



**Development Permit Panel  
Wednesday, July 29, 2020**

Time: 3:30 p.m.  
Place: Council Chambers  
Richmond City Hall  
Present: Joe Erceg, Chair  
Cecilia Achiam, General Manager, Community Safety  
Milton Chan, Director, Engineering

The meeting was called to order at 3:30 p.m.

**Minutes**

It was moved and seconded

*That the minutes of the meeting of the Development Permit Panel held on July 15, 2020 be adopted.*

**CARRIED**

**1. DEVELOPMENT PERMIT 18-829083**  
(REDMS No. 6474952)

APPLICANT: Konic Development Ltd.

PROPERTY LOCATION: 8291 and 8311 Williams Road

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### **INTENT OF PERMIT:**

1. Permit the construction of 10 townhouse units at 8291 and 8311 Williams Road on a site zoned “Low Density Townhouses (RTL4)”; and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to:
  - (a) reduce the front yard setback along Williams Road from 6.0 m to 4.5 m; and
  - (b) allow one small car parking space in each of the side-by-side garages (eight small car parking spaces in total).

### **Applicant’s Comments**

Jiang Zhu, Imperial Architecture, with the aid of a visual presentation (copy on file, City Clerk’s Office), provided background information on the proposed development, highlighting the following:

- the proposed development is an infill project;
- the two three-storey buildings fronting along Williams Road have been stepped down to two storeys along the side property lines to provide an appropriate interface with adjacent single-family homes;
- the two-storey duplex units at the rear address the adjacent single-family homes to the north of the subject site;
- the centrally located shared outdoor amenity area at the rear of the site will receive maximum sun exposure and provide convenient access to all residents;
- a Tudor architectural style is proposed and is consistent with the existing character of the neighbourhood;
- different architectural treatments are proposed for the roofs of the two three-storey buildings along Williams to differentiate the two buildings along the streetscape;
- the shadow analysis indicates that the rear two-storey duplex buildings will not impact the adjacent single-family homes to the north in terms of shadowing;
- the sight line analysis demonstrates that neighbouring properties to the north will not be visible from the windows of the three-storey buildings; and
- the project includes one secondary suite and one convertible unit.

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Denitsa Dimitrova, PMG Landscape Architects, briefed the Panel on the main landscape features of the project, noting that (i) four existing trees along the north property line and two significant hedges along the east property line are proposed to be retained and protected, (ii) a six-foot high wood fence along the west, east and north property lines is proposed to provide privacy from adjacent developments, (iii) the common outdoor amenity area has been designed to provide as much play opportunities as possible, (iv) a small playhouse and natural play elements are proposed for the children's play area, (v) a wooden deck is proposed under the existing cherry tree on the outdoor amenity area, (vi) permeable paving treatment is proposed for the driveway, internal drive aisle and visitor parking spaces, and (vii) a pedestrian pathway is provided along the driveway and internal drive aisle.

In reply to a query from the Panel, Wayne Craig, Director, Development, confirmed that there is a statutory right-of-way registered on title over the driveway and internal drive aisle to facilitate access to/from adjacent future developments through the subject site.

In reply to queries from the Panel, Ms. Dimitrova noted that (i) the small size of the children's play area limits the choice for play equipment due to required safety zones, and (ii) the applicant is proposing a small play house to develop the children's social and imagination skills and natural play elements such as balance logs to provide active play opportunities.

Discussion ensued regarding the limited active play opportunities in the children's play area and it was noted that the proposed play equipment may not meet expectations for the project to provide adequate active play equipment.

#### **Staff Comments**

Mr. Craig noted that (i) there is a Servicing Agreement associated with the project for frontage improvements and site utility connections, (ii) the proposed front yard setback variance is a function of a one meter wide road dedication on Williams Road and increased rear yard to allow the retention of existing trees along the rear property line, (iii) the small car parking variance for side-by-side garages is a technical variance and is consistent with other applications, and (iv) a lock-off suite is included in one of the 10 townhouse units.

#### **Gallery Comments**

None.

#### **Correspondence**

None.

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**Panel Discussion**

It was noted that the proposed play equipment for the common outdoor amenity area does not meet expectations for active play opportunities.

In reply to a query from the Panel, Mr. Craig noted that the space requirement for tree preservation in the outdoor amenity area poses a constraint on the size of the outdoor amenity area.

In reply to queries from the Panel, the owner of the subject property commented on the constraints to the size of the shared outdoor amenity area and the difficulty of providing a play equipment larger than the one currently proposed.

In reply to a query from the Panel, Mr. Craig confirmed that the side yard setbacks on the proposed development are currently slightly beyond the minimum requirement.

As a result of the discussion, direction was given to staff to work with the applicant to review the proposed play equipment in order to provide more active play opportunities for children in the shared outdoor amenity area prior to the application moving forward to Council.

**Panel Decision**

It was moved and seconded

*That a Development Permit be issued which would:*

1. *permit the construction of 10 townhouse units at 8291 and 8311 Williams Road on a site zoned “Low Density Townhouses (RTL4)”;* and
2. *vary the provisions of Richmond Zoning Bylaw 8500 to:*
  - (a) *reduce the front yard setback along Williams Road from 6.0 m to 4.5 m;* and
  - (b) *allow one small car parking space in each of the side-by-side garages (eight small car parking spaces in total).*

**CARRIED**

**2. DEVELOPMENT PERMIT 20-890821**  
(REDMS No. 6489448 v. 2A)

APPLICANT: Vivid Green Architecture Inc.

PROPERTY LOCATION: 5500 Williams Road

INTENT OF PERMIT:

Permit the construction of two duplexes at 5500 Williams Road on a site zoned “Arterial Road Two-Unit Dwellings (RDA)”.

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#### **Applicant's Comments**

Rosa Salcido, Vivid Green Architecture, with the aid of a visual presentation (copy on file, City Clerk's Office) provided background on the proposed development, noting that (i) the subject property will be subdivided to create two properties each containing a duplex, (ii) the two duplexes share a common driveway and drive aisle, (iii) there is an existing right-of-way along the back of the property, (iv) individuality of each duplex unit is achieved through the individual unit entrances and use of materials and colours, (v) the proposed height of the duplex buildings is consistent with neighbouring single-family homes, (vi) existing trees on-site will be retained as much as possible; however, trees which conflict with the site layout will be removed, (vii) each duplex unit is provided with a two-car garage, and (viii) one shared visitor parking space is provided for the two duplex buildings.

In addition, Ms. Salcido reviewed the site plan, the floor plans for the duplex units, proposed accessibility features, the layout for the convertible unit, and the elevations of the duplex buildings, including the location and design of windows on the side elevations to address privacy concerns of neighbours. Also, she reviewed the project's sustainability features and proposed materials palette, which include materials that are easy to maintain.

Denitsa Dimitrova, PMG Landscape Architects, briefed the Panel on the main landscape features of the project, noting that (i) five existing trees on-site will be retained, (ii) each duplex unit will be provided with a private yard, patio, shade tree, and lawn area, (iii) a combination of solid and transparent perimeter fencing is proposed to provide separation from adjacent residential developments, (iv) low aluminum fencing is proposed along the streetscape, (v) permeable paving is proposed for the drive aisle and auto court consistent with Advisory Design Panel recommendations, and (vi) the large hedge on the neighbouring property to the south will be retained.

In reply to a query from the Panel, Mr. Craig confirmed that (i) three on-site trees in poor condition and one on-site tree in conflict with the driveway will be removed, and (ii) the City street tree which is being removed is in conflict with frontage improvements.

#### **Staff Comments**

Mr. Craig noted that (i) there is a Servicing Agreement associated with the subject development for frontage improvements and site services, and (ii) the applicant's presentation was comprehensive.

#### **Gallery Comments**

None.

#### **Correspondence**

None.

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### Panel Discussion

The Panel expressed support for the project, noting its attention to detail and provision for a significant amount of permeable pavers on the shared drive aisle.

### Panel Decision

It was moved and seconded

*That a Development Permit be issued which would permit the construction of two duplexes at 5500 Williams Road on a site zoned “Arterial Road Two-Unit Dwellings (RDA)”.*

**CARRIED**

### 3. DEVELOPMENT PERMIT 20-893127

(REDMS No. 6489448 v. 2A)

APPLICANT: Design Work Group Ltd.

PROPERTY LOCATION: 11480 and 11500 Railway Avenue

#### INTENT OF PERMIT:

1. Permit the construction of three duplexes at 11480 and 11500 Railway Avenue on a site zoned “Arterial Road Two-Unit Dwellings (RDA)”; and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to reduce the front yard setback to Railway Avenue from 6.0 m to 5.0 m for Proposed Lot 3.

#### Applicant's Comments

Michael Lu, Design Work Group, Ltd., with the aid of a visual presentation (copy on file, City Clerk's Office) provided background information on the proposed development, highlighting the following:

- two single-family lots will be subdivided to create three properties, each containing a duplex;
- each duplex will have a front and rear unit;
- Lots 1 and 2 will have a shared driveway and auto court and Lot 3 will have its own driveway and auto court;
- each duplex unit is three-storeys and consists of three bedrooms;
- the floor plan for each duplex unit is similar; however, each duplex has a unique architectural style to provide variety in the streetscape;
- two convertible units are proposed and all duplex units incorporate aging-in-place features; and

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- the duplex units are suitable for young and aging families and for those who are downsizing.

Larry Fiddler, Landscape Designer, reviewed the main landscape features of the project, noting that (i) layered planting is proposed along the front property line which includes an evergreen cedar hedge, a mix of seasonal flowering shrubs, and large caliper trees underplanted with perennials and ornamental grass, (ii) permeable paving treatment is proposed for the drive aisles, (iii) a private outdoor space is provided for each unit, (iv) a six-foot high wood fencing is proposed along the perimeter of the subject site, (v) shrub border planting is proposed in front of the rear perimeter fence, and (vi) the proposed planting materials are low maintenance.

#### Staff Comments

Mr. Craig noted that (i) there is a Servicing Agreement associated with the project for frontage improvements and site services, (ii) the proposed front yard setback variance is specific for the southernmost duplex (Lot 3) only, (iii) the setback variance was identified at rezoning stage and no concerns were noted at the Public Hearing, and (iv) the setback from the building face to the back of the curb will be approximately 12 meters due to the width of the boulevard on Railway Avenue.

In reply to query from the Panel, Mr. Craig acknowledged that Lot 3 has been redesigned through the rezoning process to accommodate the visitor parking space which required a setback variance.

#### Gallery Comments

None.

#### Correspondence

None.

#### Panel Decision

It was moved and seconded

*That a Development Permit be issued which would:*

1. *permit the construction of three duplexes at 11480 and 11500 Railway Avenue on a site zoned "Arterial Road Two-Unit Dwellings (RDA)"; and*
2. *vary the provisions of Richmond Zoning Bylaw 8500 to reduce the front yard setback to Railway Avenue from 6.0 m to 5.0 m for Proposed Lot 3.*

**CARRIED**

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### 4. DEVELOPMENT PERMIT 18-837117

(REDMS No. 6492174 v. 2)

APPLICANT: W. T. Leung Architects Inc.

PROPERTY LOCATION: 6333 Mah Bing Street

#### INTENT OF PERMIT:

1. Permit the construction of a multiple-family residential development with two 15-storey high-rise buildings and a nine-storey mid-rise building, consisting of approximately 232 dwelling units and 364 parking spaces at 6333 Mah Bing Street on a site zoned “High Rise Apartment (ZHR4) – Brighthouse Village (City Centre)”; and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to reduce the minimum lot area from 13,000 m<sup>2</sup> (139,930 ft<sup>2</sup>) to 8,227 m<sup>2</sup> (88,554 ft<sup>2</sup>).

#### Applicant's Comments

Wing Leung, W.T. Leung Architects, Inc., with the aid of a visual presentation (copy on file, City Clerk's Office) provided background information on the proposed development, including (i) the history of the overall project's (Phase 1 and Phase 2) rezoning and development permit application, (ii) the project's site context and site plan, (iii) siting of towers within the proposed development and relative to existing towers on adjacent residential developments, (iv) the project's architectural form and character, and (v) the proposed materials palette, and highlighted the following:

- the subject development permit application is for Phase 2 of the Parks Residences development, which consists of two 15-storey towers and one nine-storey building designated as Towers C, D, and E;
- the rezoning application for the overall project started in 2004 prior to the adoption of the City Centre Area Plan (CCAP);
- the development permit for Phase 1 was issued in 2013 and construction was completed in 2016 due to the financial crisis in prior years;
- Council required a 1:1 replacement for existing rental units on-site to be provided in Phase 1;
- 132 rental units were provided in Tower A of Phase 1 for the 128 existing rental units on-site in two three-story rental buildings;
- a central public greenway will be constructed through the middle of the subject site which will be aligned with Murdoch Avenue to provide connection between Minoru Park and Minoru Boulevard;
- the five buildings in Phases 1 and 2 have been sited to maximize the distance between towers;



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- massing and orientation of towers on the subject site will provide view corridors towards the park for future developments to the east of the subject site;
- truck access and a three-point turn are provided to maintain garbage and recycling collection for the adjacent residential development to the south;
- the proposed public art piece for the project has gone through the City's public art process and has been approved by the Richmond Public Art Advisory Committee;
- separate indoor amenity spaces are provided for each tower; and
- pedestrian entrances to Towers C and D are located off the public greenway.

Richard O'Connor, Durante Kreuk Landscape Architects, provided background information on the main landscape features of the proposed development, noting that (i) the intent of the landscape design is to ensure that current views from Minoru Boulevard all the way through Minoru Park are kept clear, (ii) the public art piece on the public plaza located on the greenway is the focal point of the landscape design, (iii) lawn areas along the greenway help provide connection to the park, (iv) a variety of planting materials are proposed and balanced on either side of the proposed development, (v) pedestrian walkways will be installed along both sides of the greenway, (vi) the western walkway will connect to the existing walkway on the adjacent development to the north, and (vii) the outdoor amenity spaces on the podium roofs are landscaped and have been programmed for active and passive uses.

In reply to a query from the Panel, the project design team noted that the proposed treatment for the subject development's south wall consists of brick cladding and vertical vine planting systems.

#### **Staff Comments**

Mr. Craig noted that (i) there is a significant Servicing Agreement associated with the proposal, including improvements to Mah Bing Street, construction of a central greenway between the two buildings, site services, and a greenway along the Minoru Park frontage, (ii) the subject development has been designed to achieve the City's Aircraft Noise Sensitive design requirements, connect to the City's District Energy Utility (DEU), and meet Step 2 of the Energy Step Code and LEED Silver equivalency, (iii) the proposed lot size variance is a technical variance as at the time of rezoning the lot was part of a larger lot which included Phase 1, (iv) the applicant is required to provide a geotechnical analysis and a Construction Traffic and Management Plan prior to Building Permit issuance should the application move forward, (v) a detailed traffic impact assessment was provided by the applicant and was reviewed and approved by the City's Transportation Department, and (vi) the traffic study indicated that parking is sufficient on the subject property and existing road networks and proposed road improvements are able to accommodate additional traffic generated by the proposed development.

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In reply to queries from the Panel, Mr. Craig further noted that (i) the Public Hearing on the rezoning application for the subject property was held in 2006, (ii) the proposed development meets the City's current energy and sustainability requirements, (iii) the City's Affordable Housing Strategy came in after the project's rezoning application was approved, (iv) Phase 1 of the project at the time of rezoning provided a 1:1 replacement for rental units which included market rental and seniors housing units, (v) the project complies with the City's current Tenant Relocation Plan requirements, and (vi) the Servicing Agreement includes significant infrastructure works in Minoru Park.

#### **Gallery Comments**

Ricardo Vong, 7399 Murdoch Avenue, expressed concern regarding increased traffic and noise levels in the area during and after construction of the new building.

In reply to Mr. Vong's concerns, Mr. Craig noted that the City's Noise Regulation Bylaw regulates when construction hours can take place, which are between 7 a.m. and 8 p.m. Monday through Friday, between 10 a.m. and 8 p.m. Saturday, and no construction is permitted during Sundays and statutory holidays. In addition, he stated that the applicant is required to submit a Construction Traffic and Parking Management Plan prior to issuance of Building Permit.

In reply to a query from the Panel, Mr. Craig confirmed that a traffic study was provided by the applicant at rezoning and an updated version was submitted for the subject development permit application.

Peter Demchuk, 6611 Minoru Boulevard, Unit 1614, expressed concern regarding (i) the potential increase in noise and traffic that will be generated by construction activities in the subject site which would particularly impact seniors living in the area, (ii) the capacity of the existing Mah Bing Street to accommodate increased traffic, (iii) the potential impact of the proposed development on existing vehicle access to 6611 Minoru Boulevard including access to the property's buildings and parking and loading areas, and (iv) the potential removal of two parking stalls on the property.

In reply to Mr. Demchuk's concern regarding construction noise and traffic, the Chair noted that the City's Noise Regulation Bylaw will be enforced during construction and the applicant is required to provide a Construction Traffic and Management Plan to address potential traffic congestion and maintain access to existing residential developments in the area.

In reply to Mr. Demchuk's concerns regarding increased traffic in the area and vehicle access to 6611 Minoru Boulevard, Mr. Craig noted that (i) the existing lane fronting the subject site will be expanded into a city street to be called Mah Bing Street, which is similar to the street north of Murdoch Avenue, (ii) the proposed street improvement will run from the Murdoch Avenue intersection until the south property line of the subject development, and (iii) the proposed development will not impact vehicle access to buildings as well as loading and parking areas on the property at 6611 Minoru Boulevard.

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With regard to the potential removal of two parking stalls at 6611 Minoru Boulevard, Mr. Craig clarified that their removal was proposed as one of the two options being investigated to maintain access to the property's garbage and recycling loading area; however, there was no agreement on this proposal, therefore an alternative arrangement was proposed that would provide a statutory right-of-way on the southwest corner of the proposed development adjacent to Minoru Park to allow the garbage and recycling truck to turn around and exit.

In reply to a query from the Panel, Mr. Craig confirmed that the garbage and recycling truck servicing 6611 Minoru Boulevard is currently accessing the site by driving across the subject development without a formal easement.

Bill Sorenson, 6611 Minoru Boulevard, spoke against the proposed alternate truck route to access the property's garbage and recycling loading area, noting that it is circuitous and would impact vehicular traffic as well as pedestrian safety, particularly of seniors, on the lane fronting the northern building at 6611 Minoru Boulevard. He added that he would prefer the installation of a dedicated lane for truck access which provides a more direct route to the property's garbage and recycling loading area through the two parking stalls on the property. In closing, Mr. Sorenson noted that he does not agree with the strata management and Council of 6611 Minoru Boulevard not responding to the applicant's communications regarding garbage and recycling truck access to the property.

In reply to Mr. Sorenson's concern, Mr. Leung stated that he had communicated several times with the strata management of 6611 Minoru Boulevard through the property manager regarding the applicant's first option for truck access into the property which provides a more direct route through the two parking stalls. He added that he offered to pay compensation for the two parking stalls; however, the strata management did not respond and as a result, the applicant is proposing an alternate truck route to access and exit the property's garbage and recycling loading area.

Nuno Porto, 6611 Minoru Boulevard, expressed concern regarding (i) the siting of buildings on the proposed development which impact pedestrian experience on Minoru Park, and (ii) the proposed development's interface with adjacent residential developments, particularly with the property at 6611 Minoru Boulevard. He noted that the towers and townhouses on the proposed development are sited closer to the park than the existing two three-storey buildings on-site. Also, he suggested that the treatment for the three-storey podium wall along the south side of the subject development facing the existing tower to the south be reviewed in order to improve its interface with the park and the adjacent development to the south.

Meena Bangash, 6491 Minoru Boulevard, spoke about the situation of low-income tenants in the existing rental buildings on-site who are going to be displaced when the buildings are demolished. She noted that their situation is made more difficult by the pandemic as some tenants are experiencing job loss and will have difficulty finding rental units that they can afford.

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Juliet Mendoza, 6491 Minoru Boulevard stated that she has lived in the rental building for 13 years and queried about (i) the age requirement for seniors who are existing tenants in order to qualify for accommodation in the Phase 1 of the development, and (ii) the assistance offered under the applicant's Tenant Relocation Plan.

In reply to Ms. Mendoza's query regarding the age requirement for seniors, Mr. Leung noted that seniors in existing rental buildings on-site should be 65 years or older to qualify for accommodation in affordable rental units in Phase 1; however, all rental units are currently occupied.

In reply to Ms. Mendoza's query regarding the Tenant Relocation Plan, Mr. Craig reviewed the various components of the Tenant Relocation Plan which include notification, right of first refusal, relocation assistance, compensation and communication with tenants. In addition, he noted that with regard to relocation assistance, the developer is required to hire a Tenant Relocation Coordinator to assist tenants free of charge in finding similar accommodations within the City or in another location at the tenant's discretion.

In reply to queries from the Panel, Mr. Craig advised that (i) the minimum four month's notice to end tenancy would be served upon issuance of demolition permit for the subject development, (ii) issuance of the demolition permit is subject to the developer meeting certain conditions prior to the application proceeding to Council, and is not anticipated to occur prior to the beginning of 2021, (iii) a Tenant Relocation Coordinator has been hired by the developer to provide relocation assistance to tenants, and (iv) the minimum compensation for existing tenants is three months free rent or lump sum equivalent and is increased depending on the number of years the tenant has resided in the building.

In reply to queries from the Panel, Mr. Leung noted that (i) the developer was required to demolish the existing rental buildings on-site two years after Phase 1 was constructed; however, the developer had agreed to delay its implementation to minimize displacement of existing rental tenants, (ii) approximately 118 tenants are currently living in the two rental buildings and five tenants are moving out at the end of the month, (iii) information regarding preferences of tenants in terms of relocation assistance is not currently available; however, letters have been sent out to existing tenants regarding the relocation process, (iv) the applicant will conduct open house sessions with tenants should conditions allow or will personally reach out to them, (v) in 2016, existing tenants were given the right of first refusal for rental units in the Phase 1 development and 19 tenants were accommodated in Phase 1, (vi) beginning in 2018, month-to-month rentals were introduced for new tenants in anticipation of the demolition of existing rental buildings, and (vii) the Tenant Relocation Coordinator is ready to assist in the relocation of tenants and the developer has offered a compensation package as part of the Tenant Relocation Plan.

**Correspondence**

Yuewen Gong, resident of Carrera Building 2 ([Schedule 1](#))

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In reply to Mr. Gong's concerns, Mr. Craig noted that (i) the proposed development complies with the City's building separation guidelines, and (ii) the development's outdoor amenity areas comply with the City's requirements.

Jessy (no last name provided), a resident of 7333 Murdoch Avenue (Schedule 2)

In reply to geotechnical concerns, among other concerns mentioned in the above correspondence, Mr. Craig advised that a geotechnical report by a certified engineer will be required prior to Building Permit issuance should the application move forward.

Ho Siu M. and Leung Ching M., 6611 Minoru Boulevard (Schedule 3)

Mr. Craig noted that the concerns expressed in the above correspondence regarding potential geotechnical issues as well as noise and dust during construction have been previously discussed.

Shao He He, 803-7368 Gollner Avenue (Schedule 4)

In reply to concerns cited in the above correspondence, Mr. Craig noted that (i) there is a shadow analysis provided by the applicant included in the meeting's agenda package, and (ii) the proposal complies with the City's tower separation guidelines.

Charing Chong, 1306-7333 Murdoch Avenue (Schedule 5)

Mr. Craig noted that the above correspondence expressed concerns related to potential traffic generated from the proposed development, potential implications to wildlife and vegetation in the park, and construction noise related to the proposed development.

Lexy Clayburn, resident of Minoru Gardens (Schedule 6)

Mr. Craig noted that the above correspondence expressed concern regarding (i) tenant displacement during a pandemic, (ii) ability of tenants to find alternative accommodations, particularly affordable housing units in the City of Richmond, (iii) access to information from the Tenant Relocation Coordinator regarding relocation assistance, and (iv) the proposed variance sought in relation to the proposed development. In addition, Mr. Craig further noted that the proposed variance to reduce the minimum lot area is a technical variance associated with the subdivision of Phase 1.

Kamran Bangash, 6491 Minoru Blvd. (Schedule 7)

Mr. Craig noted that the above correspondence expressed concern regarding tenant displacement and the ability of existing tenants to find alternative accommodations and requested that the property owner conduct a Tenant Needs Survey for all tenants to get more information about their situation.

Rao Zeeshan, 6491 Minoru Blvd. (Schedule 8)

Mr. Craig noted that Mr. Zeeshan expressed concern regarding tenant displacement and ability to find alternative accommodations within the city.

Ramakanth Gade, 6391 Minoru Blvd. (Schedule 9)

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Mr. Craig noted that the above correspondence expressed concern regarding tenant displacement and challenges in finding potential alternative accommodations within the city.

Meena Bangash, 6491 Minoru Boulevard) ([Schedule 10](#))

Meena Irshad, 6491 Minoru Blvd. ([Schedule 11](#))

Mr. Craig noted that the above two pieces of correspondence expressed concern regarding the displacement of existing tenants of apartment rental buildings on-site and their ability to find alternative housing within the city.

April Denosta, 6491 Minoru Blvd. ([Schedule 12](#))

Mr. Craig noted that Ms. Denosta is asking for information regarding the timeline for demolition of the existing rental buildings on-site.

Andrea Roca, 6611 Minoru Blvd. ([Schedule 13](#))

Nuno Porto, 6611 Minoru Blvd. ([Schedule 14](#))

Mr. Craig noted that the above two pieces of correspondence share the same concerns which include (i) proximity of the proposed development to Minoru Park, (ii) proximity to the adjacent development to the south, (iii) potential impacts related to construction of the proposed development, and (iv) treatment of the south wall of the subject development.

In reply to queries from the Panel, Mr. Craig confirmed that (i) the proposed development is set back six meters from the park to the townhouse units while the western edge of the parkade in the adjacent development to the south is along the west property line, (ii) the proposed development will provide a right-of-way on their property for the installation of the north-south walkway fronting the townhouse units in the proposed development.

Mirene Raphael, (no complete address indicated) ([Schedule 15](#))

The abovementioned correspondent expressed regret for not being able to attend the July 29, 2020 Panel meeting.

Shelvin Chandra, 301-6491 Minoru Blvd. ([Schedule 16](#))

Mr. Craig noted that staff had responded to the above mentioned correspondent's query regarding the availability of and access to the minutes for the July 29, 2020 Development Permit Panel meeting.

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### Panel Discussion

A suggestion was made to defer the subject development permit application to a future meeting of the Panel due to Panel concerns regarding (i) the proposed truck access for the collection of garbage and recycling at the adjacent residential development to the south, (ii) the applicant's Tenant Relocation Plan, including how it is communicated to tenants of existing rental buildings, and potential displacement of existing tenants, and (iii) the proposed treatment for the south wall of the Tower D/E podium in the subject site adjacent to the existing tower to the south.

### Panel Decision

It was moved and seconded

*That DP 18-837117 be deferred to the Development Permit Panel meeting scheduled for Wednesday, September 30, 2020, at 3:30 p.m. at the Council Chambers, Richmond City Hall, for the purpose of the applicant working with staff to address the following issues:*

1. *review the proposed truck access to allow garbage and recycling collection for 6611 Minoru Boulevard (adjacent development to the south of the subject site) and investigate opportunities for a more direct route;*
2. *review the proposed treatment to the south wall of Tower D/E podium to improve the project's interface with the side of the existing tower to the south; and*
3. *ensure the attendance of the project's Tenant Relocation Coordinator at the Panel's September 30, 2020 meeting to provide a report on the following:*
  - (i) *the project's Tenant Relocation Plan and the Coordinator's communication with tenants of existing rental buildings on-site (6391 and 6491 Minoru Road) regarding the Plan;*
  - (ii) *the tenants' preferences in terms of types of needed relocation assistance; and*
  - (iii) *information regarding the number of tenants needing relocation assistance and proposed measures to assist in relocating the tenants.*

**CARRIED**

### 5. New Business

It was moved and seconded

*That the Development Permit Panel meetings tentatively scheduled on Wednesday, August 12, 2020 and Wednesday, August 26, 2020 be cancelled as there are no agenda items scheduled for the two meetings.*

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**6. Adjournment**

It was moved and seconded

*That the meeting be adjourned at 6:12 p.m.*

**CARRIED**

Certified a true and correct copy of the Minutes of the meeting of the Development Permit Panel of the Council of the City of Richmond held on Wednesday, July 29, 2020.

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Joe Erceg  
Chair

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Rustico Agawin  
Committee Clerk



**From:** Yuewen Gong <ywgong@live.ca>  
**Sent:** July 16, 2020 4:45 PM  
**To:** CityClerk  
**Subject:** Application of DP 18-837117

<b>To Development Permit Panel</b>
<b>Date:</b> July 29, 2020
<b>Item #</b> 4
<b>Re:</b> DP 18-837117 (6333 Mah Bing St.)

Hello

I received the notice recently and feel that there are some concerns may need to be addressed before permitting the application. 1. When they design the building, it needs to consider not too close to near-by building such as the Carrera building, 2. The building should not close the Mah Bing street, 3. It needs to consider not to affect current green space, and the building need to have some green space also.

Thanks  
Yuewen Gong  
Residence of Carreras building

Sent from my iPad



Schedule 2 to the Minutes of the Development Permit Panel meeting held on Wednesday, July 29, 2020.

<b>To Development Permit Panel</b>
Date: <u>July 29, 2020</u>
Item # <u>4</u>
Re: <u>DP 18-837117</u> <u>(6333 Mah Bing St.)</u>

**From:** JINGWEI SONG <jingwei\_song@yahoo.com>  
**Sent:** July 16, 2020 6:19 PM  
**To:** CityClerk  
**Subject:** Please do not permit the development application - DP 18-837117

Dear Sir or Madam,

I am one of the owners of Park Residences Tower B - 7333 Murdoch Ave., Richmond. I am writing to comment on the application of DP 18-837117.

I got a Notice of Development Permit for File: DP 18-837117 by mail today.

After having carefully read the notice, I and my family, we would like to suggest you do not permit this application.

The proposed construction of a multiple-family residential development with two 15-storey high-rise buildings and a nine-storey mid-rise building is not a good idea because at this location, there have already been already two high-rise buildings with more than 200 units next to the proposed construction, which are Park Residences tower A & B on Murdoch Ave. The proposed construction is too close to these two buildings, therefore will cause the following effects and dangers to all the residents in these two buildings, especially our building B - it is right located at the corner of Murdoch Ave and Mah Bing Street.

1. What will happen to the settlement in the soil at this area when there are going to be three more buildings constructing? I can't imagine, it could be dangerous as Richmond has really been considered as a high risk city for earthquakes! As a resident, I am highly worried that this project will increase the possibility of instability and danger  $\Delta$  of staying at my home.

2. Construction Noises and Dusts. During the construction, I am sure we will be bearing noises and dusts. We could not even open our building! And of course we cannot enjoy our balconies either.

3. More crowded Traffic. The coming 232 units will definitely bring more traffics. I can't imagine what will happen at the rush hour every morning, too many cars are going out at the same time, and there are only two way out. It would be a disaster!

4. Increasing Maintenance Costs and Lower Rents for owners who rent their homes out. If the application is permitted, there will be more buildings, this means the supply of rental apartments at this area is increasing. As a result, rents could be lowered. This is such a bad news for owners of Park Residences Tower Buildings who rent out their homes. And the property insurance might also be increased due to a higher risk of earthquake.

So, as a owner and resident, I highly suggest that you do not permit this application!

Thank you!

Sincerely,  
Jessy



**From:** Simon Ho <go@simonho.net>  
**Sent:** July 17, 2020 9:26 PM  
**To:** CityClerk  
**Cc:** Gladys Leung  
**Subject:** Notice Of Development Permit Panel Meeting

<b>To Development Permit Panel</b>
Date: July 29, 2020
Item # 4
Re: DP 18-837117 (6333 Mah Bing St.)

To: Planning & Development Division

File: DP 18-837117  
Site: 6333 Mah Bing Street

I would not permit the construction of a multiple-family residential development at 6333 Mah Bing Street.

The reason is I am living 6611 Minoru Blvd, Richmond. That construction will happen very close to our building. It will produce lots of noise and dust to break and rebuild a new building. And I worry it will affect our building's foundation or infrastructure. If so, its dangerous to me, my family, and my neighbors.

In fact, Richmond still has a lot of empty space. Why that development selects the land which has existing buildings!?

HO SIU M  
LEUNG CHING M



Schedule 4 to the Minutes of the Development Permit Panel meeting held on Wednesday, July 29, 2020.

<b>To Development Permit Panel</b>
Date: <u>July 29, 2020</u>
Item # <u>4</u>
Re: <u>DP 18 - 837117</u>

**From:** Khris Liang <cliang1997@hotmail.com>  
**Sent:** July 29, 2020 11:06 AM  
**To:** Lee, Edwin  
**Subject:** Re: Correspondence related to DP 18-837117 - 6333 Mah Bing Street

Dear Mr. Lee

Thank you for your reply regarding DP18-837117. Although you have noted some procedures regarding my concerns, I still do not agree to this construction. I have already experienced similar situation when 7399 Murdoch Ave was constructing. The amount of dust had me suffering during the construction. The noise produced from construction was also affecting me heavily. Moreover, there are many elderlies that live in this neighbourhood, I believe that another construction in this area will create the same problems. Furthermore, a high-rise building will block much of my vision from seeing the greens at Minoru park, and the residents will not be able to enjoy fireworks during special events as well. Therefore, construction on 6333 Mah Bing Street should not be approved.

Best regards,  
Shao He He

On Jul 28, 2020, at 3:48 PM, Lee, Edwin <ELee@richmond.ca> wrote:

Dear Shao He He,

Thank you for your email of July 24, 2020 regarding the Development Permit application for 6333 Mah Bing Street (DP 18-837117). Your email will be presented to the Development Permit Panel at tomorrow's meeting.

For your information, please note that:

1. The applicant advised that appropriate procedures will be put in place to minimize dust during preloading and construction. The preload will be hosed down when high wind events is anticipated to minimize the dust. The site will have a central vehicular entry/exit point with a wheel-wash station integrated on-site during the excavation phase to clean vehicles prior to their exiting onto the street.
2. The minimum tower separation between the proposed buildings and the "Carrera" towers is 38.1 m (125 ft.), which exceeds the guidelines of 35.0 m (115 ft.).

Should you have further questions regarding the proposed development, please feel free to contact me at 604-276-4121.

Regards,  
Edwin

-----Original Message-----

From: Khris Liang <cliang1997@hotmail.com>  
Sent: July 24, 2020 7:01 PM



To: CityClerk <CityClerk@richmond.ca>  
Subject: Regarding 6333 Mah Bing Street construction

Hello Richmond City Council,

My name is Shao He He, a resident on 803-7368 Gollner Avenue, beside building 6333 Mah Bing street. I am emailing in regards to 6333 Mah Bing street rezoning, file: DP 18-837117. I do not wish Richmond City Hall to permit the construction of multi-family residential. There are a few reasons why I do not agree:

1. Dust is too heavy during construction. Concern: breathing problem
2. Limited visual distance once the buildings are built.
3. Limited sunlight in the house.
4. Distance between buildings are too close. Concern: limited privacy. People from across can see everything in my apartment.

Best regards,  
Shao He He

Schedule 5 to the Minutes of the Development Permit Panel meeting held on Wednesday, July 29, 2020.

<b>To Development Permit Panel</b>	
Date:	<u>JULY 29, 2020</u>
Item #	<u>4</u>
Re:	<u>DP 18-837117</u>

**From:** Charing Chong <shcharing@gmail.com>  
**Sent:** July 28, 2020 9:19 PM  
**To:** Lee,Edwin  
**Subject:** Re: Correspondence related to DP 18-837117 - 6333 Mah Bing Street

Dear Edwin,

Thanks for your reply.

I must apologise for my ignorance that the subject land use was approved long time ago. I am not the first owner of my present unit and therefore am not aware that there will be five buildings totally.

That said, I still hope that the Panel will do everything you can to minimise the total floors and dwelling units of the three buildings; so that the construction time will be shortened and future traffic flow at a minimal level.

Regards,

Charing  
Sent from my iPhone



On 28 Jul 2020, at 3:45 PM, Lee,Edwin <ELee@richmond.ca> wrote:

Dear Charing,

Thank you for your email of July 26, 2020 regarding the Development Permit application for 6333 Mah Bing Street (DP 18-837117). Your email will be presented to the Development Permit Panel at tomorrow's meeting.

For your information, please note that:

1. The proposed development is Phase 2 of the "Park Residences" development; the land use has been approved by Council since 2008. The Development Permit Panel does not deal with land use (zoning) issues but will hear delegations on the Development Permit application, which consider the form and character of the proposed multiple family development.
2. Murdoch Avenue and Mah Bing Street are new roads created as part of the overall "Park Residences" development (5 towers) to address transportation demands.
3. Construction noise, including demolition is regulated by Noise Regulation Bylaw 8856. Provided the day is not a Sunday or Statutory holiday, construction noise not exceeding 85 decibels "dBA" is permitted Monday to Friday from 7am to 8pm and Saturdays from 10am to 8pm.
4. The applicant advised that appropriate procedures will be put in place to minimize dust during preloading and construction. The preload will be hosed down when high wind events is anticipated to minimize the dust. The site will have a central vehicular entry/exit point with a wheel-wash station integrated on-site during the excavation phase to clean vehicles prior to their exiting onto the street.

Should you have further questions regarding the proposed development, please feel free to contact me at 604-276-4121.

Regards,  
Edwin

-----Original Message-----

From: Charing Chong <shcharing@gmail.com>  
Sent: July 26, 2020 7:41 PM  
To: CityClerk <CityClerk@richmond.ca>  
Subject: 6333 Mah Bing Street Development Permit

Dear Permit Panel:

I am a resident at 7333 Murdoch Ave and wish I could attend the hearing on July 29 to voice out my opinion. However, due to COVID-19, I think the best way is through this email.

1) Location: This development site is on Mah Bing Street which is a small street with dead end. The enormous increase in dwelling units (232) with over 350 parking spaces is certainly overwhelming to the existing residents in the area. The traffic will undoubtedly be extremely heavy on this Mah Bing Street and the Murdoch Avenue and hence create possible hazards.

We have already a significant re-development in the nearby Richmond Centre which comprise commercial and residential units; therefore the last thing we need is another project of high-rise building just across Minoru Boulevard.

2) Environment: As a resident at 7333 Murdoch, we are gratefully enjoying the beauty and calmness of the Richmond park from the first day we moved in. The proposed three high-rise buildings will definitely block the lovely view from our units. More important, the noise and air pollution during the construction time would harm the trees and the wildlife around the park such as owls, mallards and geese etc.

Richmond is a garden city and we should try every effort to preserve this beautiful image. I am not against city development but we should be extremely careful with respect to the choice of location. If City of Vancouver could preserve Stanley Park in such a beautiful way, why City of Richmond could not preserve our Richmond Park likewise?

Regards,

Charing C Chong  
1306-7333 Murdoch Ave

Sent from my iPhone

**From:** Lexy Clayburn <lexyclayburn@yahoo.ca>  
**Sent:** July 27, 2020 2:11 PM  
**To:** CityClerk  
**Subject:** 6333 Mah Bing Road Development  
  
**Categories:** Rustico (DPP & ADP)

Planning and Development Committee  
Minoru Gardens Demolition  
Edwin Lee

<b>To Development Permit Panel</b>
Date: <u>JULY 29, 2020</u>
Item # <u>4</u>
Re: <u>DP 18-837117</u>



Dear Mr. Lee,

One hundred and thirty families live at Minoru Gardens. Some have lived here for over twenty years. I am writing to you because I am concerned about the permit application for demolition of our homes.

#### Safety

Is it safe to ask families to move during a pandemic? We will have a four months for seventy families in each building to use one elevator. There have been reports of people contracting Covid through elevator buttons. It will also be difficult to physical distance, something the Provincial Health Officer has stressed we are supposed to do to prevent outbreaks. Also, our neighbours who are not moving, may be at risk too since there is limited parking space for several large moving vans between the buildings.

#### Relocation

The vacancy rate for apartments is very low in Richmond, especially for affordable units that can house families. The new units will be much smaller so even if we could afford them, we couldn't house our families in them. We are essential workers (retail, hospital, schools). For a city to function, essential workers need to live in that city. If we cannot afford to live in Richmond we will have to leave. The loss of one hundred and thirty families who contribute to Richmond's economic well-being will affect the quality of life of Richmond residents.

#### Communication

I read that we are being informed of what is happening. We are not. When the residential tower opened up, we were supposed to have priority. We did not. While we received mail about the opening of the tower, when it was ready for occupancy we were not informed. I found out from a neighbor that an open house was held and people from off the street who saw the open house got priority.

#### Varying the Bylaw

I see that the minimum lot area is being reduced almost by a half. I would like to see some explanation of this as it may impact future developments. Are they saying that green space in the current towers will count as green space in the future towers? Then would that mean a developer could trade green space between neighborhoods? That seems like a dangerous precedent to set. Will the residents in the new tower have access to the green space in the older tower? Please explain why the staff have decided to let this happen.



I am not an expert in public relations but a council that votes to replace affordable housing with unaffordable luxury condos during a pandemic may be seen as heartless.

Thank you for your time.

Lexy

**From:** KAMRAN BANGASH <kamranbangash@hotmail.com>  
**Sent:** July 28, 2020 2:16 AM  
**To:** CityClerk  
**Subject:** Proposed Re-development Minoru Blvd.  
**Categories:** Rustico (DPP & ADP)

<b>To Development Permit Panel</b>
Date: <u>JULY 29, 2020</u>
Item # <u>4</u>
Re: <u>DP 18-037117</u>
_____

Dear Sir / Madam,

Today I have received a letter about Proposed Re-Development of 6391/6491 Minoru Blvd, I have been residing at the said place since last 2 years. You must be aware of the fact that these apartments are old and rents are affordable for low income families. The letter has caused me a great deal of anxiety as current uncertainty arising from COVID19 has yet to subside. We have no idea when we will be able to go to PreCovid life. I used to work @AirCanada as Station Attendant and currently on EI, with family of four and no possible return to work in sight. The mere thought of moving out gives me goosebumps, how will we survive. Any 2 bedroom rental available right now ranges from 1900-2500 in our area, how can a person on EI would be able to afford it? plus added stress of moving with kids and possible school changes! I would request of postponing the plan until emergency is lifted and economy revives. Nearly all the tenants at our building have limited resources, low incomes and are vulnerable to such harsh conditions.

I also request the owner to provide "Tenants Needs Survey" to all current tenants so we can explain our situation, for example Loss of Income, Child with Disabilities and Financial Crisis.

Covid19 has impacted our lives and we request to please consider our plight as tenants in crisis.

Regards.

Kamran Bangash  
604 551 4274



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**From:** Rao Zeeshan <zeeshan.rao@gmail.com>  
**Sent:** July 28, 2020 1:42 PM  
**To:** CityClerk  
**Cc:** minoru.office@telus.net  
**Subject:** Meeting regarding Proposed redevelopment 6391/6491 Minoru Blvd  
  
**Categories:** Rustico (DPP & ADP)

Hello & Good Day

This email is regarding tomorrow's meeting at city hall in connection with 6491 Minoru Blvd.

Please keep this email as a record to share our deep concern against demolition of buildings and request authorities to delay / postpone it as much as possible because of the prevailing economic crisis due to COVID. Due to job losses we are having tough times and its very challenging to move to other places where we can find reasonable rents like Minoru Court.

Thanks  
RAO  
6491 Minoru Blvd.

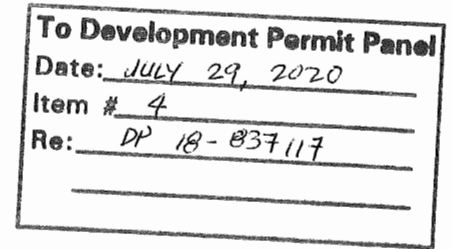
<b>To Development Permit Panel</b>
Date: <u>July 29, 2020</u>
Item # <u>4</u>
Re: <u>DP 18-837117</u>
_____



**From:** Ramakanth Gade <ramakanthgade@gmail.com>  
**Sent:** July 28, 2020 2:04 PM  
**To:** CityClerk  
**Cc:** minoru.office@telus.net  
**Subject:** Request to postpone demolition

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

**Categories:** Rustico (DPP & ADP)



Dear Ms. Jesson,

My name is Ramakanth and I am a resident at 6391 Minoru Blvd, Richmond, BC V6Y 1Y7.

I received a notice yesterday from RHOME Property Management that they are having a meeting tomorrow with the City of Richmond Development Permit Panel to evaluate the proposed redevelopment of 6391/6491 Minoru Blvd. And they also mentioned that if the proposal gets approved, they would be demolishing this building.

As you already know, because of COVID 19 and downturn in a lot of businesses, we are facing some unprecedented times with respect to job losses and crisis in many industries. Our jobs are not secure anymore and it would be really tough to find other rental places with equivalent rents as Minoru Court.

Like me, a lot of other residents also have similar concerns regarding the demolition of buildings. So, keeping our concerns in view if you could postpone the demolition by 18-24 months (till the COVID and economic situation improves) it would be of great help to all of us.

Thanks a lot for your consideration.

Regards,

**Ramakanth Gade**



Schedule 10 to the Minutes of the Development Permit Panel meeting held on Wednesday, July 29, 2020.

**From:** Meena Irshad <meenairshad\_us@hotmail.com>  
**Sent:** July 28, 2020 2:32 PM  
**To:** CityClerk  
**Subject:** Proposed redevelopment 6491/6391 Minoru Blvd

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

**Categories:** Rustico (DPP & ADP)

<b>To Development Permit Panel</b>
Date: <u>JULY 29, 2020</u>
Item # <u>4</u>
Re: <u>DP 18-837117</u>

Good Day,

Through this email I would like to express my concerns regarding destruction of our building. I do acknowledge that the owner has the right to redevelop their property, but given the current circumstances, we are compelled to write in a bid to save ourselves from sinking into more troubles

COVID19 has wreaked havoc on our financial situation, and the eviction in the near future might push us into more poverty. Our small savings have been drained, overwhelming credit card payments and loss of income are added burdens to deal with.

The rental units we are currently residing in have rents ranging from \$800-1400. But the proposed rents have prices ranging from \$927-1880. As indicated, the rents of new buildings in the area for 2 bedrooms are \$1800 plus, so where are we going to go? We have been living in these old buildings to survive economically. If these buildings continue to redevelop, where will the low-income families go? Are the affordable units as much in abundance? Do we know when the emergency will be lifted? Do we know when we will be rehired? Do we know when the CERB ends? How we will meet both ends?

In times of uncertainty we expect our community to come together and support each other rather than being exposed to vulnerable situations. We sincerely wish this pandemic would end so we will be able to work and contribute to our society, but now we are not in a position to be left alone!

Please consider us, the current residents of these buildings. Please provide us a survey that can indicate our loss of income, our children and any disabilities we may have. Please postpone the destruction until we have jobs again and are able to afford a roof on our heads and food on the table all at once.

Regards,  
Meena Bangash



Schedule 11 to the Minutes of the Development Permit Panel meeting held on Wednesday, July 29, 2020.

**From:** Meena Irshad <meenairshad\_us@hotmail.com>  
**Sent:** July 28, 2020 1:28 AM  
**To:** MayorandCouncillors  
**Subject:** Redevelopment of rental building

<b>To Development Permit Panel</b>
Date: <u>JULY 29, 2020</u>
Item # <u>4</u>
Re: <u>DP 18-037117</u>

Respected sir,

I am a resident of Richmond BC and resides at Minoru blvd, we the tenants have received a letter saying that if City of Richmond development permit panel approves the landlord would go ahead with the redevelopment plan.

The plan will b approved Wednesday, July 29 @3:30 pm City Hall Had it been normal circumstance we would have been able to withstand the hardship but due to Covid19 our situation has drastically changed and we are too vulnerable at this point Our family of 4, relies on my husband to earn, he lost his job @Aircanada and now on EI Cerb would end by September, how can we survive on 55% EI support and no return to job in sight?

My son has ASD and changes affect his routine, we have managed to plan a school return with Speech therapist, OT, Social worker and school staff, by relocating means wasting all our efforts and sending him to another school?

Sir, I request you to please extend this proposed redevelopment until we achieve pre covid normalcies, please don't make us go to the point where we either can afford roof on our head or food on our tables!

Help us please

Tenants at 6491/6391 Minoru blvd

Meena

Sent from my iPad



Schedule 12 to the Minutes of the Development Permit Panel meeting held on Wednesday, July 29, 2020.

**From:** aprildenosta <aprildenosta@gmail.com>  
**Sent:** July 28, 2020 7:37 PM  
**To:** CityClerk  
**Subject:** Re: Redevelopment of 6391/6491 Minoru blvd.

<b>To Development Permit Panel</b>
Date: <u>JULY 29, 2020</u>
Item # <u>4</u>
Re: <u>DP 18-837117</u>

Hello,  
I'm one of the tenants who lives in 6491 building. I'm just wondering if you could send me information about what will be discussed in the meeting regarding the building demolition.

Please feel free to contact me on my email address [aprildenosta@gmail.com](mailto:aprildenosta@gmail.com) or call me at my cell 604-767-1909.

Thanks,  
April

Sent from my Samsung Galaxy smartphone.



Schedule 13 to the Minutes of the Development Permit Panel meeting held on Wednesday, July 29, 2020.

**From:** Andrea Roca <andreamroca@gmail.com>  
**Sent:** July 28, 2020 8:34 PM  
**To:** CityClerk  
**Subject:** Ref: DP 18-837117 of

<b>To Development Permit Panel</b>
Date: <u>JULY 29, 2020</u>
Party #: <u>2020 4</u>
Re: <u>DP 18-837117</u>



To whom it may concern,

I am hereby submitting my comments regarding the above referenced application, hoping these may be taken into account and contribute to better serve the city of Richmond. Not being an expert I am expressing this opinion as a citizen that routinely enjoys the park, and a neighbour from the building to the South, on 6611 Minoru Boulevard.

**The proposal presents a number of innuendos that should either be proved or removed, at the risk of – if the proposal is moved forward as it is – establishing as truthful something that possibly is not.**

At first impression this part two of the Park Residences offers a closure to the project already executed and contributes to the harmony of the neighbourhood. In particular, it projects a very welcome green area between part one and the projected plan, that seems to promise continuity between both phases (the existing and the projected) and between the city and the park.

On a more detailed analysis, however, the proposed plan does raise concerns on a number of points, as I will try to cover below.

**1. The phase two doesn't seem to be site sensitive.**

I mean by this that instead of adopting an inclusive and dialoguing relation with the pre-existing built environment, the park included, it tends to operate in what could be qualified as a predatory mode. In the proposed development, phase one and two will be very well integrated, but this would be so at expenses of the neighbouring areas, park included. Examples of this are:

- a) the proposed 15 store high tower at the north, literally bordering the park;
- b) the advancement (in relationship to what is built there now) of about 12 metres towards the park, leaving a distance of 3,5 metres between the park and the proposed construction of a row of townhouses, similar to the existing in the already built phase of the complex.
- c) the reduction of the space between the existing first building of the complex designed by Arthur Erickson and Gilbert Massey, from the seventies, 6611 Minoru, and a proposed



wall of concrete 3 storey plus high that runs from Mah Bing road to 5 metres from the park.

**2. For a number of reasons** it would seem preferable to project the greenway at the South limit of the project adding a buffer between the Ericson–Massey complex and this project. The proposed greenway that connects the park with Murdoch Road – which, again, might not be such a good idea -- seems to act as a strategy to approach towards the park (and it should be added, towards an area of the park with a couple of centennial trees) the two buildings and the townhouses row to the south of the projected greenway. From the blue prints it is noticeable that these are much more closer to the park than the townhouse rows on the former phase of this development.

a) the consequence of this is that the buffer of space and, in the case of 6611 Minoru, of tree lining between the park and construction, vanishes. It could be noted, for the sake of the argument, that the Erickson - Massey building, besides this gardened buffer, distances 18 metres from the park, and not, as is being proposed here 3,25 metres. The developers suggest that this is an urban strategy as it puts 'eyes on the street'. But the point is that the park is not the street, and experiencing the park in the walkway of phase one, what the park goer is saluted with is not an 'urban environment' but the clutter of stuff that the residents of townhouses accumulate in their entryways, transforming what used to be a pleasant fruition experience into a memory of trajectories that should now be avoided.

b) in sum, it seems highly doubtful that this semi privatisation of a public park may serve public interest.

c) finally, since the Erickson – Massey project establishes the 18 metres distance from the park, why not work with that reference and demand solutions that work towards both the protection of the park (establishing a buffer distance) and the value of the already existing built city?

**3. The projected wall to the south** of the proposal seems to advance about 1,50 towards the south limit in relation to the existing construction, that is, reducing the already limited space between buildings, with the added drawback of creating a barrier in concrete throughout the whole limit of the building (very similar to the effect created by the existing south limit of phase one). Besides unpredicted wind and weather related effects caused by another East-West barrier (of 3 storeys plus height) at 5,2 meters from the existing building, it is unclear which, if any, measures were considered to diminish possible weather related effects as well as the predictably disturbing acoustic effects.

These are 3 issues: 1) excessive proximity to the park of one high rise, 2) excessive proximity to the park of a row of townhouses, and 3) construction of a 3 storeys plus continuous wall from Mah Bing road to 5,1 meters from the park that should be given further consideration, given the foreseeable drawbacks that they will bring to the area, the park and the city.

Best regards,  
Andrea Roca

**From:** Nuno Porto <nunoaporto@gmail.com>  
**Sent:** July 28, 2020 8:55 PM  
**To:** CityClerk  
**Subject:** DP 18-837117

<b>To Development Permit Panel</b>
Date: <u>JULY 29, 2020</u>
Item # <u>4</u>
Re: <u>DP 18-837117</u>



Development Permit Panel

To whom it may concern.

I am hereby submitting my comments regarding the above referenced application, hoping these may be taken into account and contribute to better serve the city of Richmond. Not being an expert, I am expressing this opinion as a citizen that routinely enjoys the park, and a neighbour from the building to the South, on 6611 Minoru Boulevard.

At first impression this part two of the Park Residences offers a closure to the project already executed and contributes to the harmony of the neighbourhood. In particular, it projects a very welcome green area between part one and the projected plan, that seems to promise continuity between both phases (the existing and the projected) and between the city and the park.

On a more detailed analysis, however, the proposed plan does raise concerns on a number of points, as I will try to cover below.

1. This phase two doesn't seem to be site sensitive.

I mean by this that instead of adopting an inclusive and dialoguing relation with the pre-existing built environment, the park included, it tends to operate in what could be qualified as a predatory mode. In the proposed development, phase one and two would be very well integrated, but this would be so at expenses of the neighbouring areas, park included. Examples of this are:

a) the proposed 15 store high tower at the north, literally bordering the park;

b) the advancement (in relationship to what is built there now) of about 12 metres towards the park, leaving a distance of 3,5 metres between the park and the proposed construction of a row of townhouses, similar to the existing in the already built phase of the complex.

c) the reduction of the space between the existing first building of the complex designed by Arthur Erickson and Gilbert Massey, from the seventies, 6611 Minoru, and a proposed wall of concrete 3 storey plus high that runs from Mah Bing road to 5 metres from the park.

2. For a number of reasons it would seem preferable to project the greenway at the South limit of the project adding a buffer between the Ericson–Massey complex and this project. The proposed

greenway that connects the park with Murdoch Road – which, again, might not be such a good idea -- seems to act as a strategy to approach towards the park (and it should be added, towards an area of the park with a couple of centennial trees) the two buildings and the townhouses row to the south of the projected greenway. From the blue prints it is noticeable that these are much more closer to the park than the townhouse rows on the former phase of this development.

a) the consequence of this is that the buffer of space and, in the case of 6611 Minoru, of tree lining between the park and construction, vanishes. It could be noted, for the sake of the argument, that the Erickson - Massey building, besides this gardened buffer, distances 18 metres from the park, and not, as is being proposed here, 3,25 metres. The developers suggest that this is an urban strategy as it puts 'eyes on the street'. But the point is that the park is not the street, and while experiencing the park in the walkway of phase one, what the park goer is saluted with is not an 'urban environment' but the clutter of stuff that the residents of townhouses accumulate in their entryways, transforming what used to be a pleasant fruition experience into a memory of trajectories that should now be avoided.

b) in sum, it seems highly doubtful that this semi privatisation of a public park may serve public interest.

c) finally, since the Erickson – Massey project establishes the 18 metres distance from the park, why not work with that reference and demand solutions that work towards both the protection of the park (establishing a buffer distance) and the value of the already existing built city?

3. The projected wall to the south of the proposal seems to advance about 1,50m towards the south limit in relation to the existing construction, that is, reducing the already limited space between buildings, with the added drawback of creating a barrier in concrete throughout the whole limit of the building (very similar to the effect created by the existing south limit of phase one). Besides unpredicted wind and weather related effects caused by another East-West barrier (of 3 storeys plus height) at a mere 5,2 meters from the existing building, it is unclear which, if any, measures were considered to diminish possible weather related effects as well as the predictably disturbing acoustic effects.

These are 3 issues 1- excessive proximity to the park of one high rise, 2 - excessive proximity to the park of a row of townhouses and 3 -construction of a 3 storeys plus continuous wall from Mah Bing road to 5,1 meters from the park that should be given further consideration, given the foreseeable drawbacks that they will bring to the area, the park and the city.

Last but not least, the proposal presents a number of innuendos that should either be proved or removed, at the risk of – if the proposal is moved forward as it is – establishing as truthful something that possibly is not.

With regards,

Nuno Porto

Schedule 15 to the Minutes of the Development Permit Panel meeting held on Wednesday, July 29, 2020.

**From:** Esther JKh <joliedebora21@gmail.com>  
**Sent:** July 28, 2020 9:24 PM  
**To:** CityClerk  
**Subject:** Meeting

<b>To Development Permit Panel</b>	
<b>Date:</b>	<u>JULY 29, 2020</u>
<b>Item #</b>	<u>4</u>
<b>Re:</b>	<u>DP 18-837117</u>

Hello my name is Mirene Raphael  
I'm at unity #E221 I won't be able to be at the meeting tomorrow Wednesday July 29th 2020 at 3:30pm sorry I will be at work but I would love too  
Thank you for understanding  
Mirene

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Sent from Gmail Mobile



Schedule 16 to the Minutes of the Development Permit Panel meeting held on Wednesday, July 29, 2020.

<b>To Development Permit Panel</b>
Date: <u>JULY 29, 2020</u>
Item # <u>4</u>
Re: <u>DP 18-837117</u>

**From:** Lee, Edwin  
**Sent:** July 29, 2020 11:49 AM  
**To:** 'Shelvin Chandra'; CityClerk  
**Subject:** Correspondence related to DP 18-837117 - 6333 Mah Bing Street  
  
**Categories:** Rustico (DPP & ADP)

Dear Shelvin,

Thank you for your email of July 29, 2020 regarding the Development Permit application for 6333 Mah Bing Street (DP 18-837117).

Please note that minutes of the Development Permit Panel meeting will be available on the city's website approximately two weeks after the meeting.

Here is a link to the DPP meeting agenda and minute page:

<https://www.richmond.ca/cityhall/council/meeting/WebAgendaMinutesList.aspx?Category=8&Year=2020>

Should you have further questions regarding the proposed development, please feel free to contact me at 604-276-4121.

Regards,  
Edwin

**From:** Shelvin Chandra <schandra93@hotmail.com>  
**Sent:** July 29, 2020 10:16 AM  
**To:** CityClerk <CityClerk@richmond.ca>  
**Subject:** Proposed Redevelopment of 6391/6491 Minoru Blvd



Hi,

I am a tenant at #301 - 6491 Minoru Blvd but will not be able to attend the meeting at 3:30 pm today due to work commitments.

Can I please be forwarded the meeting minutes and any other notes deemed important?

Thanks in advance!!

Sincerely,  
Shelvin Chandra.