



Regular Council Meeting for Public Hearings

Wednesday, September 6th, 2006

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

Present: Mayor Malcolm D. Brodie
Councillor Linda Barnes (7:07 p.m.)
Councillor Cynthia Chen
Councillor Derek Dang
Councillor Evelina Halsey-Brandt (7:07 p.m.)
Councillor Sue Halsey-Brandt
Councillor Rob Howard
Councillor Bill McNulty
Councillor Harold Steves (7:08 p.m.)

Gail Johnson, Acting Corporate Officer

Call to Order: Mayor Brodie opened the proceedings at 7:00 p.m.

1A. Proposed Single-Family Lot Size Policy 5439

1B. Zoning Amendment Bylaw 7907 (RZ 04-270312)

(5420 Granville Avenue; Applicant: Les Cohen & Azim Bhimani)

Applicant's Comments:

The applicants indicated that they were available to answer questions.

Written Submissions:

None.

Submissions from the floor:

Corisande Percival-Smith, 5760 Granville Avenue, questioned whether her property could be subdivided in the future with frontage facing Granville Avenue.

(Cllrs. Linda Barnes and Evelina Halsey-Brandt entered the meeting at 7:07 p.m.)



Regular Council Meeting for Public Hearings

Wednesday, September 6th, 2006

PH06/9-1

It was moved and seconded

That Single-Family Lot Size Policy 5439 for the properties located in the northeast portion of Section 13-4-7, located to the southwest of the intersection of Granville Avenue and No. 2 Road, be amended to permit 5420 Granville Avenue to rezone and subdivide to Single-Family Housing District, Subdivision Area B (R1/B).

CARRIED

(Cllr. Harold Steves entered the meeting at 7:08 p.m.)

PH06/9-2

It was moved and seconded

That Zoning Amendment Bylaw 7907 be given second and third readings.

CARRIED

2. **Zoning Amendment Bylaw 8055 (RZ 05-305370)**
(9451 Blundell Road; Applicant: Arcadian Architecture Inc.)

Applicant's Comments:

The applicant indicated that he was available to respond to questions.

Written Submissions:

Alan Kitagawa, #6 – 7788 Ash Street (Schedule No. 1)

Submissions from the floor:

None.

PH06/9-3

It was moved and seconded

That Zoning Amendment Bylaw 8055 be given second and third readings.

CARRIED

Cllr. Chen, in accordance with Section 100 of the *Community Charter*, declared herself to be in a conflict of interest because her husband owned property in the area of Item No. 3, and she then left the meeting – 7:10 p.m..



Regular Council Meeting for Public Hearings

Wednesday, September 6th, 2006

3. **Zoning Amendment Bylaw 8089 (RZ 06-336459)**
(11860 Dunavon Place; Applicant: Helen Chuk)

Applicant's Comments:

The applicant indicated that she was available to answer questions.

Written Submissions:

None.

Submissions from the floor:

None.

PH06/9-4

It was moved and seconded

That Zoning Amendment Bylaw 8089 be given second and third readings.
CARRIED

Cllr. Chen returned to the meeting – 7:11 p.m.

4. **Zoning Amendment Bylaw 8090 (RZ 06-336742)**
(10451 Williams Road; Applicant: Malhi Construction Ltd.)

Applicant's Comments:

The applicant was not in attendance.

Written Submissions:

Albert Drinovz, 11340 Seaton Road (Schedule No. 2)

Submissions from the floor:

None.

PH06/9-5

It was moved and seconded

That Zoning Amendment Bylaw 8090 be given second and third readings.
CARRIED



Regular Council Meeting for Public Hearings

Wednesday, September 6th, 2006

5. **Zoning Amendment Bylaw 8091 (RZ 06-334555)**
(10691 Williams Road; Applicant: Hui Chih Cheng)

Applicant's Comments:

The applicant advised that he was available to respond to questions.

Written Submissions:

Albert Drinovz, 11340 Seaton Road (see Schedule No. 2)

Submissions from the floor:

None.

PH06/9-6

It was moved and seconded

That Zoning Amendment Bylaw 8091 be given second and third readings.
CARRIED

6. **Zoning Amendment Bylaw 8095 (RZ 06-329546)**
(10231 Williams Road; Applicant: Frank Isaak)

Applicant's Comments:

The applicant was not in attendance.

Written Submissions:

Albert Drinovz, 11340 Seaton Road (see Schedule No. 2)

Submissions from the floor:

Margo Fowler, 10091 Dennis Crescent, voiced her opposition to the proposed development because of (i) the large amount of impervious material placed on existing residences adjacent to her home; (ii) the increased number of vehicles being parked in the laneway; (iii) the proposed small lot size and the large homes which would most likely be constructed on the new lots. She also expressed concern about the increase in 'wall to wall' housing in the City.

PH06/9-7

It was moved and seconded

That Zoning Amendment Bylaw 8095 be given second and third readings.
CARRIED



Regular Council Meeting for Public Hearings

Wednesday, September 6th, 2006

PH06/9-8 It was moved and seconded
That Zoning Amendment Bylaw 8095 be adopted. **CARRIED**

PH06/9-9 It was moved and seconded
 (1) *That staff examine and set a standard for the types of soil to be used for infill on properties, and*
 (2) *That staff, with regard to smaller sized lots, examine the square footage of each home to be constructed on those lots, and the maximum usage, and*
prepare a report to the Planning Committee on these matters. **CARRIED**

7. Zoning Amendment Bylaw 8096 (RZ 06-328581)
 (9980 Shell Road; Applicant: 0735643 BC Ltd.)

Applicant's Comments:

The applicant indicated that he was available to respond to questions.

Written Submissions:

Albert Drinovz, 11340 Seaton Road (see Schedule No. 2)

Submissions from the floor:

None.

PH06/9-10 It was moved and seconded
That Zoning Amendment Bylaw 8096 be given second and third readings. **CARRIED**

PH06/9-11 It was moved and seconded
That Zoning Amendment Bylaw 8096 be adopted. **CARRIED**



Regular Council Meeting for Public Hearings

Wednesday, September 6th, 2006

8. **Zoning Amendment Bylaw 8097 (RZ 06-332827)**
(10311 Williams Road; Applicant: Vijay Mohan)

Applicant's Comments:

The applicant indicated that he was available to respond to questions.

Written Submissions:

Albert Drinovz, 11340 Seaton Road (see Schedule No. 2)

Submissions from the floor:

None.

PH06/9-12

It was moved and seconded

That Zoning Amendment Bylaw 8097 be given second and third readings.

CARRIED

9. **Official Community Plan Amendment Bylaw 8098, Zoning Amendment Bylaw 8099, and Sale of Portion of Park Bylaw 8084 (RZ 05-303677)**
(11251, 11295 and 11331 Mellis Drive; Applicant: Mennonite Intermediate Care Home Society of Richmond)

Applicant's Comments:

The applicant stated that he was available to respond to questions.

Written Submissions:

P. K. Chan, 3800 Barga Drive (Schedule No. 3)

Submissions from the floor:

Bernard Jones, 3680 Howell Court, voiced his opposition to the proposal, stating that (i) the proposed six storey addition to be constructed on the existing three storey building would result in a very large structure which he felt was too big for the area; (ii) it should not be necessary to take a portion of the adjacent park (with the subsequent removal of trees) to accommodate the development; and (iii) the resulting structure would play a major role in shadowing his property, especially during the winter months.



Regular Council Meeting for Public Hearings

Wednesday, September 6th, 2006

Mr. Jones also voiced concern about the parking situation in the area as it related to the care home and church property, especially when special functions were held, advising that the overflow of vehicles parked on either side of the adjacent roadway made the easy movement of vehicles difficult.

Diana Gopp, 3691 Howell Court, stated her concerns about the height of the proposed addition to the care home, noting that the new structure (i) would tower over the existing adjacent residential homes, (ii) would create shadowing and (iii) could have a negative impact on the value of these homes. Ms. Gopp also voiced concern that a portion of the park was being acquired to accommodate the development, which would result in the elimination of the perimeter track and the removal of trees.

Violet Goosen, 11631 Mellis Drive, expressed concern about the potential for an increase in traffic as a result of the proposed addition to the existing care home. She stated that the building size would increase by 2 ½ times, which would mean a similar increase in the number of personnel, emergency vehicles (with all three responders) and delivery trucks at the care home. Ms. Goosen also commented on the difficulty which large vehicles had in negotiating the narrow driveway leading to the care home. She also suggested that in spite of the results of the traffic study which had been undertaken, that as many as 1,000 people attended the church when special events were held, well over the 124 predicted in the traffic study. Ms. Goosen referred to the narrow entrance to the church property which she felt had not been intended to be a road, and suggested that the driveway on the north side of the property could be used to provide access to the church. She also commented on the illicit late night activities which often occurred in the church parking lot.

Eileen Rosella, #107 – 11240 Mellis Drive, voiced concern about (i) the parking on either side of her street because the church did not provide sufficient on-site parking, and (ii) the amount of traffic in the area. She also expressed her opposition to a portion of the park being acquired for the proposed development.



Regular Council Meeting for Public Hearings

Wednesday, September 6th, 2006

Robert Isaac-Renton, architect for the project, accompanied by Gordon Milner, the Care Home Administrator, provided an overview of the development profile, during which he addressed the concerns raised by the previous speakers regarding the issue of shadowing on the adjacent properties, the lack of parking, and the overall size of the structure.

Mr. Milner provided information about the history of the existing Pinegrove Place Mennonite Intermediate Care home and the proposed expansion of that facility. He responded to concerns expressed by the previous speakers about such issues as the narrowness of the facility driveway; the lack of sufficient on-site parking especially when special events were held at the church; and the potential increase in the number of delivery trucks visiting the site. He also provided information that the portion of the park running track affected by the development would be relocated, and that trees would be planted to replace the trees being removed to accommodate the new structure.

Bernard Jones, 3680 Howell Court (supplementary presentation), spoke further about the building shadow which he felt would be cast across his property during the winter months.

Mr. Isaac-Renton (supplementary presentation) addressed the matter of the building shadow across Mr. Jones's property.

PH06/9-13

It was moved and seconded

That Official Community Plan Amendment Bylaw No. 8098 and Zoning Amendment Bylaw 8099 each be given second readings.

The question on Resolution No. PH06/9-13 was not called as the following **amendment** was introduced:

PH06/9-14

It was moved and seconded

That Schedule A attached to Bylaw 8098 and Schedule A attached to Bylaw 8099 be amended to correct the error in the dimension of the site, (as recommended by the Director of Development in his memo dated August 31, 2006 and as shown on the revised Schedules).

CARRIED



Regular Council Meeting for Public Hearings

Wednesday, September 6th, 2006

The question on Resolution No. PH06/9-13, as amended by Resolution No. PH06/9-14, was then called and it was **CARRIED**.

PH06/9-15

It was moved and seconded

That Official Community Plan Amendment Bylaw No. 8098 and Zoning Amendment Bylaw 8099 each be given third readings.

CARRIED

PH06/9-16

It was moved and seconded

That Albert Airey Park – Sale of Portion of Park Bylaw No. 8084 be given second and third readings.

CARRIED

10. Zoning Amendment Bylaw 8102 (RZ 05-317472)

(7080 No. 3 Road and 8080 and 8084 Granville Avenue; Applicant: Rize Alliance (Richmond I) Properties Ltd.)

Applicant's Comments:

The applicant indicated that he was available to respond to questions.

Written Submissions:

None.

Submissions from the floor:

None.

PH06/9-17

It was moved and seconded

That Zoning Amendment Bylaw 8102 be given second and third readings.

CARRIED



Regular Council Meeting for Public Hearings

Wednesday, September 6th, 2006

11. Zoning Amendment Bylaw 8103 (RZ 04-286496)

(6351 and 6391/6491 Minoru Boulevard; Applicant: W.T. Leung Architects Inc.)

Applicant's Comments:

The applicant stated that he was available to respond to questions.

Written Submissions:

Johannes Vlasveld, 1105-6631 Minoru Blvd. (Schedule No. 4)

J. W. (Bill) Sorenson (Schedule No. 5)

Mrs. Joy Wood (Schedule No. 6)

Submissions from the floor:

Graham Farstad, Arlington Group Planning & Architecture, #1030 – 470 Granville Street, Vancouver, representing the property owners of the buildings at 6451 and 6551 Minoru Boulevard. He indicated that his clients were not opposed to the project, which they felt would be an asset to the area, however, because his clients were not planning to redevelop their properties at the present time, they were concerned about the impact of construction of the new buildings on the adjacent buildings, especially during construction of the building foundation. Mr. Farstad indicated that his clients wanted to maintain as little disruption to their tenants as possible.

An individual representing her mother, a resident of 6491 Minoru Boulevard, questioned how the transition would affect the existing residents while construction was taking place, and whether the existing buildings would be demolished prior to construction of the new development.



Regular Council Meeting for Public Hearings

Wednesday, September 6th, 2006

Peter Demchuck, #1614 – 6611 Minoru Boulevard, voiced concern about (i) the impact of construction on the adjacent buildings, and questioned whether any guarantees would be put in place to allow for compensation for any damage which might occur; (ii) the construction of the new road and whether this road would be constructed prior to, or after, construction of the new buildings; (iii) construction noise; and (iv) dust occurring during preloading and construction of the new development and whether any protection would be erected to prevent dust from drifting into the adjacent parkade. Mr. Demchuck also questioned how construction vehicles would access the property.

Wing Leung, architect, accompanied by Doug Miller, project architect, responded to the questions raised by the previous speakers. Mr. Leung advised that the four proposed buildings would be constructed in two phases, with the completion of the associated road work and traffic signal installation prior to construction of the first two buildings in phase one.

Mr. Leung then provided information on the proposed construction schedule, which would see the completion of the rental building in phase one, to provide an opportunity for those tenants who would be displaced as a result of the demolition of the existing buildings, to rent units in the new building. Mr. Leung also explained the procedures which would be put in place to address any possible damage to adjacent buildings which might occur as a result of construction of the new development, and addressed geotechnical issues. He stated that every effort had been taken to ensure that the impact of the proposed development would be minimized on neighbouring properties.

Mr. Farstad (supplementary presentation), complimented Mr. Leung on his approach in dealing with the issues raised by the speakers regarding his development.

PH06/9-18

It was moved and seconded

That Zoning Amendment Bylaw 8103 be given second and third readings.

CARRIED



Regular Council Meeting for Public Hearings

Wednesday, September 6th, 2006

- 12. Official Community Plan Amendment Bylaw 8107 and Zoning Amendment Bylaw 8078 (RZ 04-286813)**
(13251 Princess Street and 6211 Dyke Road; Applicant: Oris Development (London Landing) Corp.)

Applicant's Comments:

The applicant indicated that he was available to respond to questions.

Written Submissions:

None.

Submissions from the floor:

None.

PH06/9-19

It was moved and seconded

That Official Community Plan Bylaw No. 8107 and Zoning Amendment Bylaw 8078 be given second and third readings.

CARRIED

ADJOURNMENT

PH06/9-20

It was moved and seconded

That the meeting adjourn (9:08 p.m.).

CARRIED



Regular Council Meeting for Public Hearings

Wednesday, September 6th, 2006

Certified a true and correct copy of the Minutes of the Regular Meeting for Public Hearings of the City of Richmond held on Wednesday, September 6th, 2006.

Mayor (Malcolm D. Brodie)

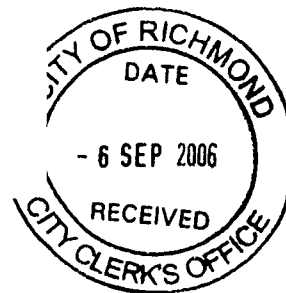
Corporate Officer, City Clerk's Office
(Gail Johnson)

To Public Hearing
Date: Sept 6, 2006
Item # 2
Re: Bylaw 8055

MayorandCouncillors

From: Webgraphics [webgraphics@richmond.ca]
Sent: Wednesday, 6 September 2006 1:01 PM
To: MayorandCouncillors
Subject: Send a Submission Online (response #87)

SCHEDULE 1 TO THE MINUTES
 OF THE REGULAR MEETING OF
 COUNCIL FOR PUBLIC
 HEARINGS HELD ON
 WEDNESDAY, SEPTEMBER 7TH,
 2006



Send a Submission Online (resp

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.city.richmond.bc.ca/CM/WebUI/PageTypes/Survey/Survey.aspx?PageID=1793&PageMode=Hybrid
Submission Time/Date:	2006-09-06 1:00:39 PM

Survey Response

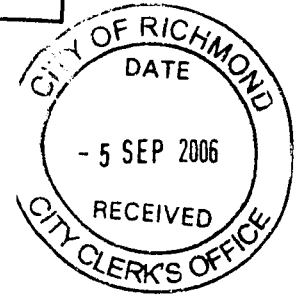
Your Name:	Alan Kitagawa
Your Address:	6-7788 Ash Street
Subject Property Address OR Bylaw Number:	9451 Blundell Road / Bylaw 8055 (RZ 05-305370)
Comments:	After reading over the preliminary plan for the townhouse proposal at 9451 Blundell road, I noticed that the Cedar hedge on the north side of the property will be removed. At the time the area plans and assessments were drawn, the cedar trees were reported to be only 6 feet tall. Today however they are over 10 feet tall and healthy. As zoning bylaws change and we begin to live in a more condensed neighbourhood, these trees establish boundary lines and a great amount of privacy. Even a degree of a noise suppressor. Since I live adjacent to the property being rezoned, my concern is that I will lose all these elements. Please consider the usefulness of these trees. Thank you

To Public Hearing
 Date: Sept 6, 2006
 Item # 4, 5, 6, 7, 8
 Re: Bylaws 8090, 8091,
8095, 8096, 8097

MayorandCouncillors

From: Webgraphics [webgraphics@richmond.ca]
Sent: Tuesday, 5 September 2006 10:36 AM
To: MayorandCouncillors
Subject: Send a Submission Online (response #85)

SCHEDULE 2 TO THE MINUTES
 OF THE REGULAR MEETING OF
 COUNCIL FOR PUBLIC HEARINGS
 HELD ON WEDNESDAY,
 SEPTEMBER 7TH, 2006



Send a Submission Online (res

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.city.richmond.bc.ca/CM/WebUI/PageTypes/Survey/Survey.aspx?PageID=1793&PageMode=Hybrid
Submission Time/Date:	2006-09-05 10:35:49 AM

Survey Response

Your Name:	Albert Drinovz
Your Address:	11340 Seaton Road
Subject Property Address OR Bylaw Number:	8090, 8091, 8095, 8096, 8097.
Comments:	<p>Unfortunetly I'm unable to attend the public hearing that will be addressing the above bylaws. I am in "strong opposition" to all of the above proposed bylaw changes for the following reasons: The infastructure in this area has not been upgraded to accomodate such redevlopment. In my immediate area we have had problems with the sanitary and storm sewers not being able to keep up with the extra usage. The extra usage comes from demolishing one old house (usually one level bungalows) with 2 or 3 persons living in it on a 66ft. lot to building 2 houses on the same lot with 4 to 6 persons living in each house. Simple math: 2 to 3 persons prior to redevelopment, 8 to 12 persons after development on the same lot size (1 old 66ft. to 2 new 33ft.lots). Also the hydro electricity is not being upgraded. One of these old houses comes down which has a 70 amp. electrical service and two new houses are built which have 200 amp service each.. More simple math: one old house 70 amp, two new houses @200 amp. each is 400 amp. That is almost 6</p>

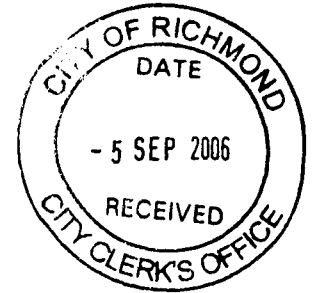
times the load on the electrical transformers. I have personally experienced this problem recently. Hydro was required to replace the transformer to 50kwh from 25kwh, because of the extra loads. There simply was not enough electricity coming into my house. All of these problems can be overcome but it does not appear that anything is being done PRIOR to any of this redevelopment. The last issue and probably the one that is most important to me is the extra volume of traffic in the laneways. All of the above bylaw changes are requiring the laneway to be the one and only means of vehicular access to their houses. The norm in our area seems to be 2 to 3 cars at each of these new houses meaning about 5 to 6 cars from one old lot using the laneway instead of 1 or 2 prior to redeveloping the one lot. We have had one child run over and killed in our laneway and that is one to many. I am afraid that this could happen again with the extra traf

To Public Hearing
 Date: Sept 6, 2006
 Item # 9
 Re: Bylaw 8098, 8099
and 8084

MayorandCouncillors

From: Webgraphics [webgraphics@richmond.ca]
Sent: Monday, 4 September 2006 3:43 PM
To: MayorandCouncillors
Subject: Send a Submission Online (response #83)

SCHEDULE 3 TO THE MINUTES
 OF THE REGULAR MEETING OF
 COUNCIL FOR PUBLIC
 HEARINGS HELD ON
 WEDNESDAY, SEPTEMBER 7TH,
 2006



Send a Submission Online (res

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.city.richmond.bc.ca/CM/WebUI/PageTypes/Survey/Survey.aspx?PageID=1793&PageMode=Hybrid
Submission Time/Date:	2006-09-04 3:41:54 PM

Survey Response

Your Name:	P.K. Chan
Your Address:	3800 Bargaen Drive, Richmond, B.C. V6X 2R8
Subject Property Address OR Bylaw Number:	11251, 11295, and 11331 Mellis Drive
Comments:	I wish to write in opposition to the OCP Amendment Bylaw 8098, Zoning Amendment Bylaw 8099, and Sale of Portion of Park Bylaw 8084: 1. The proposed 6-storey concrete buidling represents a significant change to the landscape of the residential homes (including the 2-3 storey existing senior home) in the neighbourhood. Under the proposal, 15,000 sq.m of new floor area would be created. This is bigger than if not equivalent to the size of the Albert Airey Park adjacent to the proposed structure on the west. Existing park space is not enough for the area already. The air space the proposed structure is to take up is going to adversely and directly affect the residences on the north and the east side of the structure. 2. Parking would be a serious issue if the development were to go ahead. Proposed parking of 187 is 50 stalls short of the 237 required by the City. The developer is supported by a ND Lea traffic report suggesting that a maximum of 124 parking stalls would be required for both the expanded care home and the Church. The

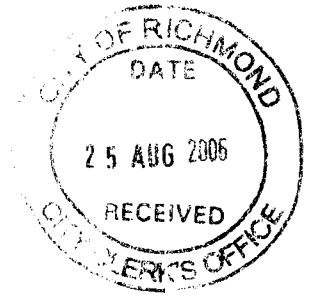
discrepancy between the City's requirement and the study is worth further investigation. I suggest a motion to put this issue on the Council's agenda. My experience as a resident in the area is that street side parking is already full along Mellis and Barga on peak days with the existing availability of 199 parking stalls. The proposed by-law amendments would allow the reduction of 22 stalls (from 199 to 187) and the addition of a 6-storey building. Such reduction in parking would aggravate the existing situation, especially if the park is to be upgraded, and more users are encouraged to use the park, traffic safety would be a serious concern for park users. 3. Noise pollution would get worse. The proposed 109 metre structure running west to east, along with using half of the existing parkade for the new structure and narrowing the strip of the parkade between the new structure and the church, would create a sound tunnel with m

To Public Hearing
Date: <u>SEPT 6, 2006</u>
Item # <u>11</u>
Re: <u>Bylaw 8103</u>

MayorandCouncillors

From: Webgraphics [webgraphics@richmond.ca]
Sent: Friday, 25 August 2006 4:14 PM
To: MayorandCouncillors
Subject: Send a Submission Online (response #8

SCHEDULE 4 TO THE MINUTES
 OF THE REGULAR MEETING OF
 COUNCIL FOR PUBLIC
 HEARINGS HELD ON
 WEDNESDAY, SEPTEMBER 7TH,
 2006



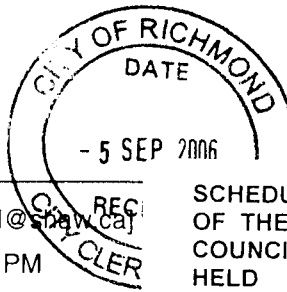
Send a Submission Online (re

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.city.richmond.bc.ca/CM/WebUI/PageTypes/Survey/Survey.aspx?PageID=1793&PageMode=Hybrid
Submission Time/Date:	2006-08-25 4:13:37 PM

Survey Response

Your Name:	Johannes Vlasveld
Your Address:	1105-6631 Minoru Blvd. Richmond V6Y1Z1
Subject Property Address OR Bylaw Number:	8103 (RZ04-286496)
Comments:	<p>More than 9 years ago I bought my corner unit because it had a wonderful view of the mountains and I had & have full enjoyment of the air traffic coming & going on a daily basis. To buy property with such view, one always pays substantially more! Besides the noise factor of construction & added traffic on Minoru & Richmond that is already out of hand, my property with excellent view to the north threatened to be taking away, will ofcourse depreciate. I am strongly against any new high rises on the park. Should it go ahead for reason beyond my ability to stop, it is not only fair, but reasonable compensation is paid to some of us. I therefore demand & suggest an at least 15% compensation from the value of my property paid by the owners or applicants W.T.Leung Inc. or whoever owns the location at 6351 and 6391 Minoru Blvd. to those affected! Yours Truly, Johannes Vlasveld</p>



To Public Hearing	
Date:	SEPT 6, 2006
Item #	11

From: Bill and Melvena Sorenson [billmel@shaw.ca]
Sent: Saturday, 2 September 2006 4:59 PM
To: Weber, David
Cc: Jefferson Management Corp.
Subject: Public Hearing - Zoning Amendment Bylaw 8103 (RZ 04-286496) - 6351 and 6391/6491 Minoru Boulevard
Attachments: McNulty.doc

SCHEDULE 5 TO THE MINUTES
 OF THE REGULAR MEETING OF
 COUNCIL FOR PUBLIC HEARINGS
 HELD ON WEDNESDAY,
 SEPTEMBER 7TH, 2006

I have been following developments relative to the subject property since the fire at 6351 Minoru Blvd. in January 2002. Wouldn't you know it, I will be out of town on the date of the public hearing. Initially I was acting on behalf of myself and the owners of Regency Park Towers located at 6611 and 6631 Minoru Blvd., but at this point individual owners will have to make their concerns known to you. Many of these owners are elderly or new Canadians with a limited command of the English language and have limited ability to articulate their thoughts on a project of this nature or understand how they will be impacted. At this point, I am presenting my personal point of view, but I thought council members should be mindful of the makeup of the adjacent neighborhood and the fact many of those affected are longtime Richmond residents. Many lived in Regency Park Towers prior to purchasing their units when the buildings were stratified.

I first e-mailed the Mayor and Councillors Feb. 25, 2004. Then on Mar, 21, 2005 I addressed a memo to the Chairman of the Planning Committee outlining fifteen (15) concerns that had been identified to that point. (See attached) I have since met with Wing Leung and his associates on two occasions to discuss these and other concerns. I have found them to be open to addressing these concerns i.e. entrance to the parking garage and the design of the south end of the parking garage wall facing 6611 Minoru Blvd. However, most of the concerns outlined in the memo are under the control of the City, and it is my hope you will review these as part of this process.

At this point I am resigned to the fact that the City is bent on increasing density in this area and the City in general. I am not sure what this is doing for the "HIGH QUALITY OF LIFE IN RICHMOND" or how this level of density will make Richmond an "APPEALING. LIVABLE. WELL MANAGED. community in which to live. Little by little, in recent years, our views have been impacted, and this development will eliminate the last view corridors to the north. I know " you can't fight city hall" and this public hearing is just part of a process required under the Local Government Act, but I hope city officials will ensure the impact on our residents is mitigated as much as possible. Two very important issues are:

1. I understand construction is to proceed in two phases over 2/3 years. I hope hours of construction and noise control standards will be strictly enforced during the period of construction.
2. I am concerned about traffic flows during construction in addition to the long term. I would hope the City will mandate that the new road from Minoru Blvd. be built before loading, construction,,etc. commences so trucks and other construction related traffic as well as existing residents, will have access to the site without using our driveway to Minoru.

I am pleased the City has taken a Comprehensive Development approach to this rezoning, because I feel it will give the City better control. However, I am disappointed a future development designation is not being put in place now for 6451 and 6551 Minoru Blvd. as well as the adjacent Kiwanis property to the north. I think owners of neighboring properties deserve to know what will be allowed on these properties in the future and how they may be impacted.

Respectfully submitted,

J.W.(Bill) Sorenson

March 21, 2005

Councillor Bill McNulty,
Chairman, Planning Committee,
City of Richmond

Subject: Proposed Re-development 6351, 6391 and 6491 Minoru Blvd., Richmond.

I am writing on behalf of the owners in Regency Park Towers located at 6611 and 6631 Minoru Blvd., Richmond to outline initial issues and concerns we have with the subject proposed re-development proposal which has been filed with the Planning Department, but has not yet made its way to your committee. We think it is important that we enter into a dialogue with you and your committee now rather than wait until the Public Hearing stage, by which time it is usually too late to have meaningful input in shaping the form of the development.

We understand the City's desire to increase density in the city core, but at the same time, we feel it is incumbent on city staff and our elected officials like yourself to make this proposal part of a plan developed by the city, as opposed to a piece meal approach driven by particular property owners and developers. We will be impacted the most by this development; therefore, we feel it is important that our concerns rank ahead of the interests of the developer who has no long term interest in this community. He will do his thing, take his profits and move on, leaving us to live with the impacts on our lives and the value of our properties. We expect our elected representatives to protect our interests to the best of their abilities.

The proposal to erect four 16-story apartment towers immediately adjacent to us raises a number of concerns:

1. We are concerned that the City of Richmond might approve a variation of the proposed development in isolation, without considering future re-development of 6451 and 6551 Minoru Blvd. or the adjacent Kiwanis properties. We would suggest these owners should be included in a comprehensive re-development proposal for the total area so they will receive equitable consideration and the owners of the subject property will not benefit unduly just because they were first. Also, our owners deserve some comfort in knowing up-front that there isn't going to be more high-rise buildings erected immediately in front of them in the future.
2. The four towers sited as shown on the drawing would effectively eliminate all views of the north shore mountains for our residents and 6651 Minoru Blvd. Little by little development to the north of us in recent years, the apartments on the Minoru side of Richmond Centre, the Marriot Hotel, the Hilton Hotel, the high-rise at the Richmond Inn, and more recently the apartment complex on the former legion property on Westminster Hwy. have created an effective wall of concrete and glass. The siting of the four proposed towers would completely eliminate views to the north. We would like to see this development scaled back to possibly two towers on the park side, and maybe four storey apartments fronting Minoru Blvd. much like the apartments built north of Centre Point at Garden City and Alderbridge. This approach wouldn't do much for my wife and I, and other owners in 6611 Minoru Blvd., but would better protect the views of owners in 6631 and 6651 Minoru Blvd. and the areas livability.
3. A very high proportion of our owners are seniors who elected to purchase retirement homes in this area in part because of the nearby amenities. Regardless of the final form of this development, there will be a huge impact on their lives during the period of demolition, piling, construction, etc. They won't be able to have windows open due to construction dust and noise. Our buildings are single pane glass for the most part, so the noise will be unbearable, even if the windows are closed. Strict noise controls will have to be applied to the new development that would restrict machinery noise to between say 8:00 am and 6:00 pm and only from Monday to Friday.

4. What damage will piling, heavy trucks visiting the site, etc. do to the foundations and overall integrity of our buildings? Who will indemnify us against the potential damage?

5. We are concerned about the additional traffic this increased density will generate. The low-rises to the north currently share our access driveway to Minoru Blvd., and the increased number of housing units would potentially create a serious traffic problem for vehicles entering or leaving Minoru Blvd. via this driveway.

6. We currently have a significant problem policing our parking lots, with folks visiting Park Towers, the low-rises and Richmond Centre parking illegally. The new development would have to ensure they have sufficient parking to meet their needs.

7. We understand the proposed development is being sold to the city on the idea of providing improved access to Minoru Park from Minoru Blvd., and in fact the developer would be bonused with higher density, reduced parking, etc. as a result. We have serious concerns with the negative impact this could have on vandalism in the area in particular. We eliminated any public access to Minoru Park through our property many years ago in an effort to curb vandalism. The owners of the subject properties also restricted access thru their property a couple of years ago because of vandalism problems. The general public has long been adequately served via a park entrance on the north side of the subject property between them and the Kiwanis property.

8. There is a limited amount of affordable rental housing left in Richmond. A significant number of low-rise renters are seniors on fixed incomes and others at the lower end of the income scale. Many work in the immediate area and provide a workforce for entry level type jobs. We would suggest a higher percentage of renters also use public transportation. Therefore, it is in the City's interest to have a good stock of rental accommodation in the vicinity of the new RAV line. A significant number of rental units were already lost with the demolition of the building where the fire occurred two years ago.

We understand the developer is suggesting the first phase of their development would include one tower of rental apartments. Presumably the City could restrict any move to stratify the building in the future. Potentially this would accommodate the renters displaced by the fire, and those that will be displaced by future demolition, but will the new rents be affordable for those being relocated?

9. When our buildings were built some 30 plus years ago, airport noise was not the factor it is today. Air traffic volume and airport noise has increased significantly since Expo alone. We would suggest these buildings and other new buildings being constructed in Richmond, for that matter, should have to meet minimum noise attenuation standards. We are also concerned about the potential for echoes off these new buildings and the impact on us.

10. The proposed plan calls for a new three level parking garage at the south end of the new development, with the south wall having an open structure. This wall will be located some eight meters from the existing north wall of the "C" tower of Regency Park Towers, 6611 Minoru Blvd. The wall is also planned to extend to the west beyond the existing limit of the low-rise apartment units, which will be replaced as part of the re-development. This will impact the owners of apartments at the north end of Tower "C". It will cut off a portion of the park view currently enjoyed by the owners of the lower level two bedroom units. It will also expose all unit owners at the north end of Tower "C" to increased noise and exhaust fumes in their kitchens and second bedrooms. For this reason it is strongly urged that the new development start further north and that the south wall of the parking garage be solid concrete the full height and length of the garage. We feel the setback from the park boundary should be equal to the present setback for the low-rises.

11. The entrance to the above mentioned parking garage is shown at the southeast corner of the garage. This will concentrate traffic for this garage close to the suites at the north end of Tower "C". More importantly, it will draw heavy traffic from the new parking garage to the existing driveway to Minoru Blvd. causing increased noise and pedestrian danger for our residents. Therefore, we urge that this garage entrance be relocated to the north end of the proposed parking garage, thus encouraging residents of the new development to use the proposed new entrance to Minoru Blvd. directly across from the existing vehicle entrance to Richmond Centre.

Sorry I have been rather long winded, but I am sure there will be other issues related to this re-development that will be identified as we look at how we will potentially be impacted.

Thanks for taking the time to meet with me, and taking our concerns into consideration.

Yours truly,

J.W.(Bill) Sorenson

September 6, 2006

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

To Public Hearing	
Date:	Sept 6, 2006
Item #	11
Re:	Enlaw 8103

SCHEDULE 6 TO THE MINUTES
OF THE REGULAR MEETING OF
COUNCIL FOR PUBLIC HEARINGS
HELD ON WEDNESDAY,
SEPTEMBER 7TH, 2006

		INT
✓	DW	
✓	GJ	js
	KY	
	DAW	
	DB	
	WB	

8060-20-8103

Dear Mayor and Council:

RE: Zoning Amendment 8103 (RZ 04-286496)

My interest in writing today is to express my interest and concern on potential market prices for the rents in the new building that will be built. Although some individuals may qualify for the SAFER program, many of us do/may not and live on limited monthly budgets. What can the City do to encourage the developer to control the amount of market rate charged when the building is ready for occupancy?

Is there an opportunity to provide some kind of phased in rental increases for existing seniors and other tenants on limited monthly incomes? I believe this would be a solution for those seniors now living in the two back buildings, should we wish to move into the new tower. It is my understanding landlords have certain restrictions and controls on what they can do when raising rents to their existing tenants. Although the tower apartments may be smaller than the existing ones in the existing two buildings, I expect the developer will try to charge quite a bit more because they will be new.

As you know, this is a good area for seniors to live as it is close to the library, the seniors centre, London Drugs, the Richmond Centre etc. I don't believe Richmond has many other rental options, nor a plan to develop more rental buildings.

On a final note, I understand there is a process the developer needs to go through before any approval is given and construction can begin on the first building. I trust there will be no fast tracking and the due process will take place. It is my understanding, should the development be approved, construction would not start until September 2007.

Thank you for your consideration of my letter, and I would appreciate a response to my suggestions and questions. Unfortunately, I am not able to attend the Public Hearing tonight at City Council Chambers.

Sincerely,



Mrs. Joy Wood

