



**Development Permit Panel
Thursday, November 16, 2023**

Time: 3:30 p.m.
Place: Council Chambers
Richmond City Hall
Present: Joe Erceg, General Manager, Planning and Development, Chair
Milton Chan, Director, Engineering
Peter Russell, Director, Sustainability and District Energy

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 October 25, 2023 be adopted.

CARRIED

1. DEVELOPMENT PERMIT 18-824566
(REDMS No. 7423144)

APPLICANT: SNC Lavalin Inc.

PROPERTY LOCATION: 12700 and 12800 Rice Mill Road and 12280 and 12300 No. 5 Road

INTENT OF PERMIT:

Permit the works related to the redevelopment of the existing BC Ferries Fleet Maintenance Unit and future subdivision on a site that is designated as an Environmentally Sensitive Area at 12700 and 12800 Rice Mill Road and 12280 and 12300 No. 5 Road.

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Applicant's Comments

Baljinder Mahal, BC Ferry Services Inc., with the aid of a visual presentation (attached to and forming part of these minutes as Schedule 1), provided background information on the subject application, noting that (i) the project includes replacement of infrastructure and facilities that have been in place since the early 1960s, (ii) there is a reduction in the scope of redevelopment works in the current development permit application from the previous rezoning application proposal in 2019 due to the pandemic and cost increases, (iii) the revised project scope includes, among others, the construction of a new machine shop building and renovations and modifications of existing buildings to meet future needs, and (iv) a key component of the project is dike infrastructure works.

With the aid of the same visual presentation, Ryan Stinson, AtkinsRealis (formerly SNC Lavalin, Inc.), reviewed the location of Environmentally Sensitive Areas (ESAs) and Riparian Management Areas (RMAs) designations in the subject site and noted that (i) due to the revised project scope, there is a reduction in the overall footprint of new development and land modification, resulting in reduced amount of ESA impacts and increased ESA compensation/enhancement ratio, (ii) the proposed realignment of the sanitary force main will reduce impacts to the ESA, (iii) three trees will be planted along the RMA to compensate for the removal of a tree to allow for the proposed installation of the water main meter chamber, (iv) 197 replacement trees are required to be planted for the 94 trees that will be impacted by the proposed development, and (v) 173 replacement trees are proposed to be planted within the proposed ESA compensation areas and the 24 remaining trees will be provided through a cash-in-lieu contribution.

With the aid of the same visual presentation, Meredith Mitchell, M2 Landscape Architecture, reviewed the project landscape masterplan, noting that (i) planting for ESA compensation consists of native plant materials, (ii) the existing condition of the site was considered in the choice of tree species and location of trees proposed to be planted on the site, and (iii) tree species selection for ESA compensation planting was vetted by the Qualified Environmental Professional (QEP).

Panel Discussion

Discussion ensued regarding proposed measures by the applicant to protect the proposed plantings near the CN Rail corridor from pesticide spraying by CN Rail and as a result of the discussion, the applicant was advised to include in their ESA compensation monitoring and maintenance report the occurrences of spraying by CN Rail in the ESA compensation area and if there are impacts to the new plantings for ESA compensation and enhancement.

In reply to a query from the Panel regarding the exterior cladding materials for the proposed machine shop building, the applicant noted that metal cladding will be used.

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Staff Comments

Wayne Craig, Director, Development, noted that (i) the proposed ESA compensation and enhancement scheme for the project includes invasive species removal for all designated ESAs in the subject site, (ii) a legal agreement will be secured for a five-year monitoring and maintenance report for the ESA compensation and enhancement works associated with the proposed development, and (iii) the proposed ESA compensation and enhancement scheme represents a net gain in ecological habitat function throughout the site.

Correspondence

None.

Gallery Comments

John Klomp, 12200 No. 5 Road, expressed concern regarding the potential impacts of the proposed development on their property and queried about the location of the entrance to the subject site, the location of the ESAs on the subject site, the timeline for the construction of the proposed development, and the hours of operation of the proposed facility.

Penilla Klomp, 12200 No. 5 Road, sought clarification regarding the extent of the proposed development and the existing buildings that will be demolished.

In reply to the concern and queries raised by the delegates, staff noted that (i) the entrance to the subject site will remain off Rice Mill Road and the existing access road will be maintained as part of the redeveloped Fleet Maintenance Unit in the future, (ii) there is no proposed access from No. 5 Road to the subject site, (iii) there are numerous environmental designations on the subject site and the ESAs located on the foreshore and the vegetated areas between Rice Mill Road and north of the CN Rail Right-of-Way are part of the ESA areas to be enhanced as part of the project.

In reply to the query regarding the hours of operation of the proposed facility, the applicant noted that majority of the work on-site will be on day shift and there is no night shift work being envisioned.

In reply to a further query, staff clarified that the majority of ESA north of the CN Rail Right-of-Way is zoned Agricultural and any future industrial development in this area will require a rezoning application to be considered by City Council.

Panel Discussion

Discussion ensued whether the 24 replacement trees that will be provided through cash-in-lieu contribution could be planted on-site and as a result of the discussion, staff was directed to work with the applicant to install the 24 replacement trees on-site, either within or outside the ESA areas, prior to the application moving forward for Council consideration.

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Panel Decision

It was moved and seconded

That a Development Permit be issued at 12700 and 12800 Rice Mill Road and 12280 and 12300 No. 5 Road for works related to the redevelopment of the existing BC Ferries Fleet Maintenance Unit and future subdivision on a site that is designated as an Environmentally Sensitive Area.

2. DEVELOPMENT PERMIT 22-013200

(REDMS No. 7386050)

APPLICANT: Oval 1 Holdings Ltd.

PROPERTY LOCATION: 6011 River Road

INTENT OF PERMIT:

1. Permit the construction of 368 residential units in three 13-storey high-rise multi-family apartment buildings at 6011 River Road on a site zoned “High Rise Apartment and Olympic Oval (ZMU4) – Oval Village (City Centre)”; and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to:
 - (a) increase the maximum permitted number of Class 1 bicycle storage spaces in a bicycle room from 40 to 70 when located in family-sized bicycle storage lockers.

Applicant’s Comments

Jayne Colville, ASPAC, and Vance Harris, DIALOG, with the aid of a visual presentation (attached to and forming part of these minutes as Schedule 2), provided background information on the proposed development, noting that (i) the applicant has been providing housing units, community amenities and infrastructure upgrades through their development projects in the area, (ii) the proposed development is part of the overall River Green development in the area, (iii) due to its unique site configuration, the proposed development is set back from the river farther than the neighbouring development to the east, (iv) the proposed development has been broken down into three towers to minimize shadowing onto the neighbouring buildings to the east and in consideration of the views of residents in neighbouring buildings to the east, (v) the site context, setbacks, sun angles and views, among others, were primary considerations in the location and massing of buildings in the proposed development, (vi) a slender tower is proposed at gateway, (vii) building rooftops are landscaped to enhance the buildings’ gateway character and provide visual interest, and (viii) the heights of the northern and southeastern buildings have been stepped down towards the river.

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In addition, Mr. Harris reviewed the project's street level plan including vehicle and pedestrian entries to the buildings, parking and loading plan, bicycle storage, building elevations, and proposed material palette.

Mr. Harris further noted that the location of the vehicular entry court on the south side of the subject site, the extent of separation of towers between the proposed development and neighbouring towers to the east, and the breaks between buildings in the proposed development respond to the neighbouring residents' concerns regarding potential vehicular noise and traffic in the area, shadowing and blockage of views.

Chris Phillips, PFS Studio, with the aid of the same visual presentation, briefed the Panel on the main landscaping features of the project, noting that (i) the landscaping for the project is an important element in achieving the project's gateway feature, (ii) the subject site is surrounded by multi-use pathways along the edges, (iii) the setback along the No. 2 Road Bridge allows the retention of existing trees, (iv) indoor and outdoor amenity spaces are proposed over several levels, (v) green roofs are proposed on top of the indoor amenity structures, and (vi) although not part of the subject DP, the developer is discussing the potential development of an under the bridge public plaza near River Road with the City's Parks Department.

Staff Comments

Mr. Craig noted that (i) the proposed development will be connected to the City's District Energy Utility (DEU), (ii) the development includes 40 Basic Universal Housing (BUH) units, (iii) the proposed development will meet the City's Official Community Plan (OCP) and Canada Mortgage and Housing Corporation (CMHC) interior noise and thermal standards as per the acoustical report provided by the applicant, and (iv) the proposal includes an extensive Transportation Demand Management (TDM) package, including, among others, a transit pass program, car share spaces and vehicles and enhanced on-site bicycle facilities for storage and maintenance.

In addition, Mr. Craig noted that staff support the proposed development variance that would allow more bicycle lockers to be provided in a bicycle room which supports the City's objective to provide alternative modes of travel for residents.

Also, Mr. Craig advised that there is an extensive Servicing Agreement associated with the project including frontage works, road improvements and site servicing.

In reply to a query from the Panel, Mr. Craig advised that the proposed variance will facilitate the installation of family-sized bicycle lockers.

Panel Discussion

In reply to queries from the Panel, the applicant noted that the primary access to southeastern and southwestern towers is through the auto court and the front door access to the northern and southeastern towers is from River Road to the east.

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In reply to a query from the Panel, staff noted that live planting site coverage, including on the green roofs, is approximately 40 percent.

Gallery Comments

Shenif Dewshi, Unit 503, 5151 Brighthouse Way, expressed concern regarding the effectiveness of the location and design of the proposed development to mitigate airport noise for existing neighbouring buildings and queried regarding (i) the number of residential units in the proposed development, and (ii) whether there is a decrease in the required number of vehicle parking spaces in the proposed development and its impact on on-street parking in the area.

In reply to queries from the delegate, staff confirmed that (i) the proposal includes 368 apartment units, (ii) the proposal meets the City's Zoning Bylaw parking requirements, and (iii) there is no request for variance to parking.

Miriam Braun, Unit 1303, Building C, River Green, expressed concern regarding the proposed three 13-storey buildings in the subject site and the potential blockage of the views of their penthouse unit in the neighbouring building to the east.

David Law, Unit 406, 5171 Brighthouse Way, queried regarding the start and end dates of construction of the proposed development.

In reply to the query from the delegate, the applicant noted that the expected start date of project construction is in late 2024 and the expected date of project completion is in 2027.

Peter Tsui, Unit 1008, Building C, 5177 Brighthouse Way, noted that a letter signed by over 200 residents of the neighbouring buildings to the east of the subject site was delivered to the City and outlined the concerns of residents of the neighbouring development. In addition, Mr. Tsui queried whether the City would be able to provide a written response to their letter and if there are further opportunities for them to express their concerns and ask further questions.

In reply to Mr. Tsui's queries, the Chair noted that (i) the Panel does not provide written responses to correspondence from the public; however, City staff will provide comments on the letter referenced by Mr. Tsui, (ii) the Panel is the appropriate venue to hear comments from the public, and (iii) should the subject application move forward for Council consideration, the public is no longer allowed to delegate in Council on the subject application.

Correspondence

Mr. Craig noted that the following letters from the public expressed concerns regarding the proposed development:

EPS 1416 (River Green), 5111-5199 Brighthouse Way ([Schedule 3](#))

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In reply to the concerns in the letter referenced by Mr. Tsui, Mr. Craig noted that (i) with regard to the concern related to the views of neighbouring buildings to the east of the subject site, the subject site is zoned for high density development and the proposed development meets the zoning parameters with respect to height, density and setback, and no variances are proposed, (ii) the proposed development exceeds the City's minimum tower separation guidelines between towers, (iii) the shadow analysis provided by the applicant indicates that there is some shadowing from the proposed development onto the east of the subject site in the afternoon and in contrast, the existing development to the east casts a shadow on the subject site in the morning, (iv) the neighbouring development to the east of the subject site is also subject to the same noise mitigation requirements for the proposed development, (v) the proposed development complies with the City's Transportation Plan and Official Community Plan and the third party Traffic Impact Study provided by the applicant was reviewed and accepted by City's Transportation Department, and (vi) the Traffic Impact Study indicates that the existing road network together with the proposed upgrade is sufficient to accommodate traffic generated from the proposed development.

WP Chung, 5860 Dover Crescent ([Schedule 4](#))

Mr. Craig noted that the letter expressed concern regarding increased traffic generated from the proposed development.

In addition, Mr. Craig noted that the following letters from residents throughout the City expressed support for the proposed development on the basis of the development providing additional housing and introducing improvements in the area, among others:

Cynthia Tsang, 69-7191 Lechow St. ([Schedule 5](#))

Maggie Liang, 743-8133 Cook Road ([Schedule 6](#))

Jenni Huang, 1001-6900 Pearson Way ([Schedule 7](#))

Xiao Mei Xue, 602-6855 Pearson Way ([Schedule 8](#))

Hanson Zeng, 510-6611 Pearson Way ([Schedule 9](#))

Carol Wang, 3800 Lockhart Road ([Schedule 10](#))

Tebo Ma, 203-5188 Westminster Highway ([Schedule 11](#))

Lina Liang, 8180 Francis Road ([Schedule 12](#))

Ying Cheng Sun, 605-6622 Pearson Way ([Schedule 13](#))

Henry Liang, 3800 Lockhart Road ([Schedule 14](#))

Yvonne Lo, 1503-5580 No. 3 Road ([Schedule 15](#))

Hua Sun, 908-6855 Pearson Way ([Schedule 16](#))

Ivy Ip, 310-6855 Pearson Way ([Schedule 17](#))

Kathleen Te, 8120 Colonial Drive ([Schedule 18](#))

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Michelle Lee, 3217 Richmond St. ([Schedule 19](#))
Jieyu Zheng, 411-6622 Pearson Way ([Schedule 20](#))
Joseph Conrad Ferrer, 5933 Cooney Road ([Schedule 21](#))
Michelle Liao, 8-8171 No. 2 Road ([Schedule 22](#))
Hoki Li, 411-6622 Pearson Way ([Schedule 23](#))
Qiuyan Wang, 5768 Musgrave Crescent ([Schedule 24](#))
Amber Chu, 46-7733 Heather St. ([Schedule 25](#))
Nelson Mak, (No address provided) ([Schedule 26](#))
Bao Guo Liang, 6900 Pearson Way ([Schedule 27](#))
Camille Mendoza, 306-8651 Westminster Highway ([Schedule 28](#))
Donny Lim, 9680 Alexandra Road ([Schedule 29](#))
Aileen Lim, 9680 Alexandra Road ([Schedule 30](#))
Annalyn Harve, 56-6588 Barnard Drive ([Schedule 31](#))
Stanley Chow, 903-8555 Capstan Way ([Schedule 32](#))
Rebeca Gonzalez, Richmond resident ([Schedule 33](#))
Lindsay Avendano, 10497 Canso Crescent ([Schedule 34](#))
Janna Celestino, 9100 Ferndale Road ([Schedule 35](#))
Ayesha Cruz, 8300 Spires Road ([Schedule 36](#))
Catherine Leung, 4591 Trimaran Drive ([Schedule 37](#))
Mona Wong, 501-6633 Pearson Way ([Schedule 38](#))
Noel Sogueco, 9399 Odlin Road ([Schedule 39](#))
Marianne Sogueco, 427-9399 Odlin Road ([Schedule 40](#))
Ivy Zhang, 8220 Clifton Road ([Schedule 41](#))
Javoy Cruz, 8300 Spires Road ([Schedule 42](#))
Sunny Ngan (No address provided) ([Schedule 43](#))
Candy Wang, 1002-6633 Pearson Way ([Schedule 44](#))
Sean Fan, 10591 Southridge Road ([Schedule 45](#))
Dave MacDonald, 315-8111 Granville Avenue ([Schedule 46](#))

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Panel Discussion

The Panel expressed support for the project, noting that (i) the subject site was always intended to be developed as per the master plan of the overall River Green development, (ii) there are no variances with regard to land use and building height and density in the proposed development, (iii) the project is well designed, and (iv) the development plan responds to the site constraints.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would:

1. *permit the construction of 368 residential units in three 13-storey high-rise multi-family apartment buildings at 6011 River Road on a site zoned “High Rise Apartment and Olympic Oval (ZMU4) – Oval Village (City Centre)”;* and
2. *vary the provisions of Richmond Zoning Bylaw 8500 to:*
 - (a) *increase the maximum permitted number of Class 1 bicycle storage spaces in a bicycle room from 40 to 70 when located in family-sized bicycle storage lockers.*

CARRIED

3. New Business

None.

4. Date of Next Meeting: November 29, 2023

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (5:23 p.m.).

CARRIED

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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 Thursday, November 16, 2023.

Joe Erceg
Chair

Rustico Agawin
Committee Clerk

BC Ferries Fleet Maintenance Unit (FMU) Site Redevelopment Project

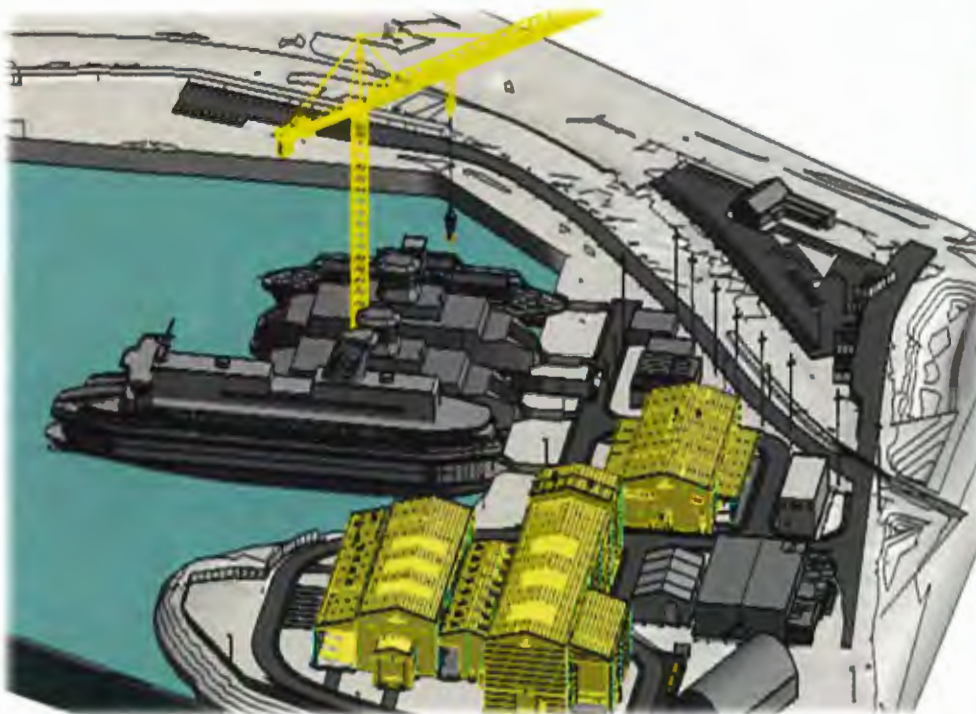
Development Permit Panel Meeting
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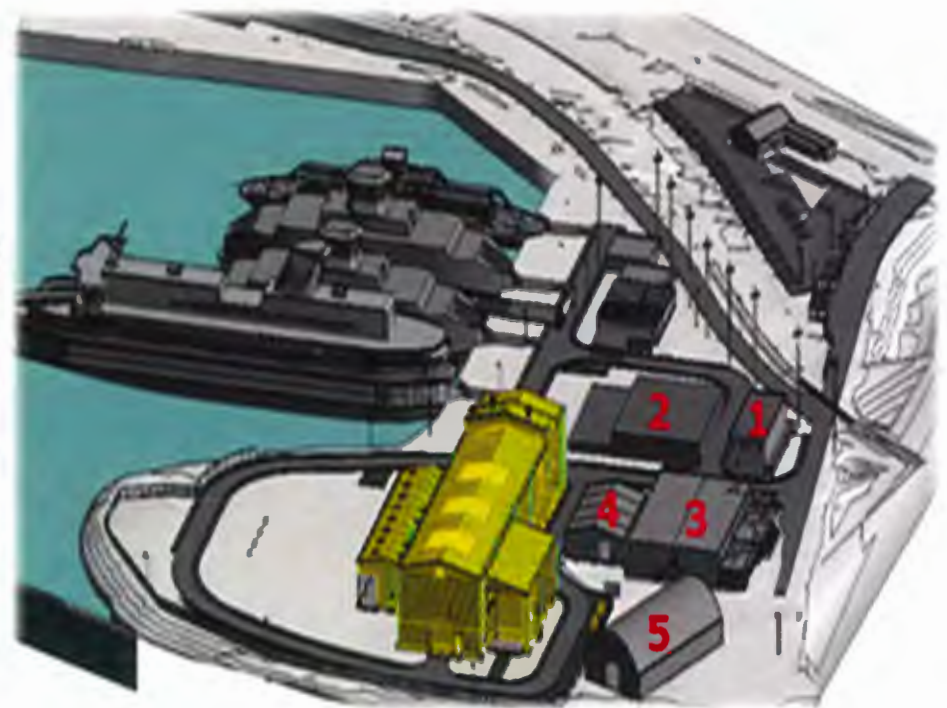
Project Overview

2019 DP Application vs 2023 DP Application

- **2019 - Major Site Redevelopment**
 - Three new primary building structures and a fixed tower crane
- **2023 - Minor Site Redevelopment & Life-Extensions**
 - One primary new structure, building life-extensions to five buildings



2019

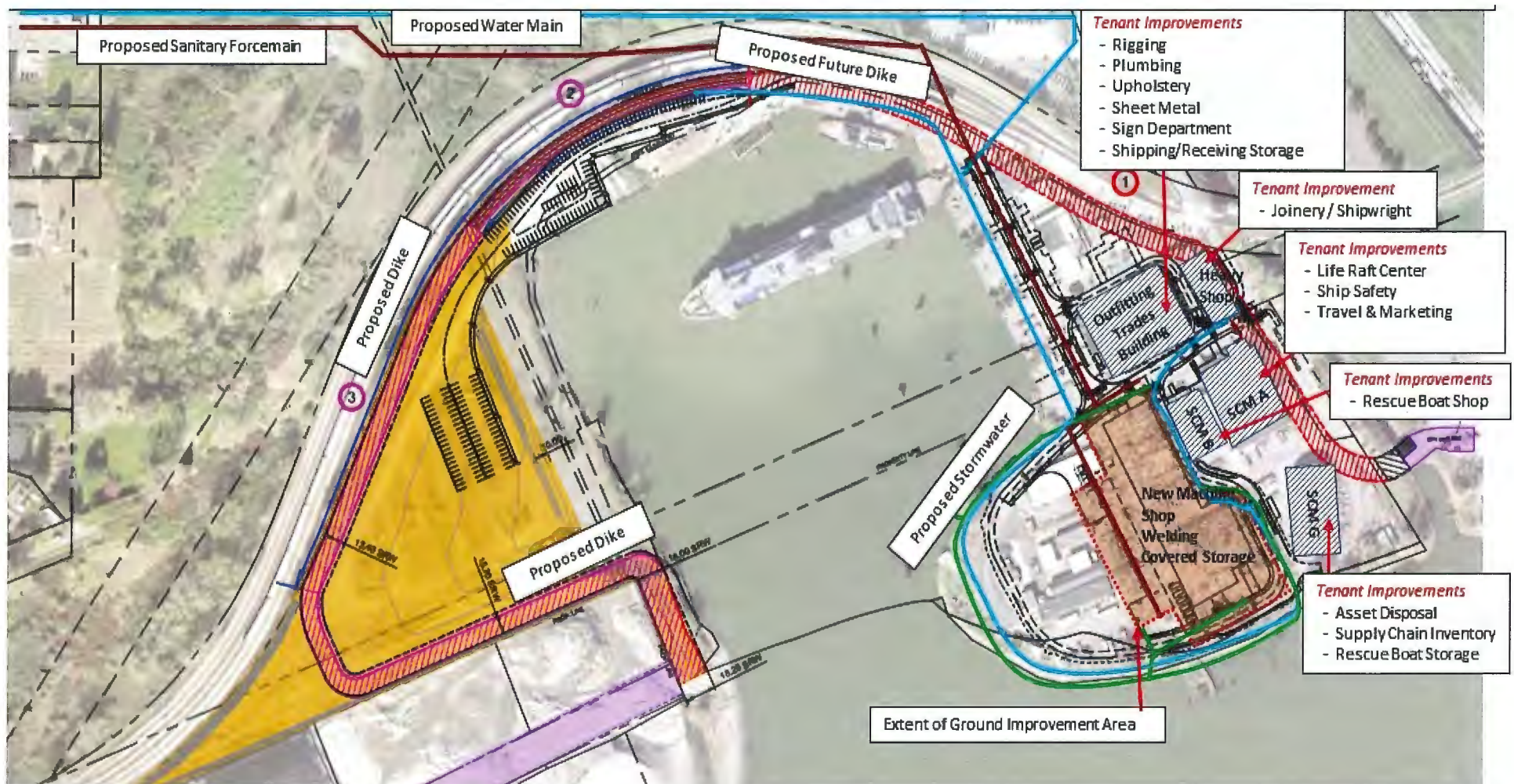


2023

Project Overview

2023 FMU Redevelopment Scope Detail

- **Build 1 New Primary Building**
- **Life Extend 5 Existing Buildings**
- **Construct Site Utilities, Dike System and Parking**

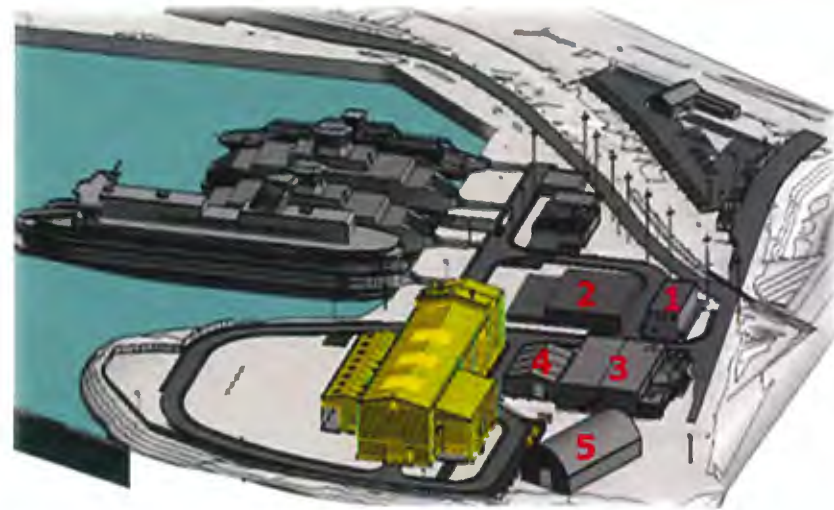


Project Overview

2023 Redevelopment Scope



**Existing FMU Facility Aerial
(Highlighted Demolition Area)**



New Overall Site View



**New machine shop showing attached
welding/fabrication shop**



**New machine shop showing attached
covered storage area**

Environmentally Sensitive Areas (ESAs) and Riparian Management Areas(RMAs)



Legend					
	Roads		Shellmont South SH6 (Upland Forest, Old Fields and Shrublands)		5m Riparian Management Area
	Lulu Island Foreshore IT5 (Intertidal)		Other ESAs		15m Riparian Management Area
	Shellmont Dyke SH5 (Shoreline)		Property		

Notes:
Field data collected March 2018

References:
SNC Lavalin, City of Richmond,
BC Ferries, DataBC, ESO Base Layers

Client Name: BC Ferries	Project Location: Deas FMO, Richmond
<p>Scale: 1:4,500</p>	
Reviewer: JJ	Creator: ECH
Date: 2019/03/05	REF No: 680343-004

MXD Path: \\s2606\projects\Current Projects\SNC-Lavalin Potts & Mann\627732 - BC Ferries Deas FMO\4.0 Execution\4.5 GIS and Drawings\GIS\PROJ\627732_Pro.aprx

Impacts on ESA SH-5 and ESA IT-5 (Main Site)

2019

2023



- **Footprints reduced by 2,742 m² in ESA SH-5 and 257 m² in ESA IT-5**

Impacts on ESA SH-5 and ESA IT-5 (Parking Lot and Dike)



- Impacts and compensation for proposed parking lot and dike assessed by Department of Fisheries and Oceans and Ministry of Forests
- Letter of Advice and *Water Sustainability Act* Section 11 Approval received in October 2023
- Addressed under City of Richmond Servicing Agreement SA-20-891043

LEGEND

Outfall Location	Proposed Project Footprint-Dike	SH5 Habitat Type Overlap
ESA Areas	Proposed Project Footprint-Fill Material	Impervious (Non-Vegetated)
ESA IT5	Proposed Project Footprint Overlap Area	Poor to Low Quality Habitat (Vegetated)
ESA SH5	City of Richmond Dike ROW	

Compensation/Enhancement for Impacts on ESA SH-5 and ESA IT-5



- **2,976 m² of Shoreline Enhancement/Compensation**
- **Compensation/Enhancement ratio went up from 2.9:1 to 3.3:1**

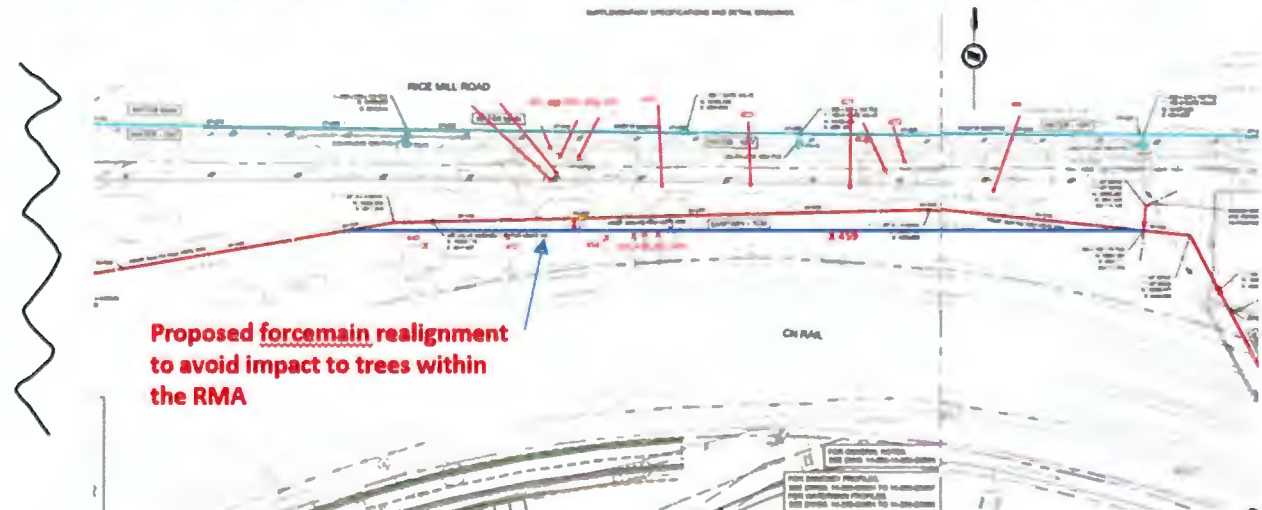
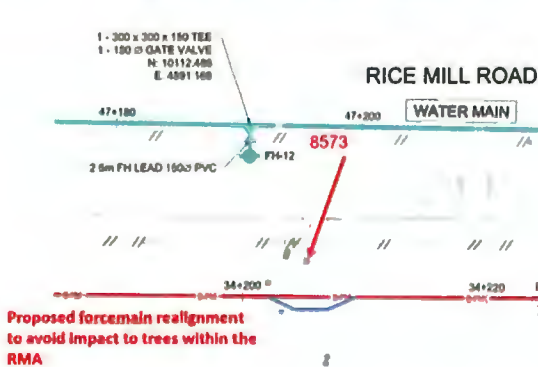
Impacts on ESA SH-6 (Sanitary Forcemain)

2019 (Impacted Area = 1,134 m²)

2023 (Impacted Area = 1,083 m²)

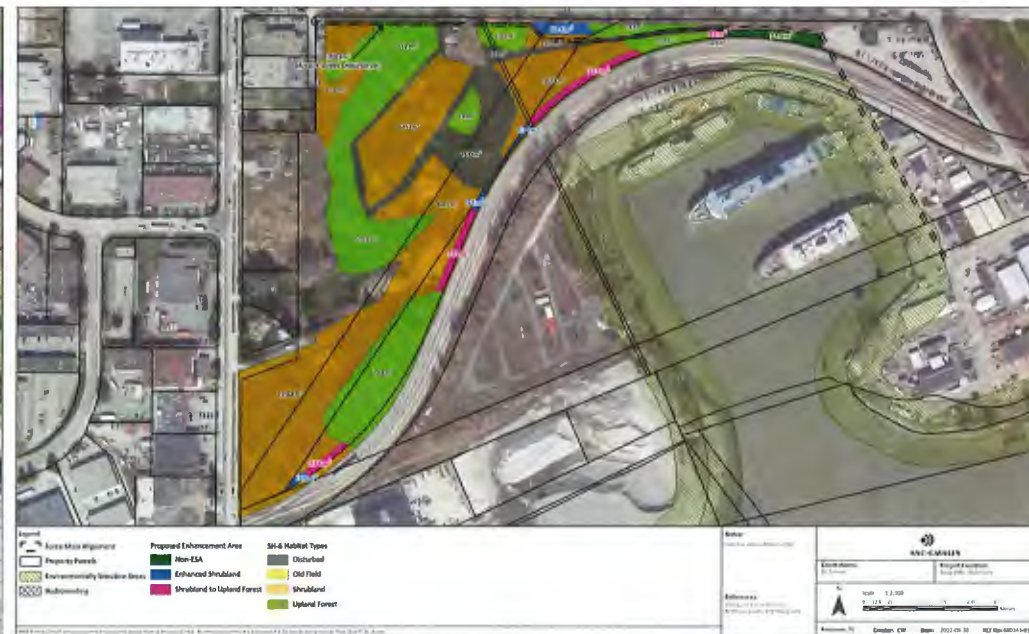
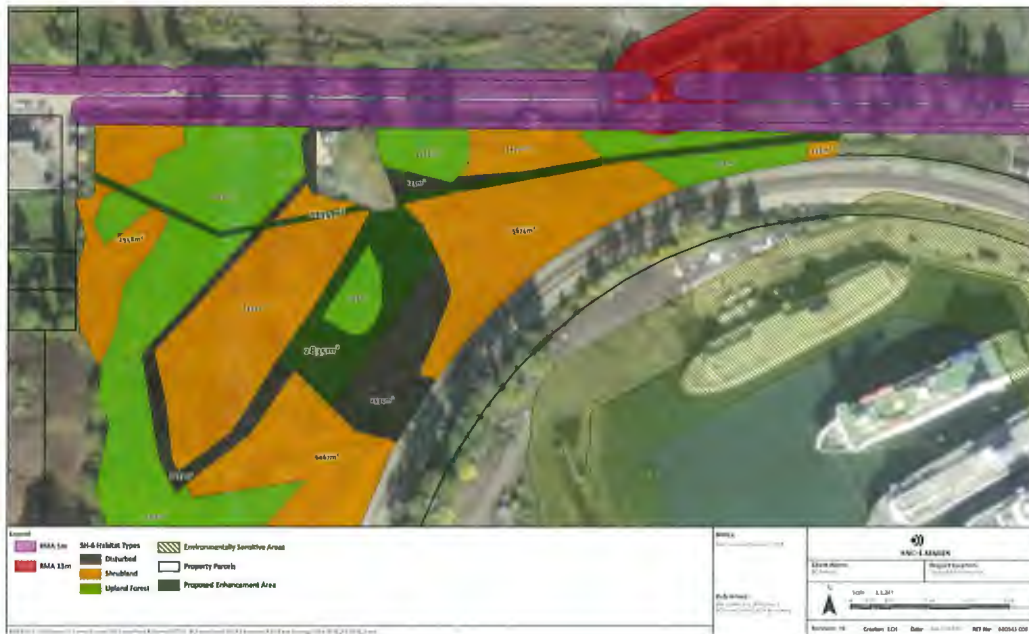


2023 Sanitary Re-alignment (Net Retention of 10 RMA trees)



Compensation/Enhancement for ESA SH-6

2019 (Compensation Ratio of 2.5:1) 2023 (Compensation Ratio of 2.9:1)



- **No change in total compensation/enhancement area of 3,186 m²**
- **Compensation/enhancement arrangements had to respect BC Hydro and Metro Vancouver Right of Ways and Restrictions**
- **Consolidated compensation/enhancement area would become isolated with future development**
- **Linear compensation/enhancement area would avoid isolation, promote a wildlife travel corridor, and minimize human-wildlife interactions**

Impacts on 5m RMA (Southside Ditch on Rice Mill Road)

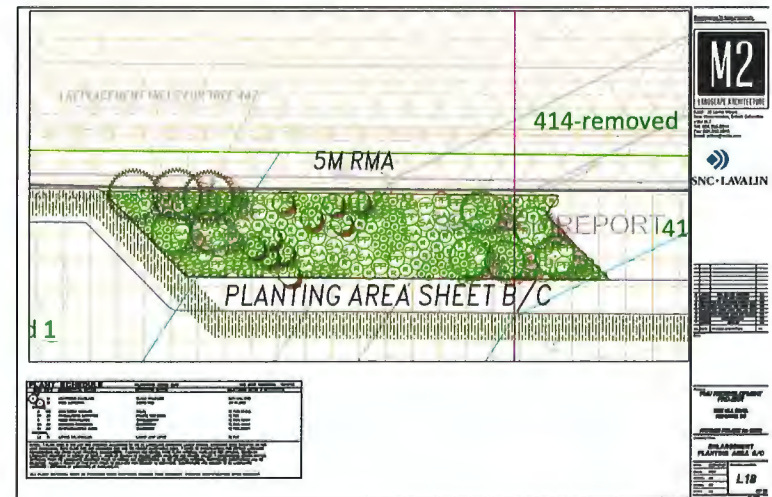


- Water main installation, culvert removals/daylighting, and compensation assessed by Department of Fisheries and Oceans and Ministry of Forests
- Letter of Advice and *Water Sustainability Act* Section 11 Approval received in October 2023
- Addressed under City of Richmond Servicing Agreement SA-20-891044

Impacts on 5m RMA (Tree 442)



- **Tree 442 needs to be removed to allow for City of Richmond Statutory Right of Way for the Water Main Meter Chamber**



- **Three trees will be planted along RMA to compensation for removal of Tree 442**

Tree Accounting

Tree Accounting

Area of the Site	Impacted Trees	Required Replacement Trees	Planted Replacement Trees	Cash in Lieu for Replacement Trees
BC Ferries Land North of CN Rail	- 26 trees impacted by private sanitary line - 1 tree Impacted in RMA (servicing)	2:1 ratio - 44 trees 3:1 ratio - 15 trees	148 trees (min 8 cm caliper or 4 m ht.)	N/A
BC Ferries Land South of CN Rail	-62 trees impacted by dike Infrastructure - 5 trees impacted by FMU and related works	2:1 ratio - 132 trees 3:1 ratio - 6 trees	25 trees {min 8 cm caliper or 4 m ht.)	N/A
Total	94 trees impacted	197 trees total	173 planted trees	24 trees @ \$750 per tree (\$18,000)

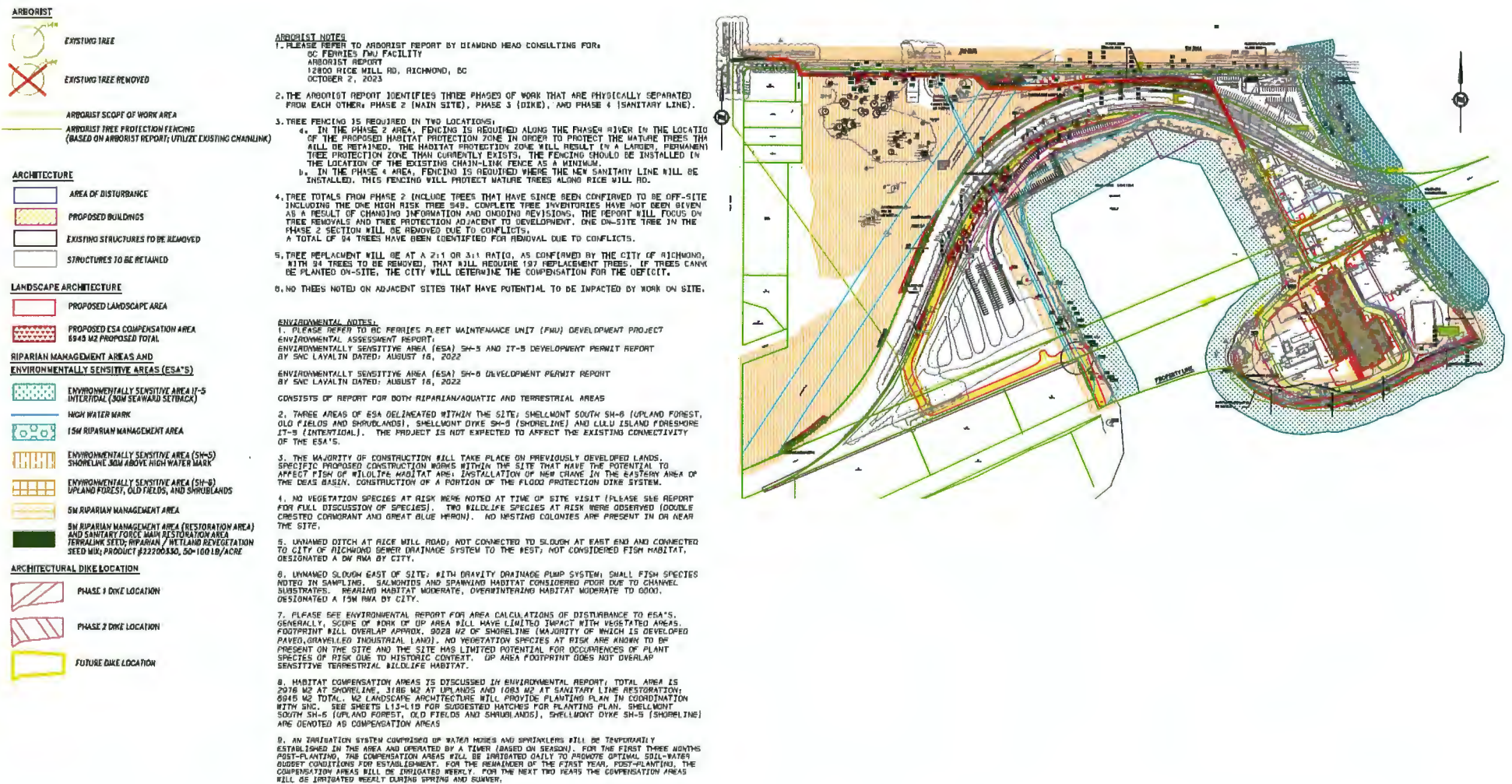
Project Landscape

- Landscape google aerial / Existing Conditions
- Restoration and Compensation areas



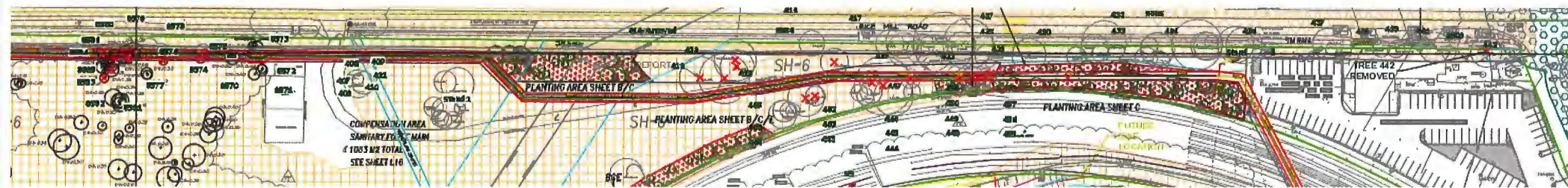
Project Landscape

- Landscape Masterplan with combined information
- Restoration and Compensation areas, Arborist information



Project Landscape

- SH-5 Landscape areas; San line, Train ROW and Rice Mill Road
- Retained trees and Landscape Screening
- Planting Compensation

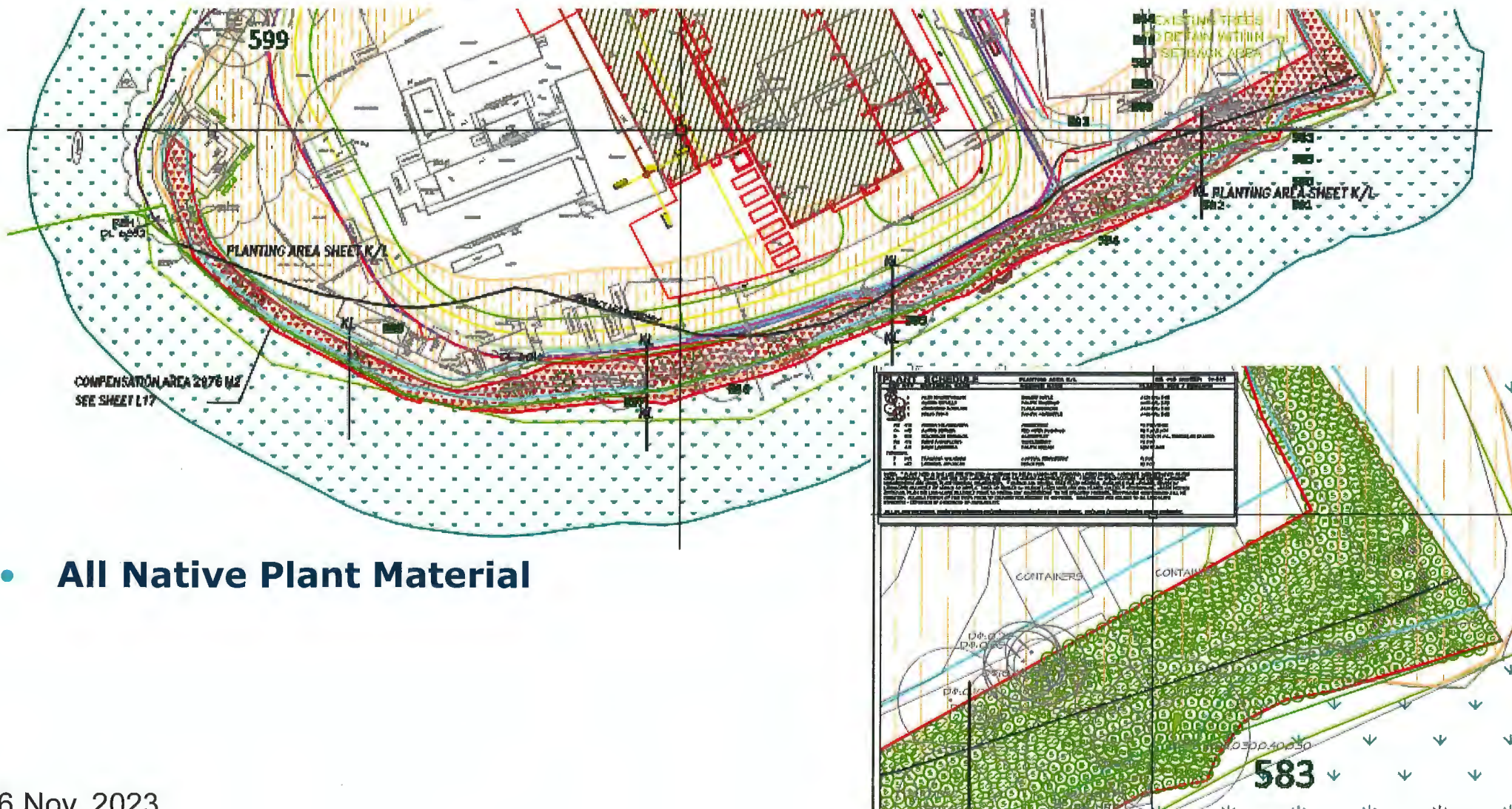


PLANT SCHEDULE		
SYMBOL	PLANTING AREA B/C	NO. JOBS SPECIFIC 10-043
10	SHADYBARK DOGWOOD	SHADYBARK DOGWOOD
11	RED CEDAR	RED CEDAR
12	SALESIANA WILLOW	SALESIANA WILLOW
13	WATERBURY DOGWOOD	WATERBURY DOGWOOD
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65	WATERBURY DOGWOOD	WATERBURY DOGWOOD
66	WATERBURY DOGWOOD	WATERBURY DOGWOOD
67	WATERBURY DOGWOOD	WATERBURY DOGWOOD
68	WATERBURY DOGWOOD	WATERBURY DOGWOOD
69	WATERBURY DOGWOOD	WATERBURY DOGWOOD
70	WATERBURY DOGWOOD	WATERBURY DOGWOOD
71	WATERBURY DOGWOOD	WATERBURY DOGWOOD
72	WATERBURY DOGWOOD	WATERBURY DOGWOOD
73	WATERBURY DOGWOOD	WATERBURY DOGWOOD
74	WATERBURY DOGWOOD	WATERBURY DOGWOOD
75	WATERBURY DOGWOOD	WATERBURY DOGWOOD
76	WATERBURY DOGWOOD	WATERBURY DOGWOOD
77	WATERBURY DOGWOOD	WATERBURY DOGWOOD
78	WATERBURY DOGWOOD	WATERBURY DOGWOOD
79	WATERBURY DOGWOOD	WATERBURY DOGWOOD
80	WATERBURY DOGWOOD	WATERBURY DOGWOOD
81	WATERBURY DOGWOOD	WATERBURY DOGWOOD
82	WATERBURY DOGWOOD	WATERBURY DOGWOOD
83	WATERBURY DOGWOOD	WATERBURY DOGWOOD
84	WATERBURY DOGWOOD	WATERBURY DOGWOOD
85	WATERBURY DOGWOOD	WATERBURY DOGWOOD
86	WATERBURY DOGWOOD	WATERBURY DOGWOOD
87	WATERBURY DOGWOOD	WATERBURY DOGWOOD
88	WATERBURY DOGWOOD	WATERBURY DOGWOOD
89	WATERBURY DOGWOOD	WATERBURY DOGWOOD
90	WATERBURY DOGWOOD	WATERBURY DOGWOOD
91	WATERBURY DOGWOOD	WATERBURY DOGWOOD
92	WATERBURY DOGWOOD	WATERBURY DOGWOOD
93	WATERBURY DOGWOOD	WATERBURY DOGWOOD
94	WATERBURY DOGWOOD	WATERBURY DOGWOOD
95	WATERBURY DOGWOOD	WATERBURY DOGWOOD
96	WATERBURY DOGWOOD	WATERBURY DOGWOOD
97	WATERBURY DOGWOOD	WATERBURY DOGWOOD
98	WATERBURY DOGWOOD	WATERBURY DOGWOOD
99	WATERBURY DOGWOOD	WATERBURY DOGWOOD
100	WATERBURY DOGWOOD	WATERBURY DOGWOOD

- Replacement Trees for Tree 442
- All Native Plant Material

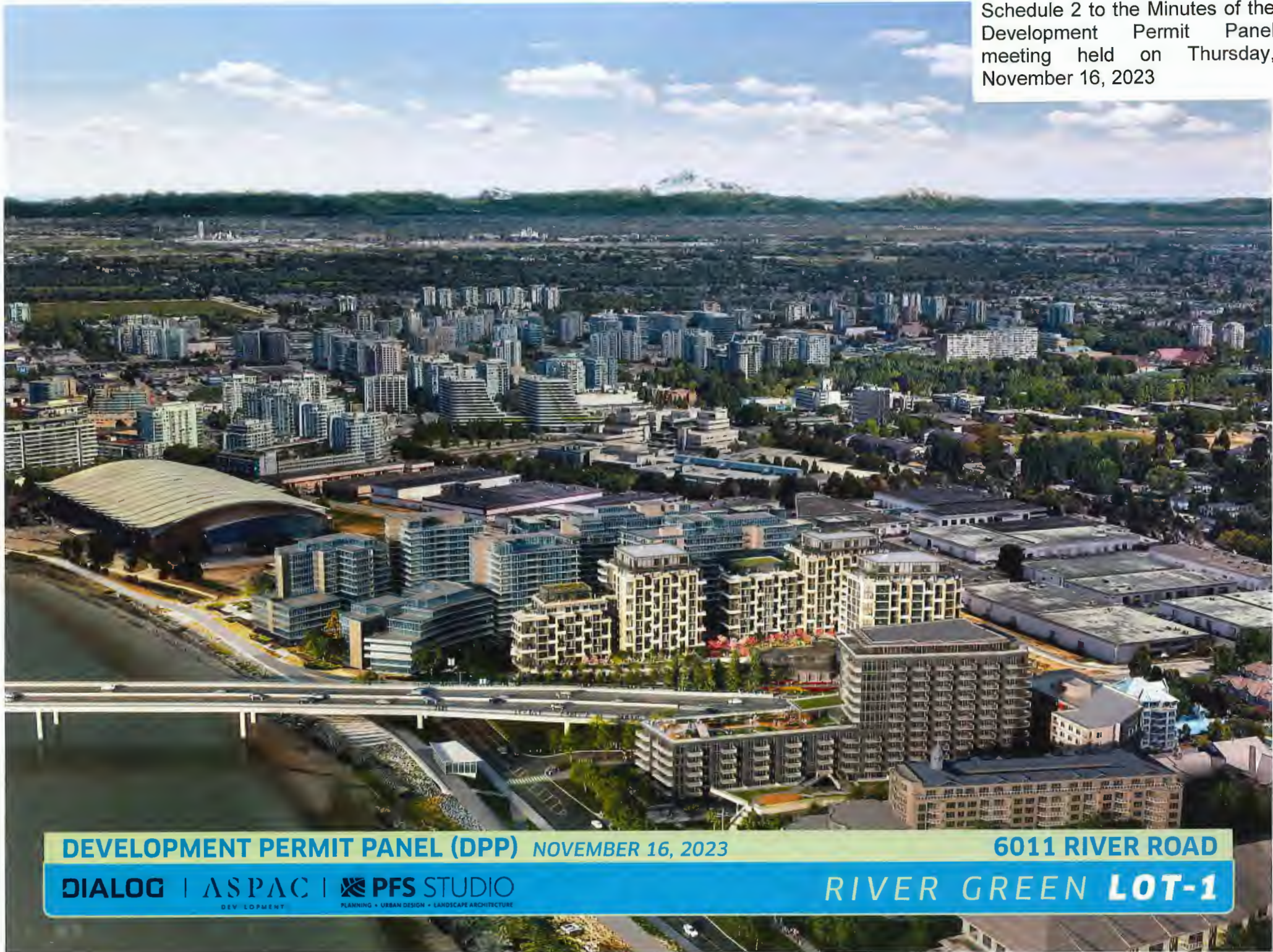
Project Landscape

- SH-6 Landscape Areas; San line and Rice Mill Road
- Retained trees and Landscape Screening
- Planting Compensation



- All Native Plant Material

Schedule 2 to the Minutes of the
Development Permit Panel
meeting held on Thursday,
November 16, 2023



DEVELOPMENT PERMIT PANEL (DPP) NOVEMBER 16, 2023

6011 RIVER ROAD

DIALOG | **ASPAC** | **PFS STUDIO**
DEVELOPMENT | PLANNING • URBAN DESIGN • LANDSCAPE ARCHITECTURE

RIVER GREEN LOT-1



RIVER GREEN (RG) LOT 9



RG - LOT 12



RG - HUMMINGBIRD CHILDCARE CENTRE



RG - LOT 2



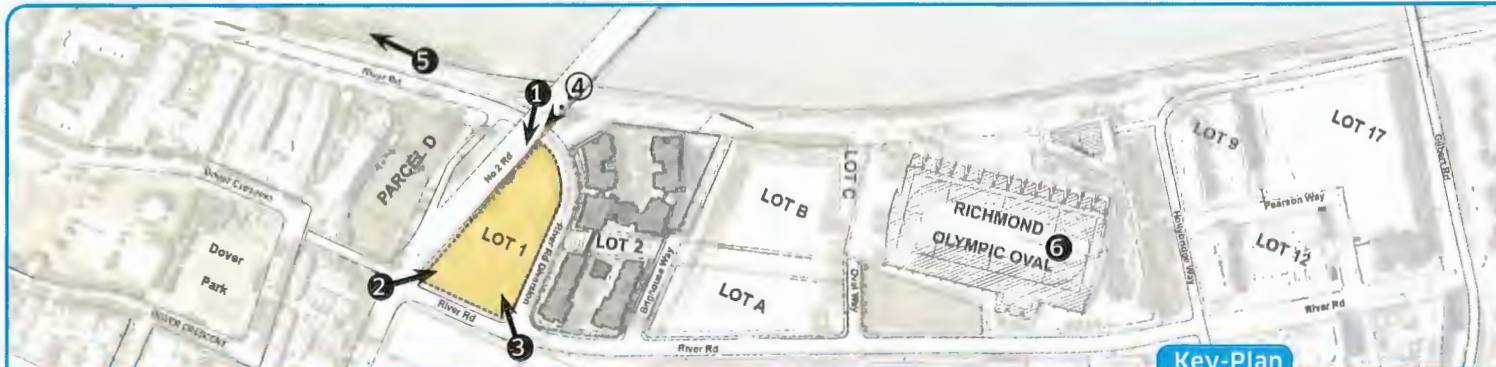
RG - LOT 9 & 17

RIVER GREEN EXISTING DEVELOPMENTS ASPAC

- Legend**
- (1) Richmond Olympic Oval
 - (2) River Green Lot 2 Occupied
 - (3) River Green Lot 9 Occupied
 - (4) River Green Lot 12 Occupied
 - (5) River Green Lot 17 Occupied
 - (6) Hummingbird Childcare Centre
 - (7) Dover Crescent Park
 - (8) No.2 Pump Station
 - (9) WCB Office
 - (10) YVR Airport
 - (11) Middle Arm Dike Network
 - (12) River Green Lot A/B Future Development
 - (13) River Green Parcel D Future Development
 - (14) Pathways Non-Market Housing
 - (15) Presentation Centre



CONTEXT PLAN - SITE LOCATION



LEGEND

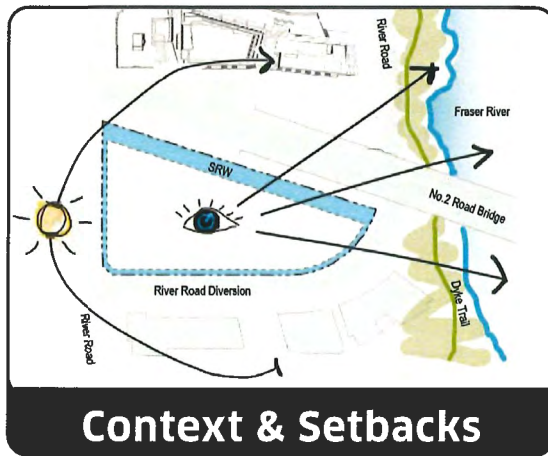
- (1) No.2 Road Bridge
- (2) No.2 Road Bridge & Site
- (3) North-West Site View
- (4) Underpass View
- (5) Western Dyke View
- (6) Skating Oval

SITE CONTEXT PHOTOS

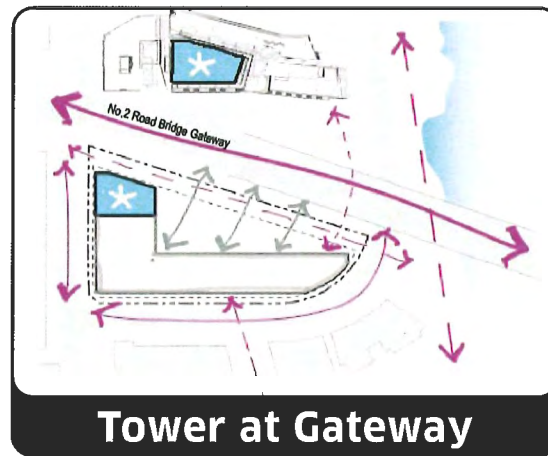


SITE

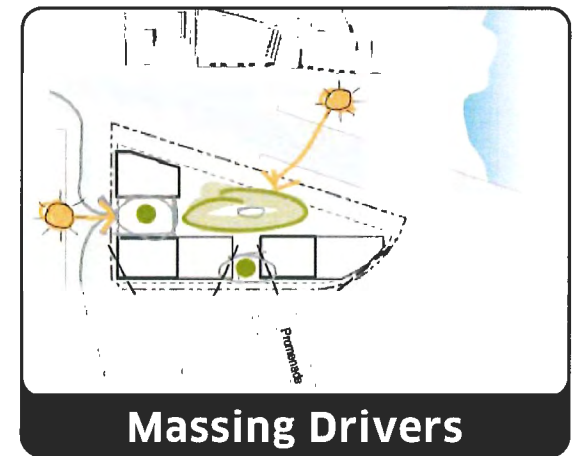
RIVER GREEN - CONTEXT PLAN



- Ground development on site, within its context.
- Work within building setbacks and SRWs.

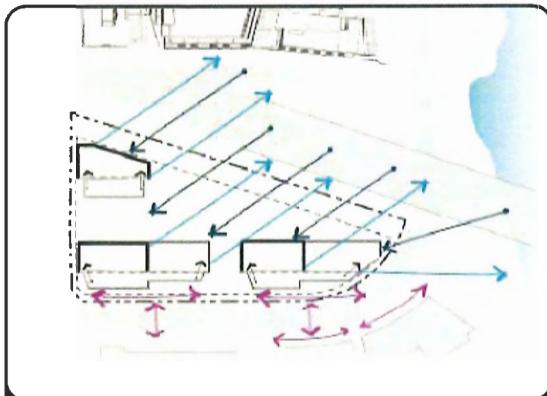


- Create slender tower at gateway.
- Buildings elements should be set well back from the No.2 Road Bridge.



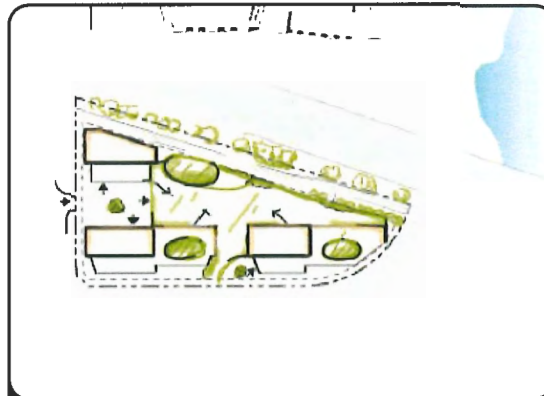
- Step buildings towards water.
- Building mass oriented around accessible entry courtyards.
- Punctuate 'east-west promenade' (Lots 2/A/B) on Lot 1 with entry court and dramatic building corner.

DESIGN PRINCIPLES



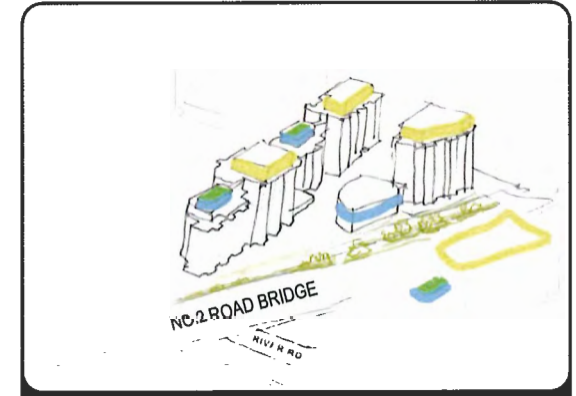
Views & Orientation

- Split buildings lengthwise to exaggerate slim vertical profiles on short ends.



Outd. Amenity Spaces

- Outdoor living spaces integrated with large indoor amenity spaces.
- Outdoor amenity spaces oriented towards views/water.
- Outdoor focal spaces with maximized access to mid-day and afternoon sun.



Gateway Arch. Expr.

- A Gateway architectural expression is provided, reinforced, and enhanced by complimentary features between 6011 and 5900 River including:
 - facade materiality and colour
 - height and massing flanking No. 2 Rd
 - illuminated amenity pavilions and tower trellis elements
 - feature amenity pavilion massing and materiality

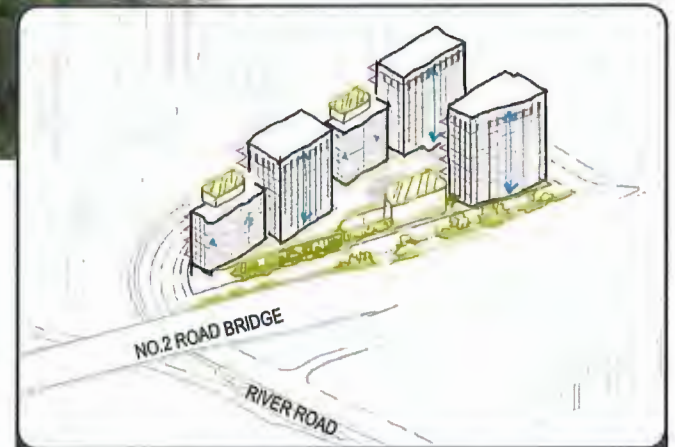


- Wrap elongated midrise elements into complimentary vertical frames.
- Eastern, horizontally oriented facades to be cohesive with neighbouring buildings.

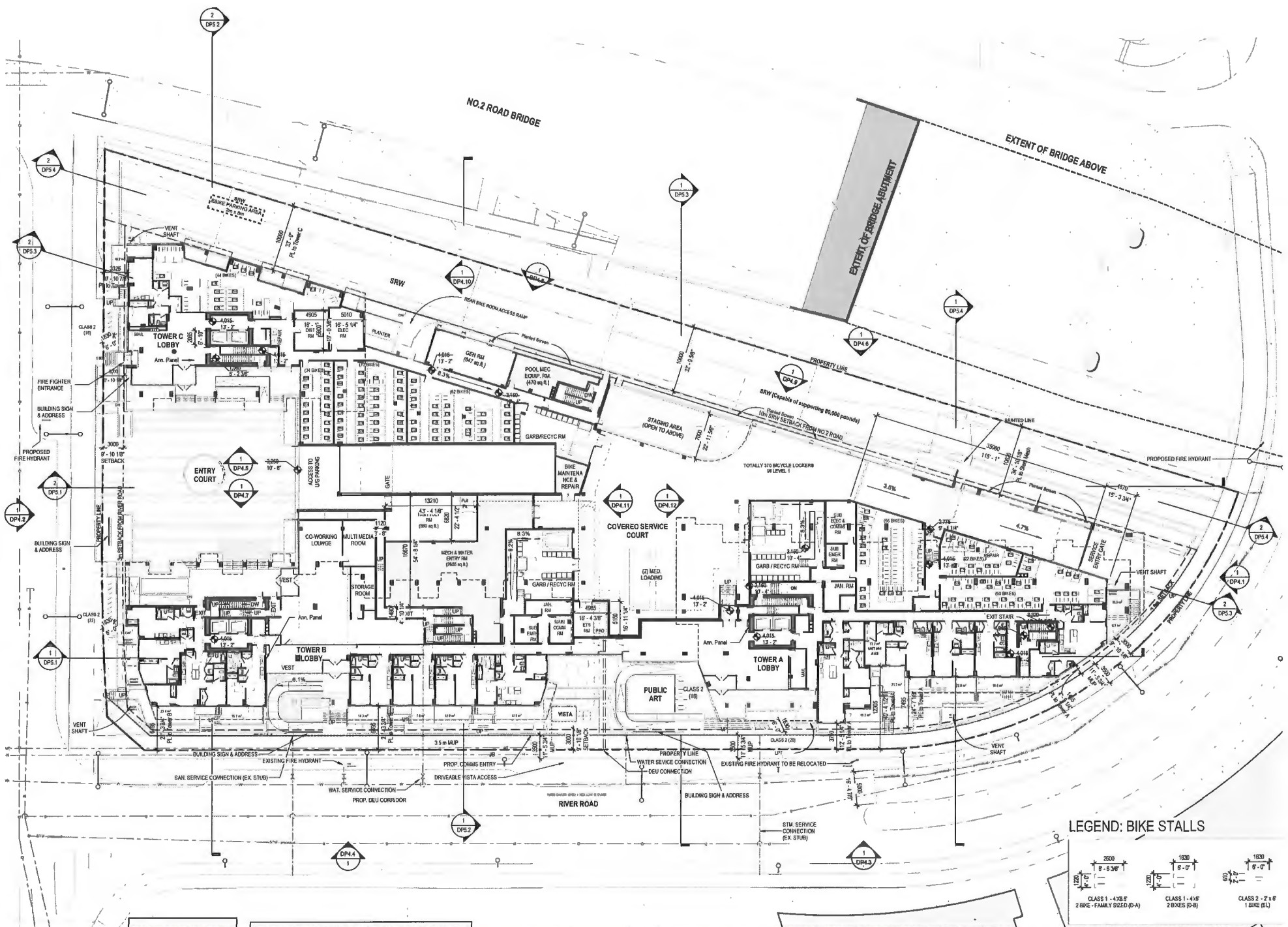


Horizontal Expression
Eastern Facade

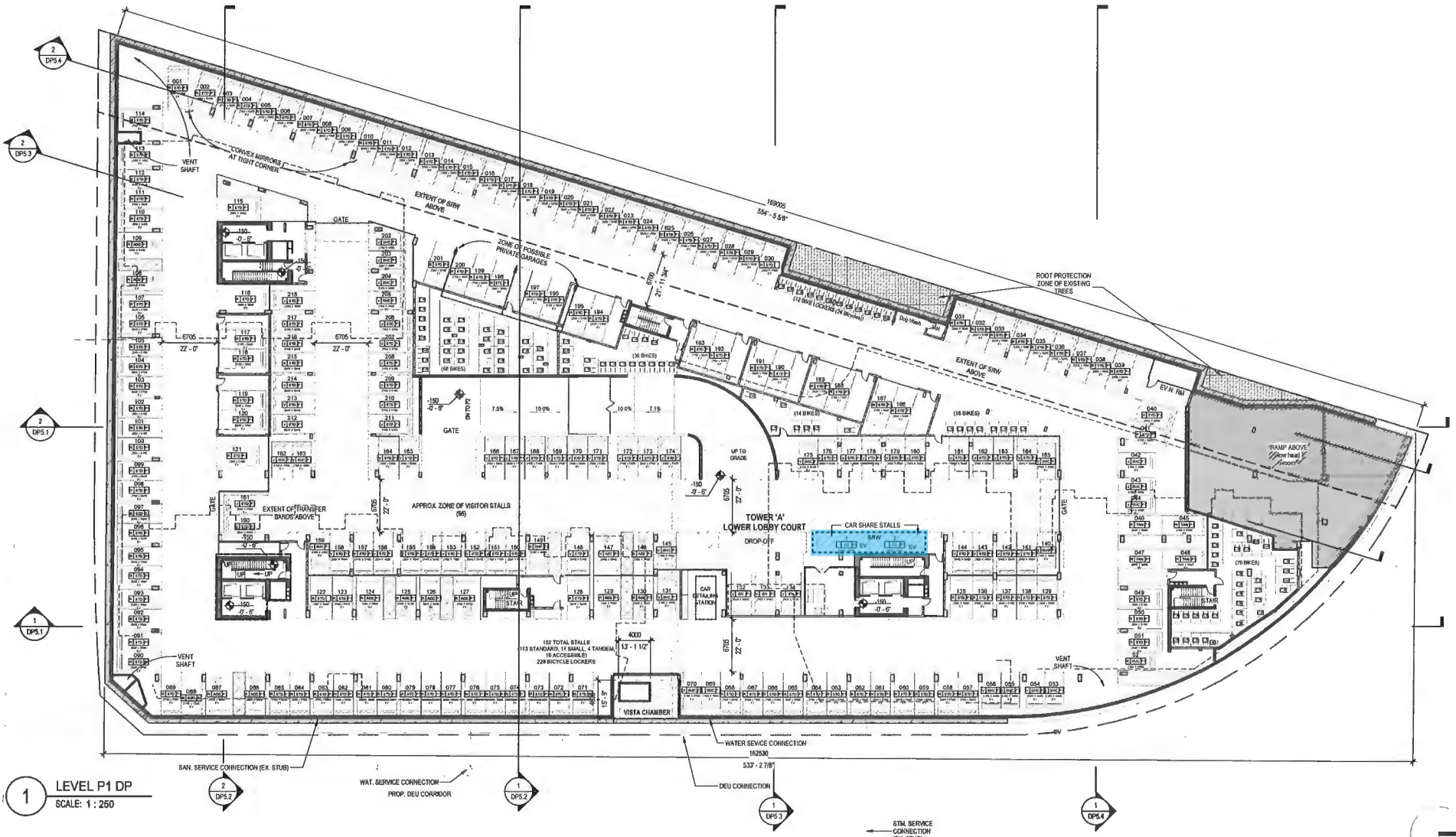
Tower A
West Elevation



Vertical Gateway Expr.
Western Facade

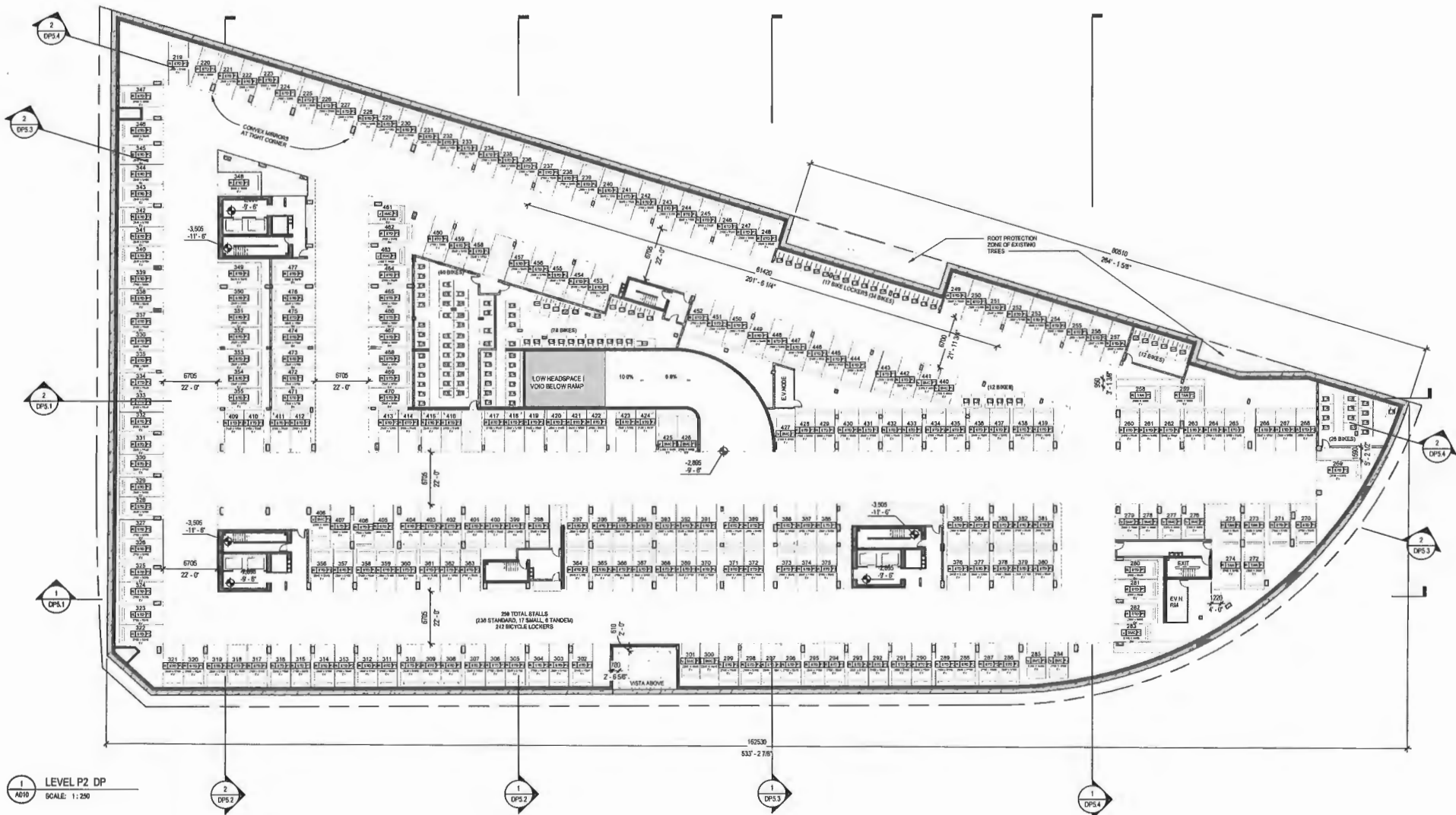


PLAN STREET LEVEL



1 LEVEL P1 DP
 SCALE: 1:250

PLAN PARKING LEVEL 1



PLAN PARKING LEVEL 2



AERIAL PERSPECTIVE NO.2 RD BRIDGE NORTHWEST



AERIAL PERSPECTIVE SOUTHWEST



AERIAL PERSPECTIVE SOUTHEAST



AERIAL PERSPECTIVE NORTHEAST



GATEWAY VIEW NO.2 RD BRIDGE SOUTH



PEDESTRIAN VIEW NO.2 RD BRIDGE SRW



PEDESTRIAN VIEW SOUTHWEST CORNER



6011 RIVER ROAD
TOWER C TOWER B

PEDESTRIAN VIEW SOUTH ENTRY COURT



PEDESTRIAN VIEW SOUTHEAST CORNER



PEDESTRIAN VIEW EAST ENTRY COURT + PROMENADE

FOREGROUND & FRAMING ELEMENTS



1
POWDER COATED ALUMINUM PANEL
SANDSTONE COLOUR
TYPICAL CLADDING
DURASTAR SANDSTONE #UC135177 (PPG)

2
SANDSTONE TILE
FEATURE PLANTER WALLS &
LANDSCAPE ELEMENTS
IVORY VIEN CUT TRAVERTINE TILE (or SIM. CREO STONE)



5
CHARCOAL
SPANDREL GLASS
MATCH CHARCOAL GRAY
METAL PANEL



6
SANDSTONE
SPANDREL GLASS
MATCH SANDSTONE METAL PANE



7
FEATURE MATERIAL
POOL, FITNESS PAVILION & MAIN ENTRY
HAMPTON BRASS (or SIM.) #NI-032 (Pure+Freeform)

BACKGROUND ELEMENTS



3
POWDER COATED ALUMINUM PANEL
CHARCOAL COLOUR
TYPICAL RECESSED CLADDING
DURASTAR CHARCOAL GRAY #UC143865
(PPG)



4
DARK GREY STONE TILE
FEATURE RECESSED CLADDING
AT ENTRIES & AMENITIES
MARBLE TILE 'PIETRA GRAY' (or SIM. CREO STONE)



9
LINEAR PATTERN OF MIXED
CONCRETE PAVERS
PROMINENT PUBLIC AREAS



8
FROSTED GLASS
PRIVACY SCREEN BETWEEN
BALCONIES



PLANTED SCREEN AND POOL PAVILION

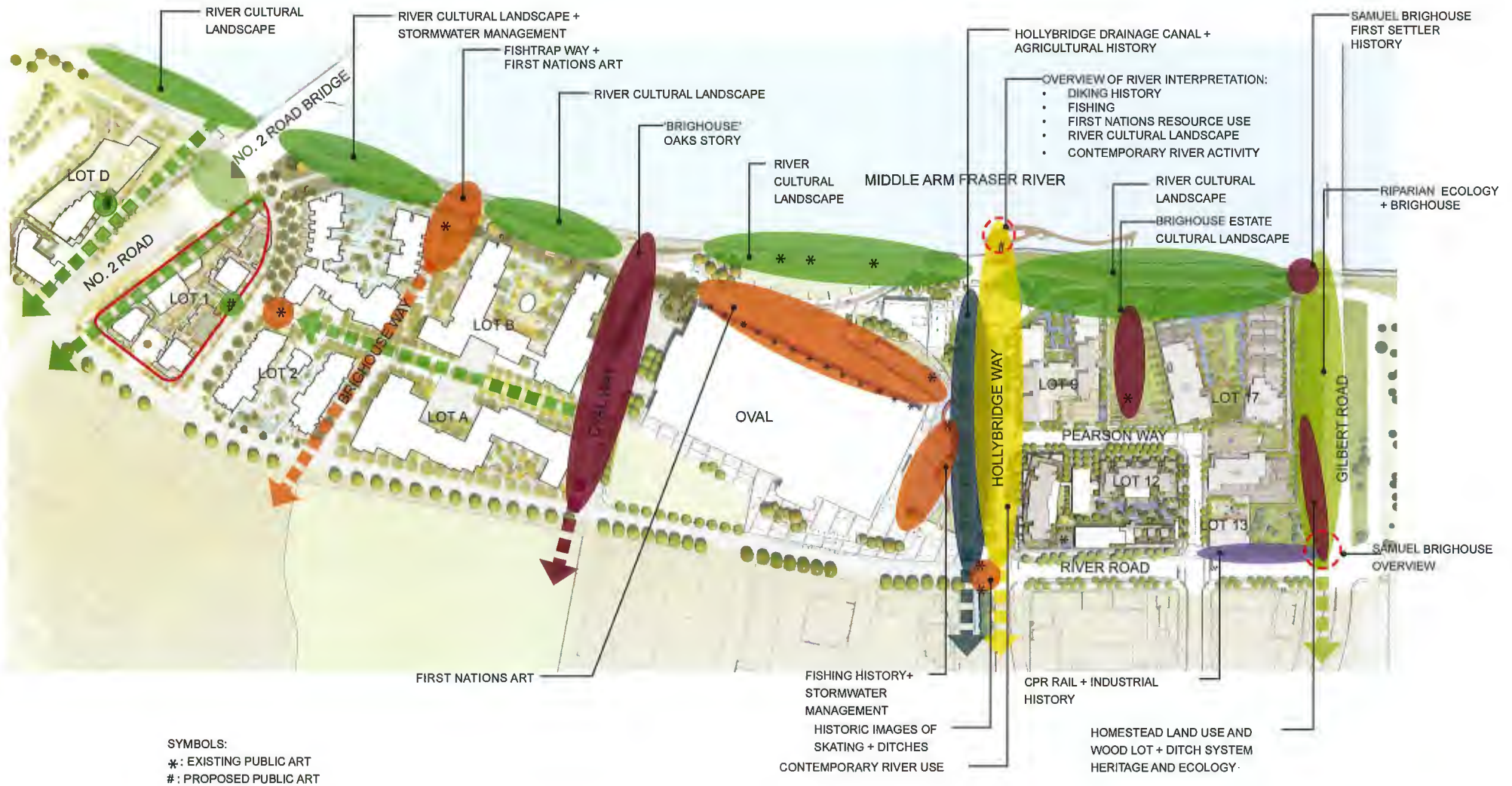


ENTRY COURTYARD



TYPICAL FACADE ELEMENTS

MATERIAL PALETTE

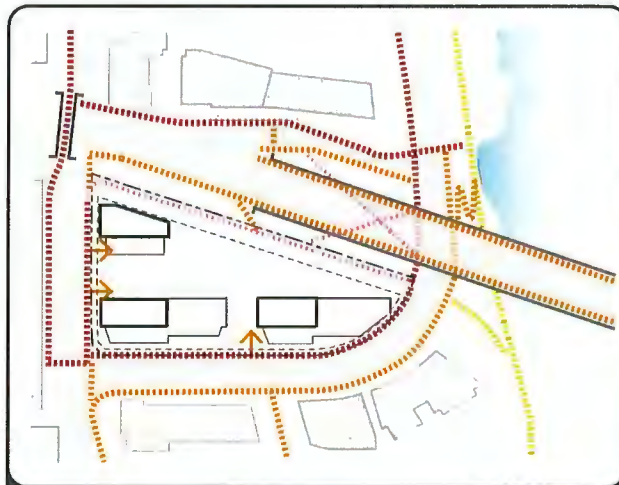


BRIDGE TO BRIDGE CONNECTIVITY



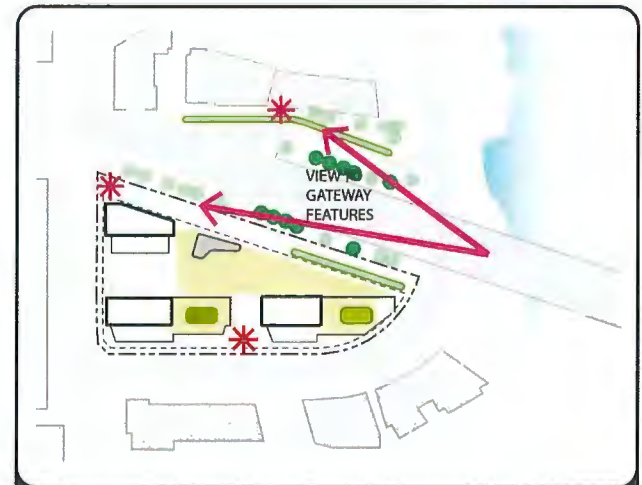
BIKE ROUTES

- ON-STREET BIKE LANE
- - - MUP BIKE/PEDESTRIAN 3.5m
- · - · - OFF-STREET SHARED WITH PEDESTRIANS (PAVED)
- · - · - OFF-STREET SHARED WITH PEDESTRIANS (UNPAVED)



PEDESTRIAN

- · - · - MUP SIDEWALK 3.5m
- · - · - SIDEWALK 2m
- · - · - WALKWAY UNDER AND BESIDE THE BRIDGE
- · - · - RIVER FRONT PROMENADE



GATEWAY FEATURES

- GREEN ROOF
- ▬ PROPOSED ROW OF TREES
- LANDSCAPED AREA LEVEL 2 & UPPER LEVELS
- PROPOSED TREES
- EXISTING TREES
- ✱ POTENTIAL PUBLIC ART LOCATION

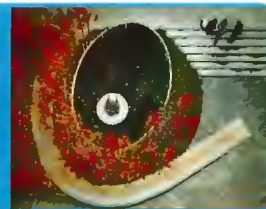
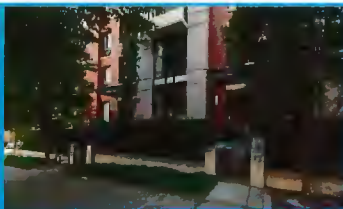
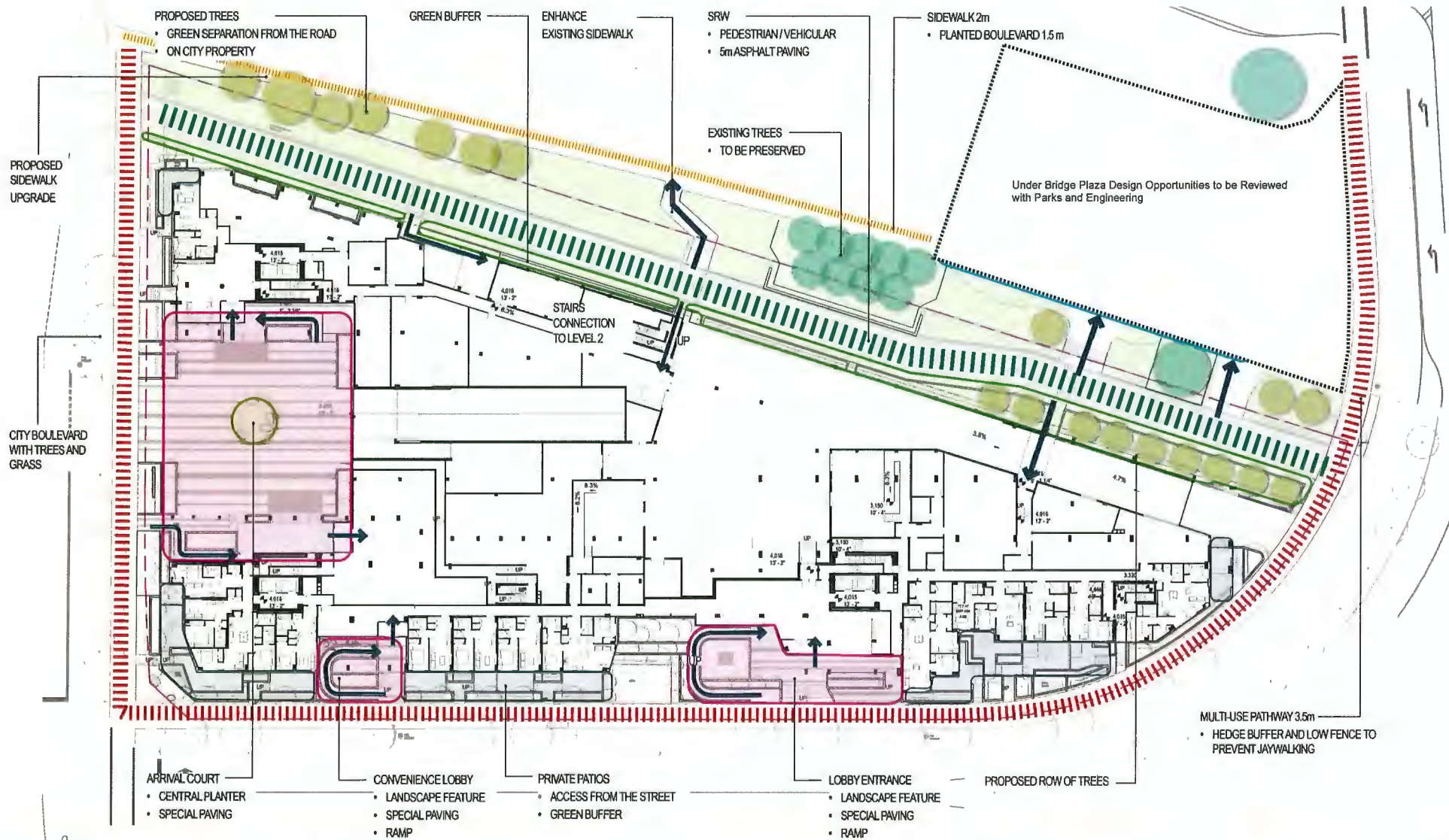
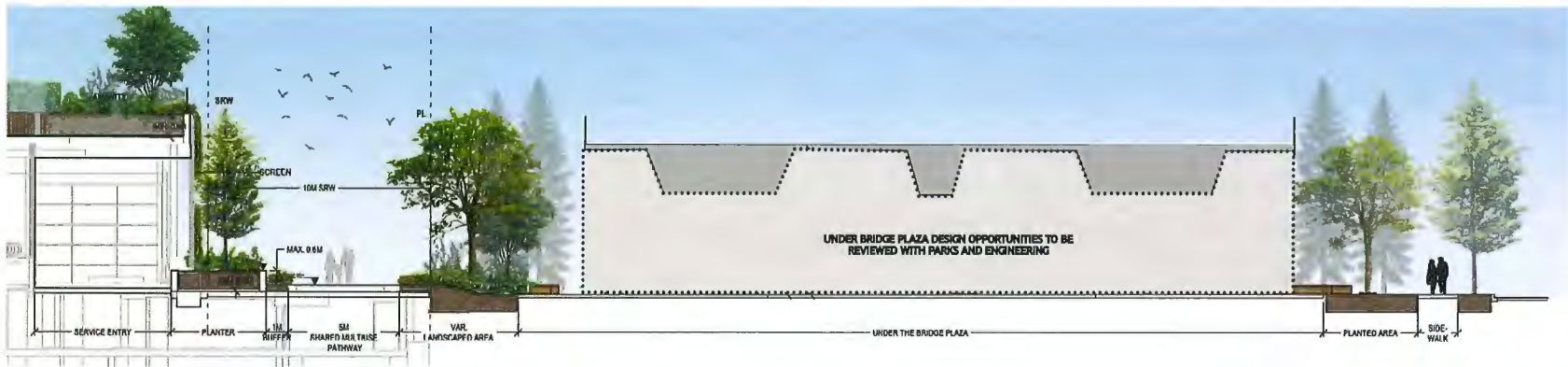
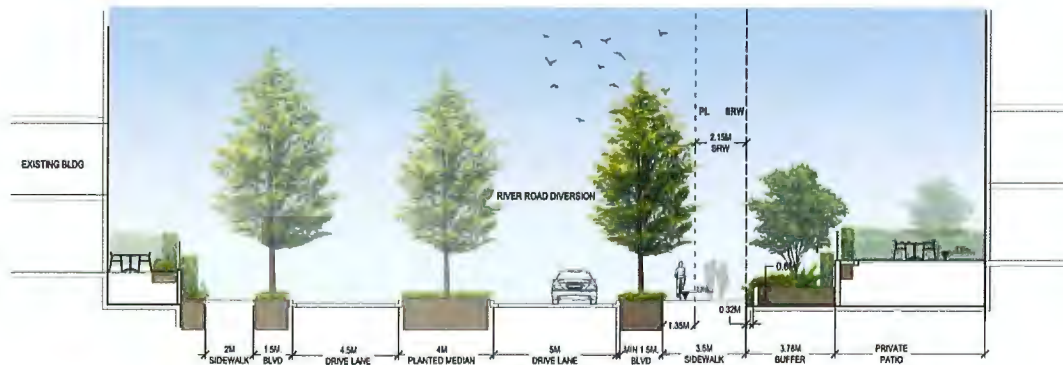


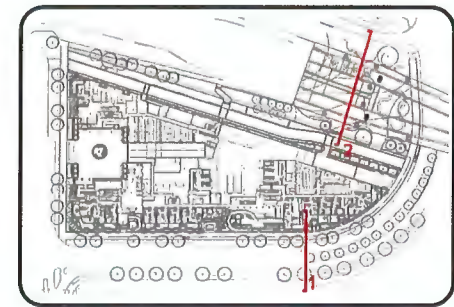
DIAGRAM STREET LEVEL



SECTION 2



SECTION 1



Key Plan

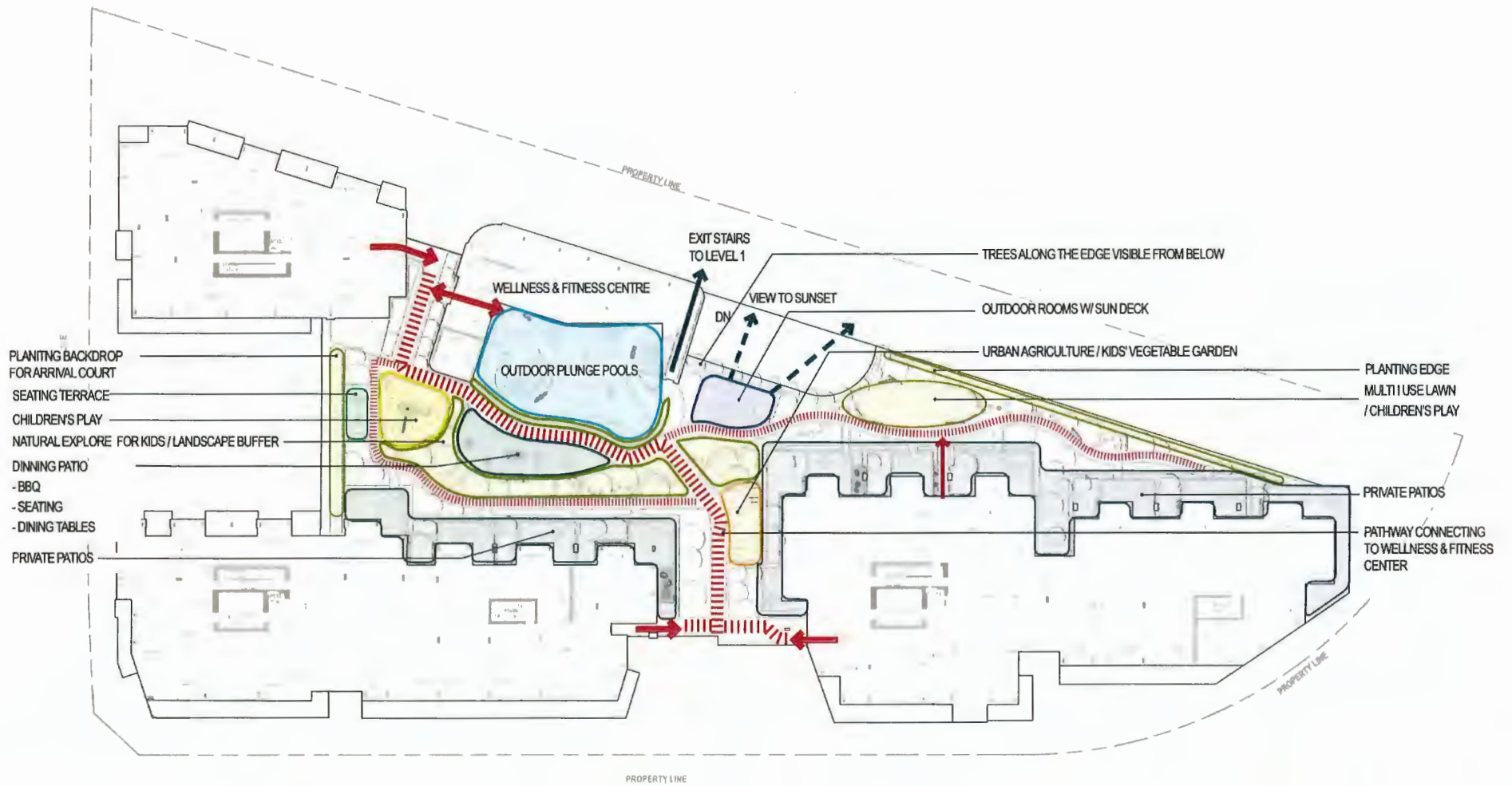
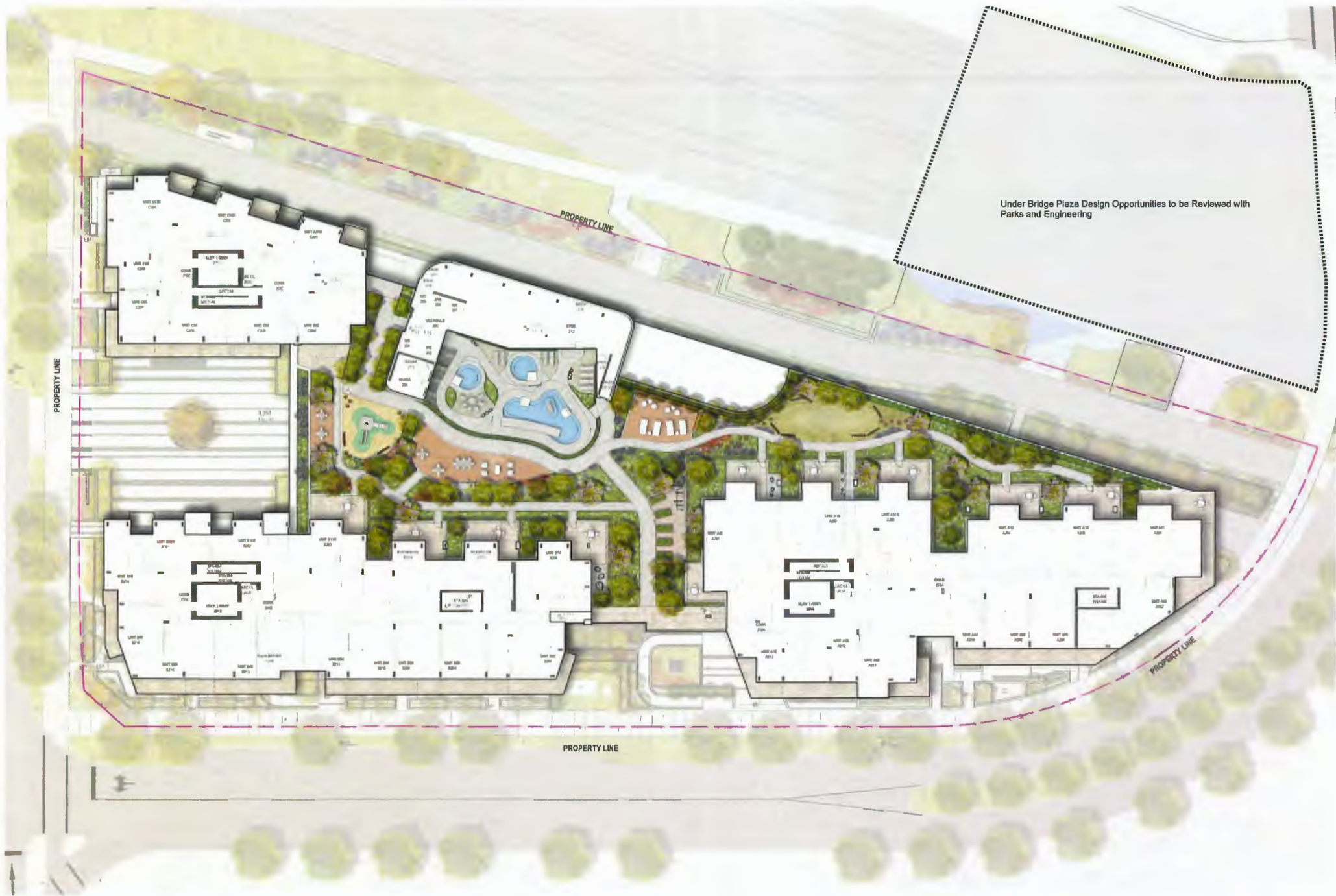


DIAGRAM AMENITY TERRACE



Under Bridge Plaza Design Opportunities to be Reviewed with Parks and Engineering

PLAN AMENITY TERRACE



RESIDENT'S VIEW AMENITY TERRACE

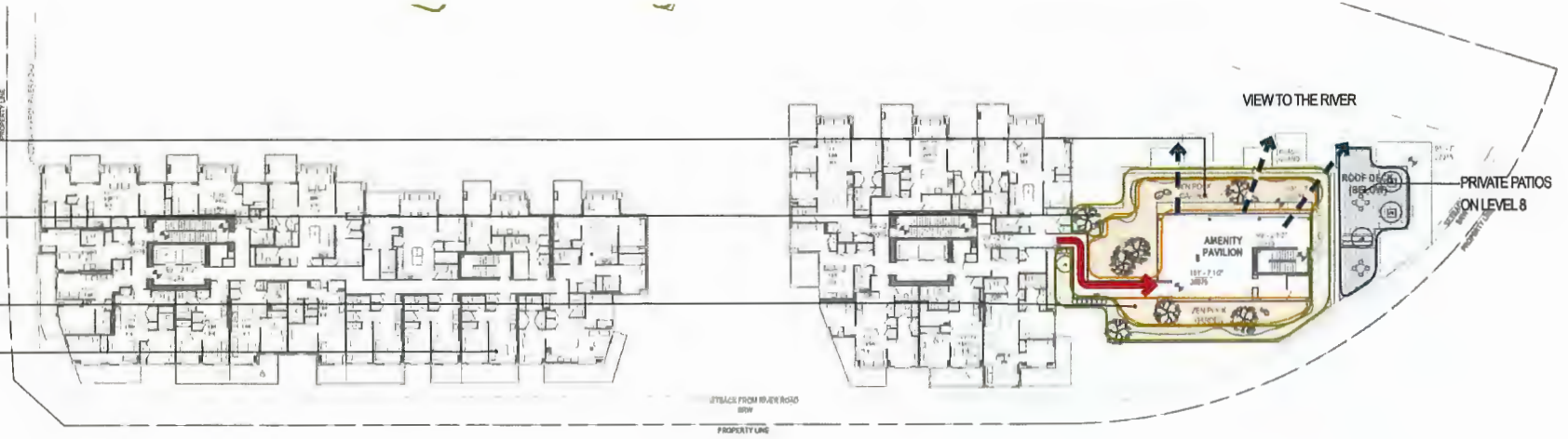
LEVEL 9

ZEN GARDEN W/ ROCK FEATURES & PLANTING

PLANTING BUFFER

ROCK GARDEN W/ PLANTING ISLAND

GREEN ROOF ON LEVEL 9
AMENITY ROOF



LEVEL 10

GREEN ROOF ON AMENITY ROOF

OUTDOOR ROOM / GATHERING SPACE

GARDEN / PLANTING BUFFER

BBQ DINNING / TABLE / CHAIRS

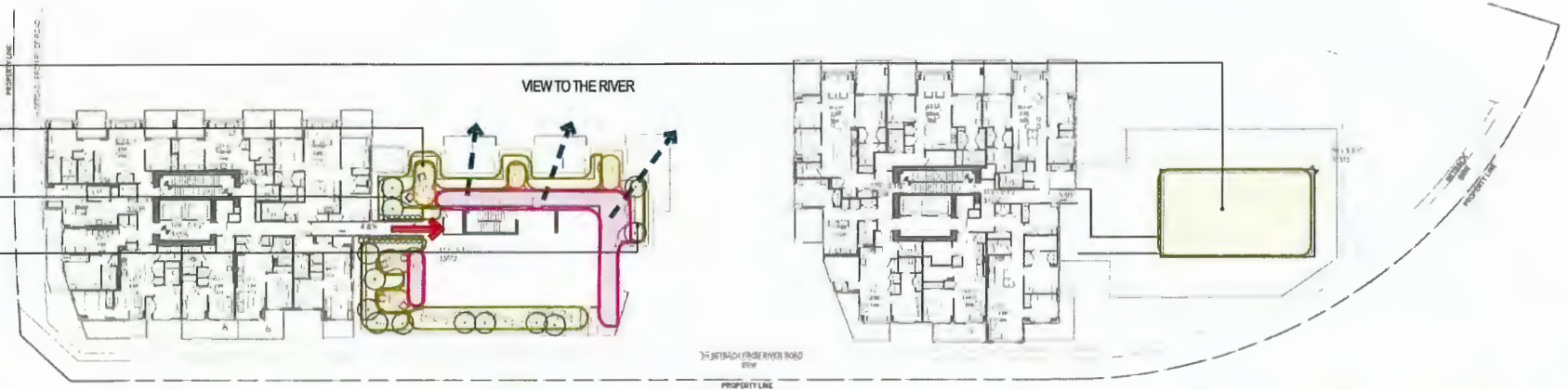


DIAGRAM AMENITY PAVILIONS



PLAN ROOFTOP





RESIDENT'S VIEW AMENITY PAVILLION LEVEL 9



RESIDENT'S VIEW AMENITY PAVILLION LEVEL 10



GATEWAY VIEW NO.2 RD BRIDGE SOUTH (NIGHT TIME)

In contrast, existing River Green buildings cascade down from 13 storeys to 6 storeys at the promenade, with paved, landscape public leisure walks along the riverfront, allowing:

- a. view sharing for more buildings.
- b. less impact on the river.
- c. more human scale.
- d. more light onto the promenade.



2. Tower A & B of the proposed development are pushing too close to our buildings, creating:
 - a. substantial impact on the shadowing of our buildings.
 - b. higher noise level of traffic from a through road (River Road) since it is bounded by 2 long concrete blocks (6011 River Road Towers A+B and River Green Towers B+C). In most other neighborhoods, distance between buildings is further apart when there is a moving traffic road in between.
 - c. wind channel effect.



VIEW FROM THE SKY - NORTH WEST CORNER

3. The current car traffic volume situation on River Road is getting busier and busier day by day. A lot of times, getting out from Brighthouse Way east bound onto River Road can be very difficult or even downright dangerous. With the addition of 368 residential units in the proposed development, one can imagine the additional strain put on the already bad traffic conditions. We urge the City of Richmond to consider adding traffic lights at the junction of Brighthouse Way and River Road.

In conclusion, we urge the City of Richmond not to grant Development Permit DP 22-013200 before resolving the above issues. We anticipate and welcome any feedback from the City of Richmond.
Signed by a group of concerned residents at EPS 1416 (River Green)
Signatures enclosed.

PETITION from 5111, 5131, 5151, 5171, 5177 & 5199 Brighouse Way, Richmond, B.C.

We the undersigned, petition the Mayor & Council of the City of Richmond, B.C. as follows:

The attached petition letter signed by a large group of residents neighbouring to the 6011 River Road development states our objection with reason to the approval of Development Permit DP 22-013200.

A=5151	B=5171	C=5177	D=5199	E=5111	F=5131
NAME	TOWER & UNIT	SIGNATURE	TELEPHONE		
Liu, Woon Yin CATHERINE C608	C608	Cat	778-881-4106		
Mei An.	C1006	Mei An.	778-396680		
Eva Wong	C603	W	604-805-9793		
Jingyi Zeng	D710	Jingyi Zeng	236-818-9196		
Jiali Wu	D409	W	778-681-4119		
Rong Han	D1204	Rong Han			
SHI MING WANG	D1002	SHI MING WANG	778-861-0000		
XIN CHUN SONG	D1002	XIN CHUN SONG	778-681-5580		
Zi Ye	D410	Zi Ye	778-321-0332		
Ruicong Xu	C102	Ruicong Xu	236-513-5666		
Lei WANG	C-607	Lei WANG	604-761-8604		
May Wong FU	C571	May Wong FU	604-723-2433		
Richard Wagner	C910	Richard Wagner	604-275-3488		
Rita Noy	D902	Rita Noy	778-321-0681		
Wendy Chan	C1004	Wendy Chan	604-274-6452		
Agnes Chan	C409	Agnes Chan	604-728-6733		
Wong Kam Chuen	C409	Wong Kam Chuen	604-719-5488		
John Zhang	C609	John Zhang	604-817-1855		
Xiaomeng Xi	C1201	Xiaomeng Xi	778-874-9166		
Nan Chen	C1201	Nan Chen	778-873-3926		
Yue Zhao	D704	Yue Zhao	778-708-0586		
Wen Qian, Jiao	C906	Wen Qian, Jiao	778-772-9688		

PETITION from 5111, 5131, 5151, 5171, 5177 & 5199 Brighouse Way, Richmond, B.C.

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A=5151	B=5171	C=5177	D=5199	E=5111	F=5131
NAME	TOWER & UNIT	SIGNATURE	TELEPHONE		
Gordon Wu	C1009		604 327 6656		
Lifang Wu	C1009		604 327 6686		
Mingyun Wu	D712		647 632 1658		
Jun Liu	D712		437 556 9615		
Qin Su	C904		604 754 2598		
Hong Li	D513	Hong Li	236 869 5986		
Andy Yau	D407		778 683 3967		
KENRICK LI	D206		778 960 3850		
Edward Wong	C1206		778 999 3186		
Bridget Lee	C1206		778 883 0626		
Jennie Tan	C305	Jennie Tan	778 681 0339		
Jasmine Leung	C1209		604-628-1647		
Zoubia chah	C1209		604-961-0691		
Thomas Leung	C1209		604-808-0782		
Richard	B306		778 912 212		
Lily Dai	D405		778-318-2158		
BARBARA WAGNER	C910		604-789-7595		
LEUNG WING SEE	C608		778-706-6266		
Chin Wang and Yingku Zheng	C810	Wilson Wang	778-651 1386		
	C303		604 653 7829		
FRANCIS YUECHONG KAN	D901		604-889-0380		
Zhixian she	C1207		778-723-2487		

PETITION from 5111, 5131, 5151, 5171, 5177 & 5199 Brighouse Way, Richmond, B.C. 1991

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NAME	TOWER & UNIT	SIGNATURE	TELEPHONE		
Li, Li	F102		778 384 0028		
Richard Chao	D602		604 782 5898		
Rui Hua Huang	D-508		604-377-9003		
YVONNE CHAN	C509		604-780-8033		
CROSBY CHIU	C.901		604-328-2883		
HOWARD CHENG	A 301		604-356-2860		
Rebecca CHENG	A 301		604-356-2860		
Hong Li	D810		778-233-1132		
SHIZHIF DEUSHI	A503		604 306 6711		
MACIK DEUSHI	A604		604 273 3536		
Bo Jiang	E1102		778-288-6968		
Ling Yang	B302		604-3281313		
TRACY LEUNG	B301		778-861-6702		
JINSONG LIU	A801		7786688969		
Sen, Jintong	B201		7786688969		
Sen, Jintong	C501		7786688969		
Michele Li	D313		604-771-1608		
Arden Chen	B801		236-818-1888		
Tyler Wang	B1101		778-886-9445		
Raggie HSU	A101		7783236367		
YAN Fen Zhang	E177-502		604-6908069		
Lizhi Luo	#502-5111		7785225394		

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A=5151	B=5171	C=5177	D=5199	E=5111	F=5131
NAME	TOWER & UNIT	SIGNATURE	TELEPHONE		
PAULA TSUI	C1008		778-229-4928		
Peter Tsui	C1008		604-506-0928		
Hingy Chan Si Chia	C902		604- ²⁴⁷ 247 -2555		
ZHIYUAN ZHANG	E304		604-315-1619		
David Law	B406		778.318.4228		
Sally Song	B602		778 85868530		
FLORA KO	E403		604 618 8068		
Shouxin Chang	F305		778 859 9702		
Sally Cai	F108		604.327.8238		
Pearl Hong	E601		604-722-6644		
Jim Hanel	E601		604-722-6644		
Elizabeth Yee	B102		778 879 9105		
Dan Zhu	E802		604-771-2792		
Jackson Chen	B905		778 997 0207		
Katherine Young	B1206		778 866 9886		
LILY CHAN	E702		604-272-5317		
DAN CHAN	E702		604 782 2813		
Nancy Wang	F305		778-822-2562		
Aaron Chan	B804		604-723 8787		
Bella Chan	B804		604-723 8787		
Pin Wang	F101		604-612-6688		
Toby Liu	F101		604-367-9699		
April Liu	F101		604-367-8699		

PETITION from 5111, 5131, 5151, 5171, 5177 & 5199 Brighthouse Way, Richmond, B.C. ^{19.3}

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A=5151	B=5171	C=5177	D=5199	E=5111	F=5131
NAME	TOWER & UNIT	SIGNATURE	TELEPHONE		
SARISA DEWSTIZ	A607		604 2733536		
Stanley Cho	F108		778 899 9621		
Avin KAM	F201		604 266 6223		
Yvonne Kam	F-201		604 7388111 604 7388111		
Willy Chan	F-04		604 240 9568		
Tak Chi Li	C808		604-760 8692		
YING HAN	C103		604-802-3032		
Andrew J. Lee	A 202		778-999-2970		
Stephen Fung	C 203		604 808 8688		
Jack Lwei	C411		604-767-7753		
Shirley & shaw	C411		778-882-3699		
Yioan Chen	D404		778-928 4816		
Suzh Ying	F 1205		778 998 3087		
EDWIN KWEE	D 1005		778 299 2899		
POLING KWEE	D 1005		998 299 2899		
Catherine Kwei	D 1004	Catherine Kwei	998 299 2899		
Paul Shih	D1004	Paul Shih	998 299 2899		
Alvan Wong	D909	Alvan Wong	778 522 0938		
Tammy Wong	D909	Tammy Wong	778 998 0623		
Alfred Kwan	C 708	Alfred Kwan	778-386-0951		
Catherine Chow	C 708	Catherine Chow	778 938-6428		
Domini Sun	A501	Domini Sun	604-790-5029		

We the undersigned, petition the Mayor & Council of the City of Richmond, B.C. as follows:


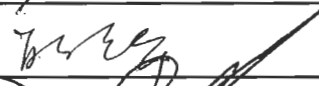

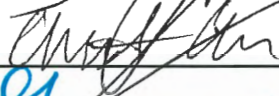
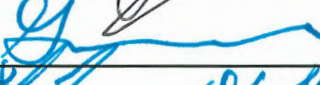

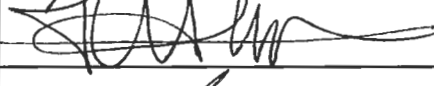

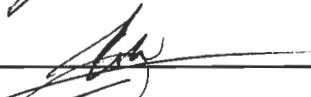

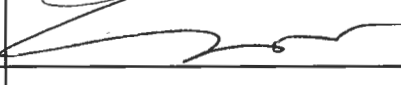


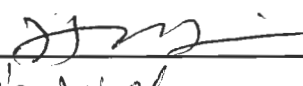


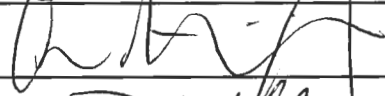
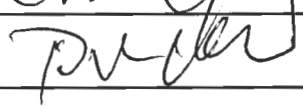
The attached petition letter signed by a large group of residents neighbouring to the 6011 River Road development states our objection with reason to the approval of Development Permit DP 22-013200.

A=5151	B=5171	C=5177	D=5199	E=5111	F=5131
NAME	TOWER & UNIT	SIGNATURE	TELEPHONE		
Yuen Tai Yip (Polly)	E 808		604-763-3186		
Stella Wong	B-101		604-306-0376		
Katherine Chan	B-102		778-798-7570		
CK Yee	B 102		778-798-7570		
Liu Ka fan Raymond	F 304		778-320-1386		
Sam Lin Ma	B-1003		(604) 616-1843		
Wook Wai Ho	B-1003		(604) 370-6981		
Xiaolu Meng	C-607		(604) 761-8604		
Chow Siu Kwong	A-107		2365181891		
Kwok Chak Sheng	A-107		2365181891		
SHU MIN ZHANG	B1201		7789271558		
Jin Song Wang	E1204		7788886298		
苗国英	E801		604-273-1623		
NELSON E GRAY	B1001		604-561-2070		
Jerry Gu	A-304		778-927-0733		
Paul Kw	B 506		778323-2582		
Atta Lau	F 305		778-859-9978		
Min Wei	E 503		778-239-4250		
Wenzhu Hou	E 503		778-239-4363		
B. u EWA	F 602		604-788-9228		
Alice Eng	F602		604-788-9228		
Gha King	E405		778-896-7909		

PETITION from 5111, 5131, 5151, 5171, 5177 & 5199 Brighthouse Way, Richmond, B.C.

We the undersigned, petition the Mayor & Council of the City of Richmond, B.C. as follows:


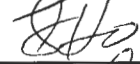
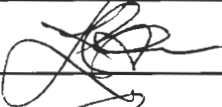

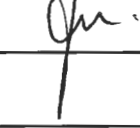
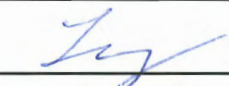
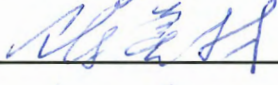
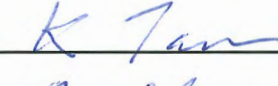


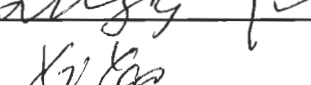
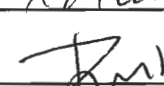
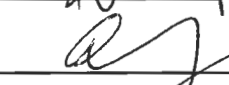
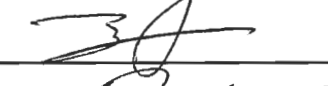



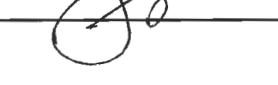

The attached petition letter signed by a large group of residents neighbouring to the 6011 River Road development states our objection with reason to the approval of Development Permit DP 22-013200.

A=5151	B=5171	C=5177	D=5199	E=5111	F=5131
NAME	TOWER & UNIT	SIGNATURE	TELEPHONE		
MARIAM ALSAYED	B403		778 862 4299		
Noel Yau	E703	Noel	604 700 0617		
Geng bin Hua	D612		778 888 6835		
IAN LEZHOFF	D501		604 345 1289		
Christin Chen	B603		604 727 2920		
Guan Yuan Li	D309		778-322-3229		
Yan Li & Jin Mei Fu	F202		778-322-3229		
JUSUIC LI	C902	Jily	604-782-0123		
Miriam Braun	C1303	Miriam Braun	778-881-7987		
Ron Braun	C1303		778-238-2638		
WENDY LAU	D413		604 272 0173		
EDDIE LAU	D413		604 649 9830		
Jason Dong	A701		604-727-4620		
Marco Chu	A104		778-885-1801		
Raymond KAO	C702		604 306 0870		
Jenny KAO	C602		778-3175918		
ADA Hui	C901		728-8931668		
Tianxi Chen	E1003	tianxi chen	778-723-0910		
SAM SURY	B303		604)227-1392		
Livian Luke	B301		778-706-6266		
Winnie Lee	B405		604-767-1236		
JW Chow	B405		604-961-1722		

PETITION from 5111, 5131, 5151, 5171, 5177 & 5199 Brighouse Way, Richmond, B.C.

We the undersigned, petition the Mayor & Council of the City of Richmond, B.C. as follows:

The attached petition letter signed by a large group of residents neighbouring to the 6011 River Road development states our objection with reason to the approval of Development Permit DP 22-013200.

A=5151	B=5171	C=5177	D=5199	E=5111	F=5131
NAME	TOWER & UNIT	SIGNATURE	TELEPHONE		
Weixin Ding	D308		604-306-6180		
BERTHA Ho	C907		778-329-7387		
Robert Ho	C907		" "		
Erica Ho	C907		778-329-7387		
JUDY LEE	D406		604-644-8203		
Dora Lee	D509				
Recky Tong	D511				
Annie Lung	C1205		604-247-1878		
Jackie Chan	C1205		"		
Kevin Tam	C1205		"		
Alkie Chan	C1205		"		
Perry Chan	C1208				
Ellen Yin	D601				
Xi Yao	C309				
Lu Lu Peng	C611		778-237-2738		
Anne Ng	C712		604-279-8948		
Jimmy Yang	D702		240-572-7887		
Yu Lin	D702		" "		
Shuang Wu	C504		604-442-9978		
Isabelle Xu	C404		778-872-1199		
Jayson So	D706		236-2581927		

RiverGreen Concierge

From: aileen zhang <aileen1066@hotmail.com>
Sent: Tuesday, November 14, 2023 3:49 PM
To: RiverGreen Concierge
Subject: Re: UPDATE : Petition Sign-up Sheet Available At Both Concierge Desk / 更新 : 请愿书已在礼宾前台提供签名

Date :November 15 2023
Full Name of Owner(s) : AI PING ZHANG
Address :1104-5177 Brighthouse Way
City & Province :Richmond BC
Telephone Number :
7783085665

I/We, ___Ai Ping Zhang _____(names), am/are currently out of town and in full support of the Petition put forth by my/our neighbours at 5111, 5131, 5151, 5171, 5177 & 5199 Brighthouse Way, Richmond B.C. stating our objection with reason to the approval of Development Permit DP 22-013200.

Please consider this email as my/our signature(s) and add to the Petition to be sent to the Mayor and Council of the City of Richmond, B.C.

Thank You

Signature of Owner(s)
Ai Ping Zhang

在 2023年11月15日, 06:57, aileen zhang <aileen1066@hotmail.com> 写道:

Date :
Full Name of Owner(s) :
Address :
City & Province :
Telephone Number :

I/We, ___Ai Ping Zhang _____(names), am/are currently out of town and in full support of the Petition put forth by my/our neighbours at 5111, 5131, 5151, 5171, 5177 & 5199 Brighthouse Way, Richmond B.C. stating our objection with reason to the approval of Development Permit DP 22-013200.

RiverGreen Concierge

From: Peggy Chiu <peggyllchiu@gmail.com>
Sent: Tuesday, November 14, 2023 3:23 PM
To: River Green Team Admin (Head Concierge); RiverGreen Concierge
Cc: Steve Chen
Subject: Re: Petition : email authorization by Stephen Chen and Peggy Chiu

November 15, 2023.

Stephen Ming Chun Chen

Peggy Loi Loi Chiu

908-5177 Brighthouse Way,

Richmond, BC

V7C0A7

Tel: 604-365-2486

We, Stephen Chen and Peggy Chiu , are currently out of town and in full support of the Petition put forth by our neighbour at 5111, 5131, 5151, 5171, 5177 & 5199 Brighthouse Way, Richmond, B.C. stating our objection with reason to the approval of Development Permit DP22-013200.

Please consider this email as our signatures and add to the Petition to be sent to the Mayor and Council of the City of Richmond, B.C.

Thank you.

Stephen Chen and Peggy Chiu

RiverGreen Concierge

From: Johnson Chan <ludditeking@hotmail.com>
Sent: Tuesday, November 14, 2023 4:17 PM
To: RiverGreen Concierge
Subject: Re: 6011 RIVER ROAD PROJECT PETITION

15/Nov 2023
Megumi & Johnson Chan
401-5131 Brighthouse Way
Richmond BC V7C0A6
6048219507

We Megumi & Johnson Chan are currently out of town and in full support of the petition put forth by our neighbours 5111, 5131, 5151, 5171, 5177, 5199 Brighthouse Way Richmond BC. stating our objection with reason to the approval of Development Permit DP 22-013200

Please consider this email as our signatures and add to the Petition to be sent to the Mayor and Council of the City of Richmond, B.C.

Thank You

Megumi & Johnson Chan

Sent from my iPhone

RiverGreen Concierge

From: 蓉 <498581602@qq.com>
Sent: Tuesday, November 14, 2023 4:42 PM
To: RiverGreen Concierge
Subject: Re: UPDATE : Petition Sign-up Sheet Available At Both Concierge Desk / 更新 : 请愿书已在礼宾前台提供签名

Date :November 14th 2023

Full Name of Owner(s) :Lirong Zheng

Address :c311-5177 Brighthouse Way

City & Province : Richmond BC

Telephone Number :+8613622882626

I Lorina am currently out of town and in full support of the Petition put forth by my/our neighbours at 5111, 5131, 5151, 5171, 5177 & 5199 Brighthouse Way, Richmond B.C.

stating our objection with reason to the approval of Development Permit DP 22-013200.

Please consider this email as my/our signature(s) and add to the Petition to be sent to the Mayor and Council of the City of Richmond, B.C.

Thank You

Signature of Owner(s)

Lirong Zheng

----- 原始邮件 -----

发件人: RiverGreen Concierge <concierge@rivergreen1.com>

发送时间: 2023 年 11 月 15 日 04:00

主题: Re: UPDATE : Petition Sign-up Sheet Available At Both Concierge Desk / 更新 : 请愿书已在礼宾前台提供签名

Dear Rivergreen residents,

The petition sign-up sheet is available at both North and South Concierge desks.

RiverGreen Concierge

From: Vicky Zheng <vickyinwonderland@hotmail.com>
Sent: Tuesday, November 14, 2023 6:18 PM
To: RiverGreen Concierge
Subject: Unit 501-5111 Petition sign-up

Date : November 14th, 2023
Full Name of Owner: YONG ZHENG
Address : 501-5111 Brighthouse Way
City & Province : Richmond, BC
Telephone Number :604-720-9733

I, Yong Zheng, am currently out of town and in full support of the Petition put forth by my neighbours at 5111, 5131, 5151, 5171, 5177 & 5199 Brighthouse Way, Richmond B.C. stating our objection with reason to the approval of Development Permit DP 22-013200.

Please consider this email as my signature and add to the Petition to be sent to the Mayor and Council of the City of Richmond, B.C.

Thank You

Yong Zheng

RiverGreen Concierge

From: Eunice S <lemon.be@gmail.com>
Sent: Tuesday, November 14, 2023 6:42 PM
To: RiverGreen Concierge
Subject: Re: UPDATE : Petition Sign-up Sheet Available At Both Concierge Desk / 更新 : 请愿书已在礼宾前台提供签名

Date : 11/14/2023
Full Name of Owner(s) : Yu Song
Address :1106-5199 Brighthouse Way
City & Province : Richmond BC
Telephone Number : 7786836866

I/We, ____ Yu Song_____(names), am/are currently out of town and in full support of the Petition put forth by my/our neighbours at 5111, 5131, 5151, 5171, 5177 & 5199 Brighthouse Way, Richmond B.C. stating our objection with reason to the approval of Development Permit DP 22-013200.

Please consider this email as my/our signature(s) and add to the Petition to be sent to the Mayor and Council of the City of Richmond, B.C.

Thank You

Signature of Owner(s)
Yu Song

Eunice

On Nov 14, 2023, at 12:31 PM, RiverGreen Concierge <concierge@rivergreen1.com> wrote:

Dear Rivergreen residents,

The petition sign-up sheet is available at both North and South Concierge desks.

The deadline of the petition will be **12:00PM on Wednesday, November 15th 2023**

Please visit the concierge desks at your earliest convenience.

If you are currently out of town and are not able to sign the petition at the concierge desks.

Please use the template below and email back to the concierge desk.

Date : Nov 14 2023

**Full Name of Owners : Leung Shern ,
Yeung Chi Wan**

Address: C701 5177 Brighthouse Way

City & Province : Richmond B.C.

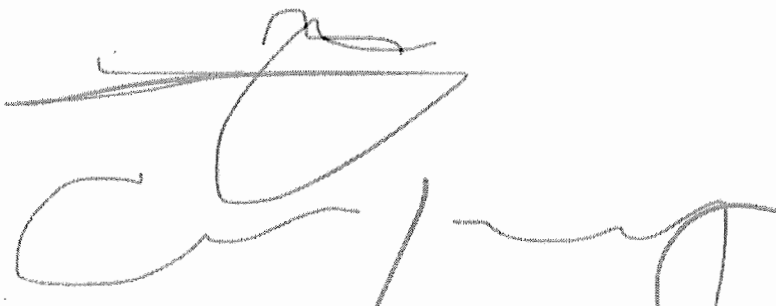
Telephone Number: (604)723-2963

We, Leung Shern, Yeung Chi Wan, are currently out of town and in full support of the Petition put forth by our neighbours at 5111,5131,5151,5177 & 5199 Brighthouse Way, Richmond B.C. stating our objection with reason to the approval of Development Permit DP 22-013200.

Please consider this email as our signatures and add to the Petition to be sent to the Mayor and Council of the City of Richmond, B.C.

Thank you !

Signature of Owners

Handwritten signatures of the owners, Leung Shern and Yeung Chi Wan, in black ink. The signatures are stylized and cursive, appearing as two distinct lines of handwriting.

RiverGreen Concierge

From: 嘉瑋 溫 <ev1an@yahoo.com.hk>
Sent: Tuesday, November 14, 2023 9:02 PM
To: RiverGreen Concierge
Subject: Re: UPDATE : Petition Sign-up Sheet Available At Both Concierge Desk / 更新：请愿书已在礼宾前台提供签名

Date : Nov 14, 2023
Full Name of Owner(s) : Yiwei Lin
Address : 904-5171 Brighthouse away
City & Province : Richmond
Telephone Number : 7788989511

I/We, Yiwei Lin _____ (names), am/are currently out of town and in full support of the Petition put forth by my/our neighbours at 5111, 5131, 5151, 5171, 5177 & 5199 Brighthouse Way, Richmond B.C. stating our objection with reason to the approval of Development Permit DP 22-013200.

Please consider this email as my/our signature(s) and add to the Petition to be sent to the Mayor and Council of the City of Richmond, B.C.

Thank You

Signature of Owner(s)
Yiwei Lin

Sent from my iPhone

On Nov 14, 2023, at 12:00 PM, RiverGreen Concierge <concierge@rivergreen1.com> wrote:

Dear Rivergreen residents,

The petition sign-up sheet is available at both North and South Concierge desks.

The deadline of the petition will be **12:00PM on Wednesday, November 15th 2023**

Please visit the concierge desks at your earliest convenience.

If you are currently out of town and are not able to sign the petition at the concierge desks.

Please use the template below and email back to the concierge desk.

RiverGreen Concierge

From: Sonny Ji <sonnyji13@gmail.com>
Sent: Tuesday, November 14, 2023 9:34 PM
To: RiverGreen Concierge
Subject: Petition Sign-Up

Date : 2023-11-14

Full Name of Owner(s) : Sonny Ji

Address : 1006-5111 Brighthouse Way

City & Province : Richmond BC

Telephone Number : 403-992-1166

I, Sonny, am currently out of town and in full support of the Petition put forth by my/our neighbours at 5111, 5131, 5151, 5171, 5177 & 5199 Brighthouse Way, Richmond B.C.

stating our objection with reason to the approval of Development Permit DP 22-013200.

Please consider this email as my/our signature(s) and add to the Petition to be sent to the Mayor and Council of the City of Richmond, B.C.

Thank You

Sonny Ji
Tel: 403-992-1166

RiverGreen Concierge

From: Shuang Liang <ivyliangshuang@gmail.com>
Sent: Tuesday, November 14, 2023 10:44 PM
To: RiverGreen Concierge
Subject: Re: UPDATE : Petition Sign-up Sheet Available At Both Concierge Desk / 更新 : 请愿书已在礼宾前台提供签名

Date : Nov 13,2023

Full Name of Owner(s) : Shuang Liang

Address :D705-5199 Brighthouse Way Richmond BC V7C 0A7

City & Province : Richmond,BC

Telephone Number :7788612256

I Shuang Liang is currently out of town and in full support of the Petition put forth by my/our neighbours at 5111, 5131, 5151, 5171, 5177 & 5199 Brighthouse Way, Richmond B.C.

stating our objection with reason to the approval of Development Permit DP 22-013200.

Please consider this email as my signature and add to the Petition to be sent to the Mayor and Council of the City of Richmond, B.C.

Thank You

Signature of Owner(s)

Shuang Liang



RiverGreen Concierge <concierge@rivergreen1.com>于 2023 年 11 月 15 日 周三上午 4:31 写道 :

Dear Rivergreen residents,

The petition sign-up sheet is available at both North and South Concierge desks.

The deadline of the petition will be **12:00PM on Wednesday, November 15th 2023**

RiverGreen Concierge

From: Peter Yeo <peteryeo_canada@yahoo.com>
Sent: Tuesday, November 14, 2023 10:48 PM
To: RiverGreen Concierge
Subject: Petition (from Peter Yeo)

Date : November 14, 2023
Full Name of Owner: Peter Yeo
Address : 1110 - 5177 Brighthouse Way
City & Province : Richmond, BC
Telephone Number : 604-928-3082

I, Peter Yeo, am currently out of town and in full support of the Petition put forth by my/our neighbours at 5111, 5131, 5151, 5171, 5177 & 5199 Brighthouse Way, Richmond B.C. stating our objection with reason to the approval of Development Permit DP 22-013200.

Please consider this email as my signature and add to the Petition to be sent to the Mayor and Council of the City of Richmond, B.C.

Thank You

Signature of Owner

Peter Yeo

Date :

Full Name of Owner(s) :

Address :

City & Province :

Telephone Number :

I/We, _____wanshanzhang_____ (names), am/are currently out of town and in full support of the Petition put forth by my/our neighbours at 5111, 5131, 5151, 5171, 5177 & 5199 Brighthouse Way, Richmond B.C.

stating our objection with reason to the approval of Development Permit DP 22-013200.

Please consider this email as my/our signature(s) and add to the Petition to be sent to the Mayor and Council of the City of Richmond, B.C.

Thank You

Signature of Owner(s)

Thank you for your attention to this matter.

亲爱的 Rivergreen 居民您好，

RiverGreen Concierge

From: Peter Yeo <peteryeo_canada@yahoo.com>
Sent: Tuesday, November 14, 2023 10:50 PM
To: RiverGreen Concierge
Cc: Amelia
Subject: Petition (from Amelia Yeo)

Date : November 14, 2023
Full Name of Owner: Amelia Yeo
Address : 1110 - 5177 Brighthouse Way
City & Province : Richmond, BC
Telephone Number : 604-928-3108

I, Amelia Yeo, am currently out of town and in full support of the Petition put forth by my/our neighbours at 5111, 5131, 5151, 5171, 5177 & 5199 Brighthouse Way, Richmond B.C.

stating our objection with reason to the approval of Development Permit DP 22-013200.

Please consider this email as my signature and add to the Petition to be sent to the Mayor and Council of the City of Richmond, B.C.

Thank You

Signature of Owner

Amelia Yeo

RiverGreen Concierge

From: Elsie Chan <echan.bc@hotmail.com>
Sent: Tuesday, November 14, 2023 11:32 PM
To: RiverGreen Concierge
Subject: 6011 River Road Project Petition Sign-up

Date : November 14, 2023

Full Name of Owner(s) : Elsie Wan Kam Lin Chan

Address : 912-5199 Brighthouse Way

City & Province : Richmond, BC

Telephone Number : (604) 808-3890

I/We, __Elsie Wan Kam Lin Chan__ (names), am/are currently out of town and in full support of the Petition put forth by my/our neighbours at 5111, 5131, 5151, 5171, 5177 & 5199 Brighthouse Way, Richmond B.C.

stating our objection with reason to the approval of Development Permit DP 22-013200.

Please consider this email as my/our signature(s) and add to the Petition to be sent to the Mayor and Council of the City of Richmond, B.C.

Thank You

**Signature of Owner(s)
Elsie Wan Kam Lin Chan**

Sent from [Outlook for Android](#)

RiverGreen Concierge

From: Diana Ip <diana_ip@icloud.com>
Sent: Tuesday, November 14, 2023 11:54 PM
To: RiverGreen Concierge
Subject: Re: UPDATE : Petition Sign-up Sheet Available At Both Concierge Desk / 更新 : 请愿书已在礼宾前台提供签名

Yours truly,

Diana Ip
diana_ip@me.com

On 14 Nov 2023, at 9:31 PM, RiverGreen Concierge <concierge@rivergreen1.com> wrote:

Dear Rivergreen residents,

The petition sign-up sheet is available at both North and South Concierge desks.

The deadline of the petition will be **12:00PM on Wednesday, November 15th 2023**

Please visit the concierge desks at your earliest convenience.

If you are currently out of town and are not able to sign the petition at the concierge desks.

Please use the template below and email back to the concierge desk.

Date :15 November 2023
Full Name of Owner(s) :Man Sum Ip and Yuet Yuen Diana Ip
Address :403-5199 Brighthouse Way
City & Province :Richmond BC
Telephone Number :7783789037

I/We, __Man Sum and Yuet Yuen Diana Ip_____ (names), am/are currently out of town and in full support of the Petition put forth by my/our

neighbours at 5111, 5131, 5151, 5171, 5177 & 5199 Brighthouse Way, Richmond B.C.

stating our objection with reason to the approval of Development Permit DP 22-013200.

Please consider this email as my/our signature(s) and add to the Petition to be sent to the Mayor and Council of the City of Richmond, B.C.

Thank You

Signature of Owner(s)

Man Sum Ip Yuet Yuen Diana Ip

Thank you for your attention to this matter.

亲爱的Rivergreen居民您好,

您现在可以前往南北两个礼宾前台签署请愿书。

请愿书的截止时间为**2023年11月15日中午12:00**。

请您尽早前往礼宾前台。

如果您目前不在本地，无法前往礼宾前台签署请愿书。
请使用下列模板并通过电子邮件发送给礼宾前台。

Date :

Full Name of Owner(s) :

Address :

City & Province :

Telephone Number :

I/We, _____ (names), am/are currently out of town and in full support of the Petition put forth by my/our neighbours at 5111, 5131, 5151, 5171, 5177 & 5199 Brighthouse Way, Richmond B.C.

Date :

Full Name of Owner(s) :

Address :

City & Province :

Telephone Number :

I/We, Dan Xia^{Zhang} (names), am/are currently out of town and in full support of the Petition put forth by my/our neighbours at 5111, 5131, 5151, 5171, 5177 & 5199 Brighouse Way, Richmond B.C. stating our objection with reason to the approval of Development Permit DP 22-013200.

Please consider this email as my/our signature(s) and add to the Petition to be sent to the Mayor and Council of the City of Richmond, B.C.

Thank You

Signature of Owner(s) : Dan Xia Zhang



5199 Brighouse D-507
Way

2023. 11. 14

From: Alfred-Catherine Kwan kwanchow@shaw.ca
Subject: Authorization to sign Petition
Date: Nov 13, 2023 at 5:37:19 PM
To: kweihome@yahoo.ca
Cc: Alran Wong alranwong@hotmail.com

Hi Edwin,

Please take this letter as an authorization to sign 6011 River Road Project Petition
Letter prepared by Strata on behalf of

Alfred Kwan
778-386-0751

Catherine Chow
778-938-6428

Both of 708-5177 Brighthouse Way, Richmond

Thank you.

Regards,
Alfred and Catherine

Sent from my iPhone

From: alran wong alranwong@hotmail.com
Subject: Authorization
Date: Nov 14, 2023 at 10:06:24 AM
To: Edwin Kwei kweihome@yahoo.ca

Hello Edwin

Hope you are well.

Please sign the 6011 River Road Project Petition Letter which is prepared by our Strata on our behalf. Our unit is 909-5199 Brighthouse Way.

Regards

Alran Wong 778 522 0938

Tammy Wong 778 798 0623

Jack Chen

From: nixon ng <nixon.ng@hotmail.com>
Sent: Tuesday, November 14, 2023 10:42 AM
To: Jack Chen
Subject: Petition Sign-up

Full Name(s) of all owners: Chor Hong Ng & Hannah Wing Yan Lee
Address: 208 5177 Brighthouse way BC
City: Richmond
Telephone Number: 6043155711

I {Chor Hong Ng and Hannah Wing Yan Lee} are currently out of town and are in full support of the petition letter put forth by my/our neighbours at 5111, 5131, 5151, 5171, 5177 & 5199 Brighthouse Way, Richmond B.C.

Please consider this email as mine/our signature and add it to the petition with states our objection with reason to the approval of Development Permit DP 22-013200, to be sent to the Mayor and Council of the City of Richmond, B.C.

Chor Hong Ng & Hannah Wing Yan Lee
208 - 5177 brighthouse way Richmond bc V7C 0A7
6043155711

Get [Outlook for iOS](#)

From: RiverGreen Concierge <concierge@rivergreen1.com>
Sent: Wednesday, November 15, 2023 2:26:16 AM
Subject: IMPORTANT : Petition Sign-up Sheet Available At Both Concierge Desk / 重要 : 请愿书已在礼宾前台提供签名

Dear Rivergreen residents,

The petition sign-up sheet is available at both North and South Concierge desks.

The deadline of the petition will be 12:00PM on Wednesday, November 15th 2023

Please visit the concierge desks at your earliest convenience.

Date : Nov-14-2023

Full Name of Owner(s) : Haoyi Wang

Address : 1305 Ottaburn Road

City & Province : West Vancouver

Telephone Number : 7788655528

I/We, ___Haoyi Wang___, am/are currently out of town and in full support of the Petition put forth by my/our neighbours at 5111, 5131, 5151, 5171, 5177 & 5199 Brighthouse Way, Richmond B.C.

stating our objection with reason to the approval of Development Permit DP 22-013200.

Please consider this email as my/our signature(s) and add to the Petition to be sent to the Mayor and Council of the City of Richmond, B.C.

Thank You

Signature of Owner(s)

Wang. haoyi

Thank you for your attention to this matter.

Jack Chen

From: Terence Barretto <terence1ca@yahoo.com>
Sent: Tuesday, November 14, 2023 6:29 PM
To: Jack Chen
Subject: River Green Petition

Nov 14, 2023

Terence Barretto & Diana Suarez
1102-5171 Brighthouse Way
Richmond, BC
(604)7624217

We, Terence Barretto and Diana Suarez are currently out of town and are in full support of the petition letter put forth by my/our neighbours at 5111, 5131, 5151, 5171, 5177 & 5199 Brighthouse Way, Richmond B.C.

Please consider this email as our signature and add it to the petition which states our objection with reason to the approval of Development Permit DP 22-013200, to be sent to the Mayor and Council of the City of Richmond, B.C.

Regards,

Terence Barretto & Diana Suarez

Sent from my iPhone

Jack Chen

From: edwin wong <edwin094@gmail.com>
Sent: Tuesday, November 14, 2023 5:49 PM
To: Jack Chen
Subject: Petition Letter

Date : November 14, 2023

Full Name of Owner : Wai Hung Wong

Address : 307-5177 Brighthouse Way

City & Province : Richmond, B.C.

Telephone Number : 604 328 5376

I, Wai Hung Wong, am currently out of town and in full support of the Petition put forth by my/our neighbors at 5111, 5131, 5151, 5171, 5177 & 5199 Brighthouse Way, Richmond B.C., stating our objection with reason to the approval of Development Permit DP 22-013200.

Please consider this email as my signature and add to the Petition to be sent to the Mayor and Council of the City of Richmond, B.C.

Thank You

Wai Hung Wong

Jack Chen

From: pelen hong <pelen171@gmail.com>
Sent: Tuesday, November 14, 2023 5:46 PM
To: Jack Chen
Subject: Petition letter

Date : November 14, 2023

Full Name of Owner : Pelen Yim Ping Hong

Address : 307-5177 Brighthouse Way

City & Province : Richmond, B.C.

Telephone Number : 604 328 5329

I, Pelen Yim Ping Hong, am currently out of town and in full support of the Petition put forth by my/our neighbors at 5111, 5131, 5151, 5171, 5177 & 5199 Brighthouse Way, Richmond B.C., stating our objection with reason to the approval of Development Permit DP 22-013200.

Please consider this email as my signature and add to the Petition to be sent to the Mayor and Council of the City of Richmond, B.C.

Thank You

Pelen Yim Ping Hong

RiverGreen Concierge

From: Jonathan Yee <keeheng92@gmail.com>
Sent: Wednesday, November 15, 2023 8:03 AM
To: RiverGreen Concierge
Subject: Petition

Date : November 15, 2023

Full Name of Owner(s) : Kee Heng, Yee

Address : 301-5177 Brighthouse Way

City & Province : Richmond, BC

Telephone Number : 778-861-9803

I, Kee Heng, Yee (names), am currently out of town and in full support of the Petition put forth by my/our neighbours at 5111, 5131, 5151, 5171, 5177 & 5199 Brighthouse Way, Richmond B.C.

stating our objection with reason to the approval of Development Permit DP 22-013200.

Please consider this email as my/our signature(s) and add to the Petition to be sent to the Mayor and Council of the City of Richmond, B.C.

Thank You

A handwritten signature in black ink, appearing to be 'Kee Heng, Yee', written in a cursive style.

Signature of Owner (s)

RiverGreen Concierge

From: Tasneem Manji <ummeinayah@yahoo.com>
Sent: Wednesday, November 15, 2023 5:28 AM
To: RiverGreen Concierge
Subject: Re: UPDATE : Petition Sign-up Sheet Available At Both Concierge Desk / 更新 : 请愿书已在礼宾前台提供签名

Follow Up Flag: Follow up
Flag Status: Flagged

Please add my signature to the petition

DaSent: Nov 15 2023

Full Name of Owner(s) : Tasneem Manji

Address : 1007 -5177 Brighthouse Way

City & Province : Richmond BC

Telephone Number :778-552-1653

I/We, Tasneem Manji_____ (names), am/are currently out of town and in full support of the Petition put forth by my/our neighbours at 5111, 5131, 5151, 5171, 5177 & 5199 Brighthouse Way, Richmond B.C.

stating our objection with reason to the approval of Development Permit DP 22-013200.

Please consider this email as my/our signature(s) and add to the Petition to be sent to the Mayor and Council of the City of Richmond, B.C.

Thank You

Signature of Owner(s) Tasneem Manji

Schedule 4 to the Minutes of the
Development Permit Panel
meeting held on Thursday,
November 16, 2023

To Development Permit Panel
Date: <u>NOVEMBER 16, 2023</u>
Item # <u>2</u>
Re: <u>VP 22-013200</u>

From: Maria Chung <mcleung88@gmail.com>
Sent: November 7, 2023 10:23 PM
To: CityClerk
Subject: Comment for 6011 River Road development (DP 22-014200)

City of Richmond Security Warning: This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe.

River Road is two way traffic with only one lane for each side, we see increasing traffic with so many newly built high rise buildings. The situation is now getting worse as there are increasing activities at the Oval Gymnasium. Also, a new development has already started at 5900 River Road (opposite to 6011 River Road), for a 14-storey high rising building consisting of 227 units, certainly will cause more problems along the River Road.

I therefore **DO NOT** support the 6011 River Road development plan.

Best regards,
WP Chung
5860 Dover Cres



Schedule 5 to the Minutes of the
Development Permit Panel
meeting held on Thursday,
November 16, 2023

To Development Permit Panel	
Date:	NOV 16, 2023
Item #:	2
Re:	DP 22-013200

From: Cynthia Tsang <cynthiatsang12@gmail.com>
Sent: November 15, 2023 4:04 PM
To: CityClerk
Subject: 6011 River Road Development Permit DP 22-013200

Follow Up Flag: Follow up
Flag Status: Flagged

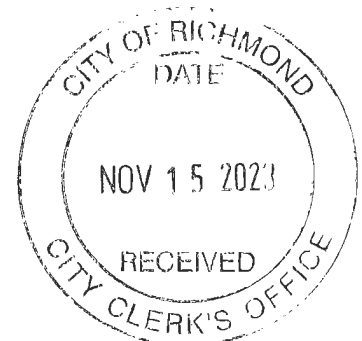
City of Richmond Security Warning: This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe.

To City of Richmond ,

I live in Richmond and would like to express my support for the design proposal at 6011 River Road. As a Richmond resident I look forward to the positive transformation of the area and for the community to continue grow.

Best Regards,

Cynthia Tsang
604-723-0369
69-7191 Lechow Street
Richmond, BC
Canada



Schedule 6 to the Minutes of the
Development Permit Panel
meeting held on Thursday,
November 16, 2023

To Development Permit Panel	
Date:	NOV 16, 2023
Item #	2
Re:	DP 22-013200

From: Maggie Liang <remember8810@hotmail.com>
Sent: November 15, 2023 3:48 PM
To: CityClerk
Subject: 6011 River Road Development Permit DP 22-013200

Follow Up Flag: Follow up
Flag Status: Flagged

City of Richmond Security Warning: This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe.

To Whom It May Concern,

I'm reaching out as a Richmond resident to express my enthusiastic support for the design proposal at 6011 River Road. I believe it will greatly contribute to the growth and improvement of our community.

Supporter : Yun Xin Liang
743-8133 Cook Rd, Richmond, BC V6Y 0L7

Regards,

Maggie Liang



Schedule 7 to the Minutes of the
Development Permit Panel
meeting held on Thursday,
November 16, 2023

To Development Permit Panel	
Date:	Nov 16, 2023
Item #	2
Re:	DP 22-013200

From: Jenni huang <jenniaspac@gmail.com>
Sent: November 15, 2023 2:50 PM
To: CityClerk
Subject: 6011 River Road Development Permit DP 22-013200

City of Richmond Security Warning: This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe.

Dear City of Richmond

I am a Richmond resident would like to express my support for the design proposal at 6011 River Road. I believe this project will bring positive outcomes for the community, boost the economy, and livelihood.

*Jenni Huang
1001-6900 Pearson way, Richmond.*



Schedule 8 to the Minutes of the
Development Permit Panel
meeting held on Thursday,
November 16, 2023

To Development Permit Panel	
Date:	NOV 16, 2023
Item #	2
Re:	DP 22-013200

From: Kady Xue <kadyxue@gmail.com>
Sent: November 15, 2023 1:38 PM
To: CityClerk
Subject: 6011 River Road Development Permit DP 22-013200

Follow Up Flag: Follow up
Flag Status: Flagged

City of Richmond Security Warning: This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe.

Dear City,

I live in Richmond and would like to express my support for the design proposal at 6011 River Road. As a Richmond resident I look forward to the positive transformation of the area and for the community to continue grow.

Xiao mei Xue
602-6855 Pearson Way, Richmond



Schedule 9 to the Minutes of the
Development Permit Panel
meeting held on Thursday,
November 16, 2023

To Development Permit Panel	
Date:	NOV 16, 2023
Item #:	26
Re:	DP 22-013200

From: KADY XUE <kadyxue@yahoo.ca>
Sent: November 15, 2023 1:40 PM
To: CityClerk
Subject: 6011 River Road Development Permit DP 22-013200

Follow Up Flag: Follow up
Flag Status: Flagged

City of Richmond Security Warning: This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe.

Dear City,

I live in Richmond and would like to express my support for the design proposal at 6011 River Road. As a Richmond resident I look forward to the positive transformation of the area and for the community to continue grow.

Hanson Zeng
 510-6611 Pearson Way, Richmond



Schedule 10 to the Minutes of the Development Permit Panel meeting held on Thursday, November 16, 2023

To Development Permit Panel	
Date:	NOV 16, 2023
Item #:	2
Re:	DP 22-013200

From: Carol Wang <carolwang201@gmail.com>
Sent: November 15, 2023 2:03 PM
To: CityClerk
Subject: Support in Design Proposal for 6011 River Road

Follow Up Flag: Follow up
Flag Status: Flagged

City of Richmond Security Warning: This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe.

Dear City of Richmond,

I live in Richmond and would like to express my support for the design proposal at 6011 River Road. As a Richmond resident I look forward to the positive transformation of the area and for the community to continue grow.

Best regards,
Carol Wang
3800 Lockhart Rd
Richmond BC V7C 1M3



Schedule 11 to the Minutes of the Development Permit Panel meeting held on Thursday, November 16, 2023

To Development Permit Panel	
Date:	NOV 16, 2023
Item #	2
Re:	DP 22-013200

From: Tebo Ma <matebo@gmail.com>
Sent: November 15, 2023 2:30 PM
To: CityClerk
Subject: 6011 River Road Development Permit DP 22-013200

Follow Up Flag: Follow up
Flag Status: Flagged

City of Richmond Security Warning: This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe.

Dear City,

I have lived in the River Green community in Richmond for more than 8 years now and I am impressed with the community that the developer offers. And I have a strong belief in the developer that they will keep delivering a waterfront lifestyle and cozy homes for people/ families like myself.

I am in favour of the upcoming project.

Warm Regards,

Tebo Ma
PERSONAL REAL ESTATE CORPORATION
Phone: +1.778.998.1250 | **WeChat:** matebo



Macdonald Realty Westmar
#203 - 5188 Westminster Hwy,
Richmond, B.C, V7C 5S7

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Please consider the environment before printing this e-mail



Schedule 12 to the Minutes of the Development Permit Panel meeting held on Thursday, November 16, 2023

To Development Permit Panel	
Date:	Nov 16, 2023
Item #:	2
Re:	DP 22- 013200

From: Nana L <nanaliang147@gmail.com>
Sent: November 15, 2023 2:28 PM
To: CityClerk
Subject: Support letter

Follow Up Flag: Follow up
Flag Status: Flagged

City of Richmond Security Warning: This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe.

Living in Richmond, I am excited to endorse the design proposal for 6011 River Road. It's a positive step toward transforming the area, and I'm eager to see our community thrive.

My name is Lina Liang
Address: 8180 Francis Road, Richmond, V6Y 1A4



Schedule 13 to the Minutes of the Development Permit Panel meeting held on Thursday, November 16, 2023

To Development Permit Panel	
Date:	<u>NOV 16, 2023</u>
Item #	<u>2</u>
Re:	<u>DP 22-013200</u>

From: Carrie Sun <carriesun328@gmail.com>
Sent: November 15, 2023 2:25 PM
To: CityClerk
Subject: Support for 6011 River Road, Richmond

Follow Up Flag: Follow up
Flag Status: Flagged

City of Richmond Security Warning: This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe.

Dear City,

I live in Richmond and would like to express my support for the design proposal at 6011 River Road. As a Richmond resident I look forward to the positive transformation of the area and for the community to continue grow.

YingCheng Sun
605-6622 Pearson Way, Richmond.



Schedule 14 to the Minutes of the Development Permit Panel meeting held on Thursday, November 16, 2023

To Development Permit Panel	
Date:	NOV 16, 2023
Item #	2
Re:	DP 22-013200

From: Henry Liang <henryliang.ca@gmail.com>
Sent: November 15, 2023 2:15 PM
To: CityClerk
Subject: Support in Design Proposal for 6011 River Road

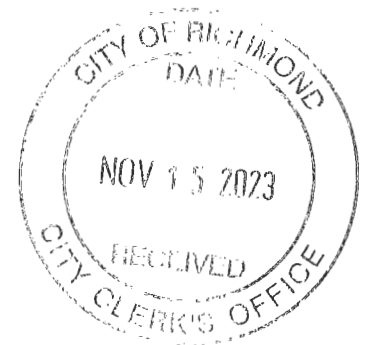
Follow Up Flag: Follow up
Flag Status: Flagged

City of Richmond Security Warning: This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe.

Dear City of Richmond,

I live in Richmond and would like to express my support for the design proposal at 6011 River Road. As a Richmond resident I look forward to the positive transformation of the area and for the community to continue to grow.

Best regards,
Henry Liang
3800 Lockhart Rd
Richmond BC V7C 1M3



Schedule 15 to the Minutes of the Development Permit Panel meeting held on Thursday, November 16, 2023

To Development Permit Panel	
Date:	NOV 16, 2023
Item #	2
Re:	DP 22-013200

From: Yvonne L <yvonnelo228@gmail.com>
Sent: November 15, 2023 2:03 PM
To: CityClerk
Subject: Reference: 6011 River Road Development Permit DP 22-013200

Follow Up Flag: Follow up
Flag Status: Flagged

City of Richmond Security Warning: This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe.

Dear City,

Hope this email finds you well.

I have been living in Richmond since 1990, and would like to express my support for the design proposal at 6011 River Road. As a Richmond resident, I look forward to the positive transformation of the area and for the community to continue its vibrant growth.

During Covid, the sereneness of the River Green neighbourhood, the public art, and the river dyke have been my saving grace...I walked along the dyke every day during those Covid years, and I am so grateful how beautiful and calming that area is.

Sincerely,
Yvonne Lo
1503- 5580 No. 3 Road,
Richmond, BC, V6X 0R8



Schedule 16 to the Minutes of
the Development Permit Panel
meeting held on Thursday,
November 16, 2023

To Development Permit Panel	
Date:	NOV 16, 2023
Item #:	2
Re:	DP 22-013200

From: jinyintang@sina.com
Sent: November 15, 2023 2:38 PM
To: CityClerk
Subject: Support Project 6011 River Road

City of Richmond Security Warning: This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe.

Dear City,

I live in Richmond and would like to express my support for the design proposal at 6011 River Road. As a Richmond resident I look forward to the positive transformation of the area and for the community to continue grow.

Hua Sun

908-6855 Pearson Way, Richmond [发自新浪邮](#)



Schedule 17 to the Minutes of
the Development Permit Panel
meeting held on Thursday,
November 16, 2023

To Development Permit Panel
Date: <u>NOVEMBER 16, 2023</u>
Item # <u>2</u>
Re: <u>DP 22-013200</u>

From: Ivy Ip <ivy.ip12@gmail.com>
Sent: November 15, 2023 1:31 PM
To: CityClerk
Subject: 6011 River Road - express my support

City of Richmond Security Warning: This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe.

Dear City,

I live in Richmond and would like to express my support for the design proposal at 6011 River Road. As a Richmond resident I look forward to the positive transformation of the area and for the community to continue to grow.

Best regards,

Ivy Ip

310-6855 Pearson Way, Richmond, BC V7C 0E9
Cell: 778.822.3128
E-mail: ivy.ip12@gmail.com
Wechat: IvyIp312



Schedule 18 to the Minutes of
the Development Permit Panel
meeting held on Thursday,
November 16, 2023

To Development Permit Panel	
Date:	NOV 16, 2023
Item #	2
Re:	DP 22-013200

From: Kathleen Anne Te <jasrleen@yahoo.ca>
Sent: November 16, 2023 11:13 AM
To: CityClerk
Subject: Reference : 6011 River Road Development Permit DP 22-013200

City of Richmond Security Warning: This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe.

Dear City,

I live in Richmond and would like to express my support for the design proposal at 6011 River Road. As a resident I look forward to the development of the community.

Kathleen Te
8120 Colonial Drive
Richmond, BC V7C4V2

[Sent from Yahoo Mail for iPhone](#)



Schedule 19 to the Minutes of
the Development Permit Panel
meeting held on Thursday,
November 16, 2023

To Development Permit Panel	
Date:	NOV 16, 2023
Item #:	2
Re:	DP 22-013200

From: michelle vito <mitchielee@yahoo.com>
Sent: November 16, 2023 11:40 AM
To: CityClerk
Subject: Reference: 6011 River Road Development Permit DP 22-013200

City of Richmond Security Warning: This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe.

Dear City,

I am a resident of Richmond and would like to express my support for the design proposal at 6011 River Road.

I believe that the future projects will create growth within the community

Michelle Lee
3217 Richmond st Richmond BC

Sent from my iPhone



Schedule 20 to the Minutes of
the Development Permit Panel
meeting held on Thursday,
November 16, 2023

To Development Permit Panel	
Date:	NOV 16, 2023
Item #:	7
Re:	DP 22-013200

From: Jieyu Zheng <ikki5010@icloud.com>
Sent: November 16, 2023 11:39 AM
To: CityClerk
Subject: 6011 River Road

City of Richmond Security Warning: This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe.

To whom it may concern,

I have heard that the development of the site at 6011 River Road is up for review. I have seen the design for these next buildings and can confirm as a purchaser and resident of a neighbouring ASPAC community, that this project will continue to improve the neighbourhood. I support this project.

Jieyu Zheng
411-6622 Pearson way, Richmond



Schedule 21 to the Minutes of
the Development Permit Panel
meeting held on Thursday,
November 16, 2023

To Development Permit Panel	
Date:	NOV 16, 2023
Item #	2
Re:	DP 22-013200

From: Joseph Conrad Ferrer <conrad.ferrer@gmail.com>
Sent: November 16, 2023 11:41 AM
To: CityClerk
Subject: Reference: 6011 River Road Development Permit DP 22-013200

City of Richmond Security Warning: This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe.

Dear City,

As a Richmond resident, I want to convey my endorsement for the design proposal at 6011 River Road. I am confident that this initiative will contribute to the community's growth in the future.

Sincerely,

Joseph Conrad Ferrer
5933 Cooney Road, Richmond City, British Columbia, Canada



Schedule 22 to the Minutes of
the Development Permit Panel
meeting held on Thursday,
November 16, 2023

To Development Permit Panel
Date: <u>NOV 16, 2023</u>
Item # <u>2</u>
Re: <u>DP 22-013200</u>

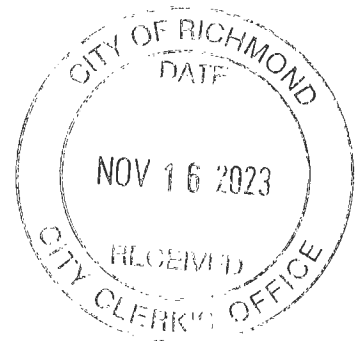
From: Michelle Melanie Liao <mmliao_16@yahoo.com>
Sent: November 16, 2023 8:54 AM
To: CityClerk
Subject: 6011 River Road

City of Richmond Security Warning: This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe.

Dear City,

I live in Richmond and would like to express my support for the design proposal at 6011 River Road. Building more homes can help with the housing crisis that we have in our city.

Michelle Liao
8-8171 No.2 Road Richmond,BC V7C3M2



Schedule 23 to the Minutes of
the Development Permit Panel
meeting held on Thursday,
November 16, 2023

To Development Permit Panel	
Date:	NOV 16, 2023
Item #:	2
Re:	DP 22-013200

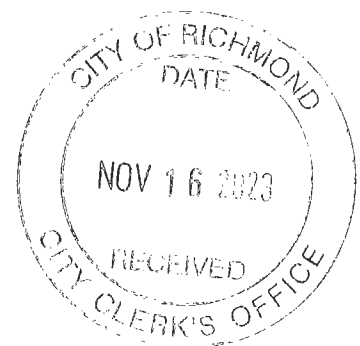
From: Hoki Li <hoki87@gmail.com>
Sent: November 16, 2023 9:55 AM
To: CityClerk
Subject: 6011 River Road Development Permit DP 22-013200

City of Richmond Security Warning: This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe.

Dear City of Richmond,

I'm a proud resident of Richmond and live in the RiverGreen community. The area has been the centre of the transformation for the Richmond Oval neighbourhood. The RiverGreen community has become a great public space with the parks and walkways for people around Richmond to meet and socialize. I look forward to the continued development of the community and further transformation and growth in the area.

Best regards,
Hoki Li
411-6622 Pearson Way
Richmond, BC, V7C0E4



Schedule 24 to the Minutes of
the Development Permit Panel
meeting held on Thursday,
November 16, 2023

To Development Permit Panel	
Date:	NOV 16, 2023
Item #:	2
Re:	DP 22-013200

From: Michelle Wang <michelle.wang@icewineunited.com>
Sent: November 15, 2023 4:59 PM
To: CityClerk
Subject: Approval for 6011 River Road Building Design

City of Richmond Security Warning: This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe.

Hi City of Richmond,,
I'm a big fan of the design at 6011 River Road. It blends in perfectly with the neighborhood, and its modern look is impressive. The thoughtful design complements the River Green community well. Approving this project is a positive move for our city.
Thanks for considering it.
Best,
Qiuyan Wang
5768 Musgrave Cr. Richmond v7c 5n6

发自我的 iPhone



Schedule 25 to the Minutes of the Development Permit Panel meeting held on Thursday, November 16, 2023

To Development Permit Panel	
Date:	NOV 16, 2023
Item #:	2
Re:	DP 22-013200

From: Amber Chu <amberchu.yvr@gmail.com>
Sent: November 15, 2023 5:32 PM
To: CityClerk
Subject: 6011 River Road Development Permit DP 22-013200 in the subject line

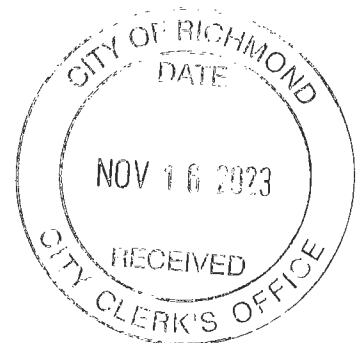
City of Richmond Security Warning: This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe.

Dear City of Richmond,

I would like to express my support for the development at 6011 River Road. I am a longtime resident living in Richmond and believe that this development will be a great addition to our community. I support this development as it has positively transformed the Waterfront community and will also increase quality of life and businesses in the area.

Sincerely,
Amber

Unit 46-7733 Heather Street
Richmond, BC
V6Y4J1



Schedule 26 to the Minutes of
the Development Permit Panel
meeting held on Thursday,
November 16, 2023

To Development Permit Panel
Date: <u>NOV 16, 2023</u>
Item #: <u>7</u>
Re: <u>DP 22-013200</u>

From: Nelson K. Mak <nelsonkmak@gmail.com>
Sent: November 15, 2023 7:57 PM
To: CityClerk
Subject: 6011 River Road Development Permit DP 22-013200

City of Richmond Security Warning: This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe.

Dear City of Richmond,

I am writing to support the project at 6011 River Road. I live in Richmond and I feel that more housing is needed in Richmond. I am worried that I will never be able to buy a condo if we don't build more condos.

I feel these proposed buildings will be a great addition to the River Green Community.

Nelson



Schedule 27 to the Minutes of the
Development Permit Panel
meeting held on Thursday,
November 16, 2023

To Development Permit Panel	
Date:	NOV 16, 2023
Item #	2
Re:	DP 22-013200

From: liangpaolo13 <liangpaolo13@gmail.com>
Sent: November 15, 2023 8:11 PM
To: CityClerk
Subject: 6011 river road development permit DP 22-013200

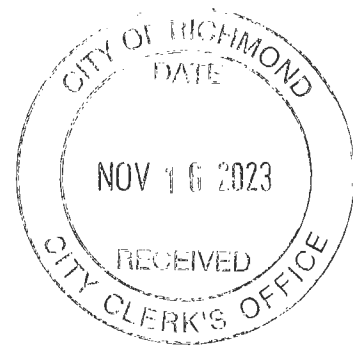
City of Richmond Security Warning: This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe.

Hello,

I'm in full support of the 6011 River Road development because it's going to bring more housing to the area which is what we need in the community.

Bao Guo Liang
6900 Pearson Way, Richmond BC

发自我的iPhone



Schedule 28 to the Minutes of
the Development Permit Panel
meeting held on Thursday,
November 16, 2023

To Development Permit Panel
Date: <u>NOV 16, 2023</u>
Item #: <u>2</u>
Re: <u>DP 22-013200</u>

From: Camille Mendoza <camillesantosmendoza@gmail.com>
Sent: November 16, 2023 8:10 AM
To: CityClerk
Subject: Reference: 6011 River Road Development Permit DP 22-013200

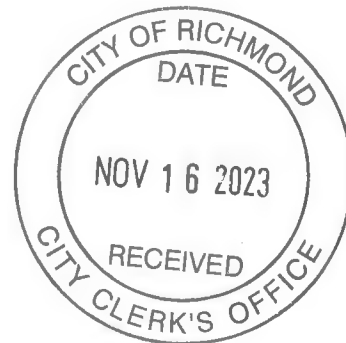
City of Richmond Security Warning: This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe.

Dear City,

I reside in Richmond and would like to give my support for the design proposal at 6011 River Road.

I believe that the future projects will be good for the community creating growth and jobs in our city.

Camille Mendoza
306-8651 Westminster HWY, Richmond BC V6X 3E3 Sent from my iPhone



Schedule 29 to the Minutes of
the Development Permit Panel
meeting held on Thursday,
November 16, 2023

To Development Permit Panel	
Date:	NOV 16, 2023
Item #	2
Re:	DP 22-013200

From: don vince <donny.dvl@gmail.com>
Sent: November 16, 2023 7:16 AM
To: CityClerk
Subject: 6011 River Road Development Permit DP 22-013200

City of Richmond Security Warning: This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe.

Dear City,

I live in Richmond and would like to give my support for the design proposal at 6011 River Road.
This future development will be good for our community.

Donny Lim
9680 Alexandra Road Richmond BC V6X 0P2



Schedule 30 to the Minutes of
the Development Permit Panel
meeting held on Thursday,
November 16, 2023

To Development Permit Panel	
Date:	NOV 16, 2023
Item #:	2
Re:	DP 22-013200

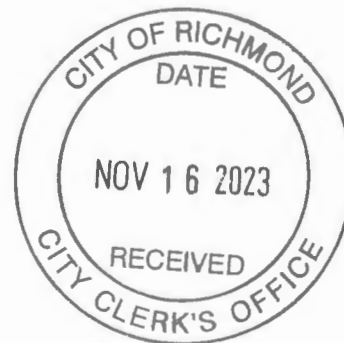
From: L Dy <aileen.dy@gmail.com>
Sent: November 16, 2023 7:13 AM
To: CityClerk
Subject: Reference: 6011 River Road Development Permit DP 22-013200

City of Richmond Security Warning: This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe.

Dear City,

I am a Richmond Resident and would like to give my support for the design proposal at 6011 River Road. I believe that the future projects will be good for everyone in the community creating growth and jobs in our city.

Aileen Lim
9680 Alexandra Rd, Richmond, BC V6X 0P2



Schedule 31 to the Minutes of
the Development Permit Panel
meeting held on Thursday,
November 16, 2023

To Development Permit Panel	
Date:	NOV 16, 2023
Item #	2
Re:	DP 22-013200

From: Annalyn Harve <annaharve73@gmail.com>
Sent: November 16, 2023 5:54 AM
To: CityClerk
Subject: Reference: 6011 River Road Development Permit DP 22-013200

City of Richmond Security Warning: This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe.

Dear City,

I am a resident of Richmond and would like to express my support for the design proposal at 6011 River Road.

I believe that the future projects will create growth within the community.

Annalyn Harve
56-6588 Barnard Dr
Richmond, BC



Schedule 32 to the Minutes of the Development Permit Panel meeting held on Thursday, November 16, 2023

To Development Permit Panel
Date: <u>NOV 16, 2023</u>
Item #: <u>2</u>
Re: <u>DP 22-013200</u>

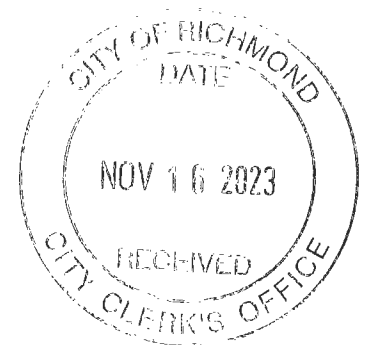
From: Stanley Chow <stanleychow2@gmail.com>
Sent: November 15, 2023 11:29 PM
To: CityClerk
Subject: 6011 River Road Development Permit DP 22-013200

City of Richmond Security Warning: This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe.

Dear City,

My name is Stanley and I am a current resident in Richmond. I am emailing to show my support for the design proposal at 6011 River Road. I am looking forward to the positive impact this can have on the community as a whole.

Stanley Chow
903-8555 Capstan Way



Schedule 33 to the Minutes of
the Development Permit Panel
meeting held on Thursday,
November 16, 2023

To Development Permit Panel	
Date:	NOV 16, 2023
Item #	2
Re:	DP 22-013200

From: Rebeca Gonzalez <gonzalez.rebe@gmail.com>
Sent: November 15, 2023 11:24 PM
To: CityClerk
Subject: 6011 River Road Development Permit DP 22-013200

City of Richmond Security Warning: This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe.

TO: CityClerk@richmond.ca

Dear Council

I am writing to support the 6011 River Road Development as an exemplary project completely consistent with the zoning, community plan and all best forward practices and concepts with housing development.

As a long-time Richmond resident I am pleased to support the project and welcome the future residents during an extraordinary housing crisis.

Rebeca Gonzalez

Enviado con Gmail para celulares



Schedule 34 to the Minutes of the Development Permit Panel meeting held on Thursday, November 16, 2023

To Development Permit Panel
Date: <u>NOV 16, 2023</u>
Item # <u>2</u>
Re: <u>DP 22-013200</u>

From: Lindsay Avendano <lindzeey@gmail.com>
Sent: November 15, 2023 10:49 PM
To: CityClerk
Subject: 6011 River Road Development Permit DP 22-013200

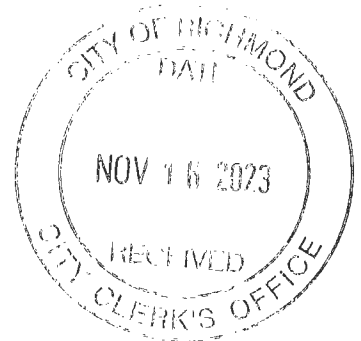
City of Richmond Security Warning: This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe.

Dear Council

I am writing to support the 6011 River Road Development as an exemplary project completely consistent with the zoning, community plan and all best forward practices and concepts with housing development.

As a long-time Richmond resident I am pleased to support the project and welcome the future residents during an extraordinary housing crisis.

Lindsay Avendano
10497 Canso Crescent
Richmond



Schedule 35 to the Minutes of
the Development Permit Panel
meeting held on Thursday,
November 16, 2023

To Development Permit Panel
Date: <u>NOV 16, 2023</u>
Item #: <u>2</u>
Re: <u>DP 22-013200</u>

From: Lj Cel <ljcelestino74@yahoo.ca>
Sent: November 15, 2023 10:15 PM
To: CityClerk
Subject: 6011 River Road Development Permit DP 22-013200

City of Richmond Security Warning: This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe.

Dear City of Richmond,

I would like to share my thoughts regarding the development at 6011 River Road. I grew up in Richmond and resided in the city for more than 15 years. Seeing the growth and changes to the city is exciting and will definitely contribute better homes and businesses in the future.

Thank you,
Janna Celestino

9100 Ferndale Road, Richmond, BC

.....



Schedule 36 to the Minutes of the Development Permit Panel meeting held on Thursday, November 16, 2023

To:	Development Permit Panel
Date:	NOV 16, 2023
Item #	2
Re:	DP 22-013200

From: Ayesha May Cruz <ayeshamaytcruz@gmail.com>
Sent: November 15, 2023 10:11 PM
To: CityClerk
Subject: Reference: 6011 River Road Development Permit DP 22-013200

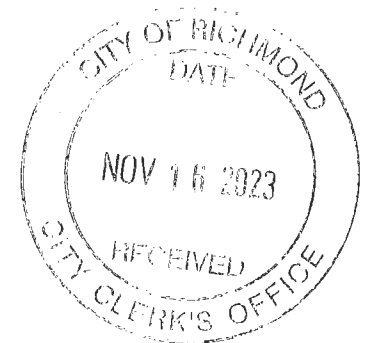
City of Richmond Security Warning: This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe.

Dear City,

I am a resident of Richmond and would like to express my support for the design proposal at 6011 River Road. As a Richmond resident I am eager to see more jobs created and growth of the community.

Thanks!

Ayesha Cruz
8300 Spires Rd Richmond



Schedule 37 to the Minutes of the Development Permit Panel meeting held on Thursday, November 16, 2023

To Development Permit Panel	
Date:	NOV 16, 2023
Item #:	2
Re:	DP 22-013200

From: Catherine Leung <catherine.leung09@gmail.com>
Sent: November 15, 2023 9:01 PM
To: CityClerk
Subject: 6011 River Road Development Permit DP 22-013200

City of Richmond Security Warning: This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe.

Hello,

I am writing to support the development of 6011 River Road. I have been living in Richmond for more than 10 years. I believe this will significantly enhance the community and the area.

Best Regards,

--
Catherine Leung
4591 Trimaran Dr, Richmond, BC V7E 4R4



Schedule 38 to the Minutes of the Development Permit Panel meeting held on Thursday, November 16, 2023

To Development Permit Panel	
Date:	NOV 16, 2023
Item #:	2
Re:	DP 22-013200

From: Mona Wong <monawong03@gmail.com>
Sent: November 15, 2023 8:52 PM
To: CityClerk
Subject: Reference: 6011 River Road Development Permit DP 22-013200

City of Richmond Security Warning: This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe.

To City Hall,

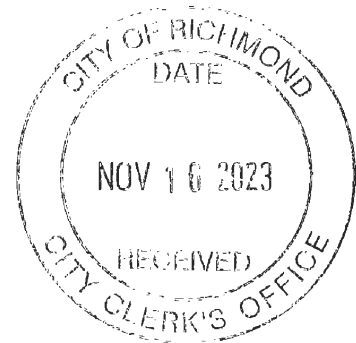
I support the development permit at 6011 River Road in Richmond. The design looks great and there will be more smaller and affordable homes available.

I lived in 1 River Green when it was first built in 2013 and now I live in 2 River Green.

With the River Green neighborhood east of the Oval complete, I look forward to the River Green neighborhood west of the Oval to be finished, and along with it all the public amenities, the construction jobs and the property taxes that it brings to this community and this city. Thanks.

Mona Wong
501-6633 Pearson Way
Richmond, BC
V7C 0C4

Sent from my iPad



Schedule 39 to the Minutes of
the Development Permit Panel
meeting held on Thursday,
November 16, 2023

To Development Permit Panel
Date: <u>NOV 16, 2023</u>
Item #: <u>2</u>
Re: <u>DP 22-013200</u>

From: noel sogueco <noeldsoguecojr@yahoo.com>
Sent: November 15, 2023 8:39 PM
To: CityClerk
Subject: 6011 River Road Development Permit DP 22-013200

City of Richmond Security Warning: This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe.

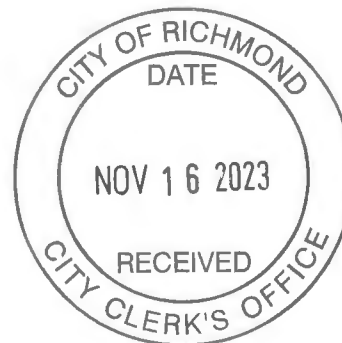
Dear City Clerk,

I live in Richmond and I'd like to express my support for the design proposal at 6011 River Road under permit DP 22-013200.

As a resident of Richmond I look forward to the vibrant and positive transformation of the area and for the growth of the community.

Sincerely,

Noel Sogueco
9399 Odlin Road, Richmond BC V6X 0J6



Schedule 40 to the Minutes of the Development Permit Panel meeting held on Thursday, November 16, 2023

To Development Permit Panel
Date: <u>NOV 16, 2023</u>
Item # <u>2</u>
Re: <u>DP 22-013200</u>

From: Marianne Reyes <marianne_reyes18@yahoo.com>
Sent: November 15, 2023 8:36 PM
To: CityClerk
Subject: 6011 River Road Development Permit DP22-013200

City of Richmond Security Warning: This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe.

Dear City Clerk,

I am writing to express my full support for the design proposal at 6011 River Road. I currently live in Richmond and as a resident I personally look forward to the positive conversion of the area. Further, I believe it will strongly alleviate the current problem on housing crisis.

Thank you.

Regards,
Marianne Sogueco
427-9399 Odlin Rd
Richmond, BC V6X 0J6



Schedule 41 to the Minutes of
the Development Permit Panel
meeting held on Thursday,
November 16, 2023

To Development Permit Panel	
Date:	NOV 16, 2023
Item #:	2
Re:	DP 22-013200

From: Ivy Zhang <ivyzyed@icloud.com>
Sent: November 15, 2023 8:32 PM
To: CityClerk
Subject: 6011 River Road Development Permit DP 22-013200

City of Richmond Security Warning: This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe.

Hello there,
I support the development project at 6011 River Road. I love living in Richmond because of its authenticity, and beautiful historical buildings.

Ivy Zhang
8220 Clifton Rd, Richmond, BC.

Sent from my iPhone



Schedule 42 to the Minutes of
the Development Permit Panel
meeting held on Thursday,
November 16, 2023

To Development Permit Panel
Date: NOV 16, 2023
Item #: 2
Re: DP 22-013200

From: Javoy Cruz <javoycruz@gmail.com>
Sent: November 15, 2023 8:26 PM
To: CityClerk
Subject: Design Proposal for 6011 River Road, Richmond

City of Richmond Security Warning: This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe.

Dear City,

I am a resident of Richmond and would like to express my support for the design proposal at 6011 River Road.

I believe that the future projects will create growth within the community and will create jobs and help with the housing issues.

Javoy
8300 Spires Rd, Richmond, BC V6Y 1V9



Schedule 43 to the Minutes of the Development Permit Panel meeting held on Thursday, November 16, 2023

To	Development Permit Panel
Date:	NOV 16, 2023
Item #	2
Re:	DP 22-013200

From: Sunny Ngan <sunny.cfn@gmail.com>
Sent: November 16, 2023 9:27 AM
To: CityClerk
Subject: 6011 River Road - Support for DP Application

City of Richmond Security Warning: This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe.

I am writing in full support of this new development at 6011 River Road. I drive over the No.2 road bridge every morning during my commute and drive past this vacant lot. It will be nice to see this get developed and I'm sure it'll look just as great as the building next to it. Lastly, we need more supply of housing for local young professionals and families.



Schedule 44 to the Minutes of the Development Permit Panel meeting held on Thursday, November 16, 2023

To Development Permit Panel	
Date:	NOV 16, 2023
Item #:	2
Re:	DP 22-013200

From: Candy Wang <candywang624@gmail.com>
Sent: November 16, 2023 9:23 AM
To: CityClerk
Subject: 6011 River Road Development Permit DP 22-013200

City of Richmond Security Warning: This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe.

Dear City,

I live in Richmond and would like to express my support for the design proposal at 6011 River Road.

I have lived in the neighborhood for over 6 years, and really enjoyed living here with my family.

As a Richmond resident I look forward to the positive transformation of the area and for the community to continue grow.

Thanks and best regards,

*ZICHAO Candy Wang
#1002-6633 Pearson Way
Richmond V7C 074*

发自我的 iPhone



Schedule 45 to the Minutes of the Development Permit Panel meeting held on Thursday, November 16, 2023

To Development Permit Panel	
Date:	NOV 16, 2023
Item #:	✓
Re:	DP 22-013200

From: Sean <seanfan0218@gmail.com>
Sent: November 16, 2023 9:13 AM
To: CityClerk
Subject: Subject: Approval for 6011 River Road Building Design

City of Richmond Security Warning: This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe.

Hi City of Richmond,, I'm a big fan of the design at 6011 River Road. It blends in perfectly with the neighborhood, and its modern look is impressive. The thoughtful design complements the River Green community well. Approving this project is a positive move for our city. Thanks for considering it.

Sean fan
10591 southridge road Richmond bc



Schedule 46 to the Minutes of the Development Permit Panel meeting held on Thursday, November 16, 2023

To Development Permit Panel	
Date:	NOV 16, 2023
Item #:	3
Re:	DP 22-013200

From: Dave MacDonald <Dave.MacDonald@pathwaysclubhouse.com>
Sent: November 16, 2023 9:11 AM
To: CityClerk
Subject: Reference: 6011 River Road Development Permit DP 22-013200

City of Richmond Security Warning: This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe.

On behalf of Pathways Clubhouse, I am reaching out in regards to the development at 6011 River Road. This project is located directly across the road from our future affordable housing project. We are in full support of this development as it will have a positive impact on the community and as well as bringing forward the much-needed housing to Metro Vancouver.

Kind regards,
Dave MacDonald
Executive Director
 315-8111 Granville Avenue
 Richmond, BC V6Y 1P5
 Tel: 604-276-8834
www.pathwaysclubhouse.com
 Like us on Facebook! [Pathways Clubhouse](#)



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