Planning Committee

Date: Wednesday, September 3rd, 2003

Place: Anderson Room
Richmond City Hall

Present: Councillor Bill McNulty, Chair
Councillor Sue Halsey-Brandt, Vice-Chair
Councillor Linda Barnes
Councillor Rob Howard

Absent: Councillor Harold Steves

Call to Order: The Chair called the meeting to order at 4:00 p.m.

MINUTES

1. It was moved and seconded
That the minutes of the meeting of the Planning Committee held on Tuesday, August 19th, 2003, be adopted as circulated.

CARRIED

NEXT COMMITTEE MEETING DATE

2. The next meeting of the Committee will be held on Tuesday, **September 16th, 2003**, at 4:00 p.m. in the Anderson Room.

URBAN DEVELOPMENT DIVISION

3. **BUSINESS REGULATION BYLAW NO. 7538, AMENDMENT BYLAW NO. 7581**
(Report: Aug. 21/03, File No.: 8060-20-7581) (REDMS No. 1056849, 1057880)

It was moved and seconded
That Bylaw 7581 which amends Schedule A of Business Regulation Bylaw No. 7538 to include unit 2250 – 8181 Cambie Road among the geographic areas in which a video arcade may operate, be introduced and given first, second and third readings.

CARRIED

4. **APPLICATION BY T. TAM AND ANNE LO FOR REZONING AT 8180 RAILWAY AVENUE FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA K (R1/K)**

(RZ 03-233573 - Report: Aug. 7/03, File No.: 8060-20-7559) (REDMS No. 1039954, 1040125, 1040105, 1041267, 280167, 1050192)

Ms. Frances Clark, of 8160 Railway Avenue, expressed concern that the material which she had received from the Planning Department, indicated a lane crossing the rear of her property, and stated that she had been unaware of this proposal. Ms. Clark also referred to the development sign posted on the subject property and indicated that when the sign had first been erected, the sign had indicated that the laneway was to extend to Blundell Road. However, she stated that it was subsequently altered to eliminate the lane. She also noted that the staff report had indicated that the City wished to develop a lane at the rear of the Railway Avenue properties as part of the process of redevelopment of these lots.

Ms. Clark advised that there were only two properties north of her which had not been redeveloped and commented that it would be many years before the majority of the properties would be redeveloped.

Ms. Clark also spoke about a road widening dedication across the front of her property which had been taken many years ago for a railway station which was to have been constructed in the 1900's. She expressed concern that the taking of property at the rear of her property would severely impact her property because of this additional dedication at the front. Ms. Clark stated that there was no need for a lane, and suggested that if the laneway idea was abandoned, that the road be constructed through the centre of the subject property rather than along the northerly property line (which was her south property line), which she felt would be more favourable to the surrounding neighbourhood.

The Manager, Development Applications, Joe Erceg, accompanied by Planner Jenny Beran, provided information on the City's Arterial Road Redevelopment and Lane Policies, and how these policies would impact properties in this area of Railway Avenue. He advised that the lane shown on the rear of Ms. Clark's property was nothing more than a concept and would only be considered when her property was redeveloped. With reference to Ms. Clark's suggestion to construct the road through the centre of the subject property rather than the north property line, he advised that the entrance to the laneway had been placed along the north property line so that when the property to the north (8160 Railway Avenue) was redeveloped, the developer would be required to provide an additional 2 meters to develop the laneway to its full width.

In response, Ms. Clark advised that her property was only nine years old and that she had no intention of redeveloping it within the foreseeable future.

In response to questions, advice was given that the laneway would be constructed as part of the redevelopment of the subject property, and that the garages would be located at the rear of the lots to connect with the laneway. Further information was provided that staff considered that the requirement to construct a full width lane entry was too onerous for the developers of two-lot subdivisions, and as a result, were requiring the construction of a lane two-thirds in width as a compromise. It was reiterated that the remainder of the lane would only be constructed if the property to the north was redeveloped.

Ms. Clark spoke further on the lane issue, expressing concern that (i) construction of the lane on the north side of the subject property would require the removal of the hedge, and (ii) because only two-thirds of the lane was being constructed, it would not be properly finished. She voiced concern also that the laneway would have a negative impact on the resale value of her property.

It was moved and seconded

(1) That Lot Size Policy 5453, adopted by Council in November 1993 and amended in January 2001, be forwarded to Public Hearing with the amendment to exclude those properties fronting Blundell Road, Railway Avenue and Francis Road, (as shown on Attachment 5 to the report dated August 7th, 2003 from the Manager, Development Applications).

(2) That Bylaw No. 7559, for the rezoning of 8180 Railway Avenue from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Single-Family Housing District, Subdivision Area K (R1/K)", be introduced and given first reading.

Prior to the question on the motion being called, staff were requested to meet with Ms. Clark to review details regarding development of the lane prior to public hearing.

The question on the motion was then called, and it was **CARRIED.**

5. **APPLICATION BY AMARJIT SANGHERA/SURINDER PUREWAL FOR REZONING AT 9791 WILLIAMS ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA K (R1/K)**

(RZ 03-235761 - Report: Aug. 12/03, File No.: 8060-20-7572) (REDMS No. 1030488, 1051419, 1051429)

It was moved and seconded

That Bylaw No. 7572, for the rezoning of 9791 Williams Road from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Single-Family Housing District, Subdivision Area K (R1/K)", be introduced and given first reading.

Prior to the question on the motion being called, staff advised, in response to a question about the temporary access, that (i) a covenant would be registered on the property to require closure of the access in the future, and (ii) the City would hold a bond to ensure that the access was closed.

The question on the motion was then called, and it was **CARRIED.**

6. **APPLICATION BY GURDEV AND JEETA PUREWAL FOR REZONING AT 10240/10242 BIRD ROAD FROM TWO-FAMILY HOUSING DISTRICT (R5) TO SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA B (R1/B)**

(RZ 03-237207 - Report: Aug. 18/03, File No.: 8060-20-7575) (REDMS No. 1030612, 532059, 1053615, 1053620)

Planner Kevin Eng advised, in response to questions about the proposal to retain a portion of the existing duplex, that the structure had originally been two single family homes which had been joined together to create a duplex, and that intent was to retain and renovate one of the original dwellings.

During the brief discussion which ensued, Committee members expressed support at the efforts of City staff and the applicant to retain all but one of the existing trees on the property. Reference was made to the removal of the one tree, and questions were raised about whether staff followed up with developers to ensure that those trees which were removed, were replaced. Advice was given that Development Permit Guidelines permit staff to pursue the matter with multi-family developments more so than with single-family projects.

Mr. Erceg noted that a referral report on tree removal from private properties would be submitted to Committee in the near future and would be addressing some of these issues.

It was moved and seconded

That Bylaw No. 7575, for the rezoning of 10240/10242 Bird Road from "Two-Family Housing District (R5)" to "Single-Family Housing District, Subdivision Area B (R1/B)", be introduced and given first reading.

CARRIED

7. **APPLICATION BY PATRICK COTTER ARCHITECT FOR REZONING AT 10200, 10220 AND 10222 NO. 1 ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO A NEW TOWNHOUSE DISTRICT (R2 – 0.6)**

(RZ 02-221885 - Report: Aug. 18/03, File No.: 8060-20-7509/7511/7578/7579/7580) (REDMS No. 1041383, 1055753, 1045027, 1045014, 1055036)

Mr. Erceg, accompanied by Ms. Beran, advised that since the referral of the original application from the May 20th, 2003 Public Hearing, the application had been expanded to include two additional properties.

He advised that many of the issues considered at the Public Hearing had been concerned with the proposal to construct a lane, loss of vegetation and building height, and had subsequently been addressed by eliminating the lane which alleviated the pressure to remove the vegetation, and by restricting the building height for some buildings to two storeys. He stated that staff were recommending that the revised application be forwarded to Public Hearing.

Mr. Mike Barnsley, of 4093 Cavendish Drive, referred to correspondence (dated August 24th, 2003) which he had submitted regarding the proposed application. (A copy of the correspondence is attached as Schedule A and forms part of these minutes.) Mr. Barnsley recognized and expressed appreciation for the efforts of City staff and the developer in addressing many of the concerns raised by area residents, however, he indicated that he did not support the application for personal reasons. He stated that he realized that the project was the redevelopment of properties along an arterial road and was part of the long term planning process to convert single-family housing to multi-family developments. Mr. Barnsley questioned however when the decision would be made that 'enough was enough', and whether this project was needed for this particular location.

In response, Ms. Beran noted that specific concerns had been resolved – the hedge would be retained, the laneway would not be constructed and the height of the buildings had been established at two storeys. With respect to redevelopment along arterial roads, Mr. Erceg stated that the purpose was to remove individual driveways and thereby reducing the number of access points on an arterial road. With respect to population projections in the City's Official Community Plan and the Regional Context Statement, advice was given that even with the redevelopment of properties fronting arterial roads, the City would not surpass its population projections in 2021.

Mr. Barnsley spoke further on the goal of the arterial road policy, which was to remove driveways from such roads, commenting that it seemed more likely that there would be more traffic and congestion resulting from one driveway servicing 33 homes, rather than from three driveways for six single-family dwellings. He also provided information on studies undertaken in the United States which indicated that homes which abutted rear lanes were more likely to be vandalized. In response, Ms. Beran advised that consultation with the local RCMP had indicated that was not the case.

In answer to further questions, advice was given that the Arterial Road Redevelopment Policy endeavoured to focus population density around neighbourhood shopping centres.

Mr. Patrick Cotter, applicant, indicated that he was available to answer any questions which the Committee might have.

Reference was made by the Chair to the petition signed by 27 local residents who were opposed to the proposed rezoning, and he questioned staff as to how these individuals would be advised of the upcoming Public Hearing. As a result, the following motion was introduced:

It was moved and seconded
That the twenty-seven individuals who signed the petition submitted by Mr. Mike Barnsley as part of his submission dated August 24th, 2003, be included in the notification process for the Public Hearing on this matter.
CARRIED

In response to a question about a request made on the petition that the developer be required to maintain all the existing trees and hedges on the eastern boundary of the property, Mr. Cotter confirmed that all the existing trees and hedges would be retained.

It was moved and seconded

(1) ***That Bylaw No. 7509, which was to amend the Steveston Area Plan by re-designating 10200 No. 1 Road from "Institutional" to "Multiple Family", BE ABANDONED.***

(2) ***That Bylaw No. 7511, which was to introduce a new Townhouse District (R2 – 0.6) zone and to rezone 10200 No. 1 Road from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Townhouse District (R2 – 0.6)", BE ABANDONED.***

(3) ***That Bylaw No. 7578, to re-designate 10200 No. 1 Road from "Institutional" to "Multiple Family", and 10220 and 10222 No. 1 Road from "Single Family" to "Multiple Family", on the Land Use Map in Schedule 2.4 of Official Community Plan Bylaw No. 7100 (Steveston Area Plan), be introduced and given first reading.***

(4) ***That Bylaw No. 7578, having been considered in conjunction with:***

(a) the City's Financial Plan and Capital Program;
(b) the Greater Vancouver Regional District Solid Waste and Liquid Waste Management Plans;

is hereby deemed to be consistent with said program and plans, in accordance with Section 882(3)(a) of the Local Government Act.

(5) ***That Bylaw No. 7578, having been considered in accordance with the City Policy on Consultation During OCP Development, is hereby deemed not to require further consultation.***

(6) ***That Bylaw No. 7580, to introduce a new Townhouse District (R2 – 0.6) zone be introduced and given first reading.***

(7) ***That Bylaw No. 7579, to rezone 10200, 10220 and 10222 No. 1 Road from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Townhouse District (R2 – 0.6)", be introduced and given first reading.***

Prior to the question being called, the developer was thanked for taking positive action to address the concerns of the area residents. Cllr. Howard also commented to Mr. Barnsley about the possible intrusiveness of a large single-family home which would not face the same restrictions as a multi-family development.

The question on the motion was then called, and it was **CARRIED.**

8. **RICHMOND COMMUNITY SERVICES CENTRE, HOUSING & EMERGENCY SHELTER PROJECT – PROGRESS REPORT & SCPI APPLICATION**

(Report: Aug. 25/03, File No.: 4057-20-RCSC2) (REDMS No. 1053242, 934846, 989437)

The Manager, Policy Planning, Terry Crowe, indicated that he had nothing more to add. Considerable discussion then ensued among Committee members and staff on the proposal, during which the following concerns and issues were addressed:

- how the amount of the proposed square footage for each agency to be included within the building had been determined; and how it would be determined if a commercial, a training outlet, or a use associated with one of the partners would be located on the ground floor
- who would be responsible for management of the project
- the need to ensure that the proposed building design and space provided the flexibility to offer various options with respect to entrance views and access to the building from the street
- the approval of funding for the project, and whether there would be any financial implications to the City in the future
- how the social service community agencies to be located in the building had been selected
- the need to make the building very attractive and have high urban design standards
- the need to examine the Caring Place model
- the need to ensure that the new building and its functions did not compete with Caring Place and other similar facilities
- the financial stability of the social service community agencies proposed for inclusion within the new building; and the need to ensure that occupants of the facility were financially stable so that the City would not incur unnecessary costs

- the need to include a statement in the documentation which would clearly set out the degree of participation and financial contribution by the City in the project
- the need to ensure that the future operating costs of the building were clearly defined to ensure that these costs did not become too cumbersome for the occupants

During the discussion, Committee members offered their support for this project.

It was moved and seconded
That Council:

(1) Endorse the SCPI (Supporting Communities Partnership Initiative) funding application to design, develop and construct the "Richmond Community Services Centre, Housing & Emergency Shelter Project", and as presented in the SCPI application (Attachment A to the report dated August 25th, 2003, from the Manager, Policy Planning),

(2) Request the Greater Vancouver Housing Corporation to contribute funds for the development of affordable housing units as part of the "Richmond Community Services Centre, Housing and Emergency Shelter Project".

Prior to the question on the motion being called, staff were requested to include in the feasibility study, a statement which would protect the City against increasing costs.

The question on the motion was then called, and it was **CARRIED**.

9. MANAGER'S REPORT

(a) Mr. Erceg provided information on a workshop to be put on by staff for the Greater Vancouver House Builders' Association on Tuesday, September 9th, 2003 to provide useful tips and information on the development process. A brief discussion ensued, during which the suggestion was made that the notes from the workshop be posted on the City's web site.

(b) Mr. Crowe advised that the final revisions were being made to the Fraser River Port Authority Accord, and that the report on this matter would soon be submitted to Committee.

ADJOURNMENT

It was moved and seconded
That the meeting adjourn (5:20 p.m.).

CARRIED

Certified a true and correct copy of the Minutes of the meeting of the Planning Committee of the Council of the City of Richmond held on Wednesday, September 3rd, 2003.

Councillor Bill McNulty
Chair

Fran J. Ashton
Executive Assistant – City Clerk's Office

PHOTOCOPIED & DISTRIBUTED
DATE: 09/03/03

To: Joe Erceg

SCHEDULE A TO THE MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON WEDNESDAY, SEPTEMBER 3RD, 2003.

Mike Barnsley
4093 Cavendish Drive
Richmond, BC V7E 5N4
Phone 604-271-5071

pc: Manager, Dev. Apps.

August 24, 2003

8060-20-7571
8060-20-7572
8060-20-7580

Ms. Linda Barnes
City of Richmond - Planning Committee
6911 No. 3 Road
Richmond, British Columbia
V6Y 2C6

Re: Official Community Plan Amendment Bylaw 7509 (RZ 02-221885) and
Zoning Amendment Bylaw 7511 (RZ 02-221885)
Location: 10200 No. 1 Road
Purpose: Replace Single Family Housing with Multi-Family Townhouses
Applicant: Patrick Cotter Architect

(the "Rezoning Application")

Dear Ms. Barnes;

I am writing to you in connection with the proposed Rezoning Application. I have read your Staff Report dated March 26, 2003 (the "Staff Report") and on May 20, 2003 I attended the Richmond City Council Meeting for Public Hearings (the "Public Hearing") in which the Rezoning Application was heard. The minutes from the Public Hearing state that the Rezoning Application has been referred back to staff and then the Planning Committee for further consideration and assessment.

The Rezoning Application originally related to a single property located on east side of No. 1 Road between Williams and Steveston Hwy. There was a public hearing held on May 20, 2003 at which time the project was referred back to staff for further consideration of neighbourhood concerns. Since the original rezoning application was submitted two additional single-family homes adjacent to the original property had now been added to the project. The Property currently consists of three single-family homes, one of which is on a double wide lot, all of which are in nice condition and are situated on private well treed lots. They have nice hedges along No. 1 Road and a variety of hedges and trees along their eastern border which backs onto the Cavendish Drive properties, which is where I live. The proposed re-development is to tear down the existing homes and build 16 townhouses.

I have read the Official Community Plan (the "OCP"). Richmond's previous OCP reflected the community's strong commitment to single-family homes and it is clear from reading the OCP that the vast majority of residents continue to want single-family housing. The OCP also stresses the need to retain open spaces and green areas such as trees and appropriate landscaping. Page 3 of the OCP quotes Anna Delaney saying "I will live in my single family house, in a neighborhood with mature trees..." The OCP goes on to say that her vision represents "a concise

picture of residents' views." I believe this to be true and completely contrary to the Rezoning Application.

Section 1.3 of the OCP outlines the Growth Management Strategy which states that to achieve the vision and goals it will retain the single-family character of neighborhoods. Further page 5 states that 90% of residents support OCP strategies that retain single-family neighborhoods. The strategy will also emphasize quality improvements to achieve visually appealing "green" streets and open spaces. The Rezoning Application is clearly contrary to this strategy.

Page 34 of the OCP goes on to state that "One of the strongest defining features of a neighbourhood is its green space. Whether it is a tree-lined street, such as Pendlebury Road, or the well-manicured hedges defining private yards in the Park Lane neighborhood, an abundance of green space helps to balance the hard surfaces and makes the neighborhood more attractive. Objective 3 is to use green to integrate nature into, and enhance livability of, neighbourhoods and policy 3(b) is too encourage landscaping on private property through the subdivision and development review process.

I read with great interest section 3.2 Housing of the OCP. One of the issues seems to be affordable housing, especially entry-level housing to allow individuals starting their own families to move out of the parental home and into a home in the community they grew up in. I concur that this is a worthy objective but perhaps one that may not be attainable. As the city matures and develops and turns from a sub-urban community of Vancouver to a stand alone city the property values will naturally escalate. I faced this same issue 18 years ago when my wife and I, both born and raised in Kerrisdale, bought our first home in Richmond. The properties that are being proposed under the Rezoning Application are certainly not entry level, in fact they will be more expensive then the single family homes they are replacing.

Page 51 of the OCP goes on to say that it is important to have a broad variety of housing opportunities to meet changing needs. It also goes on to say that a "majority of Richmond residents who responded to the OCP survey support a variety of housing within neighbourhoods." However, "Respondents still consider single-family housing the top priority to fill future housing needs, followed closely by duplexes and townhouses which look like single-family. There was moderate support for three-story townhouses." Clearly residents are saying that they prefer single-family and do not want three-story developments such as the one being proposed here.

In addition to the OCP I have also read the Arterial Road Redevelopment Policy amended by council February 24, 2003. While the OCP and the Arterial Road Redevelopment policy contemplate this type of redevelopment it seems inconsistent with the wishes of Richmond residents as expressed in the OCP survey. It seems that the Arterial Road Redevelopment Policy is more properly applied in the case of the former BC Packers land on Moncton or the former Joes market property which was across from the subject property. For example the Joes market property was essentially a shack on a parking lot, so redevelopment not only provided additional housing units but also was an improvement on the residential look of the area. The subject property of the Rezoning Application is just the opposite. Nice, well kept single family homes

on large lots will be torn down simply to put the maximum amount of buildings on the space to generate the greatest amount of profit for the developer.

I am not anti-development, however this is not development it is re-development and I believe that that needs to be done very carefully. In considering whether re-development of this nature is warranted a number of factors must be considered. The most important consideration is whether the neighborhood is better off following the re-development. I believe it will not be. At the Public Hearing and in the Staff Report the property directly across No. 1 Road, formerly Joes market, is referred to as comparable project. This is very mis-leading. The only similarity is that it is a newer town-house complex. As I mentioned, Joes market was essentially a parking lot with a shack on it. Therefore, any re-development of that property would have been considered an improvement. While it has now been several years after that property was re-developed it is still devoid of significant green and trees. It is fairly well landscaped with shrubs, but when one looks across the street to the subject property of the Rezoning Application it is pitifully bare. The next thing that I would look at to determine if this re-development is warranted is whether it is needed. The proposed redevelopment is for high end townhouses, which is something that is in great abundance in the Steveston area with the construction that is continuing on the former BC Packers land. Finally, and no less important, I look to whether the proposed re-development meets the goals, objectives and policies set out in the OCP and I would conclude that it does not. I mentioned several concerns above but in summary it is not the preferred single-family housing, it is not entry level affordable housing, it will reduce open space as the large lot will be fully developed to a higher density then all surrounding properties and it will greatly reduce the green area as hedges on both eastern and western property lines will be removed and trees will be cut down.

Finally I think we need to look at the impact of existing residents of the neighbourhood. As the attached petition indicates this re-development is not wanted. The Rezoning Application has been put forward to allow the Property owners/developer to take advantage of a deep double lot in order to stuff as many buildings on to it as is possible. The sole purpose of which is too generate a substantial financial gain. This financial gain will of course be at the expense of the neighboring properties, especially those on the Western side of Cavendish Drive that border the property. So one property owner gains while numerous suffer significant financial loss as their once private quiet back yards are now looking directly into a group of townhouses. This just doesn't seem to be morally right.

My wife and I purchased our home on Cavendish Drive in 1987. In 1997 we spent over $100,000 to renovate, which principally was increasing the square footage on the back of the house as well as opening up the back to our very private back yard through three sets of French doors. The lots on Cavendish Drive are not very deep and have garages out front and therefore, the living area is out back facing the subject property. We were of course restricted in the size of the renovation and the height of the renovation. The Rezoning Application seeks to build directly behind our property, possibly removing the 20+ foot high hedge that separates the two properties and possibly building 2 and 3 story units. This would have a devastating effect on our enjoyment of our property not to mention its negative financial impact.

All this being said the residents of the neighborhood and myself recognize that's its not easy for a few voices to have a impact on city "policy". If the City of Richmond feels compelled to allow the Rezoning Application to proceed then I, on behalf of my neighbours, would ask that the Richmond City Staff and Councillors require the developers to minimize the impact to existing residents. The area residents have had the opportunity to meet with the applicant for the Rezoning Application and the issues seems to be as follows:

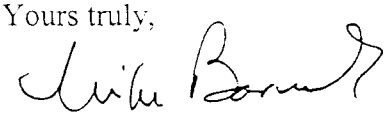
1. Keep of the existing trees and hedges along the eastern border maintained
2. Build only 2 story units as far away from the property line as possible
3. Requirement to build a lane

The Applicant has showed the residents a plan that ensures both items 1 and 2 above are done. The problem is that the city staff are requiring the developer to construct a lane along the eastern border of the property. This puts the trees/hedges in jeopardy as the roots may impede the construction of the lane. In addition the lane decreases the available building space and the developer may want to make that up with 3 story units. The lane is being requested in order to comply with the Lane Establishment Policy 5038 (the "Lane Policy"). I have spoken with Jenny Beran of the city planning staff who advises that the intention of the lane policy is decrease the number of access ways to the arterial road. Ms. Beran further advised that she believed the lane was necessary to provide for access to the properties directly to the north of the subject property in the event that they are redeveloped at some time in the future. Both of these objectives can be accomplished by the developer without the need to build a lane along the back of the property which would not only be a great intrusion to the Cavendish Drive residents but would also pose as a significant security risk to those Cavendish Drive residents. Ms. Beran also advised that she believes the lane she is requesting to be built would at some point connect up with No. 1 Road again. If No. 1 Road is going to be accessed again on redevelopment of the properties to the north, and even if it doesn't, the developer has stated that they can gain access to a lane way in the middle of the property by way of a cross access agreement. I note that this was done with a similar rezoning of 7160 Blundell. This alternative would be preferable to both the developer and the existing residents of the neighborhood.

In summary the neighbours and myself are not in favour of this redevelopment, but if it is to proceed then we would respectively ask that it be done with a minimum of damage to the existing residents. While you must plan for the future and "possible" further redevelopment in the area you have a large number of existing home owners and tax payers whose lives may be greatly affected if the redevelopment is not managed properly.

I would be happy to meet with the planning committee to discuss this issue further.

Yours truly,



Mike Barnsley

Petition
August 24, 2003

The undersigned are all residents of the neighborhood surrounding the residential property located at 10200 No. 1 Road, Richmond, British Columbia. We the undersigned residents object to the proposed rezoning and ultimately the redevelopment of the subject property as we believe that the proposed redevelopment is not needed in the Steveston area, the property has well kept single family homes consistent with the surrounding properties and the proposed redevelopment is simply for financial gain by a developer at the expense of the existing surrounding property owners.

However, if the rezoning is to be approved and the re-development done we the existing residents of the neighbourhood request that the developer be required to maintain ALL the existing trees and hedges of the eastern border of the Property, that the buildings constructed be limited to 2 story and that any required lane be built through the middle of the Property as opposed to along the eastern border.

Address	Print Name	Signature
4093 Cavendish Dr.	Chris Barnsley	
4091 Cavendish Dr.	Kim Smith	
4082 Cavendish Dr.	J. RANDALL	
4082 CAVENDISH	C RANDALL	
4084 CAVENDISH	B. MELVIN	
4095 CAVENDISH	CAROL O'NEILL	
4099 CAVENDISH	C. McNABB	
4099 cavendish	B. King	B. King
4117 Cavendish	Marie Lim	
4133 Cavendish	Bridget Monahan	
4133 CAVENDISH DR	DON ROLLS	
4079 Cavendish	Rollie Santos	
4097 Cavendish Dr	Diane Murphy	

Petition
August 24, 2003

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However, if the rezoning is to be approved and the re-development done we the existing residents of the neighbourhood request that the developer be required to maintain ALL the existing trees and hedges of the eastern border of the Property, that the building constructed be limited to 2 story and that any required lane be built through the middle of the Property as opposed to along the eastern border.

Address	Print Name	Signature
[illegible] 10140 No 1 Rd.	[illegible]	[illegible]
10180 #1 RD	[illegible]	[illegible]
NO change please 10180 No 1 Rd	SALLY Chapman	[illegible]
10360 #1 Road	Theresa Paul	[illegible]
10346 #1 ROAD	RICHARD HUANG	[illegible]
4091 CAVENDISH DR	DAVID SMITH	[illegible]
4084 Cavendish Dr.	Monica Melvin	[illegible]
4097 Cavendish Dr.	Lloyd Scrubb	[illegible]
4111 CAVENDISH DR.	WAYNE TETU	[illegible]
4080 CAVENDISH DR	IVAN TSANG	[illegible]
4093 Cavendish Dr.	Mike Barnsley	[illegible]
4111 Cavendish Dr.	April Kendall	[illegible]
4113 Cavendish DR	Monica Luyks	[illegible]

Petition
August 24, 2003

The undersigned are all residents of the neighborhood surrounding the residential property located at 10200 No. 1 Road, Richmond, British Columbia. We the undersigned residents object to the proposed rezoning and ultimately the redevelopment of the subject property as we believe that the proposed redevelopment is not needed in the Steveston area, the property has well kept single family homes consistent with the surrounding properties and the proposed redevelopment is simply for financial gain by the current owner at the expense of the existing surrounding property owners.

However, if the rezoning is to be approved and the re-development done we the existing residents of the neighbourhood request that the developer be required to maintain ALL the existing trees and hedges of the eastern border of the Property, that the building constructed be limited to 2 story and that any required lane be built through the middle of the Property as opposed to along the eastern border.

Address	**Print Name**	**Signature**
10286 Cavendish Dr.	Robert Harweya	