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DATE: Jun 11/04 *RS*

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

Mayor and Councillors

*pc: GM-UD
Director, Dev.
David Brownlee
for information*

03-232158

From: Mayor and Councillors
Sent: June 10, 2004 3:58 PM
To: 'carol day'
Subject: RE: Steveston hwy rezoning ironwood

Dear Ms. Day,

This is to acknowledge and thank you for your email of June 9th regarding the proposal for Steveston Highway (RZ 03-232158), a copy of which has been forwarded to each member of Council and to staff.

Yours truly,

David Weber

David Weber
Manager, Legislative Services,
City Clerk's Office,
City of Richmond
6911 No.3 Road, Richmond, BC
voice: 604-276-4098
fax: 604-278-5139
e-mail: dweber@city.richmond.bc.ca

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

From: carol day [mailto:catsignsandgraphics@shaw.ca]
Sent: June 9, 2004 9:13 AM
To: Mayor and Councillors
Subject: Steveston hwy rezoning ironwood

To Mayor Malcom Brodie June 9th

I attended the planning committee meeting last night and I am very concerned about the inconsistency of this process.

The issue is the rezoning for townhouses RZ 03-232158 Steveston Hwy. This matter has been before council, planning meetings, public meetings and has had extensive research done since August of 2003.

On February 10, 2004 we had an agreement, the townhouse would be built but with **NO VEHICULAR LANE ACCESS**. This took months to achieve and all the neighbours were happy and proud of the process.

It was very difficult for us to realize there had been further meetings we were not made aware of and we were being stabbed in the back again....This does not instill trust in us.

Not only had the planning committee instructed staff to reinstate the lane access, they went a further step in insist that there be a clause that in the future access to Steveston be closed and all the traffic would be routed through the lane to our neighbourhood !

That is 240 cars minimum through our quiet neighbourhood ! This according to your information regarding

the eventual development of 120 townhouses along this short stretch of Steveston hwy.

I am so extremely angry and so are my neighbours. We have been lied to and tricked into a false sense of security. I can assure you that will not happen again, we are united with email and a telephone list and we will not let this issue go. The entire neighbourhood will be involved in the process for now on and I feel that all of Richmond should know that an agreement means nothing when it comes to planning issue's.

I know I speak for all of us when I say stick to the agreement of Feb 10th and we have a deal. Please don't sacrifice our neighbourhood to build another one.

Carol Day
11631 Seahurst Rd.
Richmond, B.C.
V7A 4K1
605 271 7761 home
604 240 1986 cel

please see attachment

February 10, 2004
File: RZ 03-232158

Urban Development Division
Fax: (604) 276-4052

Dear :

**Re: APPLICATION BY MICHAEL LI FOR REZONING AT 11551, 11571 AND 11591
STEVESTON HIGHWAY**

Following the Open House that was held on December 9th, 2003 , staff have now summarized the verbal and written comments that were received. Based on these comments, further amendments have now been made to the applicants proposal and are proposed for the Ironwood Sub-Area Plan.

This letter is to summarize those changes and to inform you that the application will likely be reviewed by Planning Committee on either March 2nd, 2004 or March 16, 2004 at 4:00pm in the Anderson Room. To obtain a copy of the staff report and to confirm the meeting date, view the Planning Committee Agenda on or after February 27th or March 12th on the City's web page at http://www.city.richmond.bc.ca/council/planning/2004/pl2004_list.htm. Assuming that Planning Committee and Council accepts the staff recommendations, this application will proceed to a Public Hearing on Monday, April 19th, 2004 at 7:00 pm in the Council Chambers.

Summary of applicants proposal (see Attachment 1):

- the applicant has reduced the number of units from 21 to 16;
- the heights for all but three units along Steveston Highway have been reduced from 3 to 2 storeys;
- there is a permanent access to Steveston Highway and no vehicular access to the lane;
- the front doors of the rear units have been re-oriented inward away from the lane;
- there are no tandem parking spaces; and
- the proposal now provides the three standard visitor parking spaces required by bylaw, and one additional standard visitor stall plus 6 informal visitor spaces in the "aprons" in front of the garage doors.

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Summary of changes to the Ironwood Sub-Area Plan:

- there will be no vehicular access to the lane on a temporary or permanent basis for townhouse developments. Only three access points will be permitted in the whole block to Steveston Highway which will result in some shared access points. Single family developments will be permitted access to the lane;
- both vehicular and pedestrian access are to be oriented inward rather than to the lane;
- the maximum permitted density will be 0.6 FAR;
- the maximum permitted height will be 2 storeys at the rear and 3 storeys along Steveston Highway;

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- no tandem parking will be permitted;
- additional visitor parking spaces are encouraged;
- there will be pedestrian access points connecting the lane to Steveston Highway. These walkways are to be designed according to CPTED principles for safety; and
- there will be no changes to the requirement for a landscaped berm along Steveston Highway.

Also of note is the fact that, based on concerns expressed about the difficulty in turning left from Seaward Gate on to Steveston Highway, the intersection was modified to trigger the light on two cars.

If you have any questions or comments you can reach me at 604-276-4212.

Yours truly,

Jenny Beran, MCIP
Planner, Urban Development

JMB:jmb