

To Public Hearing  
Date: SEPT 3, 2008  
Item # 1  
Re: 8194 Bylaw

SCHEDULE 24 TO THE MINUTES  
OF THE REGULAR MEETING OF  
COUNCIL FOR PUBLIC  
HEARINGS HELD ON  
WEDNESDAY, SEPTEMBER 3,  
2008.

12262 Ewen Avenue  
Richmond, BC V7E 6S8  
604-274-2726  
e-mail: [john.roston@mcgill.ca](mailto:john.roston@mcgill.ca)

August 22, 2008.

Dear Mayor Brodie and City Councillors:

With reference to **Bylaw No. 8194 for the rezoning of 4360 Moncton St.** from Assembly District (ASY) to Comprehensive Development District (CD/101 and CD/102), I live at 12262 Ewen Ave. directly opposite the subject property and urge you to vote **against the proposed rezoning.**

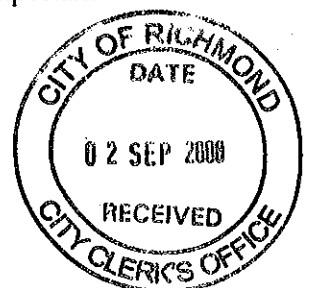
The subject property is opposite the Steveston Community Centre and adjacent to the city-owned property to the west. These two properties are the last ones available for new community facilities in close proximity to the Steveston Community Centre and parking lot. The existing city property is too small for imaginative community use projects that could serve all Richmond residents, not just those in the Steveston area.

Although the current zoning (ASY) is intended primarily for places of worship and private schools, it also allows community use as does the current zoning (SPU) of the adjacent city-owned property along Moncton St. I support leaving the zoning of the subject property as is.

As a compromise, I would support rezoning the southern portion of the property, up to the northern limit of the existing development on the west side of English Avenue, to Comprehensive Development District (CD/102) for the purpose of creating the proposed four small single-family lots on the east side of English Avenue and four matching lots on the west side of Ewen Avenue (see attached plan). I would only support this compromise on the condition that the owner sell the remaining portion of the subject property to the City at fair value based on its existing Assembly District (ASY) zoning.

Note the Development Permit Guidelines for the BC Packers Residential Neighbourhood: **"To create a fine grained, pedestrian-oriented, and "green" residential environment and an intimate, human scale livable residential neighbourhood that complements the intended character and vitality of the "Village" area, also a lush garden-like landscape that has the effect of extending Steveston Park toward the waterfront."**

This would give the City a rectangular property fronting on Moncton St. and extending from Easthope Avenue to Ewen Avenue that could be put to community use at such time as the City has sufficient funds to build a facility. I have attached my own proposal for a new modest Steveston Library with large attached garden conservatory. That proposal can be considered over the long term. The only action required now is to refuse the rezoning which doesn't cost anything or to purchase the northern portion of the property which would be an important investment in the City's future.



Should City Council decide nevertheless to pass rezoning Bylaw No. 8194 and reject the idea of using a large part of the property for community use, I urge making the rezoning conditional on two changes to the proposed development:

1. Tall townhouse building C has been inserted on English Avenue in addition to buildings A & B that run the entire length of Moncton. It will stick up like a sore thumb. Adding its mass to that of Building A will create a huge wall facing the city-owned property to the west. Its height should be restricted to that of the single family houses next to it. This would probably mean reducing it from four dwellings to three.

2. Building B at the corner of Moncton and Ewen should have landscaping beside it on the Ewen side to match that beside the existing townhouse building on the opposite side of the Ewen pathway. The plan shows a large garbage storage and recycling shed on the Ewen side instead of landscaping. While this may make garbage collection more efficient, there will inevitably be litter making it a messy area for those using the Ewen pathway. Garbage and recycling should be collected at each garage along the new lane behind the townhouse buildings just the way it is done in the lane behind the existing townhouse buildings on the opposite side of Ewen Avenue.

In both respects the proposed development differs materially from the original plan for the former BC Packers Lands.

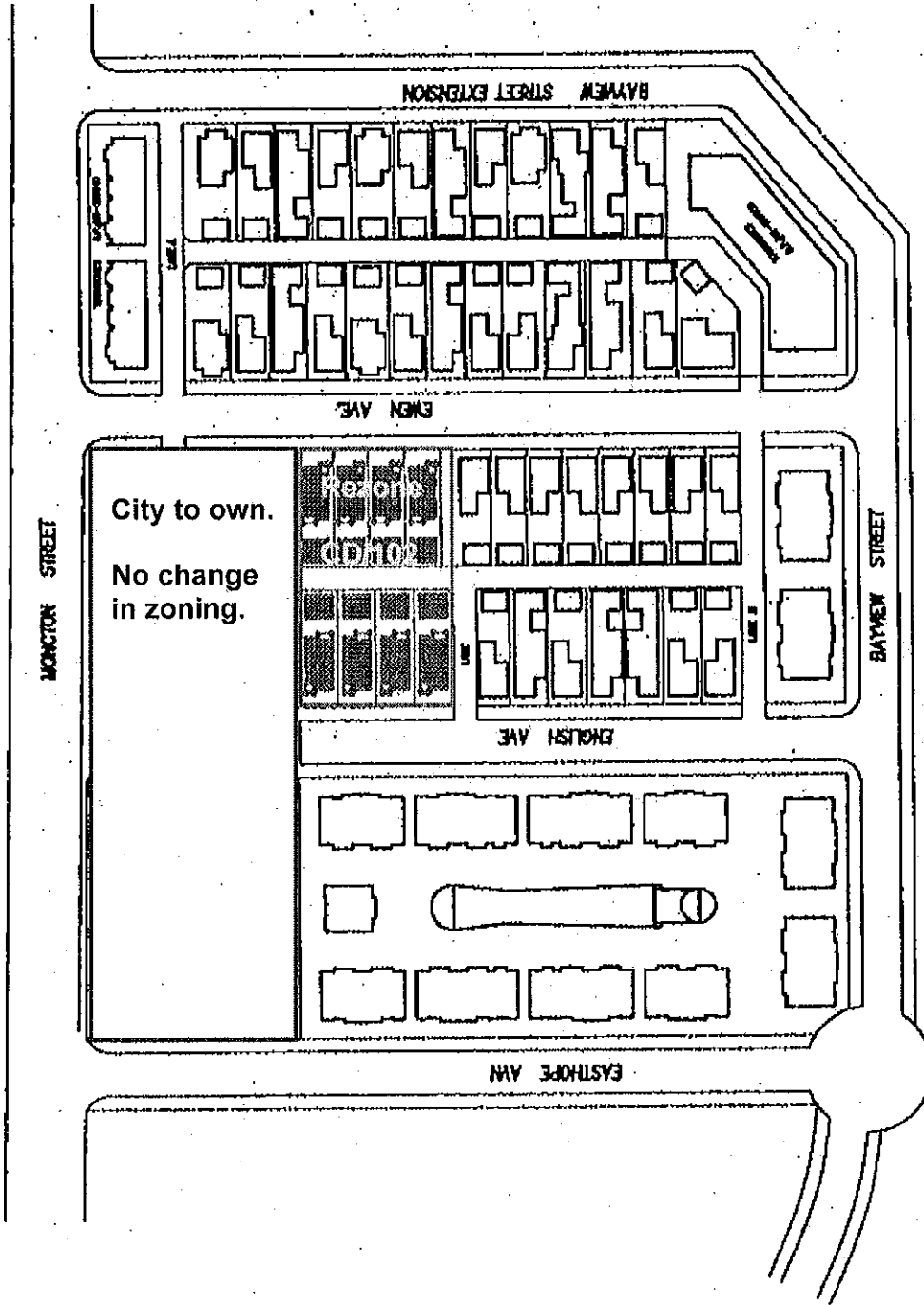
I leave it to you to determine whether the current proposed development or a garden conservatory would better create "a lush garden-like landscape that has the effect of extending Steveston Park toward the waterfront." Many thanks for your time and consideration.

Yours sincerely,

A handwritten signature in cursive script, appearing to read "John Roston", written in dark ink.

John Roston

Proposed Compromise Rezoning Plan for 4360 Moncton St.



SITE CONTEXT PLAN

## **Proposed New Multicultural Garden Conservatory and Steveston Library**

### **The Need:**

1. The Steveston Library is tiny given the rapidly expanding population of the Steveston area. A new one will have to be constructed eventually. This would also free up much needed space in the Community Centre.
2. With or without a new Steveston Library attached, a new multicultural garden conservatory could be a place where the cultural diversity of Richmond is celebrated and that attracts both Richmond residents and tourists.
3. The conservatory could become an important part the BC Packers Residential Neighbourhood by fulfilling the Development Permit Guidelines to create "a lush garden-like landscape that has the effect of extending Steveston Park toward the waterfront."

### **Major Characteristics:**

1. An indoor garden with properly identified native plants and flowers year round, a meandering path, benches for resting or reading, and a lengthy goldfish pond crossed by small bridges.
2. The wall separating the library from the conservatory would have large windows so that those in the library would benefit from the view. There would be separate external entrances to the library and conservatory with an internal passage between the two outside the library checkout gate.
3. The external architecture could reflect traditional west coast style with a nautical external motif to reflect the Steveston area tradition and culture.
4. The internal decoration could reflect other major Richmond cultural influences:
  - a. The benches and storage bins could be west coast cedar in native style with an original carving – sun, moon, eagle, etc.
  - b. One area could contain a Japanese bonsai collection.
  - c. The goldfish pond and bridges could be in Chinese style. The goldfish could be a gift from sister cities in China.
5. The educational components could include tags on plants for school and individual botany study and a demonstration of low water consumption gardening by collecting rainwater from the roof and using it to water the plants by drip irrigation. There could also be educational material on goldfish and a map showing other tourist attractions related to the fishery within walking distance.
6. The garden would be fully accessible making it an ideal rest and reading space for the elderly from across Richmond. There could also be aids for the visually impaired enabling them to identify flowers by smell through the use of Braille tags.

**Ongoing Garden Conservatory Maintenance Cost:**

1. Volunteers could assume many of the ongoing maintenance tasks under the supervision of a paid employee.
2. One area could have lighting suitable for wedding pictures with significant revenue from an hourly charge for such use.
3. The facility could be rented in the evenings for receptions.
4. One end of the goldfish pond could have a "Lucky Loonie" fountain where people toss in a loonie for luck and to support the ongoing maintenance cost.