



Regular Council Meeting

Monday, July 8, 2013

Time: 7:00 p.m.
Place: Council Chambers
Richmond City Hall
Present: Mayor Malcolm D. Brodie
Councillor Chak Au
Councillor Linda Barnes
Councillor Derek Dang
Councillor Evelina Halsey-Brandt
Councillor Ken Johnston
Councillor Bill McNulty
Councillor Linda McPhail
Councillor Harold Steves
Corporate Officer – David Weber
Call to Order: Mayor Brodie called the meeting to order at 7:00 p.m.

RES NO. ITEM

MINUTES

- R13/13-1 1. It was moved and seconded
*That the minutes of the Regular Council Meeting held on Monday, June 24, 2013, be adopted as circulated, and
the Metro Vancouver 'Board in Brief' dated Friday, June 14, 2013 be received for information.*

CARRIED



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**NEW AND EXPANDED COAL SHIPMENT ACTIVITY IN METRO
VANCOUVER**

R13/13-2

It was moved and seconded

That staff provide general comments on the potential traffic and the environmental impact on the Fraser River in connection to the new and expanded coal shipment activity in Metro Vancouver.

CARRIED

AGENDA ADDITIONS & DELETIONS

R13/13-3

It was moved and seconded

That under Bylaws for Adoption, Inter-municipal Business Licence Agreement Bylaw No. 9033, and Inter-municipal Business Licence Bylaw No. 9040 each be deleted from the Council Agenda.

CARRIED

PRESENTATION

Derek Francis, Director, Lower Mainland, accompanied by Joanne Francis, Provincial Communications Director, BC Seniors Games Society, spoke about the 22nd BC Senior's Games which were held in the City of Richmond in 2009, and noted that the Richmond games were the largest ever with over 3800 attendees. Mr. Francis thanked participants and volunteers for their assistance in organizing the games and presented the City with a commemorative banner.

Prior to accepting the banner on behalf of the City of Richmond, Mayor Brodie thanked the BC Seniors Games Society, the volunteers and the supporters of the games and noted that the City was grateful for the opportunity to host the BC Seniors Games in 2009, and that the Games were a fine chapter in Richmond's experience.



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COMMITTEE OF THE WHOLE

- R13/13-4 2. It was moved and seconded
That Council resolve into Committee of the Whole to hear delegations on agenda items (7:10 p.m.).

CARRIED

3. Delegations from the floor on Agenda items:

Item No. 11 – West Cambie – Alexandra Neighbourhood Business / Office Area Review

Rav Bains, 6728 Riverdale Drive, requested Council to give consideration to re-designating the West Cambie Alexandra Neighbourhood area to mixed use residential with ground floor retail and office space. A copy of Mr. Bains' presentation is attached as **Schedule 1** and forms part of these minutes. Mr. Bains also submitted 7 letters on behalf of residents which are attached as **Schedule 2**, and form part of these minutes.

Item No. 11 – West Cambie – Alexandra Neighbourhood Business / Office Area Review

Vijay Siddhu, 9211 Odlin Road, Chair of West Cambie Residents Association, provided his recollection of the details associated with the implementation of the original West Cambie Area plan, noting that there had been flexibility within the Plan. Mr. Siddhu stated that the residents in the area are in support of change, and expressed concerns about the current incomplete, undeveloped, abandoned and rundown condition of the neighbourhood. In conclusion, Mr. Siddhu requested City Council to support changes that would lead to any improvements.



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Item No. 11 – West Cambie – Alexandra Neighbourhood Business / Office
Area Review

Mohammed Amazi, Strata President, Meridian Development, 9288 Odlin Road, stated that he was present to convey the issues that the residents in the neighbourhood are living with. He expressed concerns about the old, decrepit, and abandoned homes, and the criminal activity in the area. Mr. Amazi concluded by sharing his experience in witnessing a stabbing that he stated took place in front of his daughter's window, and stated that the families in the area are in support of change, and wish to see the area developed and cleaned up.

Item No. 11 – West Cambie – Alexandra Neighbourhood Business / Office
Area Review

Blaire Chisholm, Brooke Pooni and Associates, accompanied by Howie Charters, Colliers International provided statistical data related to a comprehensive land use and employment market review that was conducted on the West Cambie Area Plan and suggested that a mix-use development form which includes ground floor commercial units with live/work townhouses and residential units up to five storeys be proposed for the area.

Mr. Charters noted that Colliers International had been retained to conduct a land assessment, and review changes in market trends. He spoke about the trends in office space rentals noting that it was unlikely that office space in the West Cambie neighbourhood would attract business as employers give preference to areas close to town centres with rapid transit and other amenities such as clubs and restaurants.

Item No. 11 – West Cambie – Alexandra Neighbourhood Business / Office
Area Review

Mike Master, 9100 Odlin Road, expressed his views about how the West Cambie Area Plan needs to be adapted to allow changes to take place. He spoke about the creation of more jobs and decongestion, and generally explained the impact of demographics when planning for an area, and how business owners give preference to core locations within the vicinity of mass public transportation. Mr. Master suggested a change in the West Cambie Area Plan, and expressed concerns related to the run down condition of the neighbourhood, stating that further delay of development will lead to further deterioration.



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Item No. 11 – West Cambie – Alexandra Neighbourhood Business / Office
Area Review

Kuldip Singh Gill, 4060 Garden City Road, expressed several concerns related to the current condition of the neighbourhood and expressed his hope to see the designation changed to include retail, office and residential zoning. A copy of Mr. Gill's submission is attached as **Schedule 3** and forms part of these minutes.

Item No. 11 – West Cambie – Alexandra Neighbourhood Business / Office
Area Review

Patsy Hui, Richmond resident and Real Estate Agent, provided information on the high vacancy rates and very slow sales within the commercial real estate market in Richmond. Ms. Hui spoke of the difficulties associated with renting and selling commercial property in Richmond and spoke in support of changing the West Cambie Area Plan designation to include residential housing.

Item No. 11 – West Cambie – Alexandra Neighbourhood Business / Office
Area Review

Shelly Dubbert, 4420 Garden City Road, expressed numerous concerns in connection to the current state of the West Cambie Alexandra neighbourhood, including criminal activity, illegal dumping, the lack of City sewers, unsightly properties, and squatters in the area. A copy of Ms. Dubbert's submission is attached as **Schedule 4** and forms part of these minutes.

Item No. 11 – West Cambie – Alexandra Neighbourhood Business / Office
Area Review

Robert Dubbert, 4420 Garden City Road, spoke about the decline in the quality of his neighbourhood in recent years and the excess business and commercial space in Richmond. Mr. Dubbert expressed his wish to see the City make changes to allow the properties along the east side of Garden City Road to be re-developed into multi-family housing or mixed-use. A copy of Mr. Dubbert's submission is attached as **Schedule 5** and forms part of these minutes.



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Item No. 11 – West Cambie – Alexandra Neighbourhood Business / Office
Area Review

Stephen Cheung, 10060 Nishi Court, expressed concern about the aesthetics of the West Cambie Alexandra neighbourhood, and spoke about commercial rental trends in Richmond, noting how the rent for his office space was reduced recently without him requesting a decrease. Mr. Cheung expressed his view on how the addition of residential housing in the West Cambie Alexandra Neighbourhood area is a good idea, and that the land owners are having difficulties selling their properties with the current designation.

- R13/13-5 4. It was moved and seconded
That Committee rise and report (8:00 p.m.).

CARRIED

Due to the large audience present to hear the deliberations on Item No. 11, the following **motion** was introduced:

- R13/13-6 It was moved and seconded
That the agenda be varied to consider Item No. 11 at this point in the meeting.

CARRIED



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NON-CONSENT AGENDA ITEMS

**PLANNING COMMITTEE –
Councillor Bill McNulty, Chair**

11. **WEST CAMBIE – ALEXANDRA NEIGHBOURHOOD BUSINESS /
OFFICE AREA REVIEW**

(File Ref. No. 08-4045-20-11-WE) (REDMS No. 3897598)

R13/13-7

It was moved and seconded

That the report from the General Manager, Planning and Development, dated June 24, 2013, titled: West Cambie - Alexandra Neighbourhood Business / Office Area Review be received for information.

The question on resolution No. R13/13-7 was not called as the following **referral motion** was introduced:

R13/13-8

It was moved and seconded

That the report from the General Manager, Planning and Development, dated June 24, 2013, titled: West Cambie - Alexandra Neighbourhood Business / Office Area Review be referred back to staff to further consider mixed use including commercial, residential and office use and the appropriate proportion and numbers of units for each use.

CARRIED

CONSENT AGENDA

R13/13-9 5.

It was moved and seconded

That Items 6 through 10 be adopted by general consent.

CARRIED



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6. **COMMITTEE MINUTES**

That the minutes of:

- (1) the Finance Committee meeting held on Tuesday, July 2, 2013;*
 - (2) the Special General Purposes Committee meeting held on Monday, June 24, 2013, and the General Purposes Committee meeting held on Tuesday, July 2, 2013, and*
 - (3) the Planning Committee meeting held on Wednesday, July 3, 2013;*
- be received for information.*

ADOPTED ON CONSENT

7. **LONG TERM FINANCIAL MANAGEMENT POLICY**

(File Ref. No. 03-0970-00, XR: 03-0970-03-01) (REDMS No. 3821380 v.4)

That Item 10 of the Long Term Financial Management Strategy (Council Policy 3707) be amended, as follows:

“Utilize a ‘pay as you go’ approach rather than borrowing for financing infrastructure replacement unless unique circumstances exist that support borrowing.”

ADOPTED ON CONSENT

8. **DISTRIBUTION FROM THE MUNICIPAL FINANCE AUTHORITY OF BC**

(File Ref. No. 01-0150-20-MFAU1) (REDMS No. 3890409 v.5)

That Council approve transferring the \$1.9M surplus distribution received from the Municipal Finance Authority of BC to the following accounts:

- (1) \$1.8M be returned to the Roads DCC program and subsequently transferred to the City’s Surplus Account to repay outstanding internal borrowings;*
- (2) \$0.1M to the Sanitary Sewer Reserve.*

ADOPTED ON CONSENT



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**9. CREATION OF A STATUTORY RESERVE FUND FOR ARTS,
CULTURE AND HERITAGE CAPITAL PURPOSES**

(File Ref. No. 12-8060-20-9032) (REDMS No. 3826496, 3848264)

- (1) *That Arts, Culture and Heritage Capital Reserve Fund Establishment Bylaw No. 9032 be introduced and given first, second and third readings; and*
- (2) *That following adoption of Bylaw No. 9032, \$ 4,297,779 together with accrued interest, being the net proceeds realized from the land transactions in conjunction with the Oris Development (Kawaki) at 6160 London Road and 13100, 13120, 13140, 13160 and 13200 No. 2 Road, be deposited to the Arts, Culture and Heritage Capital Reserve Fund.*

ADOPTED ON CONSENT

**10. HOUSING AGREEMENT BYLAW NO. 9039 TO PERMIT THE CITY
OF RICHMOND TO SECURE AFFORDABLE HOUSING UNITS
LOCATED AT 5640 HOLLYBRIDGE WAY (CRESSEY (GILBERT)
DEVELOPMENT HOLDINGS LTD.)**

(File Ref. No. 12-8060-20-9039; RZ 12-602449) (REDMS No. 3872810, 3879736)

That Bylaw No. 9039 be introduced and given first, second, and third readings to permit the City, once Bylaw No. 9039 has been adopted, to enter into a Housing Agreement substantially in the form attached hereto, in accordance with the requirements of s. 905 of the Local Government Act, to secure the Affordable Housing Units required by the Rezoning Application 12-602449.

ADOPTED ON CONSENT

BYLAWS FOR ADOPTION

R13/13-10

It was moved and seconded

That the following bylaws each be adopted:

Richmond Official Community Plan Bylaw 7100, Amendment Bylaw No. 8820 (9220 No. 3 Road, RZ 10-531707)



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*Richmond Zoning Bylaw No. 8500, Amendment Bylaw No. 8821
(9220 No. 3 Road, RZ 10-531707)*

*Richmond Zoning Bylaw No. 8500, Amendment Bylaw No. 8804
(7691, 7711 and 7731 Bridge Street, RZ 11-563568)*

*Richmond Zoning Bylaw No. 8500, Amendment Bylaw No. 9001
(3531 Bayview, RZ 12-615239)*

CARRIED

R13/13-11

It was moved and seconded

*That Richmond Zoning Bylaw No. 8500, Amendment Bylaw No. 8998
(16360 River Road, RZ 10-523713) be adopted.*

CARRIED

OPPOSED: Cllr. Barnes

DEVELOPMENT PERMIT PANEL

R13/13-12

11. It was moved and seconded

(1) That the Chair's reports for the Development Permit Panel meetings held on September 26, 2012, and May 29, 2013, be received for information; and

(2) That the recommendations of the Panel to authorize the issuance of:

(a) a Development Permit (DP 12-597695) for the property at 7691, 7711 and 7731 Bridge Street; and

(b) a Development Permit (DP 12-623994) and Heritage Alteration Permit (HA 12-624406) for the property at 3531 Bayview Street;

be endorsed, and the Permits so issued.

CARRIED



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ADJOURNMENT

R13/13-13

It was moved and seconded

That the meeting adjourn (8:58 p.m.).

CARRIED

Certified a true and correct copy of the Minutes of the Regular Meeting of the Council of the City of Richmond held on Monday, July 8, 2013.

Mayor (Malcolm D. Brodie)

Corporate Officer (David Weber)

**Schedule 1 to the minutes
of the Regular Council meeting
held on Monday, July 8, 2013**

July 08, 2013

Your worship, members of council and staff, Good evening my name is Rav Bains of 6728 Riverdale Drive, Richmond. I am a proud Richmondite and property owner within the West Cambie Area Plan along Garden City Road. I am passionate about the community which I have called home for the last 32 years and have professionally conducted my business here for the last 20 years and I am active member of the community. I was involved and I watch the original area plan get created and implemented back in 2006. During the process of creating the current West Cambie Area Plan, myself along with other residents provided feedback that Mixed Use Residential was an appropriate fit for this location while the City felt that Office Business Park needed here to create future employment and that this area would be built out in 10 years. Later with the announcement of Richmond getting the Canada Line, we felt that this would be a plus to our area to help stimulate interest from perspective office tenants. July 24, 2013 will marks 7 years after the adoption of the plan we are here tonight to recognize that fact that while the rest of the area plan has functioned well and there has been zero activity in the office business park component.

We have actively tried to sell and offer space on a sale or lease basis numerous times in the past many years but repeatedly failed to attract any interest because of the current designation of the land. It is becoming increasingly difficult to maintain ownership of these properties because they are so old, no city sewer and there is no economic life left in the dwelling structures.

We as property owners in this area would like council to please consider redesignating this to mixed use residential with ground floor retail and office and this would also spark beginning of creating jobs and revitalizing this area. I am hopeful that council will listen to the wishes of the community and allow growth and positive change. We have large turnout in support of the option two in the staff report and I would like everyone here please raise their hand that is in support of option two, to mixed use residential. I also have 7 written submission that I would like tender from the residents. Thank you I will answer any if any.

TO WHOM IT MAY CONCERN

FROM: CHANG JAY

OWNER OF 9120 CAMBIE RD., RMD.

I HAVE OWNED THIS PROPERTY FOR A LONG
TIME AS INVESTMENT. FINALLY A FEW
YEARS AGO ~~HE~~ ~~LE~~ IT WAS REZONE AND
I WAS HOPING TO SELL IT. HOWEVER
WITH THE ~~RE~~ OFFICE/RETAIL ZONING THERE
WAS NO BUYER INTERESTED AT ALL. I'M
HOPING THE CITY WILL CONSIDER CHANGING
IT TO A CONDO MIXED USE ZONING WHICH
IS MORE USEFUL FOR THE CONSUMER END.
THANK YOU FOR TAKING MY THOUGHTS
INTO CONSIDERATION.

Chang Jay

CHANG JAY

JULY 08, 2013'

City Of Richmond,
Urban Planning Department

July 08, 2013

Dear Mayor Malcolm Brodie and Council Members;

I am extremely disappointed to hear about planning committee's vote on July 03, 2013 not to change the designated zoning to mixed use residential in the West Cambie Area Plan. The staff talks about employment targets until 2041, well try living here for a day. I have been living at 4140 Garden City Rd since 2001 and I am fed up with theft and sewerage issues in this area. I frequently have wastewater come into our basement suite, which is a major health concern. My whole house smells like feces/wastewater, contaminating the air quality that I am breathing every day. I do not even trust the drinking water quality in this area. I run a transport business and recently have had my truck stolen in day light from 4140 Garden City Rd. Moreover, I have had stolen \$30,000 worth of truck tires from my backyard. Rats and Coyotes are another huge issue in this area. I have had several pest control treatments for rats and unable to get rid of them. Rats have found their ways to go upstairs in my kitchen and started contaminating my food items. This area is not livable and I am surprised that the health department has not yet evacuated the area due to the disgusting and horrible living conditions that we have to live in everyday. I cannot afford to keep spending huge amounts of money on maintaining my house. It is extremely difficult to even find a tenant to live in this area at cheap rental rates. I am writing this letter with the hope that you will change your decision about rezoning the properties in this area to residential mixed use so we can move on with our lives.

Sincerely Yours;

C. K. Toor

Charanjit Toor

City of Richmond
Planning & Development Dept.

July 05, 2013

Gurtej S. Brar
Basant K. Brar
4542 Garden City Road
Richmond, B.C. V6X2K3

Dear Mayor Brodie & Members of Council

My family and I have been a resident since 1975 on my property at the address listed above. We wanted to bring into attention that this area has gone through lots of change over the years, and has made this area unsightly and underdeveloped area to live around. We are currently stuck here cause of the current zoning, and would like that changed.

We originally were opposed to your original plan, but in the end were forced to accept this plan. I would like to recommend that this area be changed to mixed use residential zoning (option 2). We just want to move on with our lives, and go to live at a better suited place for us, but we are stuck right now, this current zoning is not viable.

Sincerely,

Gurtej S. Brar
Basant k. Brar

July 7, 2013

City of Richmond
Planning, Building & Development
6911 No. 3 Road
Richmond, B.C.
V6Y 2C1

To Whom It May Concern:

I am writing to inform you of my great disappointment with your decision not to change the zoning along Garden City Road between Alexandra and Cambie Road from the future plan of office space use to mixed use. I am the owner of the house at 4280 Garden City Road, which is the corner house at Garden City Road and Odlin Road. My house along with many of the other houses along Garden City Road are quite old and run down and we need some sort of solution going forward as to whether we spend thousands and renovate or just flatten our homes for hopes of a later solution. It is very hard finding tenants willing to live in our house and when we do find someone as we have now, they are involved in some sort of criminal activity as the RCMP has visited our house occasionally. If these are the sorts of citizens you want living in this area amongst the beautiful new apartment buildings just behind us, then this community will suffer. And as Garden City Road is one of Richmond's main arteries, people will never know what beautiful construction sits behind us. It is not a very large area that needs to be re-zoned, so I don't understand the City's reasoning not to re-zone as no developer in their right frame of mind will be willing to construct office buildings as Richmond already has one of the highest office space vacancy rates. All I can do is to try to convince you to change your decision, otherwise I will sell and let some other person suffer the ongoing problem of housing citizens who steal and partake in drugs for a living. I look forward to hearing from you soon. I can be reached at (604) 278-1607. Thank-you.

Sincerely,



Jusdev S. Aulakh

To Urban Planning Department
City of Richmond

Allen Lee
Unit 425-9288 Odlin Road
Richmond, BC
V6X 0C3

July 8, 2013

Attn: Mayor Brodie and Members of Council

Please be advised that I am the owner of Unit 425-9288 Odlin Road. I have elected to choose the West Cambie area as my home in anticipation of an up and coming vibrant community.

During my years of ownership, I have seen no improvement or resolve to the business office park part of the West Cambie area plan. This community needs to be completed by Council's initiative to bring change to the business office park area to mixed use residential.

It is becoming increasingly difficult for us to feel safe in our own community with more break-ins and vandalism. Please respect the wishes of the West Cambie area residents to change this area to mixed use residential so we can have a completely built-out community sooner.

We believe that this change will be a positive change to our community and I hope that you will respect and recognize that this change will help us live in a better and safer community.

Sincerely,

A handwritten signature in black ink, appearing to read 'Allen Lee', with a horizontal line extending to the right.

Allen Lee

Attn: City Council (Planning Department)

6911 No. 3 Road

Richmond, BC V6Y 2C1

Respected members of staff, members of city, council and Mayor Brody,

I am a resident at **4220 Garden City Road**. My family and I have been living in the area for the past 5 years. During that time, we have noticed an increase in property crime, and a decrease in a feeling of comfort and safety.

It has become very common for properties to get vandalised, household items to go missing from yards, and for cars to get broken into in this area.

It is my strong opinion that the city should support changing the zoning in this area to mixed use residential from office business park, which would allow positive and practical development to occur in the area while bringing much-needed positive changes to the neighborhood.

Garden City Road has seen no recent improvements, ie: sidewalks, so please consider changing the land use to option 2 (mixed use residential development) and do what is right to stimulate positive change in this neighborhood.

Sincerely,

A handwritten signature in black ink, appearing to read 'Antoni Bergen', with a stylized, cursive script.

Antoni Bergen

July 6, 2013

Terry Bahar
4500 Garden City Road
Richmond, BC
V6X 2K3

To: Urban Planning Department
City of Richmond

July 8, 2013

Attn: Mayor Brodie and Members of Council

Please be advised that I am the owner of 4500 Garden City Road. I have elected to choose the West Cambie area as my home in anticipation of an up and coming vibrant community.

During my years of ownership, I have seen no improvement or resolve to the business office park part of the West Cambie area plan. This community needs to be completed by Council's initiative to bring change to the business office park area to mixed use residential.

It is becoming increasingly difficult for us to feel safe in our own community with more break-ins and vandalism. Please respect the wishes of the West Cambie area residents to change this area to mixed use residential so we can have a completely built-out community sooner.

We believe that this change will be a positive change to our community and I hope that you will respect and recognize that this change will help us live in a better and safer community.

Sincerely,

A handwritten signature in black ink, appearing to be 'Terry Bahar', written in a cursive style.

Terry Bahar

July 7, 2013

Dear Richmond city council and staff

My name is Kuldip Singh Gill owner of 4060 Garden City Road Richmond. I participated in the current NCP 2006. We have waited for a long time for this area to be redeveloped. We failed to attract any developers to develop this area as office business park due to high vacancy rates in Richmond. I often tried to sell my property but have received no interest from prospective buyers. We have seen more crime , deteriorating building conditions, And it is becoming difficult to rent my property. Lots of bushes on back yards have wild berry plants mice ,mosquitoes and bugs.

This makes unhealthy conditions for peoples living in polygon apartments on back side and residents of houses. There is no city sewer in this area Thus smelling bad air all the time.

As far airplane noise is concerned East side of subject properties is six story residential apartment zoning. So there should be no difference in noise factor between those properties and ours.

I am worried if one household decides to build a new house in this office business park zone, it can jeopardize all business park plans for future.

Condition of all these properties is deteriorating year by year. Everyone feels development is in near future.

Empty lots are waiting for development. I am 100Percent sure that these properties will never develop under existing Retail on bottom and offices on top floor zone in my life period.

I hope council will change existing office zoning to retail office residential zoning as proposed. Community wants some zoning changes so these properties can be developed.

Thanks


Kuldip Gill

**Schedule 4 to the minutes
of the Regular Council meeting
held on Monday, July 8, 2013**

Shelley

July 8, 2013

Attention: City of Richmond Mayor and Councilors

My name is Shelley Dubbert, I reside at 4420 Garden City Road Richmond.

My husband and I purchased our home in 1987 and continue to reside in the family home for 26 years now.

Our children are the 4th generation of the Dubbert family who have lived in the Alexandra neighbourhood dating back to the 1920's

It was never a neighbourhood where the kids could ride their bikes or walk safely on the streets as there were no sidewalks and when walking our dogs, we always had to move off the road onto the grass shoulder beside the ditches so we could let cars pass and avoid being hit. But there were benefits and this is what Richmond was.

We have lived with and witnessed changes and major deterioration in this neighborhood over the last several years. Do you have any idea how many house fires and arsons there have been? My count is at least 8. That's atrocious and unacceptable. Do you know how many of the remaining homes are actually occupied by their owners and how many are either rented out or occupied by squatters and drug addicts; how many properties remain derelict? There are very few homes occupied by their owners compared to those occupied by someone else. Illegal dumping is constant; it's disgusting and someone has to bear the cost to have it removed. When I see someone riding a bike that doesn't appear to fit them, I take a second look to see if it was stolen from my property. We have to be extra vigilant in this neighbourhood. *I refer to it as the ghetto*

We have to deal with unsightly neighboring properties because they are rented out and many renters don't care to maintain their yards in the way an owner would.

Our infrastructure is very old; Shaw will not upgrade it and has advised us of such since this neighbourhood is undergoing transitional changes with re-development. We are still on septic and last year a neighbouring property pumped out their septic tank to the back of the property. This is completely unacceptable. *and a health hazard*

With the current West Cambie Area Plan, the 4400, 4300 & 4200 blocks of Garden City to the east are designated business and commercial. You are opposed to changing this to multifamily or mixed use and therefore subjecting us to live in the conditions I've described for many years to come and the situation will only worsen. This is an irresponsible expectation. *from our elected Mayor + council*

Garden City Road, which is an arterial route, a gateway in and out of Richmond, should have development that symbolizes the street name and is aesthetically pleasing.

As a tax payer and resident of Richmond, I do not want to see more vacant businesses or massage parlors.

There is an abundance of business and commercial properties on the market throughout Richmond. It is not practical to tie up these few blocks along Garden City, when there isn't a demand in the near future and all the remaining properties in the Alexandra area are being developed as multifamily or mixed use. Does the application from Smart Centres that is awaiting approval from the City, not provide enough business, commercial and future jobs for your 2041 plan?

The west side of Garden City to No. 3 Rd is designated commercial which has ample land to fit into your 2041 plan.

The city, without hesitation amended the area plan in order to remove the Environmentally Sensitive Area designation at the corner of No. 4 Road & Alderbridge and changed it to multifamily. Agenda minutes indicated there have been many changes since the plan came into place in 2006. Does this mean less parkland is required come 2041?

I truly hope that the Mayor and City Councilors listen to the subject matter experts, home owners and tax payers.

Thank you,

Shelley Dubbert

bob

**Schedule 5 to the minutes
of the Regular Council meeting
held on Monday, July 8, 2013**

City of Richmond

Mayor, Council & Planning Department Staff

July 8, 2013

My name is Robert Dubbert and I reside at 4420 Garden City Rd.

As a long time home owner, and a lifelong Richmond resident, I am expressing my views on the current status of the West Cambie-Alexandra Neighbourhood Plan.

The current zoning and future plans encompass a strip of properties along the east side of Garden City Road, running approximately from Cambie Road south to Alexandra Road. These parcels incorporate approximately 20-25 properties.

I have lived at this address since 1987, and I am the third generation to be living in the area since the 1920's. Dubbert Street was named after our family.

In recent years, the decline in the quality of this neighbourhood has been dramatic as redevelopment has slowly taken place. Most homes in the area have become rental properties and have become run down. Others have been abandoned, boarded up, destroyed by arson, occupied by squatters, and overrun with vermin like rats. Many lots are now vacant and overgrown, with trash constantly dumped on them. Developers like Polygon have been building some quality multifamily developments in the area, with the resultant increase in heavy truck traffic, new residential traffic, noise, and dust. We are not receiving the services that we pay taxes for, and this area is still on septic fields and tanks. When we have problems with service providers like Shaw Cable and Internet, we are told that the infrastructure is old and needs to be replaced. However, Shaw and other companies are waiting for this area to be redeveloped before proceeding with any infrastructure upgrades.

To the south of us, the new major shopping center that will include WalMart, London Drugs, and several other businesses, will bring welcomed jobs, retail stores and services, and additional tax base to the area.

Basically, the entire neighbourhood, bounded by Alderbridge Way to the south, Cambie Road to the north, Number 4 Road on the east, and Garden City Road on the west has already, or will soon undergo massive change. Generally, I think the transition from run down, large lot single family homes to modern apartment building, condominiums, park space and other infrastructure like the City's Geothermal heat plant on Odlin Road have been positive additions to the neighbourhood.

However, some recent decisions by the City leave me puzzled. In the southeast quadrant of the neighbourhood, in the area of Alderbridge Way and Number 4 Road, City staff had previously identified this as an environmentally sensitive area that would exclude housing. Without warning or notification to the residents in this area, a change was made some months ago to remove this designation. The city held an open house and gave a few options for the public to provide input on. The city is now allowing a townhouse development on this site. I would be interested in hearing the logic and rationale behind this decision.

Our home, along with others on the east side of Garden City Road from Cambie Road to Alexandra Road, now face the possibility of being left "as is" until 2041 or beyond, based on the report from Mr. Terry Crowe from the City of Richmond Planning Department. Many of these properties have become run down rental properties, or vacant lots. To keep the "status quo" for these properties for another 30 years or beyond makes absolutely no sense. We will be sandwiched into a narrow strip of properties between an ever increasingly busy Garden City Road, collector side streets, and new multifamily properties at our rear property lines. As mentioned, we will continue to endure outdated infrastructure, increased noise, and traffic.

The City's assertion that this land is needed to be held for future business/commercial uses makes no sense. What is the city's business case to justify this? The business and commercial market is generally driven by private investors who identify needs in the marketplace and build accordingly, the projects to suit the market, where they are needed. A linear site like what would

remain on the east side of Garden City Road provides developers little options to maximize their size of developments for the site.

There is currently a glut of business and commercial space in the Richmond market; in fact it exceeds 20% vacancy and is the highest in Metro Vancouver.

There is however, a severe lack of available industrial land. The city's answer to this is to allow the continued destruction and removal of industrial and warehouse properties in north Richmond, particularly around the Olympic Oval and Brighthouse Estates. This displaces businesses and jobs, which will often move out of Richmond, and removes these properties from the tax base. The City has also, as reported in the local newspapers, allowed 3 major new developments in Richmond to forgo adding social housing to their developments in lieu of a \$14.1 million dollar payment, which is reported to have been placed into a fund for future social housing.

The reality is the need for industrial sites and social housing are both real and needed now to maintain the balance of the tax base, jobs, and community. With a glut of Commercial/business space, it makes no sense to hold our properties in reserve for years to come.

In the past, we have seen the Official Community Plan adopted, then amended several times, as needs and demands changed in the City of Richmond. It is inevitable then, that the need for this strip of land on the east side of Garden City Road for uses other than business/commercial uses will be more likely. We face the potential of being an orphaned island of run down properties for the next 30 years, unless a more common sense approach is taken to our area.

The current overabundance of business and commercial space is well documented. Across the street from our house, just to the south, is a small strip mall that was built almost fifteen years ago. Since opening, only one of the 6 or so units has ever been occupied. A drive around the neighbourhood to the immediate west of Garden City Road reveals many vacant storefronts, some for years on end.

Home Depot tried to get approval to locate on the southwest corner of Garden City and Cambie Roads; however, the City denied this location, citing additional traffic, etc. Now there is a large mall on site that attracts the same traffic and noise, even with several vacant store fronts in the building.

In closing, it is my wish that the City of Richmond will review their decision and make the changes to allow our strip of properties along the east side of Garden City Road to be redeveloped into multifamily housing or mixed use, like most of the immediate area. The noticeable improvement to this area, which sits along a busy north-south traffic corridor, would be immediate, welcomed and what the homeowners in this area desire. Forcing us to remain in the area for up to 30 more years, with inferior services and infrastructure, while there is an uncertain and questionable need for future business and commercially zoned properties, is simply not fair. As a long term property owner and taxpayer who is nearing retirement, I would like to downsize and either move into the new housing coming into the area, or out of this area all together. The City has an opportunity to redevelop our area into a showpiece of multifamily living or mixed use in the short term, rather than leaving it as an eyesore for another thirty or more year.

Thank you for your time on this matter.

Sincerely;

Bob Dubbert