

<b>To Public Hearing</b>	
Date:	SEPT 3, 2008
Item #	1
Re:	Bylaw 8194

**MayorandCouncillors**

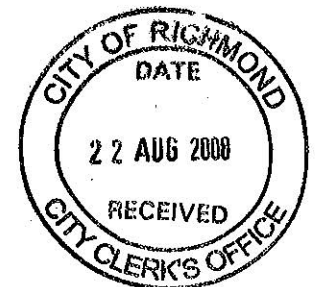
**From:** Webgraphics [webgraphics@richmond.ca]  
**Sent:** Friday, 22 August 2008 12:41 PM  
**To:** MayorandCouncillors  
**Subject:** Send a Submission Online (response #395)

**Send a Submission Online (response #395)****Survey Information**

Site:	City Website
Page Title:	Send a Submission Online
URL:	<a href="http://cms.city.richmond.bc.ca/CM/WebUI/PageTypes/Survey/Survey.aspx?PageID=1793&amp;pagemode=Hybrid">http://cms.city.richmond.bc.ca/CM/WebUI/PageTypes/Survey/Survey.aspx?PageID=1793&amp;pagemode=Hybrid</a>
Submission Time/Date:	2008-08-22 12:39:49 PM

**Survey Response**

Your Name:	John Roston
Your Address:	12262 Ewen Avenue
Subject Property Address OR Bylaw Number:	Bylaw No. 8194 re 4360 Moncton St.
	<p>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</p>



## Comments:

matching lots on the west side of Ewen Avenue. 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. One possibility would be 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 community use such as 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.

<b>To Public Hearing</b>	
Date:	SEPT 3, 2008
Item #:	1
Re:	Bylaw 8194
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**MayorandCouncillors**

**From:** Webgraphics [webgraphics@richmond.ca]  
**Sent:** Monday, 25 August 2008 8:15 PM  
**To:** MayorandCouncillors  
**Subject:** Send a Submission Online (response #396)

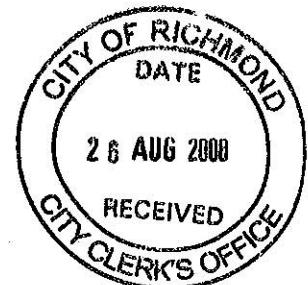
**Send a Submission Online (response #396)**

**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:	2008-08-25 8:14:17 PM

**Survey Response**

Your Name:	Tammy Ross
Your Address:	12266 English Avenue
Subject Property Address OR Bylaw Number:	4360 Moncton Street, Bylaw No. 8194
Comments:	I object to the rezoning of 4360 Moncton Street property and wish the zoning to be left as is. I believe Steveston is in desparate need of a larger community library and much more green space.



<b>To Public Hearing</b>
Date: <u>SEPT 3, 2008</u>
Item # <u>1</u>
Re: <u>BYLAW 8194</u>
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**MayorandCouncillors**

**From:** Webgraphics [webgraphics@richmond.ca]  
**Sent:** Monday, 25 August 2008 10:21 PM  
**To:** MayorandCouncillors  
**Subject:** Send a Submission Online (response #397)

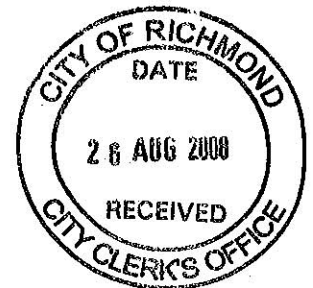
**Send a Submission Online (response #397)**

**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:	2008-08-25 10:20:44 PM

**Survey Response**

Your Name:	Danny Michaud
Your Address:	12280 English Avenue
Subject Property Address OR Bylaw Number:	4360 Moncton St., Bylaw No. 8194
Comments:	I object to the rezoning of the 4360 Moncton Street property and wish the zoning to be left as is.



<b>To Public Hearing</b>
Date: <u>SEPT 3, 2008</u>
Item # <u>1</u>
Re: <u>Bylaw 8194</u>

**MayorandCouncillors**

**From:** Webgraphics [webgraphics@richmond.ca]  
**Sent:** Tuesday, 26 August 2008 3:12 PM  
**To:** MayorandCouncillors  
**Subject:** Send a Submission Online (response #399)

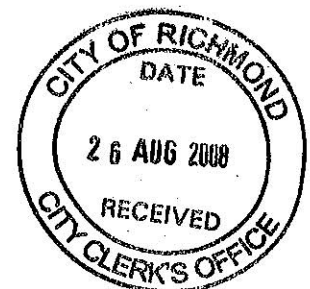
**Send a Submission Online (response #399)**

**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:	2008-08-26 3:11:51 PM

**Survey Response**

Your Name:	Francis Lee
Your Address:	12295, Ewen Ave. Richmond, V7E 6S8, Vancouver
Subject Property Address OR Bylaw Number:	12295, Ewen Ave. Richmond, V7E 6S8, Vancouver
Comments:	I object to the rezoning of the 4360 Moncton Street property and wish it can be used for community purposes.



<b>To Public Hearing</b>
Date: <u>Sept 3, 2008</u>
Item # <u>1</u>
Re: <u>Bylaw 8194</u>

**MayorandCouncillors**

**From:** Webgraphics [webgraphics@richmond.ca]  
**Sent:** Tuesday, 26 August 2008 1:54 PM  
**To:** MayorandCouncillors  
**Subject:** Send a Submission Online (response #398)

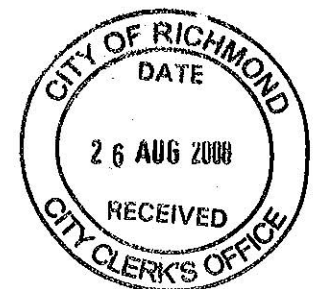
## Send a Submission Online (response #398)

## 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:	2008-08-26 1:53:30 PM

## Survey Response

Your Name:	henry chuang
Your Address:	12220 Ewen Ave. Richmond b.c. V7E 6S8
Subject Property Address OR Bylaw Number:	4360 Moncton St., Bylaw No .8194
Comments:	I object to the rezoning of the 4360 moncton st. property and wish the zoning to be left as is future community use.



**MayorandCouncillors**

**From:** Webgraphics [webgraphics@richmond.ca]  
**Sent:** Wednesday, 27 August 2008 8:03 AM  
**To:** MayorandCouncillors  
**Subject:** Send a Submission Online (response #400)

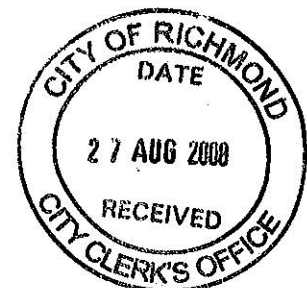
<b>To Public Hearing</b>	
<b>Date:</b>	Sept 3, 2008
<b>Item #:</b>	1
<b>Re:</b>	Bylaw 8194

**Send a Submission Online (response #400)****Survey Information**

<b>Site:</b>	City Website
<b>Page Title:</b>	Send a Submission Online
<b>URL:</b>	http://cms.city.richmond.bc.ca/CM/WebUI/PageTypes/Survey/Survey.aspx?PageID=1793&pagemode=Hybrid
<b>Submission Time/Date:</b>	2008-08-27 8:02:48 AM

**Survey Response**

<b>Your Name:</b>	Candice Leung
<b>Your Address:</b>	8-12333 English Avenue
<b>Subject Property Address OR Bylaw Number:</b>	4360 Moncton St. Bylaw no. 8194
<b>Comments:</b>	I object to the rezoning of the 4360 Moncton St. property and wish the zoning to be left as is.





**MayorandCouncillors**

**From:** Webgraphics [webgraphics@richmond.ca]  
**Sent:** Wednesday, 27 August 2008 8:07 AM  
**To:** MayorandCouncillors  
**Subject:** Send a Submission Online (response #401)

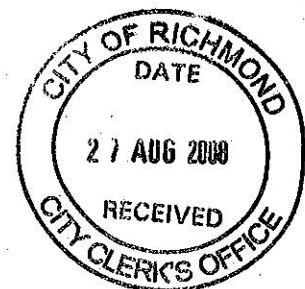
<b>To Public Hearing</b>	
<b>Date:</b>	Sept 3, 2008
<b>Item #:</b>	1
<b>Re:</b>	Bylaw 8194

**Send a Submission Online (response #401)****Survey Information**

<b>Site:</b>	City Website
<b>Page Title:</b>	Send a Submission Online
<b>URL:</b>	<a href="http://cms.city.richmond.bc.ca/CM/WebUI/PageTypes/Survey/Survey.aspx?PageID=1793&amp;pagemode=Hybrid">http://cms.city.richmond.bc.ca/CM/WebUI/PageTypes/Survey/Survey.aspx?PageID=1793&amp;pagemode=Hybrid</a>
<b>Submission Time/Date:</b>	2008-08-27 8:06:58 AM

**Survey Response**

<b>Your Name:</b>	Fook Keung LEE
<b>Your Address:</b>	8-12333 English Avenue
<b>Subject Property Address OR Bylaw Number:</b>	4360 Moncton St. Bylaw no. 8194
<b>Comments:</b>	I object to the rezoning of the 4360 Moncton St. property and wish the zoning to be left as is.



<b>To Public Hearing</b>
Date: <u>SEPT 3, 2008</u>
Item # <u>1</u>
Re: <u>Bylaw 8194</u>

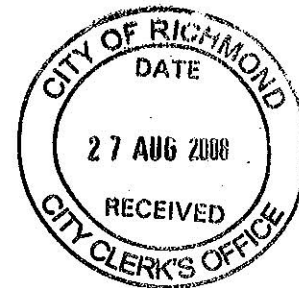
**Mayor and Councillors**

**From:** jeff jones [jefflynn@shaw.ca]  
**Sent:** Wednesday, 27 August 2008 2:16 PM  
**To:** Mayor and Councillors  
**Subject:** Zoning Amendment Bylaw 8194 (RZ 05-12601)

Mayor & Councilors

I want to let you know that I **support** the rezoning of 4360 Moncton Street as outlined in the Notice of Public Hearing communication that I received recently. Please don't let this opportunity slip away as some of you have done with other developments in the past. A Mr. John Roston of 12262 Ewen Ave whom is opposed to the development has been hand delivering printed sheets with, in my opinion misinformation to residents on the proposed development. You will likely hear this opposition from this individual, and probably from the people he has influenced, I urge you to listen to your committees and to city staff and permit this development to go through. Because the residents only got the Notice of Public Hearing quite recently and then Mr. Roston's letter yesterday you may be only hearing a small number of opinions opposed to the rezoning and subsequent development. I want to let you know that the majority of people I've talked to support the rezoning and development, and will hopefully express that support to you soon. It will bring a good mix of new single family and town homes to the area, and will enhance that part of Moncton street in keeping with what already exists.

Jeff Jones  
 # 7-12333 English Ave Richmond



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Item #	1
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**MayorandCouncillors**

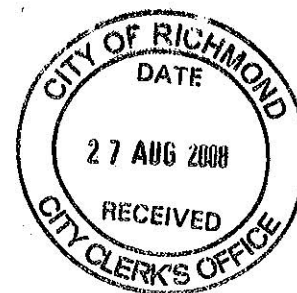
**From:** Webgraphics [webgraphics@richmond.ca]  
**Sent:** Wednesday, 27 August 2008 12:35 PM  
**To:** MayorandCouncillors  
**Subject:** Send a Submission Online (response #402)

**Send a Submission Online (response #402)****Survey Information**

Site:	City Website
Page Title:	Send a Submission Online
URL:	<a href="http://cms.city.richmond.bc.ca/CM/WebUI/PageTypes/Survey/Survey.aspx?PageID=1793&amp;pagemode=Hybrid">http://cms.city.richmond.bc.ca/CM/WebUI/PageTypes/Survey/Survey.aspx?PageID=1793&amp;pagemode=Hybrid</a>
Submission Time/Date:	2008-08-27 12:34:40 PM

**Survey Response**

Your Name:	Reza Mortazavi & Poupak R Frad
Your Address:	12262 English Ave, Richmond, BC, V7E 6S8
Subject Property Address OR Bylaw Number:	4360 Moncton St., Bylaw No. 8194
Comments:	This is to present our objection to the rezoning of the 4360 Moncton St. property and wishing the zoning to be left as is.



<b>To Public Hearing</b>	
Date:	SEPT 3, 2008
Item #:	1
Re:	Bylaw 8194

### MayorandCouncillors

**From:** Webgraphics [webgraphics@richmond.ca]  
**Sent:** Wednesday, 27 August 2008 7:42 PM  
**To:** MayorandCouncillors  
**Subject:** Send a Submission Online (response #404)

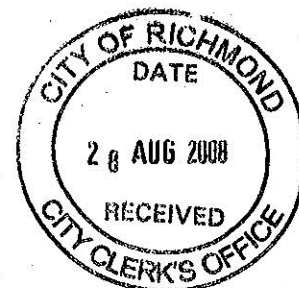
## Send a Submission Online (response #404)

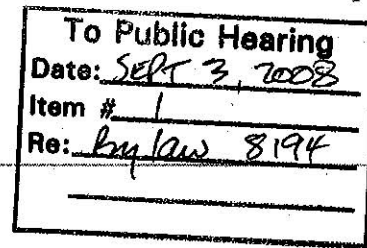
### Survey Information

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:	2008-08-27 7:41:25 PM

### Survey Response

Your Name:	Tom Sands
Your Address:	9-12333 English Ave.
Subject Property Address OR Bylaw Number:	4360 Moncton St, bylaw no. 8194
Comments:	I SUPPORT the rezoning of the 4360 Moncton St property to allow for long-overdue residential development of that piece of land.



**MayorandCouncillors**

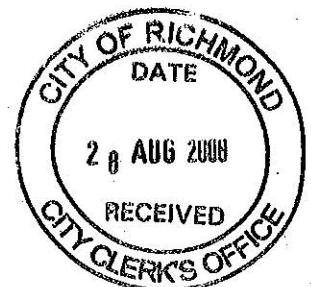
**From:** Webgraphics [webgraphics@richmond.ca]  
**Sent:** Wednesday, 27 August 2008 8:28 PM  
**To:** MayorandCouncillors  
**Subject:** Send a Submission Online (response #405)

**Send a Submission Online (response #405)****Survey Information**

Site:	City Website
Page Title:	Send a Submission Online
URL:	<a href="http://cms.city.richmond.bc.ca/CM/WebUI/PageTypes/Survey/Survey.aspx?PageID=1793&amp;pagemode=Hybrid">http://cms.city.richmond.bc.ca/CM/WebUI/PageTypes/Survey/Survey.aspx?PageID=1793&amp;pagemode=Hybrid</a>
Submission Time/Date:	2008-08-27 8:27:47 PM

**Survey Response**

Your Name:	Scott & Cathy Harriman
Your Address:	#33 - 12333 English Avenue
Subject Property Address OR Bylaw Number:	Bylaw 8194
Comments:	<p>My wife and I have lived in the Imperial Landing development on English Avenue since they were built 4 years ago. We enjoy the neighborhood with the density of living and the easy walking access to all of the amenities of the village. The project as envisioned by the developers and the community plan is not complete. Some of the original zoning decisions have proved to be not economically viable for the developers as the industries have changed. The existing stores and services within the community as of now get by on their summer tourist business only. The village needs to grow a little more and provide a mix of housing to support the merchants and service providers in a pedestrian friendly way. This would be a true "Green" approach. Please finish our neighborhood! I am tired of looking at vacant lots with rusty fences, overgrown bushes and leftover construction debris. We support the change in the bylaw to allow the mixed residential use as described in the amendment notice. Scott &amp; Cathy Harriman</p>



<b>To Public Hearing</b>	
Date:	Sept 3 2008
Item #	1
Re:	Bylaw 8194

**MayorandCouncillors**

**From:** Webgraphics [webgraphics@richmond.ca]  
**Sent:** Wednesday, 27 August 2008 9:08 PM  
**To:** MayorandCouncillors  
**Subject:** Send a Submission Online (response #406)

**Send a Submission Online (response #406)**

**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:	2008-08-27 9:07:27 PM

**Survey Response**

Your Name:	Kathy Jones
Your Address:	# 7-12333 English Ave richmond V7E 6T2
Subject Property Address OR Bylaw Number:	4360 Moncton Street Bylaw 8194
Comments:	As a resident affected by the rezoning of the above property, I am very much in favour of the development and would welcome the combination of townhouses and single family homes which is in keeping with the residential properties already in this area. I hope that this rezoning is approved and that building will start soon as this empty lot is an eye sore in this area.

