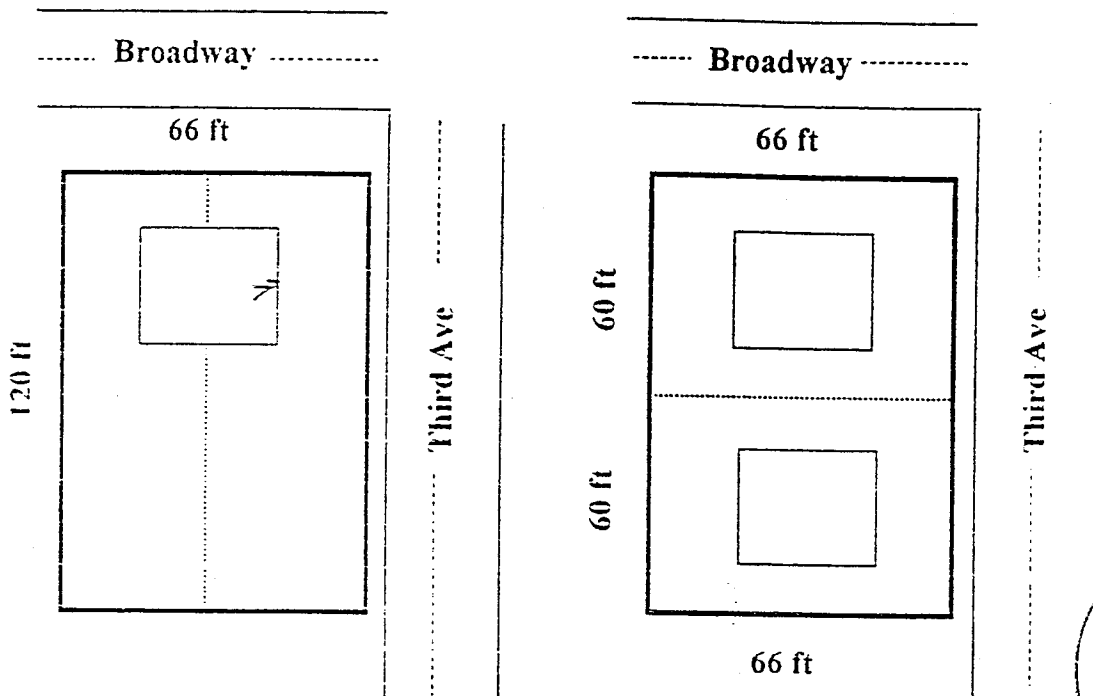
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|-----------------|------------------------|--------------|------------|
| E. Brancione | 3858 Regent St. | E. Brancione | June 15/03 |
| Peter Brancione | 3000 Regent St | [Signature] | June 15/03 |
| TRAVIS STICKLER | 3040 Broadway St. Dept | [Signature] | |
| 106 | | | |

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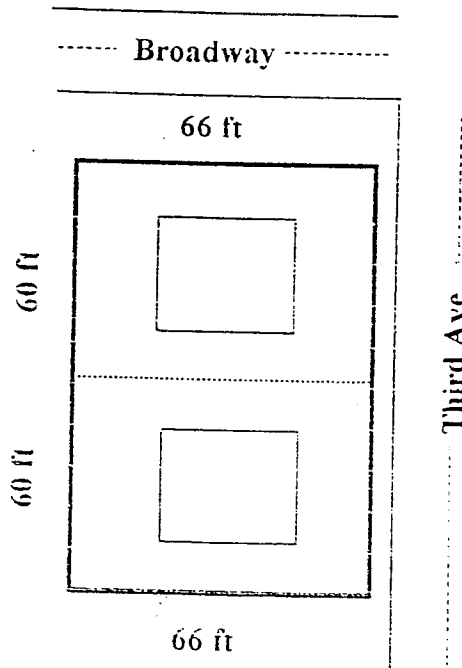
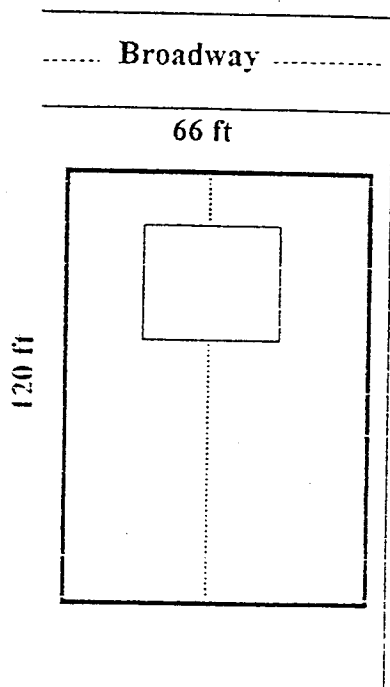
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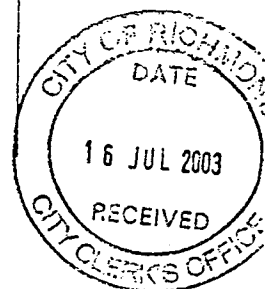
Existing home on two lots:

Proposed homes on two lots:



Thank you for your support in our endeavor.

Please sign below, Loren Slye.



| Name | Address | Signature | Date |
|------------------|---------------------|-------------|--------------|
| ROBERT LITTON | 11991 ASPRAY DR | [Signature] | June 3, 03 |
| ✓ HARRY ORSQUITH | 11251 6TH AVE | [Signature] | June 3/03 |
| GAIL MUNICH | 205-3631 Chatham St | [Signature] | June 2 03/03 |
| STAN NIEDIALSKI | 11100 THIRD AVE | [Signature] | JULY 15/03 |

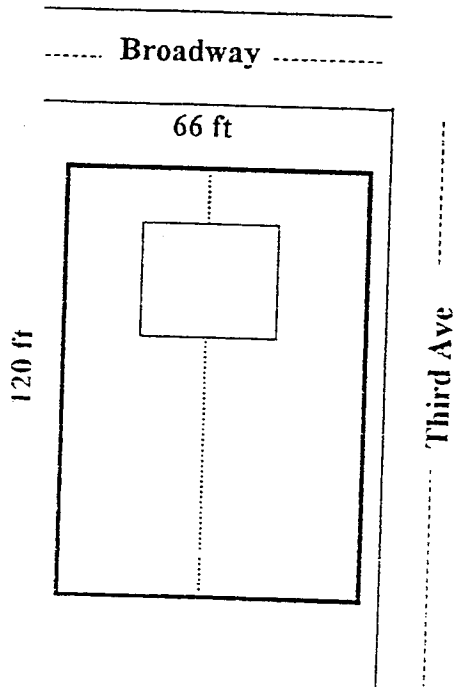
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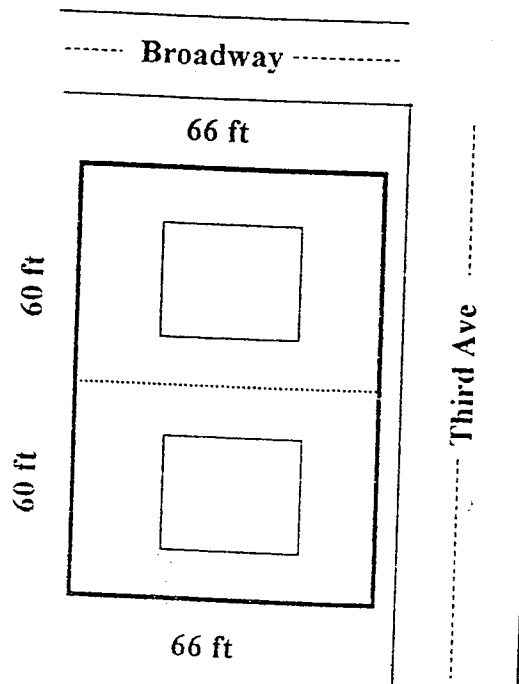
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Proposed homes on two lots:



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Please sign below, Loren Slye.

| Name | Address | Signature | Date |
|-----------------|-----------------|------------------|-------------|
| Rigen Carefoot | 3326 Pleasant | [Signature] | June 12 /03 |
| Gerdi Bell | 3631 Georgia | [Signature] | June 12 /03 |
| D NIEDIALSKI | 11100 Third Ave | [Signature] | July 13 /03 |
| Chih-Sing Huang | 11060 Third Ave | CHIH-SHING HUANG | July 15/03 |

To our neighbors,

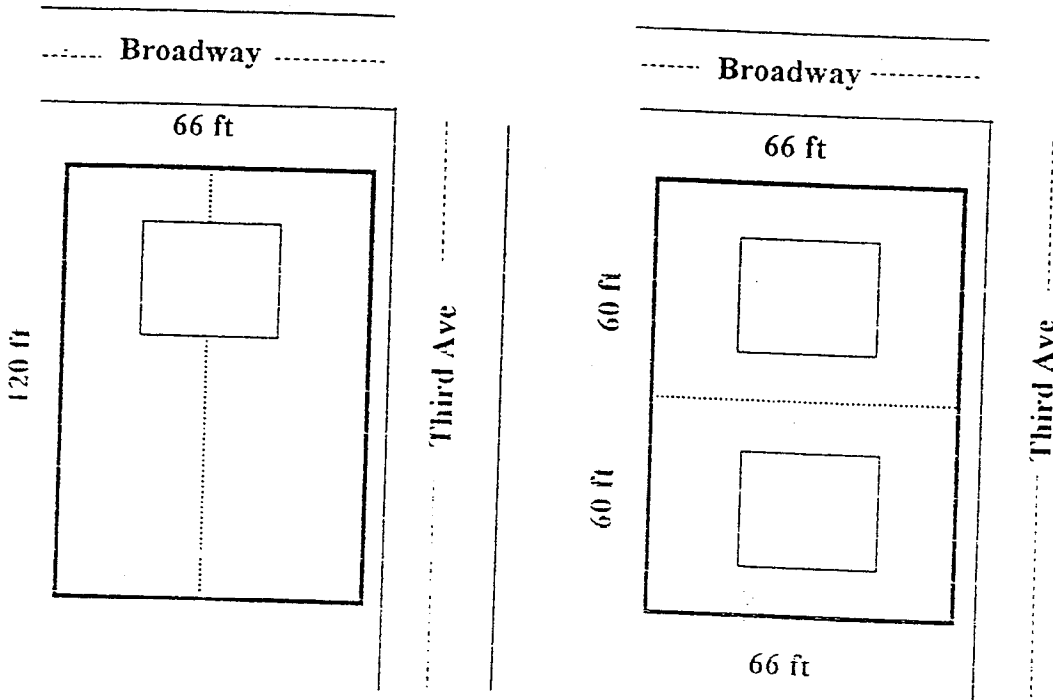
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| Name | Address | Signature | Date |
|--------------|-----------------------------------|----------------|--------------|
| Alisdall | 48-11291 7th Ave Richmond V7E 4J3 | Alisdall | June 8, 2003 |
| J. Johnstone | 11480 7th Ave V7E 5S1 | L.J. JOHNSTONE | June 8, 2003 |
| Kerri Kosaka | 5580 Goldeneye | Kerri Kosaka | June 8/2003 |
| Annal Newton | 11171 3rd Ave 109 | Annal Newton | July 15/2003 |

To our neighbors,

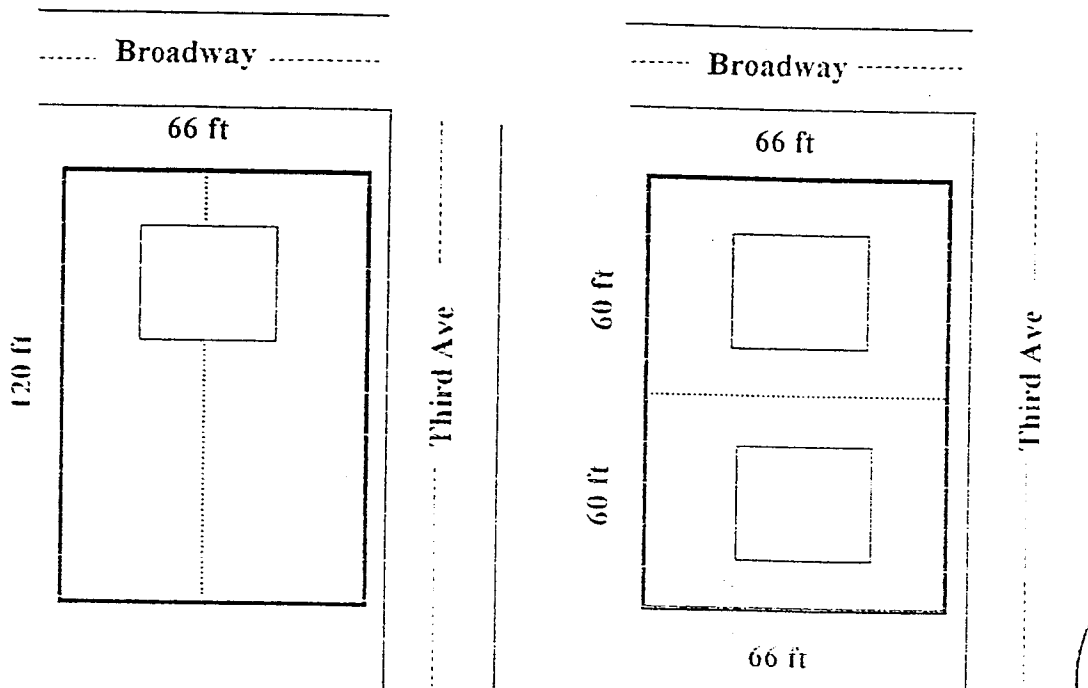
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|----------------|------------------|-----------------------|------------|
| Gerry P. Smith | 11760 9th Ave | <i>Gerry P. Smith</i> | June 2/03 |
| Kathy Dawson | 3520 Richmond St | <i>Kathy Dawson</i> | June 2/03 |
| Ed Olette | 3531 Richmond St | <i>Ed Olette</i> | June 2/03 |
| RON HORN | 3540 HUNT 110 | <i>Ron Horn</i> | July 15/03 |

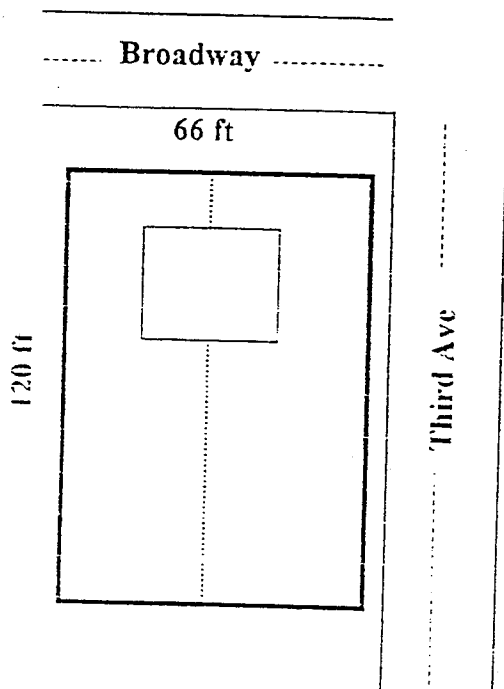
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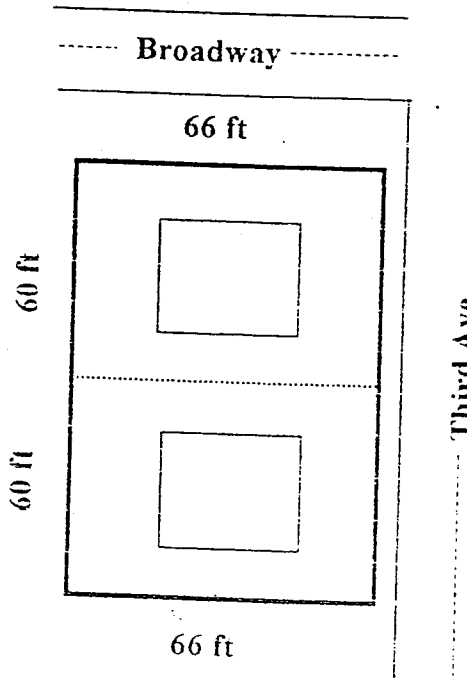
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| Name | Address | Signature | Date |
|-----------------------------|---------------|-------------|----------|
| N. K. M. & S. H. RICHARDSON | 11226 2ND AVE | [Signature] | 10/06/03 |
| Janie Slye | 11220 2nd Ave | [Signature] | 10/06/03 |
| | | | |
| | | | |

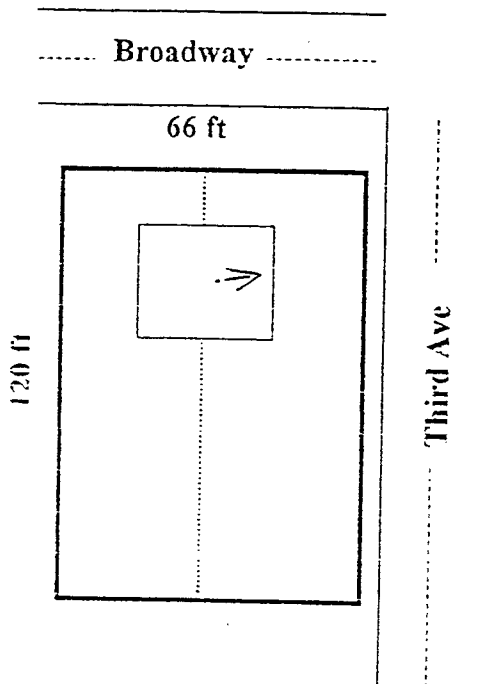
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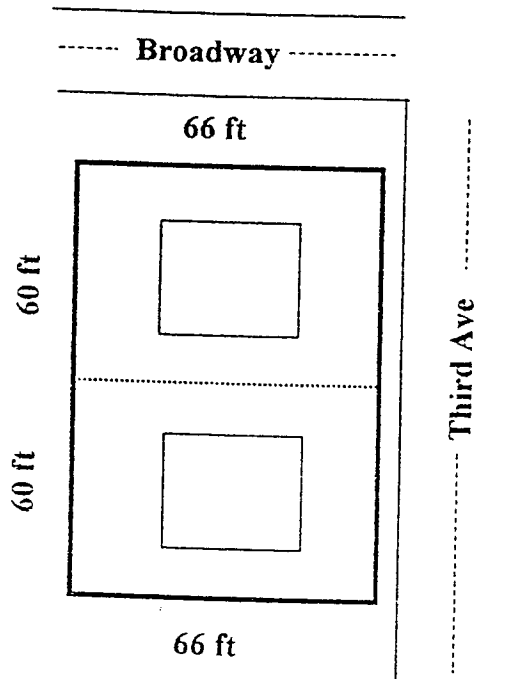
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| Name | Address | Signature | Date |
|------------------|-------------------|-----------|-----------|
| David Lamoureux | 8431 Ryan Rd Rich | | |
| Darren Bernhardt | 3760 Georgia St. | | June 9/03 |
| | | | |
| | | | |

To our neighbors,

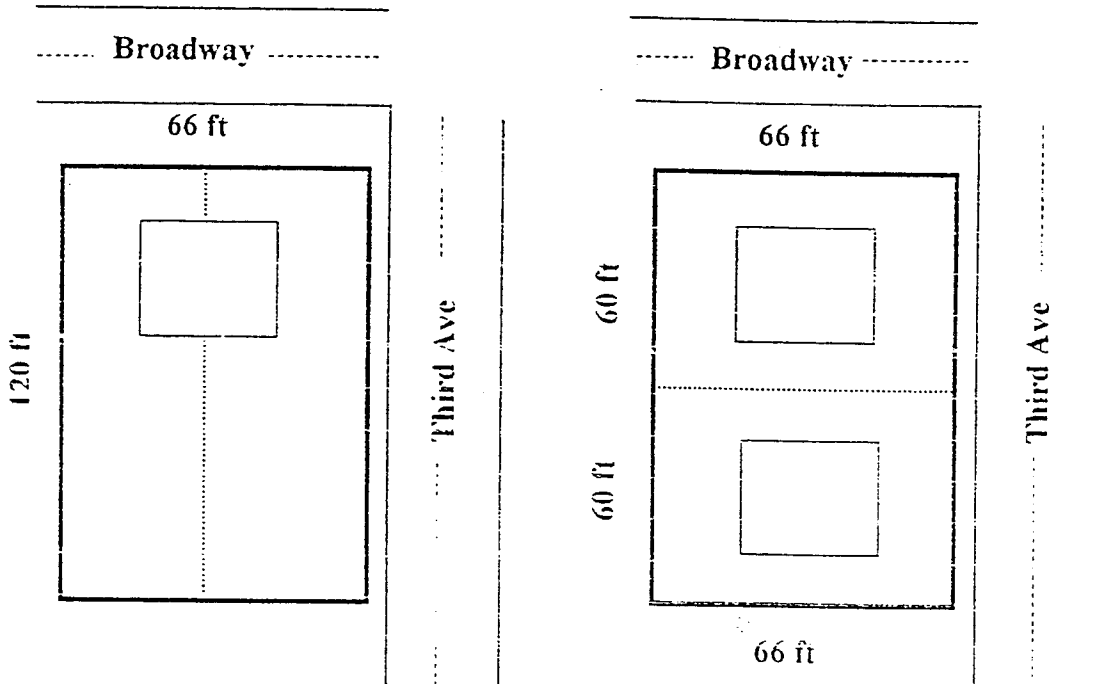
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|-------------------|---------------------------|--------------|---------------------------|
| Dakara Gourley | 3240 Springthorne | D. Gourley | June 2/03 |
| CHRIS GOURLEY | 3240 SPRINGTHORNE | [Signature] | JUN 2/03 |
| STEVEN BROWN | 3240 SPRINGTHORNE | [Signature] | JUNE 4 th 2003 |
| FRANCES NUBAKHIDI | 11451-4 th AVE | F. Nubakhami | June 5/03 |

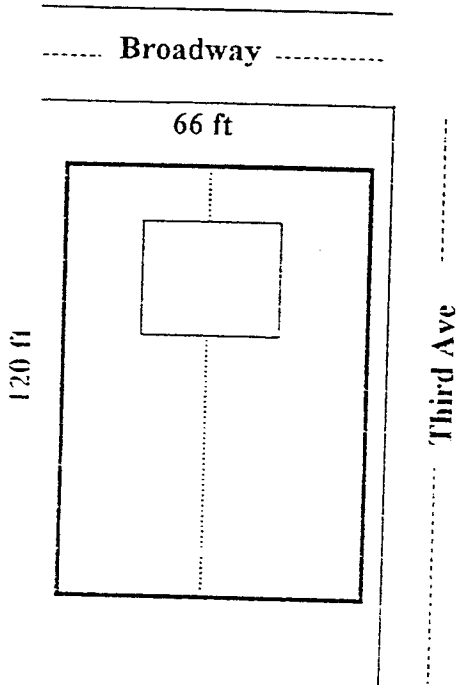
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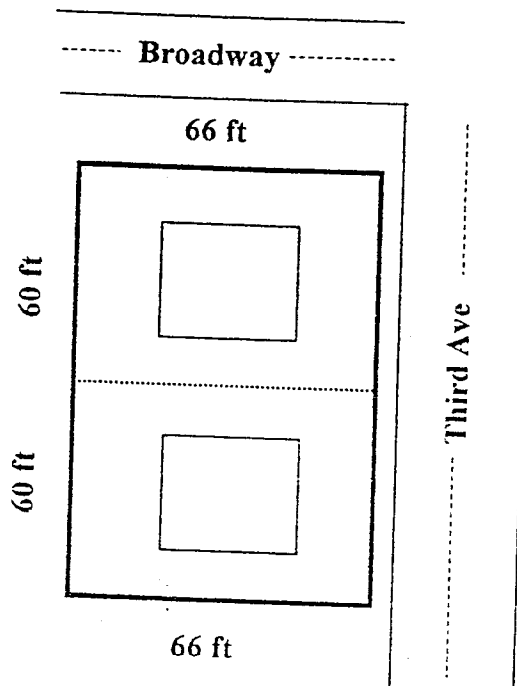
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|-----------|-----------------|-----------|----------|
| J JOHNSON | 3191 GEORGIA ST | J Johnson | 11/06/03 |
| | | | |
| | | | |
| | | | |

SCHEDULE 23 TO THE MINUTES
OF THE REGULAR MEETING
FOR PUBLIC HEARINGS HELD
ON JULY 21ST, 2003.

100 PLUS SIGNATURE
OUTSIDE OF
STEVESTON

IN SUPPORT

OF VARIANCE PERMIT
#DVO3-230499
SLYE FAMILY



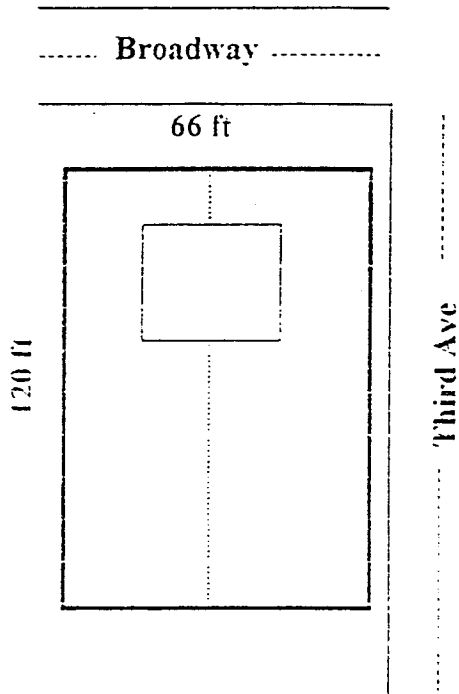
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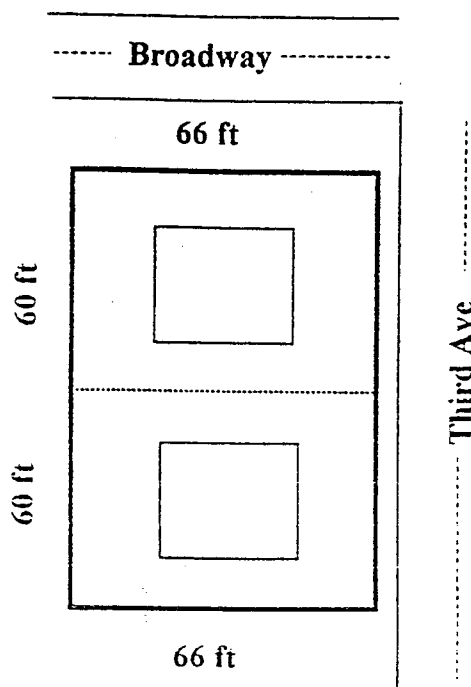
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| Name | Address | Signature | Date |
|---------------------------------------|--|--------------------|------------|
| WIN GREENHILL | 4651 MAHOD DR. | <i>[Signature]</i> | 2003-07-08 |
| MARJORIE KILIAN | 10151 ST VINCENTS PL TRND | <i>[Signature]</i> | 2003-07-08 |
| <i>[Signature]</i> | 9400 DIAMOND RD., RICHMOND BC | | |
| HENDERSON LIVINGSTON STEWART (LAWYER) | 12011 THIRD AVE RICHMOND 116 VTE 3 K2. | <i>[Signature]</i> | JULY 15/03 |

40

To our neighbors,

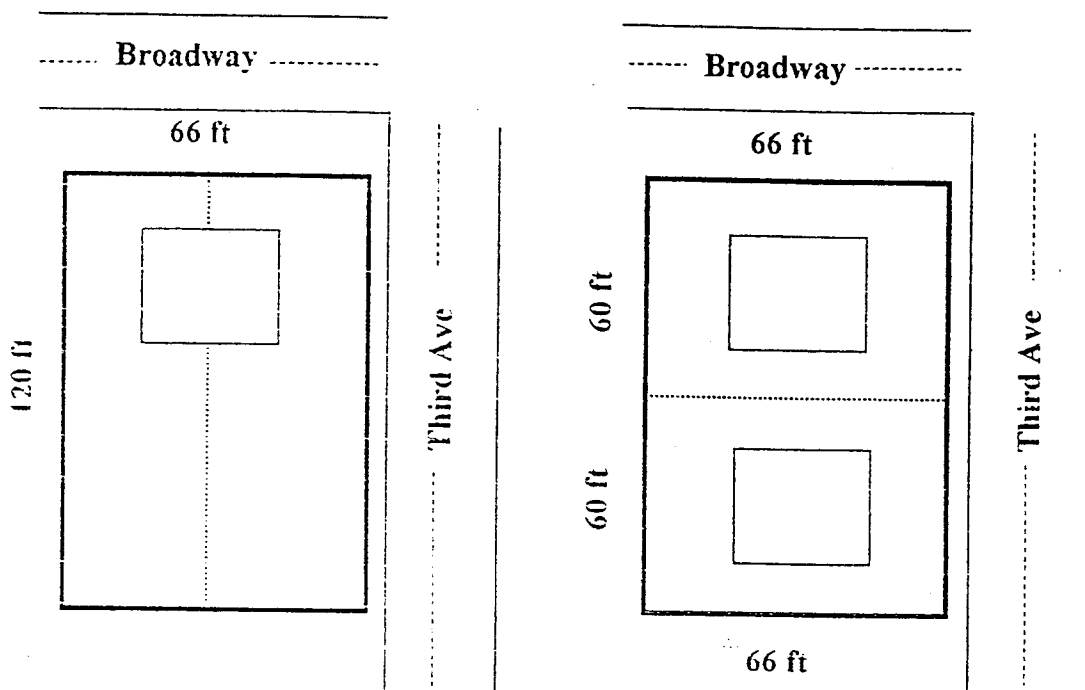
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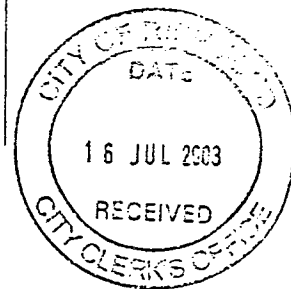
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| Name | Address | Signature | Date |
|-------------|----------------------------|-------------|--------------|
| Janie Cook | 9700 Francis Rd V6Y 1B3 | Janie Cook | June 3, 2003 |
| BILL LEVENS | 4440 CORLESS RD | [Signature] | June 3, 03 |
| KEN WEGNER | 7680 Blundell Rd | Ken Wegner | June 3/03 |
| JOE DEVOY | 585 SANDPIPER CT 117 | [Signature] | JUNE 3/03 |

To our neighbors.

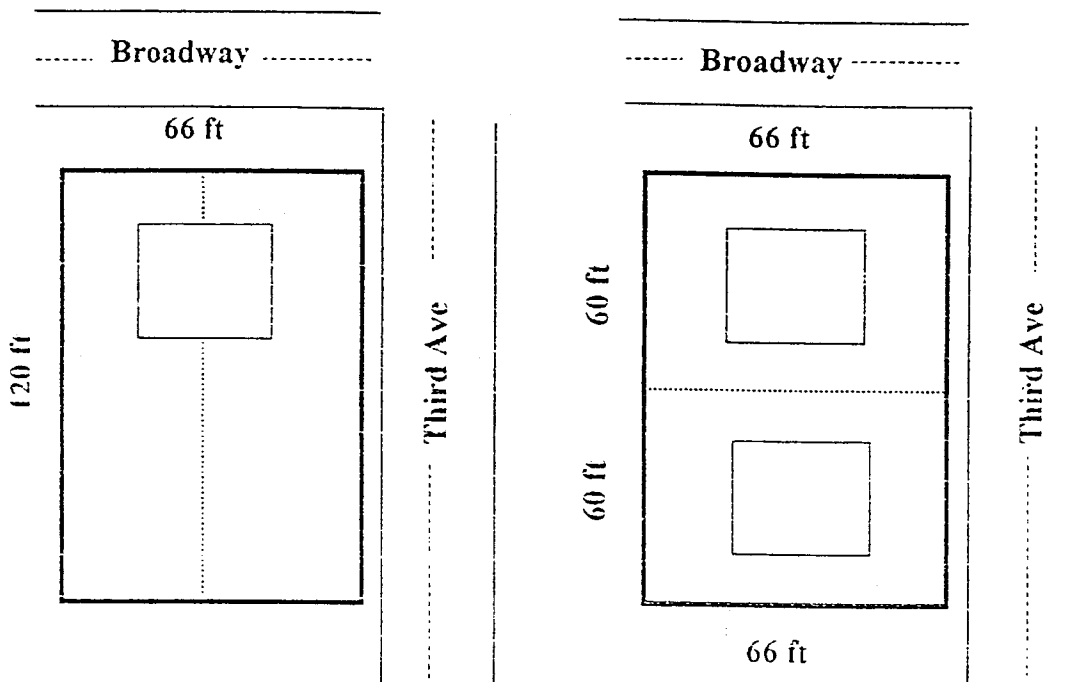
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| A. Chong | 341-8880 Jones Road | Alice Chong | 03 Jun 03 |
| N. LAW | 7371 LYNNWOOD DR | Nell Law | 03 JUN 03 |
| S. MAY | 6240 GORDON ST DR | S. May | 03 JUN 03 |
| S. FARRAR | 118 143-8880 JONES RD | S. Farrar | 03 JUN 03 |

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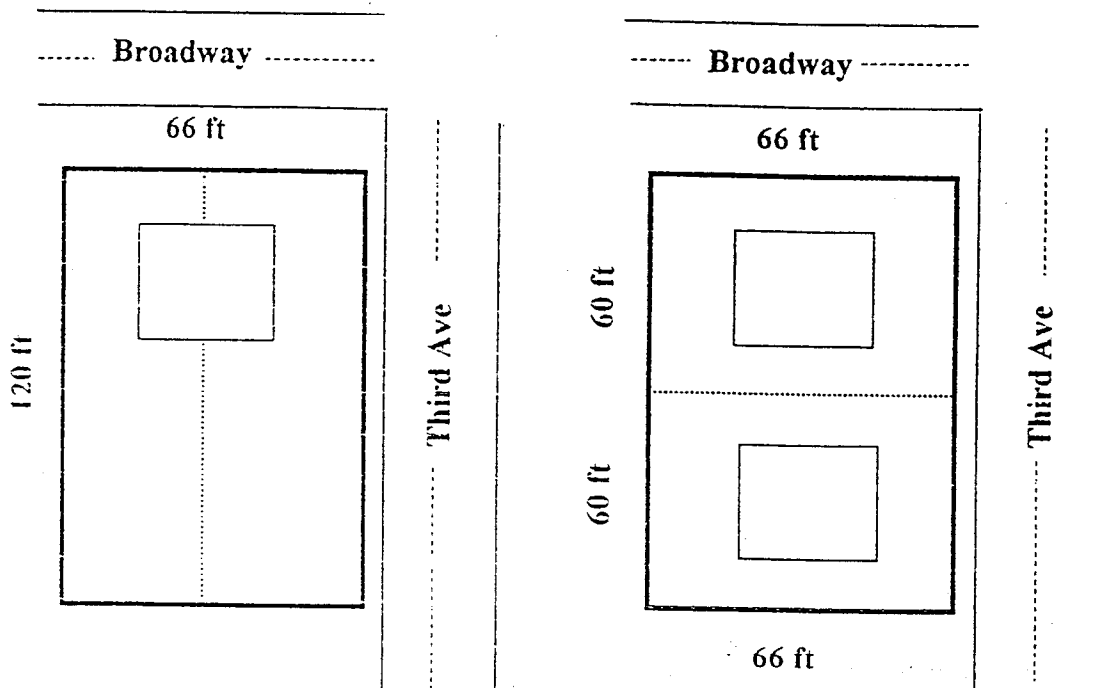
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| Bob & Darlene | #126 - 7453 MOFFATT RD. RICHMOND | W. Randall 244-0147 | June 02/03 |
| J. MORISHITA | 3260 GEORGIA RICH. BC | [Signature] | " |
| TED & VIVI SEIFERT | #1-8751 BENNETT RD RICHMOND | [Signature] | June 02/03 |
| JANET & ROGER GILBERT | 10215 PUGWASH PLACE RICHMOND | 119 J. Gilbert | 02 JUNE/03 |

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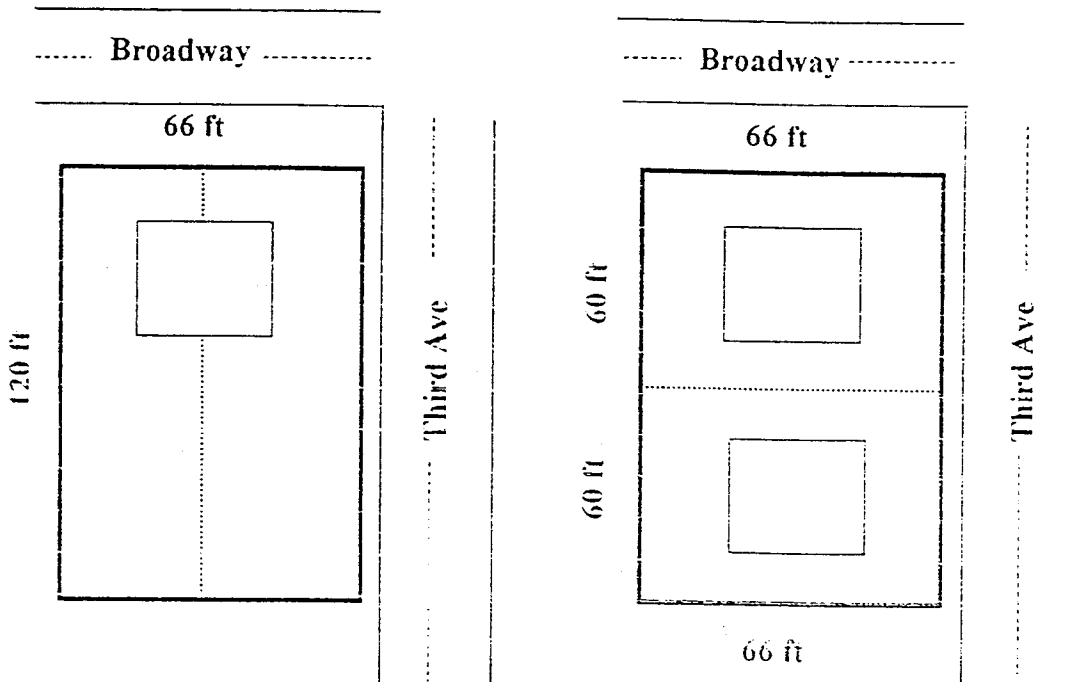
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| Name | Address | Signature | Date |
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| LINDA & DENNIS | 10720 TREPASSEY DR | [Signature] | June 2/03 |
| MR LORNE SCHMIDT + MRS | 10446 GARRY ST. | [Signature] | / |
| SHANE Hutchinson | 5700 ANDREWS RD. | Shane Hutchinson | June 2/03 |
| KEN & HIRCHI HIGO | 10191 SPRINGHILL CRES | 120 H. Higo | JUNE 02 03 |

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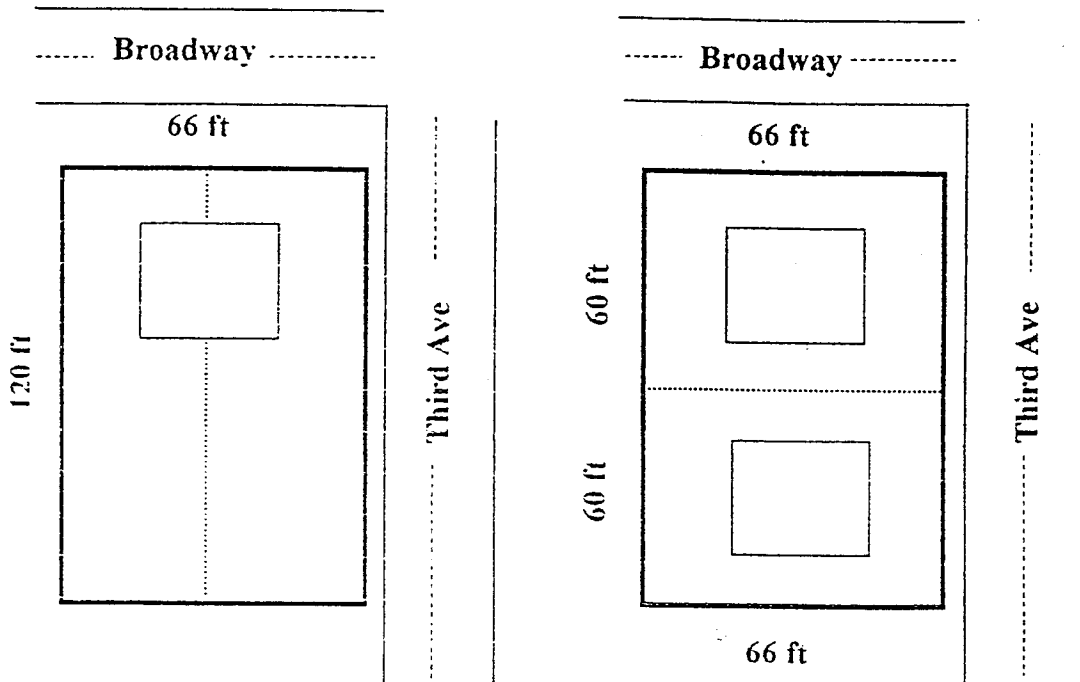
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| ELAINE WILSON | 122 - 3451 SPRINGFIELD DRIVE | Elaine L. Wilson | June 2nd/03 |
| Doreen Schell | 3320 - Steveston Hwy | A. Schell | June 12/03 |
| TOM COLE | 3231 CHARLTON ST RICHMOND | [Signature] | JUNE 2/03 |
| D. CRAIG VAN WALLEGHEM | #13-3830 WESTMINSTER HWY, RICHMOND 121 | [Signature] | JUNE 2, 2003 |

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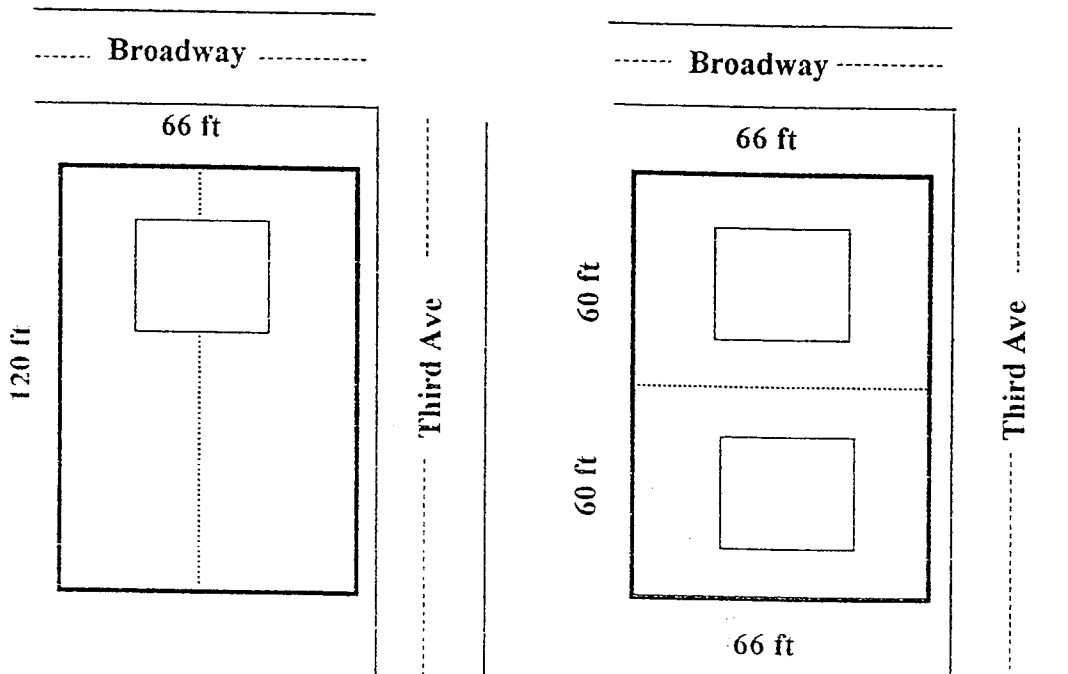
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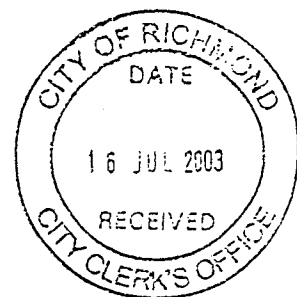
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| Name | Address | Signature | Date |
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| M. INKSTER | 9960 MORTFIELD COURT | <i>[Signature]</i> | June 2/03 |
| D. MIZAN | 8031 WILLIAMS ROAD | <i>[Signature]</i> | June 2/03 |
| S DOSANTH | 11040 KING RD | <i>[Signature]</i> | JUNE 2/03 |
| <i>[Signature]</i> | 122 3241 BROADWAY RD | <i>[Signature]</i> | June 2/03 |
| <i>[Signature]</i> | 106 STAIN-12 | <i>[Signature]</i> | June 7/03 |

As homeowners in Steveston we would like to show our support to the Variance permit #DV03-230499 being asked for by the Slye family.



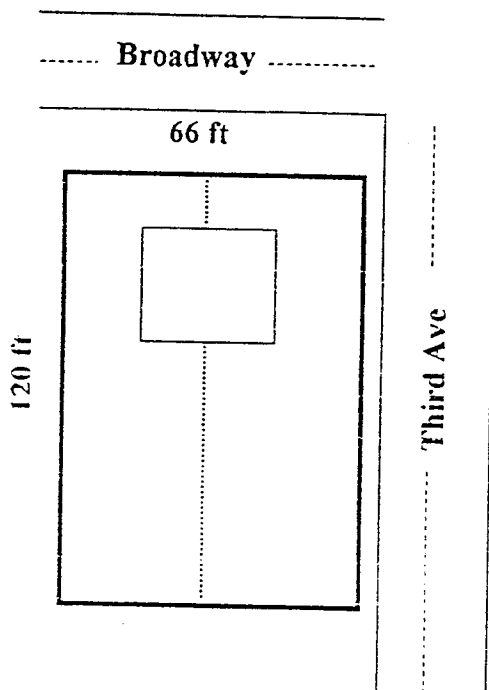
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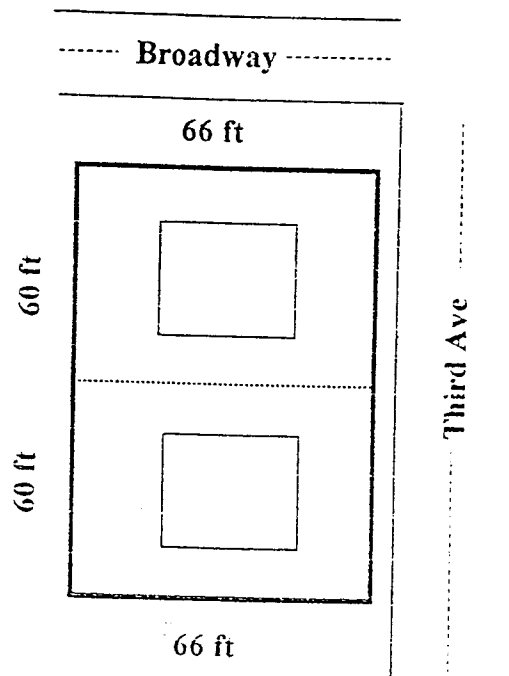
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|-----------------|---|------------------------|------------|
| PETER HASS | 311-8600 General Currie Rd Richmond, BC V6Y3V6 | <i>P. Hass</i> | Jun 16/03 |
| SHIRLEY YAP | 4457 FORTUNE AVE RICHMOND, V7B 5J7 | <i>SLY</i> | Jun 17/03 |
| Elaine Tremblay | 13191 BLUNDELL - RICHMOND BC V6W1G6 | <i>Elaine Tremblay</i> | June 17/03 |
| Tim Blaschuk | 7571 Bridge St. Richmond | <i>Tim Blaschuk</i> | June 18/03 |

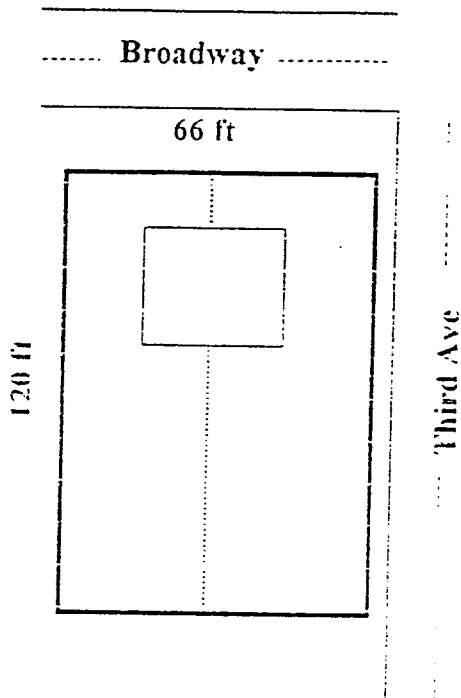
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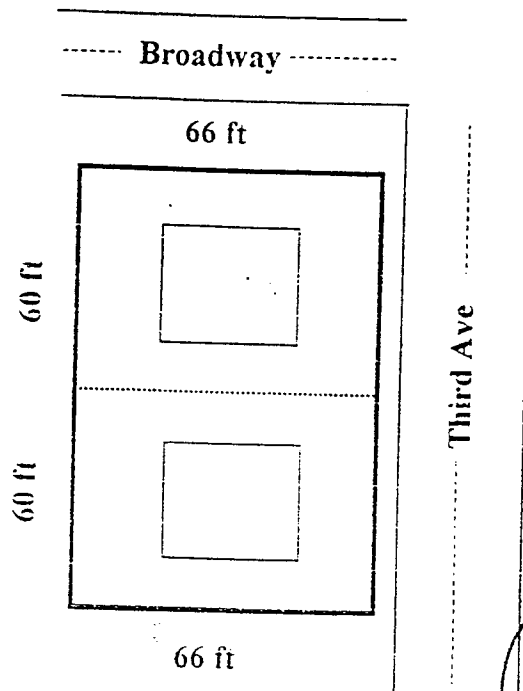
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| Name | Address | Signature | Date |
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| Tom & Theresa - Beaupre | 6331 Gibbons Dr Rmcl | Beaupre | June 10/03 |
| TWELVE DON & EVELYN | 3120 WARDMORE RD RICHMOND BC | Beaupre | June 10/03 |
| AMY YU | 10431 SWINTON CRES RICHMOND, BC | Yu | Jun 16/03 |
| THERESA CHEUNG | 8800 CITATION DR. 125 RICHMOND, B.C. V6Y3A3 | TC Leung | June 16/2003 |

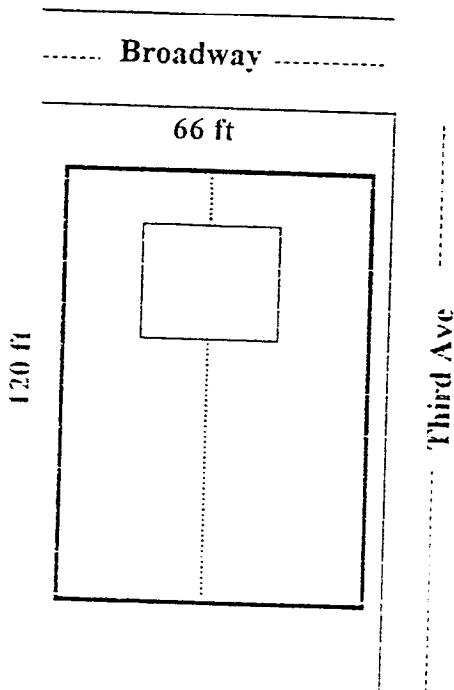
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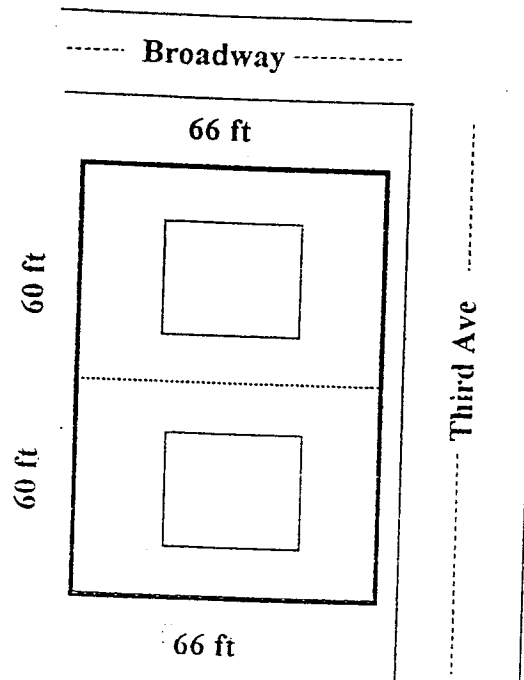
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| Janie Bye | #105-10551 1st Ave Richmond VTA 2W1 | Janie Bye | Jun 4/03 |
| Dianne Fong | #3-4111 Garry St. Richmond BC V7E 2T9 | Dianne Fong | June 11/03 |
| Debra Cooper | 3251 Williams Rd Richmond | Debra Cooper | June 17/03 |
| Syl LAU BERYL | 7571 Williams Rd Richmond | Syl Lau | Jun 17/03 |

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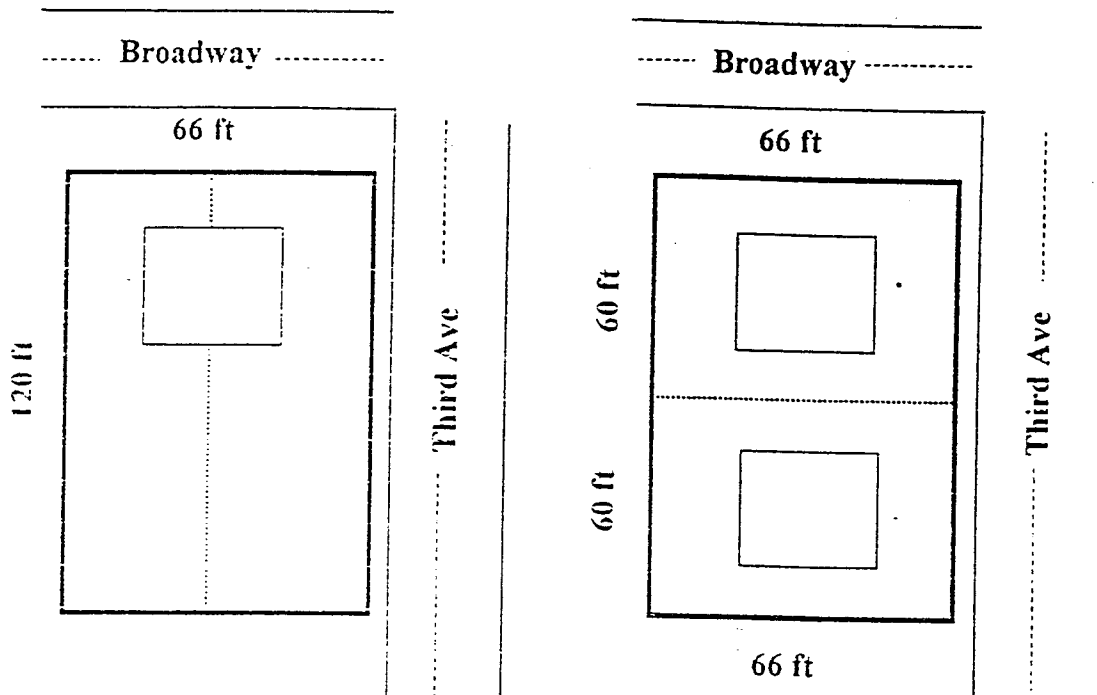
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| NAZILA JANMOHAMED | 9271 FINCH RD | [Signature] | 10/6/03 |
| Denielle Janmohamed | ✓ | [Signature] | 10/6/03 |
| NAZIR JANMOHAMED | ✓ | [Signature] | 10/6/03 |
| MARGARET DINESHIMA | 3500 KILBY CRT RICHMOND BC | [Signature] | 10/6/03 |

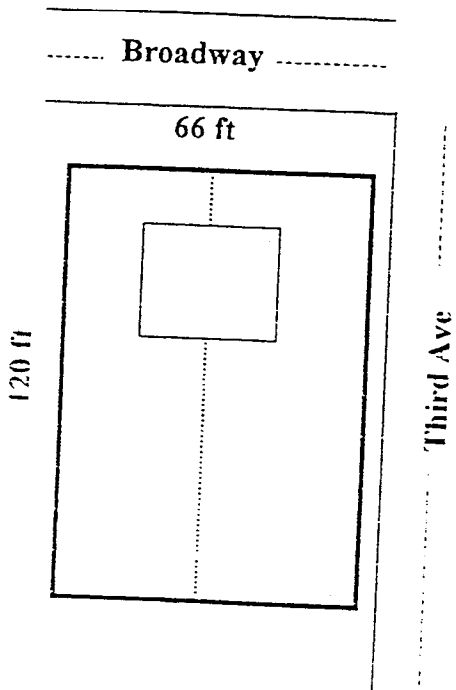
To our neighbors,

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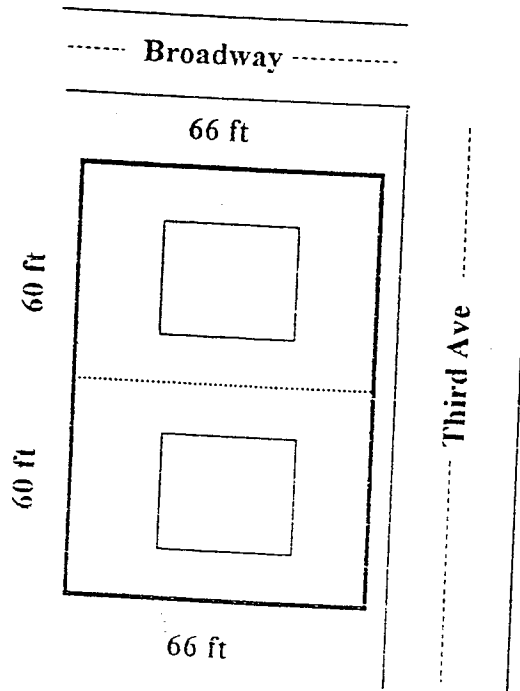
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The lots are situated on the corner of Broadway and Third Ave (11911 Third Ave).

Existing home on two lots:



Proposed homes on two lots:



Thank you for your support in our endeavor.

Please sign below, Loren Slye.



| Name | Address | Signature | Date |
|------------------|---------------------------------|----------------------|------------|
| Amy Tang | 8380 Cantley Rd. Rmd. | <i>Amy Tang</i> | June 12/03 |
| RITA SINGHA | 9171 ARROWSMITH DR. 211-7580 | <i>Rita Singha</i> | JUN. 13/03 |
| Kandace Perry | MINORU BLVD | <i>Kandace Perry</i> | JUNE 13/03 |
| DAVE FELLOWES | 22-3031 William Rd | <i>Dave Fellowes</i> | JUNE 14/03 |

To our neighbors,

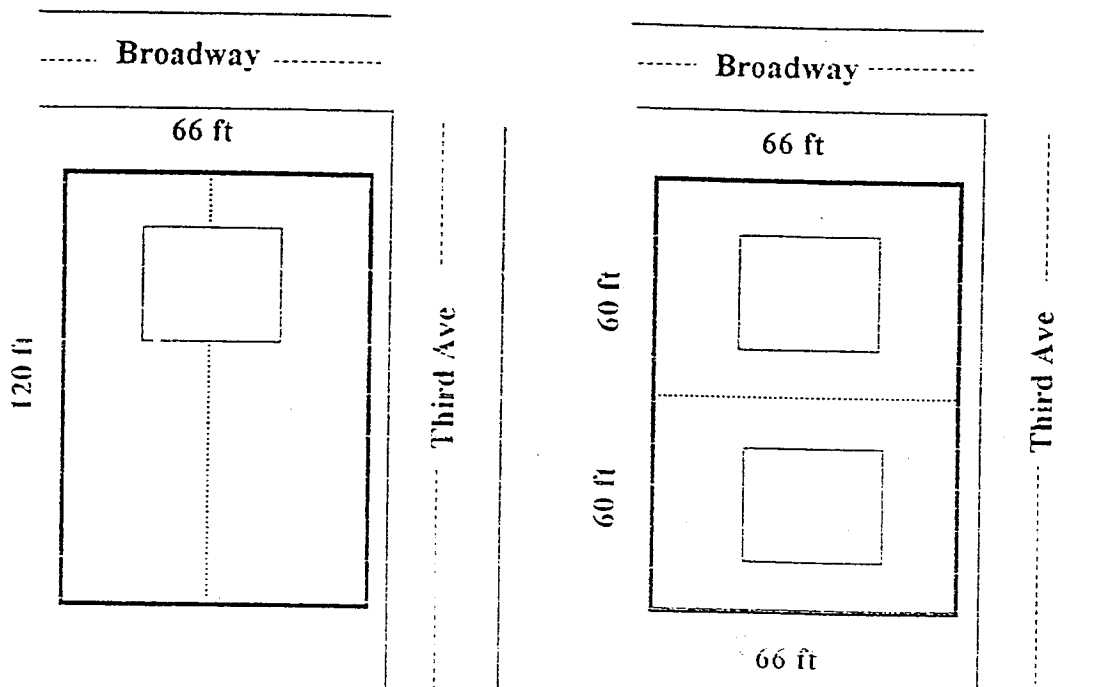
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Proposed homes on two lots:



Thank you for your support in our endeavor.

Please sign below, Loren Slye.



| Name | Address | Signature | Date |
|--------------------|------------------------------|-----------------|--------------|
| JOE GONCALVES | 4220 STEVESTON HWY, RICHMOND | Joe Goncalves | June 5, 2003 |
| HINDA CAMERON | #126-12931 RMD. RAILWAY AVE. | Hinda Cameron | June 8, 2003 |
| Deis Carruthers | 12931 Railway | Deis Carruthers | June 8/03 |
| Elvira Fredrickson | 12931 Railway Ave | E. Fredrickson | June 8/03 |
| JEAN MORRIS | 129 4200 Garry St. | Jean Morris | June 8/03 |

To our neighbors.

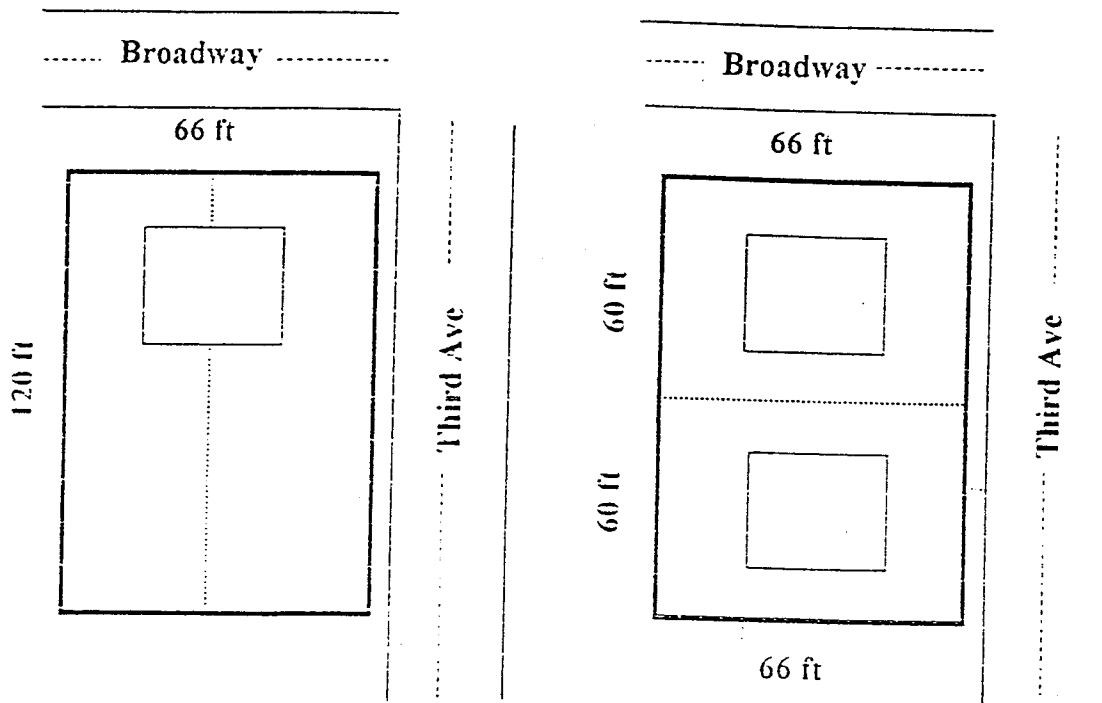
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Proposed homes on two lots:



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Please sign below, Loren Slye.



| Name | Address | Signature | Date |
|--------------------|-------------------------------|--------------------|------------|
| <i>[Signature]</i> | 7780 TWIGS AVE RICHMOND BC | <i>[Signature]</i> | June 12/03 |
| <i>[Signature]</i> | 760 TRUMPETER RD. | <i>[Signature]</i> | June 12/03 |
| EV Hodder | 3506 SKILIN DR RD. | <i>[Signature]</i> | June 15/03 |

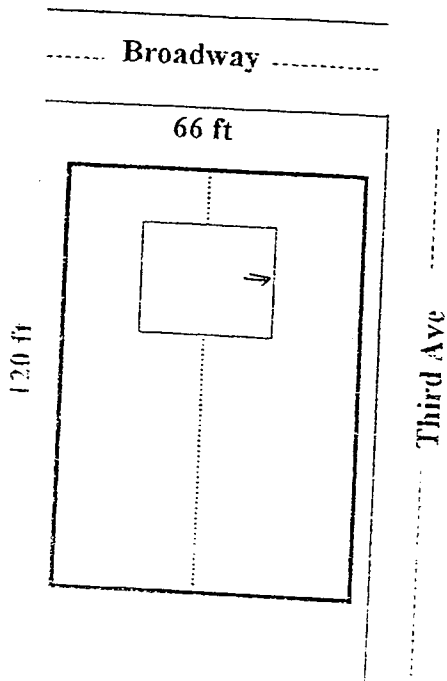
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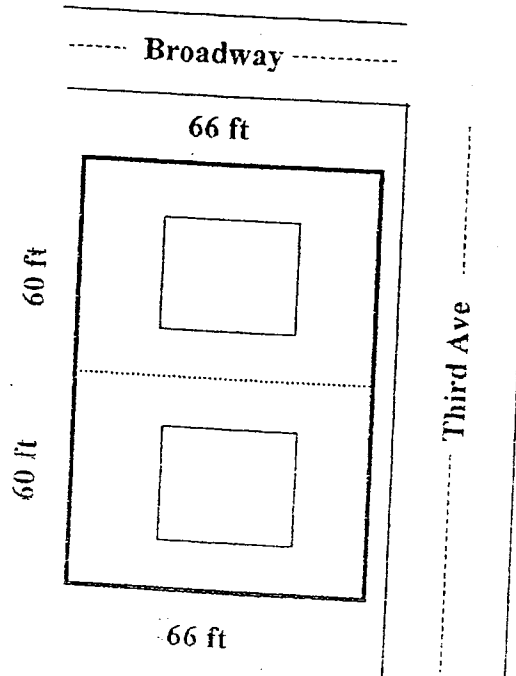
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Proposed homes on two lots:



Thank you for your support in our endeavor.

Please sign below, Loren Slye.



| Name | Address | Signature | Date |
|-----------------|------------------------------|--------------------|------------|
| LORETTO ALMONTE | 4617 FORTUNE AVE RICHMOND | <i>[Signature]</i> | 04 JUN 03 |
| Jill Wright | 8000 Allison St Richmond | <i>[Signature]</i> | June 10/03 |
| HEATHER JANG | 151 CATALINA CR RICHMOND | <i>[Signature]</i> | JUNE 10/03 |
| 131 | | | |

To our neighbors,

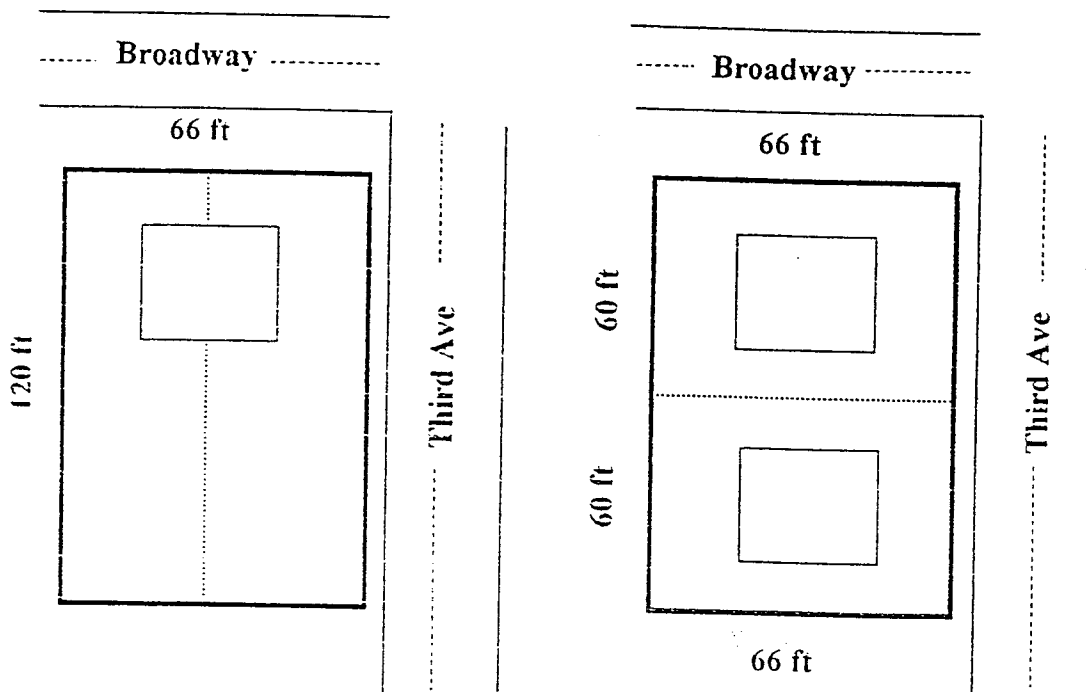
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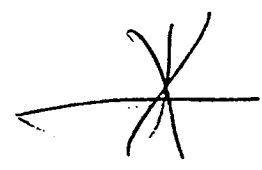


Thank you for your support in our endeavor.

Please sign below, Loren Slye.



| Name | Address | Signature | Date |
|-------------------|-----------------------|-----------|--------------|
| Walter Humenay | *32-12331 PIGEONIX DR | | JUN 03, 2003 |
| ✓ RICHARD HUMENAY | 3100 WILSON ST | | JUN 3/2003 |
| KIRBY GRAEHL | 5151 KILGORE RD | | 3-June 103 |
| SHARON LEE | 5151 KILGORE RD | | June 6/03 |



To our neighbors,

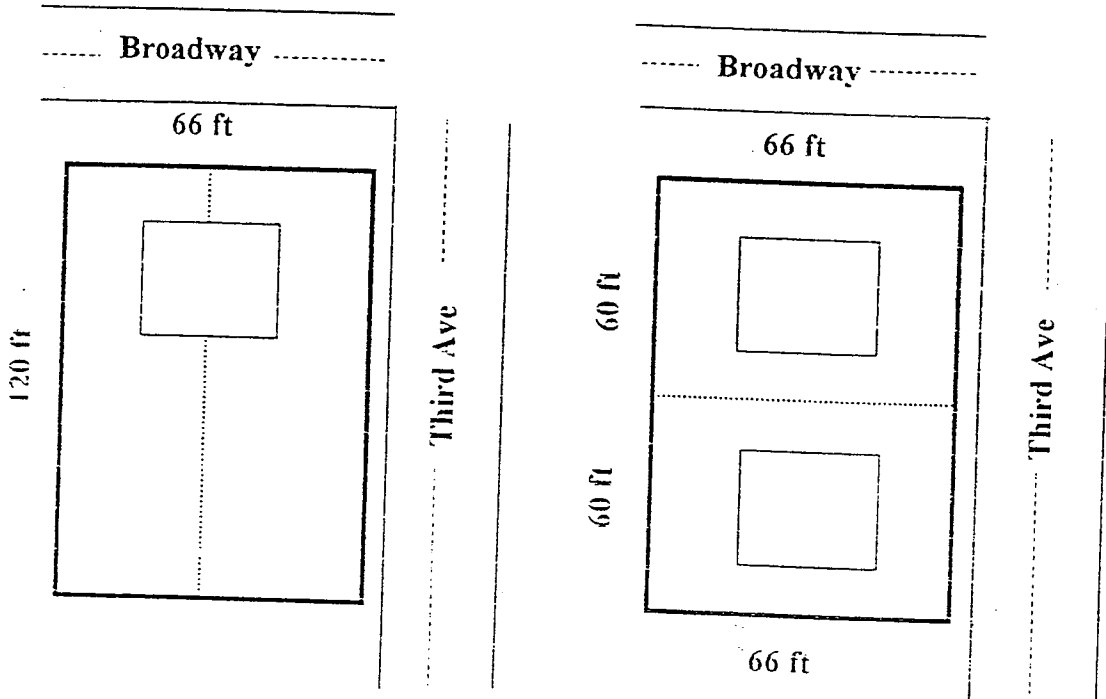
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Thank you for your support in our endeavor.

Please sign below, Loren Slye.

★ STATING AT RICHMOND HOUSE

| Name | Address | Signature | Date |
|---------------|-------------------------------|-------------|-----------|
| JOHN DE VILLI | 4051 40th ST LADNER, B.C. | [Signature] | JUNE 9/03 |
| JOHN DE VILLI | 3400 GLENVIEW RD B.C. | [Signature] | JUNE 9/03 |
| JENNIFER | 8360 GREENFIELD | [Signature] | JUNE 9/03 |
| JOSEPH KAM | 10310 HULLYARD RD RICHMOND | [Signature] | " |

133

To our neighbors.

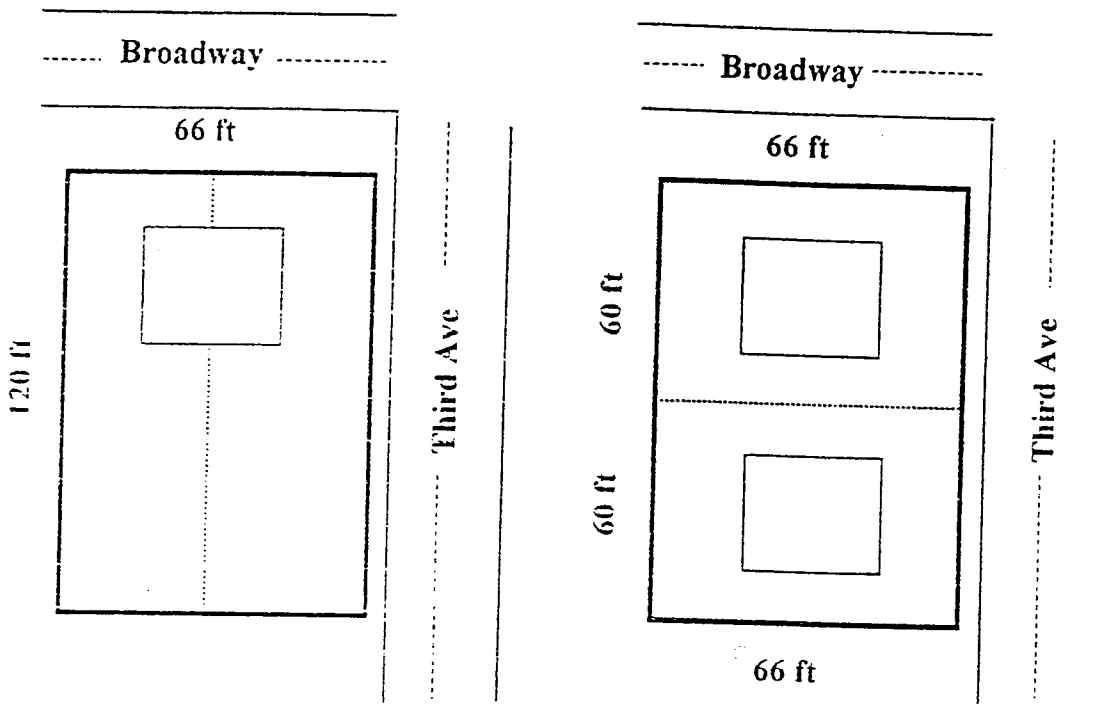
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Please sign below, Loren Slye.



| Name | Address | Signature | Date |
|------------------|--------------------------------|-----------|------------|
| Paul Dykeman | 3851 Moncton St Richmond BC | | June 14/03 |
| Kay Sakata | 12080 1st Ave. Rich. | | June 14/03 |
| H. Ben Schippers | 202-5500 Andrews Rd | | June 19/03 |
| Yoshiko Koyama | 2260 Fernside Blvd | | June 14/03 |

To our neighbors,

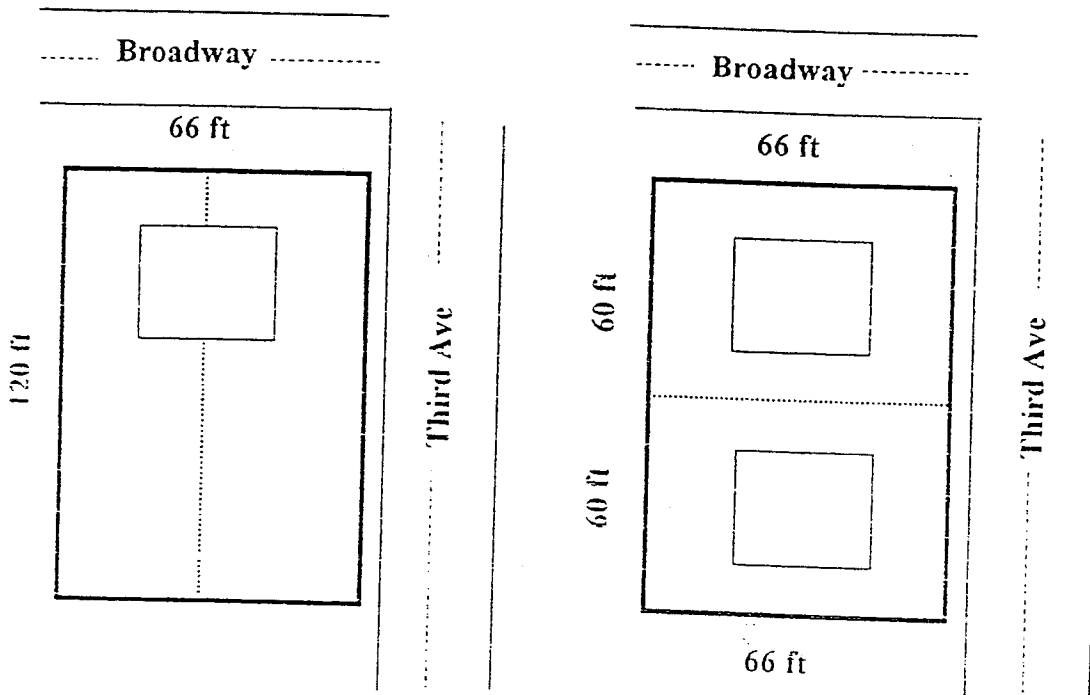
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Please sign below. Loren Slye.



| Name | Address | Signature | Date |
|----------------|-------------------------------|-------------|------------|
| Carol Stanton | 4551 Fortune Ave | [Signature] | June 06/03 |
| Kenneth Kimura | 3711 Dundas Rd | [Signature] | June 07/03 |
| Penny Carey | 3111 Springthorne Rd | [Signature] | June 3/03 |
| Ronn Martin | 101-11471 Blacksmith Richmond | [Signature] | June 3-03 |

To our neighbors,

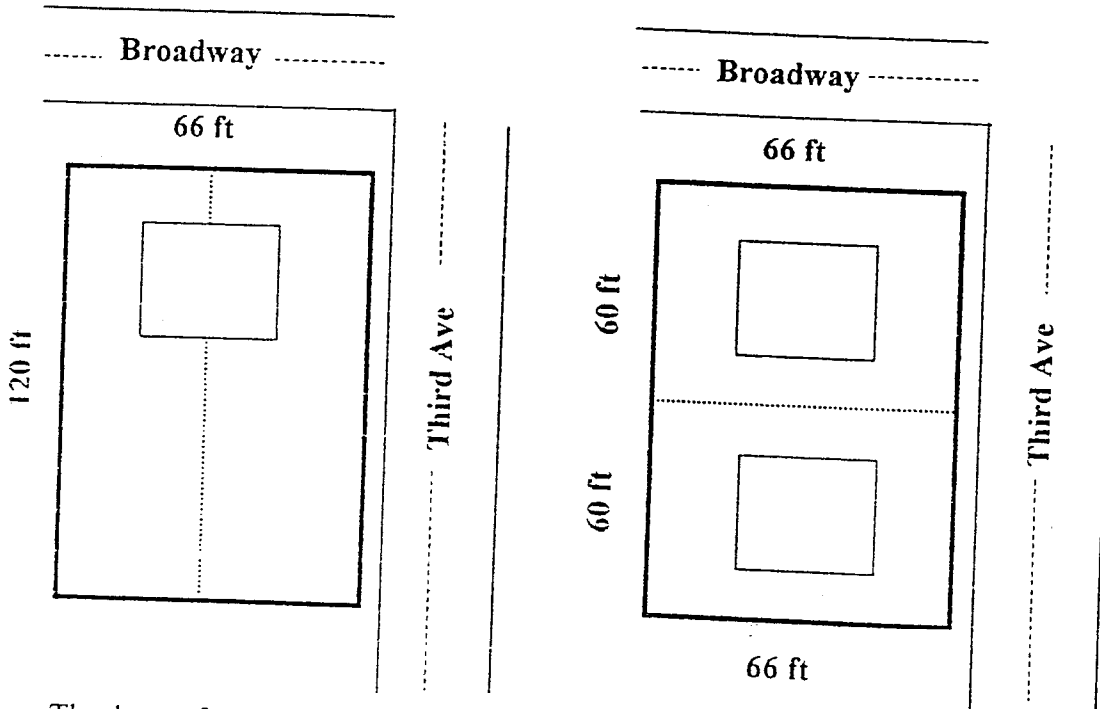
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Proposed homes on two lots:



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Please sign below, Loren Slye.



| Name | Address | Signature | Date |
|--------------------|---|--------------------|--------------|
| JUNE KURAMOTO | #12 7491 No. 1 Rd | <i>[Signature]</i> | 18 June 2003 |
| ROBERT BRANDENBURG | 9911 No. 5 Road, R.M.V.S | <i>[Signature]</i> | 18 JUNE 2003 |
| FANNY BRANDENBURG | 9911 No. 5 Road R.M.V.S | <i>[Signature]</i> | 18 JUNE 2003 |
| JOHN DAVIEL | 5751 FRANCIS RD RICHMOND VTC-1K2 136 | <i>[Signature]</i> | JUNE 16/03 |

To our neighbors,

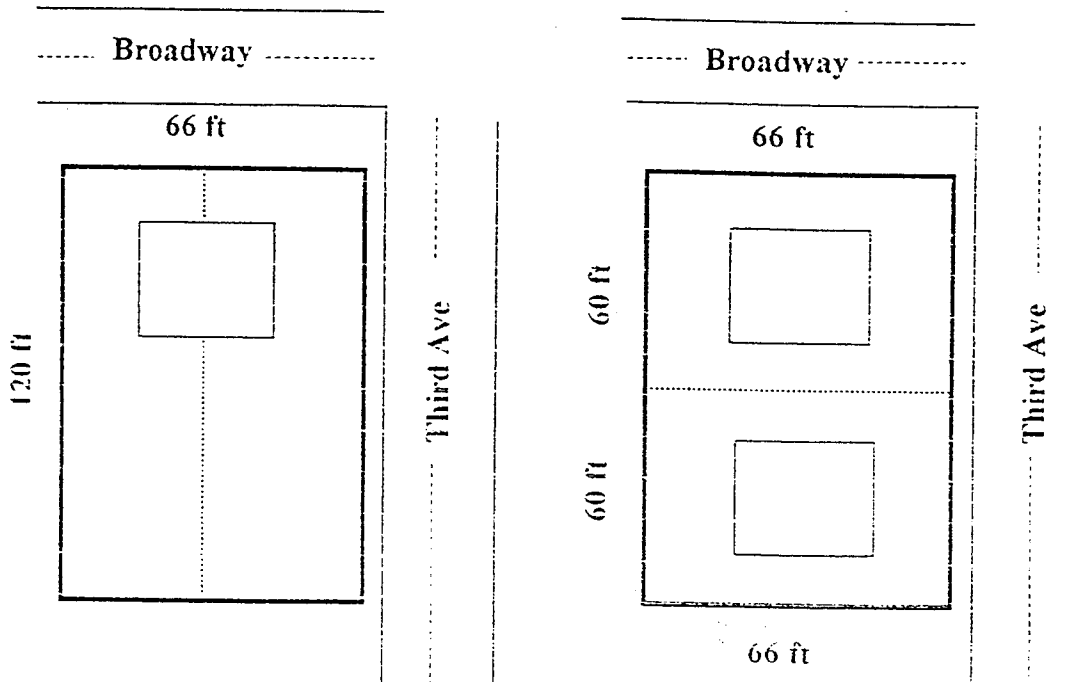
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Please sign below, Loren Slye.



| Name | Address | Signature | Date |
|------------------|---------------------|-------------|------------|
| LILIBETH PURA | #14-8631 NO. 3 Rd. | [Signature] | JUNE 02/03 |
| BRYAN FIEBELKORN | RICHMOND BC V6Y2E6 | [Signature] | JUNE 02/03 |
| MR. KEN LEE | 5811 REEVES RD | [Signature] | JUNE 02/03 |
| MRS BERTHA FOR | RICHMOND, BC V7C2H1 | [Signature] | JUNE 02/03 |
| MR & MRS | 7191 Moffatt Rd. | [Signature] | JUNE 02/03 |
| TERESA PAGLIA | Richmond, BC V6Y1X9 | [Signature] | JUNE 02/03 |
| GREGG ROSEMARY | #14-7300 LEDWAY | [Signature] | JUNE 02/03 |
| NIESSEN | ROAD, RICHMOND BC | [Signature] | JUNE 02/03 |

V7C 4N9

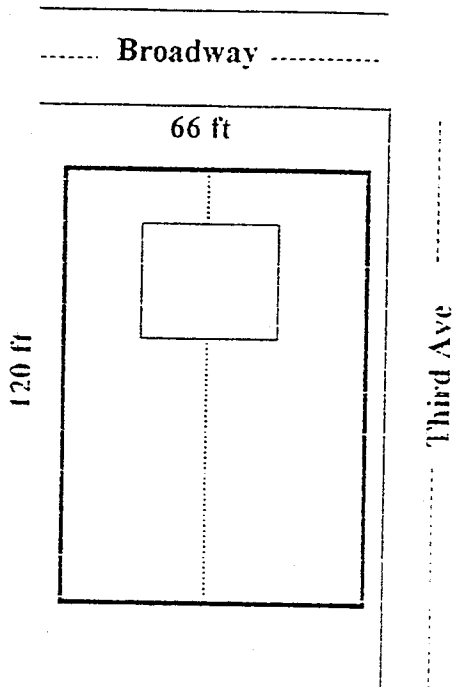
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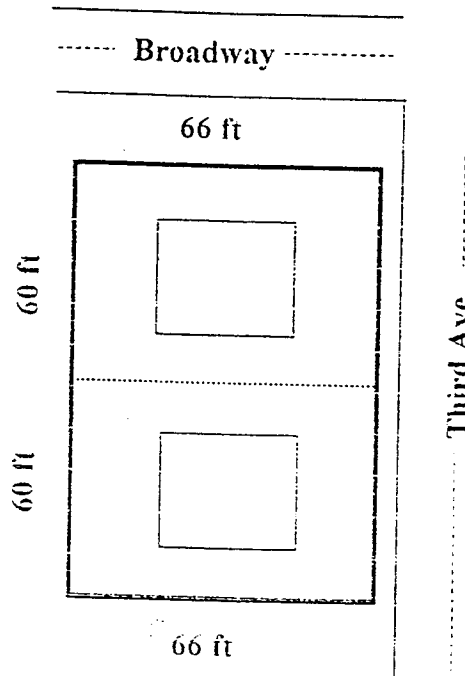
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Proposed homes on two lots:



Thank you for your support in our endeavor.

Please sign below, Loren Slye.



| Name | Address | Signature | Date |
|-----------------|--------------------------------------|-----------------|-----------|
| GWEN/KRITH VINT | 9091 Steveston Hwy Richmond, B.C. | [Signature] | June 2/03 |
| JOHN PEARCE | 5188 TURQUOISE DR. | [Signature] | June 2/03 |
| RED WHITE | 10880 WASSAM RD | [Signature] | June 2/03 |
| MARIO BOYEN | 3451 SPRINGFIELD | [Signature] 138 | 03/06/03 |

To our neighbors.

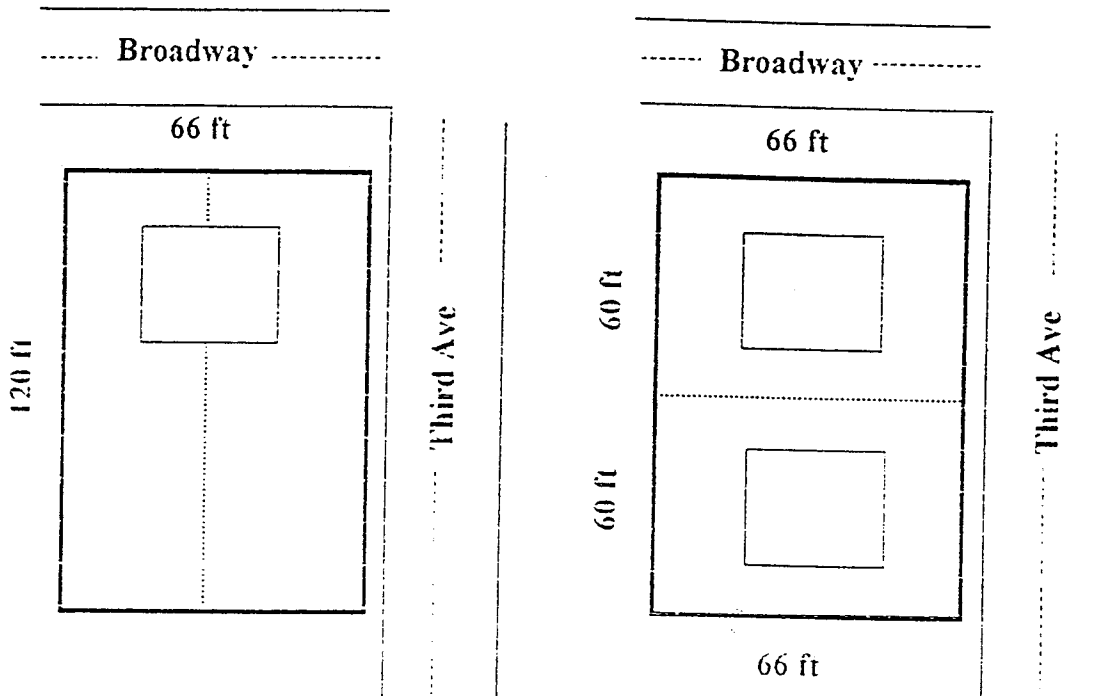
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Proposed homes on two lots:



Thank you for your support in our endeavor.

Please sign below, Loren Slye.

| Name | Address | Signature | Date |
|----------------|-------------------------|--------------------|-----------|
| LOREN ORAN | 3800 HUNT | <i>Loren Slye</i> | July 8/03 |
| Cherie Oran | #35 12331 Phoenix St | <i>Cherie Oran</i> | July 8/03 |
| BOB HODDGE | 3506 SEVEN BL 1245 | <i>B. Hodge</i> | July 9/03 |
| 139 | | | |

SCHEDULE 24 TO THE MINUTES
OF THE REGULAR MEETING FOR
PUBLIC HEARINGS HELD ON JULY
21ST, 2003.

July 21, 2003

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

Dear Mayor & Councillors:

Re: Application by Loren and Janie Slye for a Development Variance
Permit at 11911 Third Avenue and 3540 Broadway Street
DV 03-230499

I am opposed to the granting of this variance application.

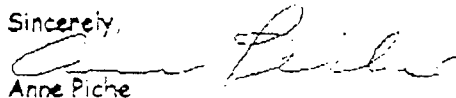
At the DPP of May 6, 2003 the panel voted 2 to 1 to deny this application. An application to vary the lot depth by 11.18', thus changing the designated orientation of this lot - which would set a dangerous precedent. A precedent of disregarding existing bylaws and amendments which were put in place to avoid precisely this kind of situation. The fact that the existing home located at 11911 Third Avenue is currently non-conforming is the only reason they would even have the space to create a box-like building lot of 60 X 66ft. Should Staff be endorsing applications in direct violation of the bylaws based on non-conformance? What happens to set backs again when side-yards become front yards? Do you still enforce the 20 foot front & 20 foot rear yard and 6 foot & 4 foot side yards or do you follow Richmond Zoning & Development Bylaw No. 5300 Amendment Bylaw No. 6646 Schedule A?

The bylaws and subsequent amendments are in place to insure the area known as **STEVESTON VILLAGE** retains its predominant and historic **NORTH/SOUTH** orientation (circa 1890), with the exception of 4th Avenue. This was accomplished with the co-operation of staff, council and an overwhelming number of concerned residents.

Careful consideration was given over a period of time (1993-1997) to insure that continuity and order be maintained in the face of development of this already small lot neighborhood and in the wake of infill housing.

To approve this variance application would negate and be in direct conflict with this by-law and amendments.

Sincerely,



Anne Piche
11800 Sixth Avenue
Richmond, B.C.
604 241-4898

**SCHEDULE 25 TO THE MINUTES
OF THE REGULAR MEETING
FOR PUBLIC HEARINGS HELD
ON JULY 21ST, 2003.**

R Wayne Eichendorf
3440 Broadway st
Richmond BC v7e2x7

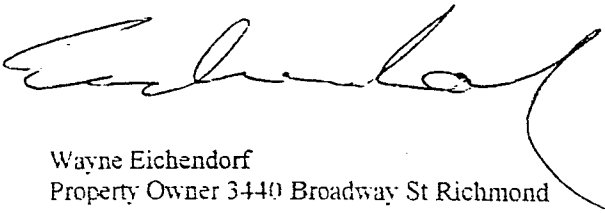
May 28 2003

City of Richmond
To whom it may concern.

Regarding notice of application for a development variance Permit DV 03-230499

Please be advised that I have absolutely no objection to the application by Loren and Janie Slye to vary the minimum depth requirement on their property 11911 third avenue and 3540 Broadway in order that they may re-subdivide into two residential lots fronting onto third avenue.

Sincerely,


A handwritten signature in black ink, appearing to read 'Wayne Eichendorf', with a long, sweeping underline that extends to the right.

Wayne Eichendorf
Property Owner 3440 Broadway St Richmond

SCHEDULE 26 TO THE MINUTES
OF THE REGULAR MEETING
FOR PUBLIC HEARINGS HELD
ON JULY 21ST, 2003.

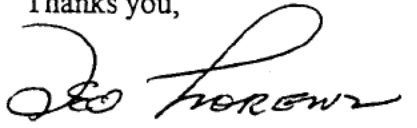

To Mayor & Council,

We, Ted and Frances Lorenz as long time Stevestonites and home owners in the neighborhood, back the recommendation of our city's development application manager Joe Erceg to issue a development variance permit to the Slye family File DV 03-230499 so that they can maintain their current heritage style home and build a new home for their



We hope that you can see that this is a special circumstance and allow the Slye family to maintain their roots in Steveston.

Thanks you,

" PLEASE CIRCULATE "

MAYOR & COUNCIL
C/O CITY OF RICHMOND
6911 NO. 3 ROAD
RICHMOND, B.C.
V6Y2C1

ATTN: CITY CLERK DEPT.
RICHARD McKENNA
FAX: 604-278-5139

| |
|----------------------------|
| To Public Hearing |
| Date: <u>July 21, 2003</u> |
| Item # <u>4</u> |
| Re: <u>Bylaw 7535</u> |
| <u>9091 Steveston Hwy</u> |

JUNE 17, 2003



RE: REZONING PROPOSAL OF 9091 STEVESTON HWY.
FILE: # RZ03-232826

TO ALL CONCERNED;

WE WOULD LIKE TO LIST OUR CONCERNS REGARDING THE PROPOSED CHANGES TO
OUR LOTS IN THE 9000 BLOCK STEVESTON HWY.

AS WE ARE THE NEIGHBOUR ON THE EAST SIDE OF THIS PROPERTY (9091) WE WERE
INFORMED THAT IF WE SELL TO A DEVELOPER WE WILL HAVE TO LET THE DEVELOPER
KNOW THAT THERE WILL BE 6 FT. TAKEN FOR A LANE ON THE WEST SIDE OF THE
PROPERTY AND 20 FT. AT THE BACK OF THE PROPERTY FOR LANES.

WE FEEL WE ARE UNFAIRLY TARGETED WITH THIS 1.77M. IT WOULD MEAN TO US THAT
WE WOULD NOT BE ABLE TO SELL TO A DEVELOPER FOR THE FULL VALUE OF OUR
LAND. BECAUSE IF THEY BOUGHT FROM US THEY WOULD BE LEFT WITH A LOT THAT
WAS 66 FT X 120 FT. AND NOW WOULD BECOME 60 FT. X 100 FT. AND THERE FOR LOSE
MONEY ON THIS SALE.

WE FEEL IF 6 FT ARE NEEDED, EITHER HAVE THE DEVELOPER MR. SANDHU BUILD 3
HOUSES ON THIS PROPERTY SO AS TO ALLOW FOR THE LANES SIDE AND FRONT. OR
MOVE THE DRIVEWAY BETWEEN HIS 4 HOUSES OR ON THE OTHERSIDE OF THIS
DEVELOPMENT.

ANOTHER REASON FOR MOVING THIS LANE TO THE OTHER SIDE WOULD BE THE
CONFLICT OF HAVING TO MOVE POLES, LIGHTS, ETC. AND HAVE TWO DRIVEWAYS
SIDE BY SIDE COMING OFF STEVESTON HWY.

WE CAN INVISION PEOPLE MISSING THIS NEW DRIVEWAY AND LANDING IN OUR
YARD ONLY A FENCE SEPERATES THE DRIVEWAYS.

MY HUSBAND AND I FEEL THAT IT IS VERY UNFAIR THAT WE ARE BEING TARGETED TO
BE TREATED DIFFERENTLY FROM ANY OF THE NEIGHBOURING PROPERTY OWNERS.

ALSO WE ARE NOT HAPPY ABOUT HAVING THE LANE NEXT TO OUR HOUSE BECAUSE OF
IT BEING AN EASY ACCESS TO OUR YARD FOR A THIEF. TO JUST HOP OVER THE FENCE
BREAK INTO OUR HOUSE AND ESCAPE THE SAME WAY.

OUR NEXT POINT:

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WHY DO THE PROPERTIES ON STEVESTON HWY HAVE TO GIVE UP ALL 20 FEET OF THEIR
LAND FOR A LANE WHAT ABOUT THE PROPERTY BEHIND US.??? COULD IT NOT BE A
50/50 PROPOSITION? THAT WAY THOSE PROPERTIES ON STEVESTON HWY DON'T HAVE
TO BARE ALL THE LOSS.

Cont. page 2

WE THINK OUR AREA SHOULD BE EXEMPT FROM THE LANE DOWN THE BACK OF OUR HOMES BECAUSE:

- A) IT WOULD BE A DEAD END LANE AS GARDEN CITY IS A DITCH AND GREEN SPACE.
- B) THE HOMES ON THE EAST SIDE OF THE DITCH ARE FACING WEST & THEN THERE IS THE GREEN SPACE WHICH THE HOMES ARE BACKING ONTO. THESE HOMES ARE FACING EAST . SO WHY WOULD THE PLANNING DEPARTMENT EVEN CONSIDER A ROAD ALONG THAT GREEN SPACE ? IT WOULD BE JUST LIKE A LANEWAY NOT A ROAD.
- C) THERE IS ONLY ABOUT 10 LOTS ON THIS STRIP, IS IT REALLY NECESSARY TO PUT IN A LANE IN THIS SMALL STRIP THAT REALLY WILL BE A DEAD END.

NEXT POINT:

LAST TIME WE WERE HERE WE ASKED FOR PLANS ARE THERE ANY NOW TO SHOW US.

LAST POINT:

ALSO WE WERE TOLD OF HOMES THAT HAVE BEEN BUILT DOWN THE STREET ON STEVESTON HWY. THEY WERE BUILT IN AN AHALF CIRCLE AS A TRIAL TO SEE IF THE ROAD SETUP WOULD WORK. BUT WE WERE NEVER GIVEN THE ANSWER. COULD WE HAVE THE ANSWER NOW?

I GUESS THAT IS IT FOR NOW, PLEASE CONSIDER OUR VERY DEEP CONCERNS.

YOURS TRULY,

UMBERTO & JACQUELINE D'ODORICO
9131 STEVESTON HWY.
RICHMOND B.C.V7A4V4
HM.PHONE 604-277-3321
WK.PHONE 604-275-3321

SCHEDULE 28 TO THE
MINUTES OF THE REGULAR
MEETING FOR PUBLIC
HEARINGS HELD ON JULY 21ST,
2003.

Monday, 21 July 20

City of Richmond
6911 No.3 Road
Richmond, B.C.
V6Y 2C1
Zoning Amendment Bylaw 7529 (RZ 03-229935)

Attention: City Clerk

Fax: 604-278-5139

| Public Hearing | |
|----------------|-----------------------------|
| Date: | July 21, 2003 |
| Item # | 6 |
| Re: | Bylaw 7529 7460 No.2 Rd. |

| | | |
|-----|--|-----|
| | | INT |
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| DW | | |
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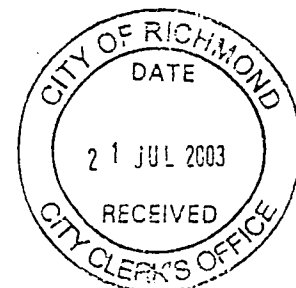
Location: 7460 No. 2 Road
Applicant: Les Cohen & Azim Bhimani

I would like to maintain the above-mentioned property as a Single-Family Housing Subdivision Area E (RI/E) and not permit two new single-family residential lots. To lessen the volume of traffic on No 2 Road, I would suggest not building additional housing.

Kind regards,

Brenda Elliott, RID
5260 Chatsworth Road
Richmond, B.C.
V7C 3S3

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PROGRESSIVE

CONSTRUCTION LTD.

5591 NO. 3 ROAD - RICHMOND, B.C.

June 9, 2003

Mayor Malcolm Brodie
City of Richmond
Mayor's Office
6911 No. 3 Road
Richmond, BC V6Y 2C1

To Public Hearing
Date: July 21, 2003
Item # 7
Re: Bylaw 7530
10651 + 10671 Odlin Rd

[illegible]

8060-20-7-

Dear Mayor Brodie:

Re: Odlinwood Project

You may recall that Suncor Developments, which Olga and I own, entered into a joint venture with “Bob Ostry’s Group” to purchase lots from “City of Richmond” and to build homes on a profit sharing basis with the City.

The project, under Ostry's management, has gone very well for both the "City" and the "Joint Venture". Ostry, I understand, has purchased a small parcel of land north of the Odlinwood project and is working with your Planning Department on a development plan.

My purpose for writing is to inform you, in case you may have heard otherwise, that I, as part of the Joint Venture Group, fully support his development. I think it'll clean up and beautify that property that impacts our Odlinwood project. I hope others in the area will also give their approval to his project.

Yours truly,

PROGRESSIVE CONSTRUCTION LTD.

Milan Ilich
President

MI:vv



SCHEDULE 30 TO THE MINUTES
OF THE REGULAR MEETING FOR
PUBLIC HEARINGS HELD ON JULY
21ST, 2003.

Mayor and Councillors

From: James Tzang [jamestzang@hotmail.com]
Sent: July 15, 2003 2:38 PM
To: Mayor and Councillors
Subject: Comments on Public Hearing on 5451 Walton Road (RZ 03-232003)

| |
|----------------------------|
| To Public Hearing |
| Date: <u>July 21, 2003</u> |
| Item # <u>5</u> |
| Re: <u>Bylaw 7532</u> |
| <u>5451 Walton Rd.</u> |

Dear Mayor and Councillors,

I am the property owner of 5400 and 5420 Walton Road. I am very concern about the future development of the subdivision of this block because it will increase the residential density in the block which will affect living quality.

Thanks.
James Tzang

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| |
|----------------------------|
| To Public Hearing |
| Date: <u>July 21, 2003</u> |
| Item # <u>8</u> |
| Re: <u>Bylaw 7532</u> |
| <u>5451 Walton Rd</u> |

Mayor and Council

From: Tom Williams [tom.williams@shaw.ca]
Sent: July 21, 2003 7:32 AM
To: Mayor and Councilors
Subject: Zoning Amendment Bylaw 7532 (RZ 03-232003)

Re: Zoning Amendment Bylaw 7532 (RZ 03-232003) for 5451 Walton Road

Dear Mayor & Council,

We do not object to the proposed amendment.

However, we are deeply concerned about the steady erosion of "greenspace" in Richmond. When such an Amendment is passed, the lot is usually totally stripped bare with the removal of significant trees. These trees are part of the character of the neighborhood. They also soften the noise problems of the airport and, in particular for this neighborhood, the float planes.

Therefore, we recommend that:

Zoning Amendment Bylaw 7532 (RZ 03-232003) be approved subject to the restriction that no tree over three meters be removed, harmed or cut back.

Thankyou for protecting our neighborhood character and your continued work towards mitigating the impact of the airport noise problem.

Sincerely,

Thomas Williams &

Wantha Caron

#4 - 6360 Lynas Lane

Richmond, BC

V7C 5C9

