



**Regular Council meeting for Public Hearings
Monday, January 17, 2022**

Place: Council Chambers
Richmond City Hall

Present: Mayor Malcolm D. Brodie, Chair
Councillor Chak Au
Councillor Carol Day
Councillor Andy Hobbs
Councillor Alexa Loo
Councillor Bill McNulty
Councillor Linda McPhail
Councillor Harold Steves (by teleconference)
Councillor Michael Wolfe (by teleconference)

Matthew O'Halloran, Acting Corporate Officer

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

1. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 10308
(RZ 20-908348)**
(Location: 8211 No. 3 Road; Applicant: Richard Zhang)

Applicant's Comments:

The applicant was available to respond to queries.

Written Submissions:

None.

Submissions from the floor:

None.

PH22/1-1 It was moved and seconded
*That Richmond Zoning Bylaw 8500, Amendment Bylaw 10308 be given
second and third readings.*

CARRIED



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**2. OFFICIAL COMMUNITY PLAN BYLAW 7100, AMENDMENT
BYLAW 10235 AND RICHMOND ZONING BYLAW 8500,
AMENDMENT BYLAW 10198 (RZ 18-836123)**

(Location: 8671, 8731, 8771, 8831/8851 Cambie Road, 8791 Cambie Road/3600 Sexsmith Road, and 3480, 3500, 3520, and 3540/3560 Sexsmith Road; Applicant: Polygon Talisman Park Ltd.)

Applicant's Comments:

Robin Glover, Polygon, reviewed the application and commented on its proposed design, features and amenities, including (i) the proposed allocation of affordable housing and market rental units, (ii) park development and tree retention, (iii) the proposed roof top demonstration garden, (iv) accessibility to site amenities, and (v) voluntary contributions to the City's public art and child care reserve funds.

In reply to queries, Mr. Glover noted that the completion of the development will take approximately three years and that there were no international marketing of the development. He added that buyers can occupy or rent out their unit.

Written Submissions:

- (a) *Alex Atkinson (Schedule 1)*
- (b) *Diane Bell, Richmond resident (Schedule 2)*
- (c) *Yvonne Bell, Loraine Bell, Joan Larden, Richmond resident (Schedule 3)*
- (d) *Sam Chen, Richmond resident (Schedule 4)*
- (e) *Kelly Chang Shu, Richmond resident (Schedule 5)*
- (f) *Frank Chiu, Richmond resident (Schedule 6)*
- (g) *Donna Colpitts (Schedule 7)*
- (h) *Jack Guo, Richmond resident (Schedule 8)*
- (i) *Chris Ho, Richmond resident (Schedule 9)*
- (j) *Susan Johnsen, Richmond resident (Schedule 10)*
- (k) *Hanson Lau, Richmond resident (Schedule 11)*
- (l) *Adam Lee (Schedule 12)*
- (m) *Harvey Li, Richmond resident (Schedule 13)*



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- (n) *Sharon MacGougan, Garden City Conservation Society (Schedule 14)*
- (o) *Stuart Nagel, Richmond resident (Schedule 15)*
- (p) *Gurprit Nahal, Richmond resident (Schedule 16)*
- (q) *Ken Nakadomari, Richmond resident (Schedule 17)*
- (r) *John Roston, Richmond resident (Schedule 18)*
- (s) *Kerry Starchuk, Richmond resident (Schedule 19)*
- (t) *Ken Takeuchi (Schedule 20)*
- (u) *De Whalen, Richmond resident (Schedule 21)*
- (v) *Casey Wickham, More than a Roof Mennonite Housing Society (Schedule 22)*
- (w) *Henry Wong and Brandy Chan, Richmond resident (Schedule 23)*
- (x) *Peter Wong, Richmond resident (Schedule 24)*
- (y) *Jim Wright, Richmond resident (Schedule 25)*
- (z) *Vlad Zachata, Richmond resident (Schedule 26)*

Submissions from the floor:

Evan Chan Ip, Richmond resident, expressed her support for the proposed development, and highlighted the proximity of the site to transit and other amenities.

Jack Guo, Richmond resident, referenced his submission (Schedule 8) and spoke in favour of the proposed project.

Lerlen Teves, Richmond resident, spoke in favour of the project, expressing that the proposed development has a good mix of housing.

Ahmed Omran, representing SUCCESS, expressed support for the proposed development and was encouraged by the proposal of the Low End Market Rental (LEMR) units.

John Roston, Richmond resident, referenced his submission (Schedule 18) and commented on the site's land value and suggested development of a higher mix of rental units.

Vivien Louie, Richmond resident, expressed support for the proposed development and commented on the subject's site proximity to transit and amenities.



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Bonnie Lee, Richmond resident, noted her support for the project, and spoke on the need for family housing and the site's proximity to transit, parks and other amenities.

Michelle Li, Richmond resident, expressed opposition to the project and commented on the need for more affordable housing and rental units in the city.

Deidre Whalen, Richmond resident, referenced her submission (Schedule 21) and noted her opposition to the proposed development. She expressed that additional affordable housing units should be included and was concerned with the proposed development's impact on the city's urban forest.

Ula Teicher, Richmond resident, expressed support for the proposed development and commented on the need for more housing options in the city.

Jack Mulleney, Richmond resident, expressed support for the project, noting that there is high demand for the housing types proposed in the development.

Jerome Dickey, Richmond resident, spoke in opposition to the proposed development, and expressed that more affordable housing units should have been incorporated into the project and that Richmond needs more affordable housing.

Katherine Van Vlack, representing Trail Appliances Richmond, spoke in favour of the proposed development and noted that workers in Richmond need housing options in the city.

Katherine McCreary, Richmond resident, expressed concerned with regard to the proposed development, noting that the proposed affordable housing portion is not adequate and that additional LEMR units should be included.

Karina Reid, Richmond resident, expressed opposition to the proposed development, citing that additional affordable housing units should be included. Also, she noted that there is a demand for seniors housing and alternative housing options, such as co-op housing, should be explored.

Cohen Nagel, Richmond resident, expressed support for the project, noting that there is demand for a variety of housing in Richmond and the proposed affordable housing and market rental units will benefit the community.

Peggy Johnson, Richmond resident, noted her support for the proposed development, and commented on the proposed development's optimal location and the need for more housing developments in Richmond.



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Yvonne Bell, Richmond resident, referred to her submission (Schedule 3), noted her opposition to the proposed development. Also, she commented on the potentially negative effect of development in the urban forest.

Evan Dunfee, Richmond resident, expressed his support of the proposed development, noting that more housing is needed in Richmond and that densification will aid in housing supply. Also, he suggested advocating senior levels of government to support affordable housing.

Denise Aitken, Richmond resident, expressed concern with regard to the lack of affordable options proposed in the project and encouraged development of more affordable housing in the city.

PH22/1-2

It was moved and seconded

That Official Community Plan Bylaw 7100, Amendment Bylaw 10235 be given second and third readings.

The question on the motion was not called as discussion ensued with regard to (i) the proposed tree retention plan, (ii) future purchase price of the units, (iii) the proposed housing mix, and (iv) the proposed demonstration garden.

The question on the motion was then called, and it was **CARRIED** with Cllrs. Au, Day and Wolfe opposed.

PH22/1-3

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10198 be given third reading.

The question on the motion was not called as discussion ensued with regard to (i) housing affordability in the city, (ii) advocating for more affordable housing and market rental housing, (iii) advocating for senior government support of affordable housing developments, such as co-op housing, (iv) the proposed amenities included in the project and the subject site's optimal location, and (v) increasing the housing supply and the housing mix in Richmond.

The question on the motion was then called, and it was **CARRIED** with Cllrs. Au, Day and Wolfe opposed.

ADJOURNMENT

PH22/1-4

It was moved and seconded

That the meeting adjourn (9:43 p.m.).

CARRIED



City of Richmond

Minutes

Regular Council meeting for Public Hearings Monday, January 17, 2022

Certified a true and correct copy of the Minutes of the Regular meeting for Public Hearings of the City of Richmond held on Monday, January 17, 2022.

Mayor (Malcolm D. Brodie)

Acting Corporate Officer
(Matthew O'Halloran)

MayorandCouncillors

From: MayorandCouncillors
Sent: January 17, 2022 10:49 AM
To: 'Alex Atkinson'
Subject: RE: Written submission for Public Hearing Jan 17, 2022

Categories: - TO: MAYOR & EACH COUNCILLOR / FROM: CITY CLERK'S OFFICE

Good Morning,

Thank you for your email and letter. Please note that copies will be provided to Council in advance of the Jan 17, 2022 Public Hearing. In addition, your comments will be received by Wayne Craig, Director, Development.

Sincerely,

Claudia

Claudia Jesson
Director, City Clerk's Office
City of Richmond, 6911 No. 3 Road, Richmond, BC V6Y 2C1
Phone: 604-276-4006 | Email: cjesson@richmond.ca

From: Alex Atkinson <atkinsonalex00@gmail.com>
Sent: January 17, 2022 10:35 AM
To: CityClerk <CityClerk@richmond.ca>; MayorandCouncillors <MayorandCouncillors@richmond.ca>
Subject: Written submission for Public Hearing Jan 17, 2022

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 the members of the Richmond City Council,

I am writing to express my opposition to the Polygon re-zoning proposal. As a young adult, I'm keenly aware of the urgent need to elect leaders that recognize the importance of protecting green spaces and promoting biodiversity in cities whenever possible - especially when there is so little of it left. I believe it was this mode of thinking that first encouraged the Councils' endorsement of the Garden City Lands Legacy Landscape Plan in 2014. I earnestly ask you to reflect on the social responsibility you have to continue to preserve this area, and the legacy you will be choosing to be remembered by should you not.

I understand that cities across Canada are grappling with a housing and rental crisis. The need to shift priorities from conservation to using available space to provide better housing options in light of these compounding problems would be acceptable from my view. However, the LEMR units that would be built as is outlined in your "Affordable" Housing Strategy are not affordable for the slew of your constituents who are teetering on, or living below the poverty line. Inflation, economic disruption from the pandemic and rising food prices will continue to push many more Richmondites into this financial reality.

And so, I'm left to wonder who this project benefit. Surely the developers are poised to gain but I struggle to see what that would accomplish for Richmond in the long run. This proposal does not help to meaningfully address any of the challenges the public faces as we move through the 21st century. Going forward with it would signal to me a concerning set of mis-aligned priorities and puts into question the decision making model of the current leadership.

Thank you for allowing me to voice my opposition. I hope you consider the concerns being brought to your decision making table.

**Sincerely,
Alex Atkinson**

From: dianne bell <dbpacificwest@gmail.com>
Sent: January 12, 2022 10:59 PM
To: MayorandCouncillors; Brodie, Malcolm; Au,Chak;
haroldsteves.savefarmland@gmail.com; McNulty,Bill; bogberry@gmail.com;
carol@carolday.net; CityClerk
Subject: rezoning the Cambie, Garden City, Capstan Way, Sexsmith area.

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 Richmond City Council,

As a collective you make decisions that will impact Richmond forever. Your decision regarding the Cambie, Garden City, Capstan Way, and Sexsmith area will impact all who are living now and all who will come after us; children, grandchildren, great grandchildren, and so on, all our relations if you will. What momentous decision will you make on behalf of us and our progeny? Will it be a concrete jungle or a verdant urban forest? It literally is in your collective hands. It pains me to think that such an important environmental decision is going to be made by a council who habitually does not save trees, urban forests, farmland, etc. in the City of Richmond. The Garden City Lands wouldn't even exist if it had not been for a small group of Richmond citizens that fought tirelessly to save it. You hold the power to do right for the environment and for our future generations.

Saving the whole area as a park for the densely populated "Capstan Village" - City Centre area would be the best possible use for this urban forest and long grass organic field. Those trees and the field in that area have been stopping climate change and providing much needed wildlife habitat in that part of Richmond since the city was called Lulu Island. Please, for the sake of all you hold sacred, do not approve the current Polygon Talisman Park Ltd application.

Sincerely,
Dianne Bell

MayorandCouncillors

From: MayorandCouncillors
Sent: January 17, 2022 9:52 AM
To: 'Erik Frebold'
Subject: RE: Rezoning application and zoning amendment bylaws for RZ 18-836123 for locations 8671, 8731, 8771,8831, 8851, and 8791 Cambie Road and 3480, 3500, 3520, 3540 and 3560 Sexsmith Road

Categories: - TO: MAYOR & EACH COUNCILLOR / FROM: CITY CLERK'S OFFICE

Good Morning,

Thank you for your email and letter. Please note that copies will be provided to Council in advance of the Jan 17, 2022 Public Hearing. In addition, your comments will be received by Wayne Craig, Director, Development.

Sincerely,

Claudia

Claudia Jesson
Director, City Clerk's Office
City of Richmond, 6911 No. 3 Road, Richmond, BC V6Y 2C1
Phone: 604-276-4006 | Email: cjesson@richmond.ca

From: Erik Frebold <efrebold@vcn.bc.ca>
Sent: January 16, 2022 9:06 PM
To: MayorandCouncillors <MayorandCouncillors@richmond.ca>
Cc: haroldsteves.savefarmland@gmail.com; bogberry@gmail.com; carol@carolday.net
Subject: Rezoning application and zoning amendment bylaws for RZ 18-836123 for locations 8671, 8731, 8771,8831, 8851, and 8791 Cambie Road and 3480, 3500, 3520, 3540 and 3560 Sexsmith 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 Mayor, City Councillors, and City Clerk,
I strongly oppose this rezoning application. City council and the planning department have rezoned and changed the area bordered by Sea Island Way, Garden City Road, Cambie Road and Three Road from urban forest to mid-rise and high-rise developments. City Planners have called this area "Capstan Village". The definition of village is "a group of houses and associated buildings, larger than a hamlet and smaller than a town, situated in a rural area"; rural meaning "relating to or characteristic of the countryside". The land in question for rezoning is the last urban forest and farm fields in the Capstan Village area. All the other forests and fields have been developed into high-rises, mid-rises, and inner-city parks with no mature trees for shade but a lot of cement paths. Repeatedly in the news, I hear how important it is for cities to save local food sources (farm fields) and local forests as one of the ways to combat climate change. Last year, BC experienced the catastrophic effects of

climate change first hand: forest fires burning throughout the province, the town of Lytton burning to the ground, a heat dome in the lower mainland responsible for hundreds of deaths, province-wide flooding causing millions of dollars in damage and creating widespread destruction of highways, dykes, water treatment plants and other very important infrastructure. CLIMATE CHANGE IS HERE. Scientists, economists, indigenous elders, and academics all say we have to stop cutting down our forests, including our urban forests, and that we have to save every bit of arable land that we have for local food security. They say that all governments and individuals must be part of the solution to stop climate change just as we are all part of the solution to stop the spread of COVID19.

Please do not allow the last of the Cambie Urban Forest and Capstan Fields to be rezoned into mid-rises and high-rises. The birds need the forest and fields, the people need the forest and fields, and the planet needs the forest and fields. Thank you very much for your time.

Sincerely,

Yvonne Bell and Lorraine Bell; lifelong Richmond residents (ages 55 and 87 respectively)

10431 Mortfield Road

Richmond, BC

V7A 2W1

Joan Larden, lifelong Richmond resident

9440 Dolphin Avenue,

Richmond, BC

V6Y1C8

Schedule 4 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, January 17, 2022.

MayorandCouncillors

From: CityClerk
Sent: January 17, 2022 11:06 AM
To: MayorandCouncillors
Subject: FW: Talisman Park
Attachments: January 15, 2022.pdf

Categories: - TO: MAYOR & EACH COUNCILLOR / FROM: CITY CLERK'S OFFICE

From: Chan Sam <hatasir@hotmail.com>
Sent: January 14, 2022 3:34 PM
To: CityClerk <CityClerk@richmond.ca>
Subject: Talisman Park

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,
Here is a letter expressing my support at the Public Hearing for Talisman Park

Thank you
Sam Chen

January 15, 2022

Mayor and Council
City of Richmond
6911 No.3 Rd
Richmond, BC V6Y 2C1

Dear Mayor and Council,

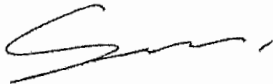
I live in Richmond and am a big fan of the Talisman Park project. The application has all the pieces needed to make it a walkable and sustainable community, which we need more of in our city. During COVID I, along with many others, have been working from home. With the shops, restaurants, parks, and green spaces included in the community I imagine I'll be able to get everything I need without getting in my car. Even the grocery store is close by. In terms of connecting to Vancouver the new skytrain station can also be reached with a short walk.

There is already an influx of people looking to make Richmond home and I think that is only going to continue. These new residents need to live somewhere, and with single family house prices being out of reach for most, it's important we get more apartments built, and fast.

I support this project and I would consider purchasing a home in it.

Yours truly,

Sam Chen
#4-6511 No.2 Road, Richmond BC
V7C 3L4



MayorandCouncillors

From: MayorandCouncillors
Sent: January 17, 2022 11:30 AM
To: 'kellycshu@gmail.com'
Subject: RE: Support for Item 2 Talisman Park

Categories: - TO: MAYOR & EACH COUNCILLOR / FROM: CITY CLERK'S OFFICE

Good Morning,

Thank you for your email and letter. Please note that copies will be provided to Council in advance of the Jan 17, 2022 Public Hearing. In addition, your comments will be received by Wayne Craig, Director, Development.

Sincerely,

Claudia

Claudia Jesson
Director, City Clerk's Office
City of Richmond, 6911 No. 3 Road, Richmond, BC V6Y 2C1
Phone: 604-276-4006 | Email: cjesson@richmond.ca

From: Kelly Shu <kellycshu@gmail.com>
Sent: January 17, 2022 6:15 AM
To: CityClerk <CityClerk@richmond.ca>
Subject: Support for Item 2 Talisman Park

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 sir or madam,

I am a nearby resident of the Talisman project. I am in support urge council and mayor to vote in favour of this project as we need more housing of all types including rental and condos as I would like my children to one day purchase a unit and stay a resident of not only Richmond but the area.

Thank you,
Kelly Chang Shu

January 13, 2022

To City Clerk
City of Richmond
cityclerk@richmond.ca

I am writing to express my thoughts on this project by Polygon.

I believe strata homes should be built with bigger bedrooms. Most recently built condos offer small size bedrooms that can barely fit a queen bed.

I believe strata homes with 3BR should be supplied with two parking - one with level II EV parking and the others just plain parking.

Irregardless of market, affordable or rental homes, there should be a good percentage of large 2BR units with 2BA (>900 sq ft) that comes with 1 EV parking. This would allow a family of 3 to 4 to live comfortably in the unit for a long while, and be environmentally responsible.

All homes should come with a good size balcony so that the occupants can enjoy the outdoors supernatural beauty that Richmond has to offer.

I hope Polygon will note my comments and will be able to accommodate most lower/middle class purchasers.

I suggest the City of Richmond build an elementary +/- secondary school for this Capstan neighborhood, using the donated land from Polygon.

I am in favour of Polygon's development at Talisman Park, with the above considerations

Frank Chiu
for Dr. Frank K.K. Chiu Inc.
Owner
1805-3333 Brown Road, Richmond
1603-8688 Hazelbridge Way, Richmond.

MayorandCouncillors

From: MayorandCouncillors
Sent: January 17, 2022 10:18 AM
To: 'donna@colpitts.org'
Subject: RE: Polygon proposal

Categories: - TO: MAYOR & EACH COUNCILLOR / FROM: CITY CLERK'S OFFICE

Good Morning,

Thank you for your email and letter. Please note that copies will be provided to Council in advance of the Jan 17, 2022 Public Hearing. In addition, your comments will be received by Wayne Craig, Director, Development.

Sincerely,

Claudia

Claudia Jesson
Director, City Clerk's Office
City of Richmond, 6911 No. 3 Road, Richmond, BC V6Y 2C1
Phone: 604-276-4006 | Email: cjesson@richmond.ca

From: donna@colpitts.org <donna@colpitts.org>
Sent: January 14, 2022 6:14 PM
To: MayorandCouncillors <MayorandCouncillors@richmond.ca>
Subject: Polygon proposal

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.

Thank you for the opportunity to voice my opposition to the Polygon proposal for the Garden City and Cambie area. For many years I was proud of Richmond and the amount of green space that was maintained but lately I have become more and more distressed by the direction the city is taking. The current administration seems to have prioritized catering to developers over retaining what made Richmond so special. The green space this proposal would destroy is the only large parcel in the area. Over the past decade or two it seems we are turning into a concrete jungle.

We are losing the very identity that Richmond has always had. I know many people who have come here from other municipalities to purchase the farm fresh produce that used to be abundant. We've been losing these farms and/or markets over the years and instead we have new development or mega-houses built on farm land (and that land is *not* being actively farmed).

I've heard a lot of people say the City of Richmond is driven by greed only. I hate to think that but if it's true, who actually is benefiting from it? We have a lack of affordable housing, a lack of social services and, if we're trying to be a major "urban centre", we should have those resources in place. There are

advantages to living in a major urban centre and we don't have those, we're just losing the beauty of the city and gaining nothing. On paper it seems the city has been making some progress but it's on paper only, there is no concrete evidence of even making a dent in the housing crisis. LEMR units aren't "affordable housing" in reality for many, but even the LEMR units don't seem to be actually built. Having these listed as "secured" might make the city feel good but unless they are actually built and tenanted they mean nothing. I read about the Caring Place proposal and that seems to make sense, it would help the city and make a difference in the crisis we face. I don't understand why the city seems to be resistant to that but open to another large development that won't add any real benefit and will instead create another loss of green space.

The situation at No. 3 Road and Alderbridge is an example of an approved development going terribly wrong. The city needs to be less ready to approve large developments and instead should turn their focus to projects that will benefit the *actual residents* of the city.

Small businesses don't seem to be benefiting either, so many have closed over the past decade or so. Local businesses are increasingly becoming replaced by big chain stores and our choices of where to shop are shrinking every year. So, apart from the developers, who exactly is benefiting from destroying what used to be a great place to live?

I have been following the stories and letters in local papers and it doesn't seem our current council is listening to its residents at all. With municipal elections coming up, maybe it's time for a change.

Sincerely,

Donna Colpitts

Schedule 8 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, January 17, 2022.

MayorandCouncillors

From: CityClerk
Sent: January 17, 2022 11:05 AM
To: MayorandCouncillors
Subject: FW: Item 2 on January 17 public hearing
Attachments: Talisman Park - Jack Guo.docx

Categories: - TO: MAYOR & EACH COUNCILLOR / FROM: CITY CLERK'S OFFICE

From: Jack Guo <jackguo@outlook.com>
Sent: January 16, 2022 1:32 AM
To: CityClerk <CityClerk@richmond.ca>
Subject: RE: Item 2 on January 17 public hearing

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,

I would like to submit the attached written submission.

Thanks,

Jack Guo

Sent from Mail for Windows

From: CityClerk
Sent: January 13, 2022 8:57 AM
Subject: RE: Item 2 on January 17 public hearing

Good morning,

Further to your delegation request, we have registered you to participate in the Public Hearing meeting on January 17, 2022, at 7:00 pm. Information on connecting to the meeting from your computer or device is as follows. On January 17th we request that you connect to the meeting at 6:30 pm so that staff can quickly test your audio connection.

We are confirming you will be using the Zoom app to join the meeting.

Join Zoom Meeting

<https://richmond-ca.zoom.us/j/98322730410?pwd=ZlBkYU9mdERjY0ExOTNSd2Q2SXN4Zz09>

Meeting ID: 983 2273 0410

Passcode: 022288
One tap mobile
8557038985,,98322730410#,,,,*022288# Canada Toll-free

Dial by your location
855 703 8985 Canada Toll-free
Meeting ID: 983 2273 0410
Passcode: 022288
Find your local number: <https://richmond-ca.zoom.us/j/asOG2YcBI>

Regards,

City Clerk's Office

City of Richmond | 6911 No. 3 Road, Richmond, BC V6Y 2C1
P (604) 276-4007 | F (604) 278-5139 | E cityclerk@richmond.ca
People | Excellence | Leadership | Team | Innovation

From: Jack Guo <jackguo@outlook.com>
Sent: Tuesday, 11 January 2022 14:54
To: CityClerk <CityClerk@richmond.ca>
Subject: Item 2 on January 17 public hearing

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,

I would like to speak on Item 2 on the January 17th Public Hearing.

Jack Guo

Get [Outlook for Android](#)

Thank you for giving me the chance to speak today. As a Richmond resident for over 15 years it's exciting to see how our city is growing along the Canada Line stations. I'm here today to speak on my support for the Talisman Park project at Capstan Village.

As the result of the pandemic more people are moving away from the City of Vancouver to surrounding areas where housing cost is much lower in comparison. Even though a lot of us are currently working at home full-time, we will likely transition back to a hybrid model where we still need to go to the office a few times a week. Talisman Park will further maximize the value of the public transit infrastructure in Richmond to allow residents to conveniently commute to the airport, Vancouver, or Downtown for work without relying on a personal vehicle.

The Talisman Park location is also close to shops, restaurants and grocery stores, so residents can carry on with their lives on foot. I can see my younger sister living here during university while working part time at a restaurant or shop nearby. I can also see my parents downsizing from their townhome and getting everything they need within walking distance. Local businesses in this area will greatly benefit from the increase in residents.

My impression of Richmond is that we're a very practical city and there are many tangible values that this project will bring. The inclusion of affordable housing and market rentals will accommodate for a wide range of residents to share this space. New park and outdoor space will also benefit residents from the surrounding areas while preserving some of the existing biodiversity. This is an opportunity for more people to discover how comfortable and convenient it is to live here.

At this time more housing supplies is desperately needed in our city. Condos are the typical entry points for first-time home buyers so projects like this will be very attractive to my friends that are still working towards owning their first home. I hope we can move forward quickly with the development to meet the immediate demand for rental and strata units in Richmond. I know many people that have purchased homes built by Polygon so I'm confident that they will be able to deliver on their commitments to our community.

Thank you.

Schedule 9 to the Minutes of the
Public Hearing meeting of
Richmond City Council held on
Monday, January 17, 2022.

MayorandCouncillors

From: CityClerk
Sent: January 17, 2022 11:05 AM
To: MayorandCouncillors
Subject: FW: Talisman Park: Public Hearing Support
Attachments: Talisman - Chris Ho - Support.pdf

Categories: - TO: MAYOR & EACH COUNCILLOR / FROM: CITY CLERK'S OFFICE

From: R G <g2studio@hotmail.com>
Sent: January 15, 2022 9:15 PM
To: CityClerk <CityClerk@richmond.ca>
Subject: Talisman Park: Public Hearing 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.

Good Evening - Please find attached a letter of support for the Talisman Park project submitted on behalf of Richmond resident Chris Ho.

Sincerely,
Bernadette

January 15, 2022

Mayor Brodie and Council
City of Richmond
6911 No.3 Road
Richmond, BC
V6Y 2C1

Submissions to the City of Richmond

As a long-term resident of Richmond and a neighbor to the Talisman project, I like to voice my opinion towards this project.

Most people probably would not know why the project is named Talisman. I venture to guess that the developer is so proud of the development and intends to build a condo project that is a representation and also inspiring to others. Indeed, when a city like Richmond which is flooded with condo projects, Talisman project is a breath of fresh air! I moved to BC from Toronto, Ontario thirty years ago and I never looked back. I have been staying in Richmond since. My wife and I love Richmond and we bought our first house in Richmond, in the Odlin area, which interestingly enough is around the corner to the Talisman project. Since then, we have moved from house to house in Richmond until I retired and moved to the present condo on Hazelbridge Way recently which once again very close to the Talisman project.

I always recommend my friends to live in Richmond. The City of Richmond is a self-contained City with all the amenities you can ask for and yet it's 15 minutes to wherever you need to go to, at least it used to be. The City is growing leaps and bounds in its normal course. I witnessed the growing pain when the City toyed with the idea of the B-line along No. 3 Road and now a two car platform for the sky train. Nonetheless, the City is growing as it attracts many newcomers and the City is learning as it grows.

Richmond has lots of land although zoned as agricultural uses. The City is however doing its best in balancing different interests in the midst of the urgent housing need of all types! Looking at the percentage of affordable and rental homes combined to the total of the units built, I believe a project like Talisman serves this purpose.

Location:

Condo projects along Garden City Road is long overdue. One can only shake one's head and asks why did the City approve so many condo projects along No. 3 Road as if that road is not busy enough? I understand that it makes sense to have condos along the skytrain stations, but a five to ten minute walk to a sky train station is a luxury in any parts of the world! Garden City Road should be a major route for future condo developments in order to alleviate the traffic problems along No. 3 Road and I think Talisman sets an example for this!

Give and take:

I am sure that the City staff has bargained with the developer for the best options in the interests of the Richmond residents. A dedicated city park is almost a given. But looking at what is also offered by the developer, I am astounded by the negotiation skills of our City staff: Just to name a few, transit passes to be given to affordable homeowners and rental home tenants; EV charging stations for 100% of visitor parking spaces....

One has to realize that developers are not charities, in fact, they are instrumental in providing all kinds of employment to our Richmond community. Not to mention the property taxes to be collected by the City in the years to come.

Not only do I live in this neighborhood, I used to operate a small business (a staff of 15 employees) for over 15 years at the corner of Cambie Road and Sexsmith Road which again is only a block away from the Talisman project. I appreciate very much of why the City is very cautious about approving any kind of big scale condo project.

In my experience, a lot of my friends are retiring and are looking into switching from house to condo living. This will be a definite trend and condos also serve as an entry to homeownership for young couples who cannot afford a house.

I think each project should be determined by its own uniqueness. You will not be able to find one set of rules that can apply to all condo projects. As a matter of fact, it will be unfair and arbitrary to try to set in stone any sort of affordable and rental percentage rule to a condo project.

Each project should be as dynamic as it can be to fit the community.

Respectfully,
chris ho

Ste 705 - 8688 Hazelbridge Way, Richmond, BC,
V6X 0R6

Schedule 10 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, January 17, 2022.

Susan Johnsen
5131 Hummingbird Drive
Richmond, V7E 5T7

January 16, 2022

Dear Mayor and Councillors

Thank you for this opportunity to respond to the current proposal by Polygon which would require rezoning the Cambie, Garden City, Capstan Way, Sexsmith areas.

My concern is that this project continues with the trajectory of densification, offering a great deal more housing, but very limited to no truly affordable housing. Densification will NOT solve the affordable housing crisis in Richmond.

I take encouragement from the City's own document which states:

"While the entire Housing Continuum is referenced in the Affordable Housing Strategy, the strategic directions and associated policies and actions for implementation, specifically focus on transitional and supportive housing, non-market rental housing, and low-end market rental units targeted to the priority groups in need.

The priority groups in need were identified in the Housing Affordability Profile and endorsed by City Council in November 2016:

- Families (including lone-parent families, families with children, and multi-generational families);
- Low and moderate income earners;
- Low and moderate income seniors;
- Persons with disabilities; and
- Vulnerable populations (including households on fixed incomes, persons experiencing homelessness, women and children experiencing family violence, individuals with mental health and addictions issues, and indigenous people)."

This project would see 156 LEMR units added to the city's supply. However, the time has long passed for us to acknowledge that LEMR units at 15% below market level in Richmond are simply not affordable, particularly for the priority groups mentioned above.

We as citizens, and councillors as our representatives, have a duty to advocate for and support the rights of all of our fellow residents of Richmond to have a reasonable chance at decent quality of life. Affordable Housing is the first step in stabilizing an individual's position in society. Please do not move forward with this or any other redevelopment plan until a truly affordable housing provision is in place.

Sincerely,

Susan Johnsen
5131 Hummingbird Drive
Richmond, V7E 5T7

Susan E. Johnsen
susan.johnsen@gmail.com

MayorandCouncillors

From: MayorandCouncillors
Sent: January 17, 2022 9:54 AM
To: MayorandCouncillors
Subject: FW: letter re rezoning
Attachments: rmd.ltr.housing.docx

Categories: - TO: MAYOR & EACH COUNCILLOR / FROM: CITY CLERK'S OFFICE

From: MayorandCouncillors
Sent: January 17, 2022 9:53 AM
To: 'Susan Johnsen' <susan.johnsen@gmail.com>
Subject: RE: letter re rezoning

Good Morning,

Thank you for your email and letter. Please note that copies will be provided to Council in advance of the Jan 17, 2022 Public Hearing. In addition, your comments will be received by Wayne Craig, Director, Development Approvals.

Sincerely,

Claudia

Claudia Jesson
Director, City Clerk's Office
City of Richmond, 6911 No. 3 Road, Richmond, BC V6Y 2C1
Phone: 604-276-4006 | Email: cjesson@richmond.ca

From: Susan Johnsen <susan.johnsen@gmail.com>
Sent: January 16, 2022 3:02 PM
To: CityClerk <CityClerk@richmond.ca>; MayorandCouncillors <MayorandCouncillors@richmond.ca>
Subject: Fwd: letter re rezoning

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.

----- Forwarded message -----

From: Susan Johnsen <susan.johnsen@gmail.com>
Date: Sun, 16 Jan 2022 at 14:55

Subject: letter re rezoning

To: Susan Johnsen <susan.johnsen@gmail.com>

Schedule 11 to the Minutes of
the Public Hearing meeting of
Richmond City Council held on
Monday, January 17, 2022.

January 13, 2022

Richmond Mayor and Council
City of Richmond
6911 No.3 Road
Richmond, BC V6Y 2C1

Dear Mayor and Council,

RE: Polygon Talisman Park Ltd. Application at Garden City Rd. & Cambie Rd.

My name is Hanson Lau and I am reaching out to you to express my support for the Polygon Talisman Park rezoning application.

I have lived in Richmond for more than 20 years and my office is just across the street from the proposed development site. I recently noticed that the project had applied for Council's approval for more than three years; considering the size of the proposed development and the impact of COVID19 pandemic, I must commend the City staff in bringing the project to this public hearing.

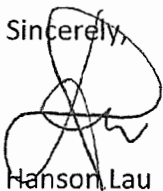
In my opinion, the proposal for Talisman Park includes all the pieces necessary to create a truly friendly neighbourhood with a community feel; city park, public open spaces, amenities, commercial space, and proximity to the future Capstan SkyTrain station. These ingredients are a recipe for success. All that being said, car use is still a necessity in Richmond and I would not want to see Council drastically reduce the parking ratio.

In addition, the proposal includes a roof top garden. While this may be an innovative initiative, it may not be a practical option after a few years, as the root system of the plants WILL eventually damage the envelope of the building. This exact problem has been ongoing at Pacific Plaza on Cambie Road for more than 15 years; having experienced the issue myself, I certainly do not wish that upon any future property owners.

In conclusion, it is my opinion that Polygon has established itself as a respectable and responsible builder of residential and commercial units in Richmond, and I believe the City of Richmond would consider this project favorably going forward.

Thank you for your attention.

Sincerely,



Hanson Lau
3571 Pleasant St.
Richmond, BC V7E 2P7

From: Adam Lee <adamslee51@gmail.com>
Sent: January 13, 2022 8:08 PM
To: MayorandCouncillors; CityClerk
Subject: Re: Capstan village green space

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 sorry for the confusion in my last email. What I meant to say was please do not approve the current Polygon Talisman Park application for the Cambie, Garden City, Capstan Way, and Sexsmith area. Again, as I said in my original email more green space equals more mental well-being space.

Regards,
Adam Lee

> On Jan 13, 2022, at 12:57 PM, MayorandCouncillors <MayorandCouncillors@richmond.ca> wrote:

> Good Afternoon,

>

> Thank you for your email. For clarification can you please specify or provide a copy of the statements by Ms. Bell in relation to your email below?

>

> Thank you,

>

> Matt O'Halloran | Manager, Legislative Services City of Richmond |

> 6911 No.3 Road, Richmond, BC V6Y 2C1

> Phone: 604-276-4098 | Fax: 604-278-5139

> Email: mohalloran@richmond.ca

>

>

>

> -----Original Message-----

> From: Adam Lee <adamslee51@gmail.com>

> Sent: January 12, 2022 7:24 PM

> To: MayorandCouncillors <MayorandCouncillors@richmond.ca>

> Subject: Capstan village green space

>

>

> 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 Ms Bell's proposal of keep that area for more
> green space. More green space equals more mental well-being space.
> Everyone would benefit not just the developers. Regards Adam
> Lee-resident of Richmond

>
> Sent from my iPhone

Schedule 13 to the Minutes of
the Public Hearing meeting of
Richmond City Council held on
Monday, January 17, 2022.

January 12, 2022

Mayor and Council
City of Richmond
6911 No.3 Road
Richmond, BC
V6Y 2C1

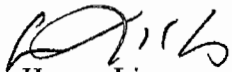
Dear Mayor and Council,

My name is Harvey Li and I wish to speak in support of the Polygon Talisman Park application. I have been operating a business in Richmond for more than 20 years. I have raised my family here, and my two sons who were born in Richmond, are going to raise their families here soon. It's important to me that they stay close.

We all know there is a housing crisis in Greater Vancouver and one of the primary causes is a lack of housing supply. As a community we need more housing approved so we can have enough supply to keep our Richmond families in Richmond. There isn't enough choice right now and Richmond residents are being forced out.

I understand that the Talisman Park project will produce 1,341 much needed multi-family homes as affordable homes, rental homes, and condos. These can't come quickly enough. Please help tackle the affordability crisis by approving this project.

Sincerely,



Harvey Li
10251 Leonard Road
Richmond, BC V7A 2T3

From: MayorandCouncillors
Sent: January 17, 2022 3:57 PM
To: 'Sharon MacGougan'; MayorandCouncillors
Subject: RE: Talisman, item 2
Attachments: Talisman 2022.pdf

Good Afternoon,

Thank you for your email and letter. Please note that copies will be provided to Council in advance of the Public Hearing this evening. In addition, your comments will be received by Wayne Craig, Director, Development Applications.

Sincerely,

Matt O'Halloran | Manager, Legislative Services
City of Richmond | 6911 No.3 Road, Richmond, BC V6Y 2C1
Phone: 604-276-4098 | Fax: 604-278-5139
Email: mohalloran@richmond.ca



From: Sharon MacGougan <sharonmacg@telus.net>
Sent: January 17, 2022 3:12 PM
To: MayorandCouncillors <MayorandCouncillors@richmond.ca>
Subject: Talisman, item 2

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 Mayor and Councillors,

Please read my letter submitted for tonight's meeting.

Thank you!
Sharon MacGougan

To: Mayor and Council, Richmond

From: Sharon MacGougan, President, Garden City Conservation Society

Re: Public Hearing item 2, Talisman Park

Date: January 17, 2022

The Garden City Conservation Society is grateful that mature trees in a forest ecosystem have been saved on the Talisman development site through park relocation. Currently the Talisman natural park area is biodiverse and alive with birds. Let's keep it that way.

Natural parks attract birds. It's as simple as that because biodiversity provides them with nesting opportunities and food sources. Terra Nova, Garden City Community and Paulik Parks are great examples. If we want to continue having birds in our lives, we need to give them places to live. If we don't want extinction of species under our stewardship, we need to protect and restore biodiversity.

Another aspect is that climate change and loss of biodiversity are linked and need to be worked on at every level, including the local one. It's not too late to make a difference. A fairly recent UN [report on nature's unprecedented decline and species extinction](#) puts it this way:

In a two-way process, climate change is one of the main drivers of biodiversity loss, but destruction of ecosystems undermines nature's ability to regulate greenhouse gas (GHG) emissions and protect against extreme weather, thus accelerating climate change and increasing vulnerability to it. This explains why the two crises must be tackled together with holistic policies that address both issues simultaneously and not in silos."

The Talisman natural park has excellent potential as a way to make positive change with both local and global significance.

Schedule 15 to the Minutes of the
Public Hearing meeting of
Richmond City Council held on
Monday, January 17, 2022.

MayorandCouncillors

From: CityClerk
Sent: January 17, 2022 11:03 AM
To: MayorandCouncillors
Subject: FW: Talisman Park
Attachments: Talisman Park.docx

Categories: - TO: MAYOR & EACH COUNCILLOR / FROM: CITY CLERK'S OFFICE

From: stuart nagel <nagel.stuart@outlook.com>
Sent: January 16, 2022 9:20 PM
To: CityClerk <CityClerk@richmond.ca>
Subject: Talisman Park

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.

Please find attached a letter to the city council in regard to Talisman Park by Polygon.

Stuart Nagel

January 12, 2022
Mayor and Council
City of Richmond
6911 No.3 Road
Richmond, BC
V6Y 2C1

Dear Richmond Mayor and Council,

I would like to voice my opinion in favour of Polygon's Talisman Park project for the following reasons.

My name is Stuart Nagel and I am a 27-year-old who has been living in Richmond my entire life. I grew up in the Steveston neighbourhood and still live relatively close by in the Seafair neighbourhood. I love being close to the water and having some of the best fresh seafood available in my backyard. Growing up I took part in many different sports and played for various different teams all within Richmond. The sports community in Richmond was incredibly important to me as it allowed me to make a ton of friends, many of which I still am close with to this day. I work in Vancouver but prefer living in Richmond as it is more affordable and a less congested.

I like that Richmond is less congested than Vancouver, but there is still a need for more housing in the city as many people I know are trying to purchase their first real estate property and would love to do so in Richmond. I too am always looking to see what is available for purchase and rent within the city, and I think there needs to be more supply to help meet the demands. I believe that Polygon's Talisman Park would be a beneficial project for Richmond's community.

There is definitely an urgent need for more housing and a large-scale master planned community like Talisman Park is a step in the right direction to help solve this problem. The location is great because it is close to the malls, shopping districts, parks, and grocery stores, and yet is close enough to the sky train station as well. I am a big fan of making Richmond a more bike friendly city, so the fact that Talisman Park has a heavy emphasis on bike repair and maintenance facilities, as well as bike-sharing programs sounds great to me. Lastly, a project like Talisman Park allows people like myself who grew up here, to be able to stay within the city they love and remain close enough to their families. My parents still live in Steveston, and I would like to remain in the Richmond community so that I can still see them on a weekly basis without having to commute too far. I know that many of my friends who grew up in Richmond feel the same way.

Thank you for taking the time to read through my opinion.

Sincerely,

Stuart Nagel

Schedule 16 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, January 17, 2022.

MayorandCouncillors

From: CityClerk
Sent: January 17, 2022 1:10 PM
To: MayorandCouncillors
Subject: FW: Talisman Park: Public Hearing January 17th 2022
Attachments: Talisman Park - Gurprit Nahal - Mayor and Council.pdf

Categories: - TO: MAYOR & EACH COUNCILLOR / FROM: CITY CLERK'S OFFICE

From: Adam Kossack <akossack@trailappliances.com>
Sent: January 17, 2022 12:57 PM
To: CityClerk <CityClerk@richmond.ca>
Subject: Talisman Park: Public Hearing January 17th 2022

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

Please see attached letter of support for item #2 on January 17th 2022 Public Hearing Agenda.

Thanks,
Gurprit

Adam Kossack | Key Account Manager, Multi Family Division | **Trail Appliances Ltd.** | P.604-434-8711 | F.604-412-6753 | **Direct.** 604-412-6755 | **Mobile.** 604-992-7159 | www.trailappliances.com

Our showrooms are open to help customers find the appliances they need. Please check [our website](#) for current operating hours, our full offering of delivery and pickup services (including touchless options), and details on how we're keeping our employees and customers safe.

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January 14th, 2022

Richmond Mayor and Council
City of Richmond
6911 No.3 Road
Richmond, BC
V6Y 2C1

Dear Mayor Brodie and Council,

My name is Gurprit Nahal and our family has been living in Richmond for over 25 years now. When we emigrated from India, we started to love Richmond the second we stepped out of the airplane. I just recently got married and we are excited to continue living in Richmond.

I think that the Talisman Park Project is a great idea for the City of Richmond. I've seen this space empty for a long time, and I think this project will help preserve the greenery while integrating a new housing development. This opens doors for other young families to come into Richmond who might have not been able to afford it otherwise. We love how the Garden City block has brought many families into Richmond. The average single family home in Richmond has increased to approximately 1.7 million dollars. This new project will help increase affordable housing. With easy access to the SkyTrain station, we will need less cars on the road. Also, this is very close to Aberdeen shopping mall and this will help small businesses be more successful because of the increased in population from the new development.

Yours Truly,
Gurprit Nahal
4100 Danforth Drive, Richmond BC V6X 2X2

Schedule 17 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, January 17, 2022.

MayorandCouncillors

From: CityClerk
Sent: January 17, 2022 11:04 AM
To: MayorandCouncillors
Subject: FW: Public Hearing meeting comments for Application by Polygon Talisman Park Ltd. - File: RZ 18-836123
Attachments: City Letter.docx
Categories: - TO: MAYOR & EACH COUNCILLOR / FROM: CITY CLERK'S OFFICE

From: ken nakadomari <k_nak84@hotmail.com>
Sent: January 16, 2022 12:50 PM
To: CityClerk <CityClerk@richmond.ca>
Subject: Public Hearing meeting comments for Application by Polygon Talisman Park Ltd. - File: RZ 18-836123

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 Mayor and Councillors,

Please find attached Public Hearing meeting comments for Application by Polygon Talisman Park.

Thank you,

Ken Nakadomari
#1801 - 3333 Brown Road,
Richmond, British Columbia
V6X 0P6

Date: January 14, 2022

File: RZ 18-836123

From: Ken Nakadomari
1801 – 3333 Brown Road,
Richmond, British Columbia
V6X 0P6

Re: Public Hearing meeting comments for Application by Polygon Talisman Park Ltd. to Create the “Residential / Limited Commercial (ZMU47) – Capstan Village (City Centre)” Zone, and to Rezone the Site at 8671, 8731, 8771, 8831/8851 Cambie Road, 8791 Cambie Road/3600 Sexsmith Road, and 3480, 3500, 3520, 3540/3560 Sexsmith Road from the “Single Detached (RS1/F)” Zone to the “Residential / Limited Commercial (ZMU47) –Capstan Village (City Centre)” Zone

To: Mayor and Councillors,

I am writing this letter to describe my opinion regarding the development application by Polygon Talisman Park Ltd. I believe it is a great idea to increase more home buying options in central Richmond. This convenient location provides many transit options, so residents do not have to own vehicles for commuting to work/school and shopping. Many of my family and friends who drive and are looking for a primary residence also prefer the central Richmond location, as bridges and highways are close by, and provide easy access to neighboring cities.

My family and I enjoy going to many new public parks and children’s playgrounds that are built by developers. It allows my young children to play outdoors in the middle of the city safely. Furthermore, the parks are all within walking distance, so I look forward to having more public parks and public playgrounds that come along with the new community.

For the reasons above, I support a well-designed new community like Talisman Park coming to my neighborhood.

From: John Roston, Mr <john.roston@mcgill.ca>
Sent: January 13, 2022 4:22 PM
To: Brodie, Malcolm; McNulty,Bill; Steves,Harold; Day,Carol; Au,Chak; Loo,Alexa;
Hobbs,Andy; McPhail,Linda; Wolfe,Michael
Cc: CityClerk; Michelle Li (michelleli@shaw.ca); Laura Gillanders
(lauragillanders@gmail.com); Maria Rantanen
Subject: Public Hearing January 17, 2022 - Polygon Talisman Park Ltd.
Attachments: Polygon Talisman Park Public Hearing January 2022 Richmond Rental Housing
Advocacy Group.pdf

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 Mayor & Councillors,

Attached is a brief submission on the Polygon Talisman project by the Richmond Rental Housing Advocacy Group to the Public Hearing on January 17.

Our views have changed since the discussion at recent Council meetings indicated that Polygon paid a very high price for the land as if it were already zoned for strata condos. If so, that was a major costly mistake on their part and should not prevent a scarce major tract of land in the City Centre from being used for the rental housing that is so desperately needed. This is a rare opportunity to turn the rental housing crisis around. We present a way forward that requires bold action on your part while providing substantial incentives for Polygon.

I am copying the City Clerk to indicate that I would like to delegate on this proposal, agenda Item 2, at the Public Hearing on Jan. 17.

Many thanks for your careful consideration of this very important issue.

Richmond Rental Housing Advocacy Group
John Roston, Coordinator

john.roston@mcgill.ca
12262 Ewen Avenue
Richmond, BC V7E 6S8
Phone: 604-274-2726

**Richmond Rental Housing Advocacy Group Submission to the Public Hearing, January 17, 2022,
Agenda Item 2: Polygon Talisman Park Ltd.**

Backing Up Your Words with Action Requires Rezoning the Property for 100% Rental Housing

Most of you have spoken publicly about the urgent need for large amounts of new rental housing in the City Centre. Polygon Talisman is one of the few large tracts of land where that is possible. It is a rare opportunity for immediate action on market rental housing. An excellent plan is in place and ready to go. Change the tenure from strata condos to market rental and with one stroke, you have changed the rental marketplace in Richmond.

It's All About the Cost of Land

Your consultants have explained that market rental is all about the cost of land. The land in this case is currently zoned for single family housing. Adding a premium for creating a land assembly would result in a land value that allows for market rental to be profitable. From what has been said at Council meetings, it appears that Polygon paid far above that level as if the land were already zoned for more profitable strata condos. If so, their gamble on strata condo rezoning seems to have taken for granted that you would vote for it. That was a major mistake on their part.

The Billionaire Bailout

If you instead rezone the land for 100% rental, the project will be profitable, but they are not going to recover what they paid for the land. The billionaire is going to take a substantial loss on the land unless you bail him out by rezoning it for mostly strata condos. It's unfortunate, but it won't bankrupt him. Mistakes have consequences.

It Isn't Fair to Do This to an Excellent Developer Who Has Been Very Cooperative

They moved the park. They added green roofs. They have made other modifications when requested and have been strung along for years. Council should have told them at the very beginning that this land is needed for rental housing. These are all reasons for providing them with significant incentives to switch to rental housing, but not to reimburse them for paying too much for the land by allowing them to build mostly strata condos.

The Way Forward

Rezone the land for 100% rental. Otherwise, the hope remains that it can be rezoned for strata condos by a future Council and Polygon will let the land sit vacant. Rezoned for rental, they will take a loss on the land and either build rental or sell to someone who will, most likely a pension plan or insurance company that will reimburse them for their development costs to date. If Polygon builds rental, CMHC will loan them almost the entire cost at a low rate locked in for 10 years on a 50-year amortization.

How About 50% Rental

It will not have sufficient impact on the supply of rental housing. Rents will be higher due to lower economies of scale. Pension plans are not interested in projects with less than 100% rental.

Significant Incentives That the City Can Easily Afford

Remove the required \$12 million contribution to the Capstan Station. The station is already fully funded. Use the Revitalization Tax Exemption to delay collecting the municipal tax on the value of the new construction (improvements) for ten years as has been done by the City of Kelowna. This will substantially increase the value of the property. They will continue to pay the property tax on the land so there is no reduction in the City's revenue.

From: MayorandCouncillors
Sent: January 17, 2022 5:32 PM
To: 'Kerry Starchuk'; MayorandCouncillors
Subject: RE: Public Hearing - Polygon Development

Schedule 19 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, January 17, 2022.

Good Afternoon,

Thank you for your email and letter. Please note that copies will be provided to Council in advance of the Public Hearing this evening. In addition, your comments will be received by Wayne Craig, Director, Development Applications.

Sincerely,

Matt O'Halloran | Manager, Legislative Services
City of Richmond | 6911 No.3 Road, Richmond, BC V6Y 2C1
Phone: 604-276-4098 | Fax: 604-278-5139
Email: mohalloran@richmond.ca



From: Kerry Starchuk <kerrystarchuk@hotmail.com>
Sent: January 17, 2022 4:44 PM
To: MayorandCouncillors <MayorandCouncillors@richmond.ca>
Subject: Public Hearing - Polygon Development

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.

Date: January 17, 2022

Mayor and council,

I understand there will be a public hearing held tonight on the Polygon 1300-unit development in Richmond. I am writing to say I disapprove of the proposal and don't believe it should be approved. It's been turned down 2 times and can be turned down a third time.

There are ordinary families that are struggling in every way to have a roof over their head. The majority of council members are privileged to have purchased a property in a fair real estate market before 2010 and really should be doing everything in their power to help the rental crisis in Richmond.

When do we say enough is enough!

We don't have an empty tax and investors have come in and have taken advantage of Richmond knowing our council is weak and has allowed greed to take over the city. Thank goodness for Carol Day, Michael Wolfe and Chak Au for seeing the light and saying no. Especially, Carol Day for her taking the issue to social media and bringing awareness to the public on the proposal.

Has anyone on council driven around Richmond and seen all the condo's that have been built since 2010 and are empty? When are you going to open your eyes and stop the madness!


A quote from the Richmond News "The proposed redevelopment has been on council's agenda twice before and Polygon has made changes, for example, agreeing to move a greenspace in order to save several dozen mature trees on the property."

It's long overdue we save what is left of Richmond for affordable housing for local families. Trees are important but so is a safe affordable place to lay one's head down at night.

The Vancouver west end is a good example on what a concentre jungle looks like, and Richmond is starting to look the same. Another example is China and seeing all the stories on the 64 million empty dwellings.

Is this project not a golden opportunity to establish an affordability policy that we can use in the future or do we lose the opportunity to use this as an example as a template for the future for affordability housing.

Kerry Starchuk
7611 Lancing Place
Richmond, B.C.

 Virus-free. www.avast.com

From: Ken Takeuchi <kentakeuchi@telus.net>
Sent: January 14, 2022 11:09 AM
To: MayorandCouncillors; haroldsteves.savefarmland@gmail.com; McNulty,Bill
Subject: Polygon Development proposals

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 have been a resident of Richmond since 1985 and moved to this municipality because of the suburban nature of the area and during the time since then, I have seen our city change to one that is becoming increasingly densified to the point that it has become so much less liveable and enjoyable. I understand that we cannot stand in the way of the changing times and progress is inevitable but it seems that we have grown in a way that is so much more skewed toward massive developments and loss of greenspace. The other side of development in as much as I grudgingly believe is part of progress, is that there are often promises made to make parts of the developments accessible to low income families but invariably the definition of affordable housing is only something to gain development approvals as the end result is that the so called affordable units which are usually end up in smaller numbers than the original proposal are still way out of the reach of those that need this housing the most. It is difficult to rationalize that this is the cost of progress as we are making this city unaffordable to so many long time residents.

In addition I feel that we are changing the whole ambience of the city and its liveability by eliminating so many of the wetlands and greenspaces that made this place so attractive to come and live. Also the erosion of farmland with extravagant mansions popping up all over the ALR land is not just a breach of trust but are also an eyesor to most.

While this is just the opinion of one Richmond resident, I am sure if more people are brought into the decision making process or at least given the opportunity of being heard, we might see a Richmond that we can all be proud of and enjoy to the fullest.

Respectfully

Ken Takeuchi
concerned resident

--
Ken

MayorandCouncillors

From: MayorandCouncillors
Sent: January 17, 2022 10:15 AM
To: 'De Whalen'
Subject: RE: Written submission for Public Hearing Jan 17, 2022

Categories: - TO: MAYOR & EACH COUNCILLOR / FROM: CITY CLERK'S OFFICE

Good Morning,

Thank you for your email and letter. Please note that copies will be provided to Council in advance of the Jan 17, 2022 Public Hearing. In addition, your comments will be received by Wayne Craig, Director, Development Approvals.

Sincerely,

Claudia

Claudia Jesson
Director, City Clerk's Office
City of Richmond, 6911 No. 3 Road, Richmond, BC V6Y 2C1
Phone: 604-276-4006 | Email: cjesson@richmond.ca

From: De Whalen <de_whalen@hotmail.com>
Sent: January 16, 2022 12:33 PM
To: CityClerk <CityClerk@richmond.ca>; MayorandCouncillors <MayorandCouncillors@richmond.ca>
Subject: Written submission for Public Hearing Jan 17, 2022

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.

City of Richmond
6911 No. 3 Road
Richmond, BC

January 16, 2022

SENT BY EMAIL ONLY

Dear City Clerk's office and Mayor & Councillors:

Please accept this written submission (below and attached) for the Public Hearing on January 17, 2022, regarding the proposed rezoning of the area bordered by Sexsmith, Capstan, Garden City and Cambie, the "Polygon" proposal. I would like to attend Council Chambers in-person. Please advise, thank you. De Whalen

Submission to January 17, 2022 City of Richmond Public Hearing on Polygon Rezoning proposal

My name is Deirdre Whalen, and I am a long-time resident of Richmond. I would like to express my opposition to the proposal of Polygon to rezone the area around the Garden City urban forest. It is one of the last urban forests in Metro Vancouver, and the last farmed field remaining in this densely populated neighbourhood of Capstan Station.

Back in the old days, City Hall elected officials and their planners decided how the city would grow and were not hampered by the needs of developers. They were influenced by the **garden city movement**, a method of urban planning in which self-contained communities are surrounded by greenbelts, containing proportionate areas of residences, industry, and agriculture. Garden city planning aimed to capture the primary benefits of a countryside environment and a city environment while avoiding the disadvantages presented by both.

In recognition of the fact that Richmond or Lulu Island was primarily a farming community, elected City officials back in the day used the 'garden city planning' concept throughout Richmond. This is witnessed by looking at some older neighbourhood hubs – for example, Steveston, Seafair, Shellmont, Cambie, and Broadmoor - which used the garden city concept to develop town-like hubs where one could get from their residence to services, amenities, and nature equally.

Garden City Road was meant to be the urban boundary that opened into nature. Beyond the perimeter, city residents could escape the busy-ness of city life and enjoy nature. Farmers were close to the markets they served, and city dwellers were close to forests and the flora and fauna within. As a living example, if you go out to the Garden City urban forest at night, you may see owls and coyotes out hunting for mice. They keep the vermin population down in densely peopled areas and they deserve a place to live too.

Capstan Station is already crowded with thousands of condos and thousands of residents. What is done is done, but why would the City allow developers to build more condos on the only space of natural respite these residents have? Why are you considering paving over fields and bulldozing trees to build housing (including the LEMR units that are not truly affordable) that does not serve people who wish to 'live, work and play' in Richmond?

By the way, the motto of Richmond of *'live, work and play'* comes directly from the **garden city movement**. To think the City has moved so far away from its roots of creating garden cities on this small island, is sad, and especially sad when you are contemplating destroying the last urban forest in Richmond during a climate crisis.

I needn't remind you that this is an election year. I will be joining others who will want to hear from incumbent Councillors and 2022 municipal candidates, on how they championed the preservation of the Garden City urban forest.

Thank you,

Deirdre Whalen
13631 Blundell Road
Richmond, BC
V6W1B6

De Whalen
604.230.3158

"We are all in this world together, and the only test of our character that matters is how we look after the least fortunate among us. How we look after each other, not how we look after ourselves. That's all that really matters, I think." Tommy Douglas

"You can't undo the past. You don't have to feel guilty about the past. You don't even have to apologize for the past. All you have to do is say YES. Yes, this happened. We can start there." Richard Wagamese on Reconciliation.

Schedule 22 to the Minutes of
the Public Hearing meeting of
Richmond City Council held on
Monday, January 17, 2022.



Since 1986

January 11, 2022

Richmond Mayor and Council
City of Richmond
6911 No.3 Road
Richmond, BC
V6Y 2C1

Dear Mayor Brodie and Council,

I am writing with respect to Item 2 on the January 17th Public Hearing agenda,
Polygon Talisman Park .

More Than A Roof is a 35 year , 12 site , 1800 tenant BC not for profit (including operating
40 affordable housing units at Dockside Village in Steveston since 1992)
that has recently partnered with Polygon to manage - through ownership - the affordable
units in the new Fiorella north Richmond development . Cody Spencer - Richmond City
Program Manager was kind enough to provide a funding support letter to BC Housing
helping us to secure needed funding and for that we are deeply appreciative.

Recognizing the continued urgent need for LEMR and rental housing in Richmond and
respecting the ongoing council evaluation of percentages of each, we desire that discussion
to continue but want to go on the record **in full support of approving the 171
market rental and 156 LEMR homes..**

Kind regards

Casey Wickham
Chief Operating Officer
morethanaroom.org

More Than A Roof Mennonite Housing Society

#100-1515 Charles Street, Vancouver, B.C. V5L 2T2

PHONE 604-215-4648 **FAX** 604-215-4678 **EMAIL** info@morethanaroom.org **WEB** morethanaroom.org

MayorandCouncillors

From: CityClerk
Sent: January 17, 2022 11:06 AM
To: MayorandCouncillors
Subject: FW: Polygon Talisman Park - Public Hearing
Attachments: Polygon Talisman Park Public Hearing.pdf

Categories: - TO: MAYOR & EACH COUNCILLOR / FROM: CITY CLERK'S OFFICE

From: Brandy Chan <Brandy.Chan@pbiactuarial.ca>
Sent: January 14, 2022 5:54 PM
To: CityClerk <CityClerk@richmond.ca>
Cc: rglover@polyhomes.com
Subject: Polygon Talisman Park - Public Hearing

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.

Please find attached my letter for supporting the above project. Unfortunately, I am not available to attend the public hearing.

Thank you and best regards,

Brandy

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Henry Wong/Brandy Chan
5157 Hollyfield Avenue, Richmond, BC V7E 4T7

January 14, 2022

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

Dear Sir/Madam,

**Subject: Polygon Talisman Park
Public Hearing**

I am writing to support the above in view of the following:

1. More Housing

- a. I think there is an urgent need for more multi-family housing of all types;
- b. As a long-time Richmond resident, I can say that it is a wonderful community attracting new residents and they need housing options.

2. Sustainability

- a. I might consider purchasing a home close to amenities and the future skytrain so I do not need a car;
- b. I think the inclusion of a car-sharing program will allow me to live car-free;
- c. I love the location of the proposed City Park and the number of trees that will be retained. Many new parks are for soccer and other active uses and I think a more reflective use will be great.

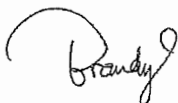
3. Family Purchase

- a. I may wish to purchase a home for my kids so they can remain in Richmond and close to us;
- b. I want to help my kids on the property ownership ladder;
- c. I might be down-sizing in the next few years and want to stay in the community;
- d. My family and I plan to raise a family in the community and this development has a variation of unit sized and types that could allow us to grow into a larger home and remain in the community as our family grows.

4. Retail/Commercial

- a. I live in the neighbourhood and would like to see more options for stores so I can walk to collect groceries, get coffee, etc. This project offers that.

Sincerely yours,



From: MayorandCouncillors
Sent: January 17, 2022 4:06 PM
To: 'peteryvr2015@hotmail.com'
Cc: MayorandCouncillors
Subject: RE: comment/concern for public hearing January 17th 2022
Attachments: Capstan Village Comments on the Polygon Talisman Public Hearing Jan 17th.pdf

Good Afternoon,

Thank you for your email and letter. Please note that copies will be provided to Council in advance of the Public Hearing this evening. In addition, your comments will be received by Wayne Craig, Director, Development Applications.

Sincerely,

Matt O'Halloran | Manager, Legislative Services
City of Richmond | 6911 No.3 Road, Richmond, BC V6Y 2C1
Phone: 604-276-4098 | Fax: 604-278-5139
Email: mohalloran@richmond.ca

From: MayorandCouncillors <MayorandCouncillors@richmond.ca>
Sent: January 17, 2022 4:05 PM
To: MayorandCouncillors <MayorandCouncillors@richmond.ca>
Subject: comment/concern for public hearing January 17th 2022

From: Peter YVR <peteryvr2015@hotmail.com>
Sent: January 17, 2022 3:58 PM
To: Badyal,Sara <SBadyal@richmond.ca>
Subject: Fw: comment/concern for public hearing January 17th 2022

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.

Good afternoon Sara,

attached is Capstan Village comment/concern for public hearing January 17th 2022 on Polygon Talisman

please forward to Council for the public hearing.
Can I still attend the meeting ?

Thank you.

warm regards,

Peter

Dear Council Members, Polygon Development and others

RE: Public Hearing January 17th 2022 on Polygon Talisman Project

Thank you for the opportunity to present our concern. I am the Strata president of Capstan Village, representing 200 units in our Strata.

Our buildings at 8677 and 8633 Capstan Way are located across the street on the NW of the Polygon Talisman development.

Our main concern are the effect of shadows on our buildings caused by the Talisman NW 42meter tall tower at the intersection of Capstan Way and Sexsmith.

Talisman NW tower 42meter tall will be positioned very close to our 8677 building, and in the morning could significantly form a large shadow on our buildings affecting our residents and way of life. 8677 building is about the same height as Talisman NW tower.

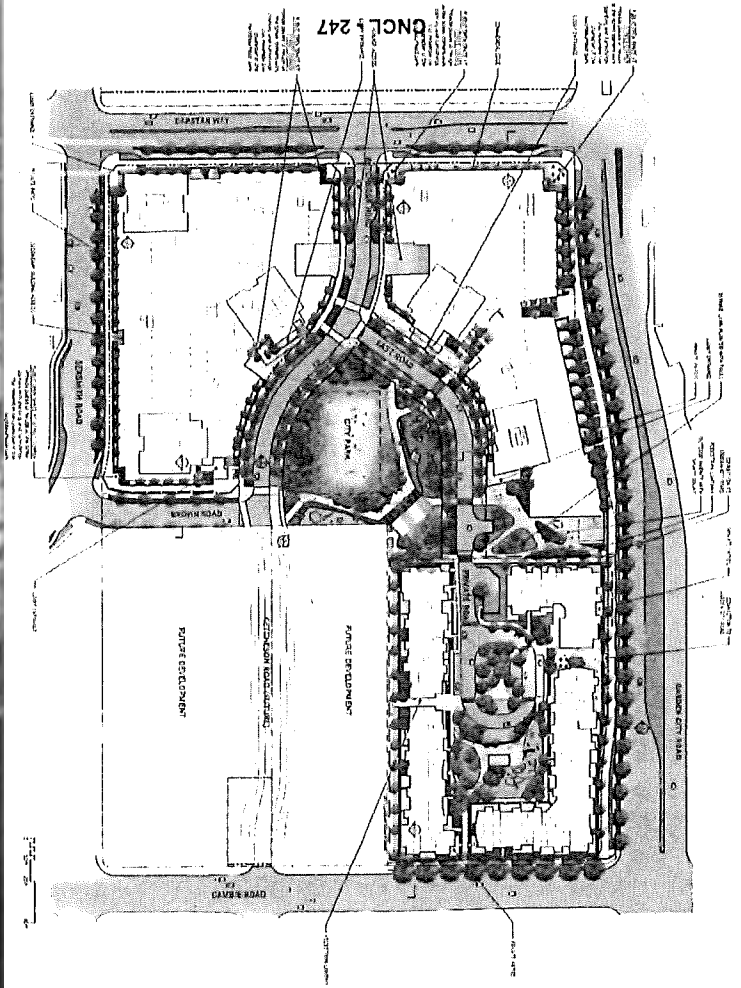
Given Polygon has a huge area for the development and Talisman project's other tall buildings have set back from the sidewalks and other tall buildings, why is this tower does not have set back to minimize the building shadows of this Polygon NW tower's impact on 8677 and 8633 Capstan Way.

We really appreciate Polygon 42m tall building has sufficient setback from the NW property corner to minimize their sunlight shadows caused on our buildings and our residents. Has Polygon done a shadow analysis ?

Attached on page 2 is the arial view showing the 8633 and 8677 Capstan Way relative to the proposed Polygon NW 42m tall tower.

Thank you for the Council Members.

Your truly
Peter Wong
Capstan Village
Strata President



Schedule 25 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, January 17, 2022.

MayorandCouncillors

From: MayorandCouncillors
Sent: January 17, 2022 10:50 AM
To: 'Jim Wright'
Subject: RE: Talisman (Item 2) in Jan 17 public hearing

Categories: - TO: MAYOR & EACH COUNCILLOR / FROM: CITY CLERK'S OFFICE

Good Morning,

Thank you for your email and letter. Please note that copies will be provided to Council in advance of the Jan 17, 2022 Public Hearing. In addition, your comments will be received by Wayne Craig, Director, Development.

Sincerely,

Claudia

Claudia Jesson
Director, City Clerk's Office
City of Richmond, 6911 No. 3 Road, Richmond, BC V6Y 2C1
Phone: 604-276-4006 | Email: cjesson@richmond.ca

From: Jim Wright <jamesw8300@shaw.ca>
Sent: January 17, 2022 10:19 AM
To: MayorandCouncillors <MayorandCouncillors@richmond.ca>
Subject: Talisman (Item 2) in Jan 17 public hearing

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.

Good morning, Mayor and Councillors,

Before this evening's public hearing, please consider my attached one-page PDF memo re continuing your good work with the Talisman development, especially the the Talisman forest parkland.

With best wishes,
Jim Wright

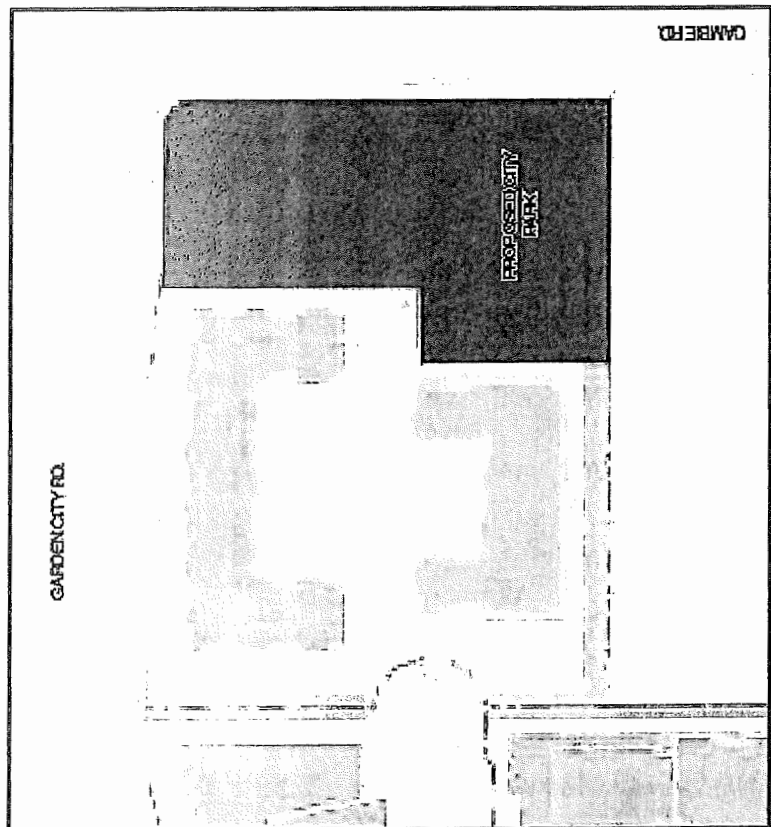
P.S. A timely post has just popped into my inbox. In effect, it shows the value of a walk in the future Talisman parkland. You can click on the one-minute video to virtually experience it. A key insight is the *economic* value of a walk in the woods, which a recent study has documented. (Second attachment.)

To: Richmond Mayor and Council
From: Jim Wright, Richmond
Re: Item 2 of today's public hearing, Monday, January 17, 2022

Thank you very much, Richmond Council! Along with our Richmond staff, Polygon and citizens, you have put so much effort—for several years—into improving the Talisman Park development proposal.

A big change is the designating of the Talisman forest as public parkland (**dark green, at the south end in the map below**). I support that as part of a commitment to retain and enhance the Talisman forest as an ecosystem, a natural area that exemplifies the City of Richmond's related aims. They include:

- Relevant aims in Richmond's Ecological Network Management Strategy, including the ones I identified in a booklet I prepared for you (PH-242 & 243 in the public hearing agenda package)
- Commitment to addressing the climate emergency by adapting to it and limiting it.
- Respectful empowering of the ecosystem of the Talisman forest as brought out by Sharon MacGougan, Yvonne Bell and others (in and around October 2020), with Council, CoR staff and Polygon staff heeding the input and furthering it.
- Providing interpretation features that enable & strengthen public buy-in.



The Talisman forest parkland would remain a natural area, with related park values. It might be most like the Terra Nova Natural Area, although all of the City of Richmond's natural areas, including ones that are local parks, have unique characteristics worth drawing on.

I encourage that the protection and enhancement of the natural area begin as soon as the ownership transition allows it. That would include protection from damage by the development equipment. However, a development step like the removal of invasive species could best occur in the Talisman forest at while it's being done in the rest of Talisman Park. For example, the forest includes a large patch of invasive weed that will need to be excavated, and some of the Talisman farm soil that would mainly be taken to the Garden City Lands could be appropriately used there and in a few other parts of the Talisman forest that need it. I have gone into a detailed example on this point because I believe that *promptly* starting well is a crucial way to ensure, enable and empower success.

As I envision it, the Talisman forest parkland will be great. However, it does depend on Council, CoR staff, Polygon and informed citizens remaining committed to bringing it about in a whole-hearted way.

Schedule 26 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, January 17, 2022.

MayorandCouncillors

From: CityClerk
Sent: January 17, 2022 11:06 AM
To: MayorandCouncillors
Subject: FW: Talisman Park Project - Public Hearing January 17 2022 - Letter
Attachments: Letter Talisman Park Project - Richmond Elevator.pdf
Categories: - TO: MAYOR & EACH COUNCILLOR / FROM: CITY CLERK'S OFFICE

From: Scott Barrett <Scott.Barrett@richmond-elevator.com>
Sent: January 14, 2022 1:12 PM
To: CityClerk <CityClerk@richmond.ca>
Cc: Vlad Zachata <vlad@richmond-elevator.com>
Subject: Talisman Park Project - Public Hearing January 17 2022 - Letter

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Good Afternoon

In reference to the Public Hearing on Monday January 17 2022 - please accept the attached letter in regards to the Talisman Park Project by Polygon Construction.

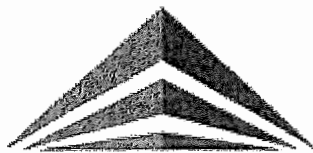
Please feel free to contact us if you require anything else.

Thank you

Regards,

Scott Barrett

New Construction | Project Sales Representative
Mobile:604-360-9567 | Office: 604-274-8440 Ext 140
Email: Scott.Barrett@Richmond-Elevator.com
Website: Richmond Elevator Maintenance Ltd.
Address: 12091 No 5 Rd, Richmond, BC, V7A 4E9



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**RICHMOND
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Date: January 14 2022

City of Richmond
Council Chambers, 1st Floor
Richmond City Hall
6911 No.3 Road
Richmond, BC V6Y 2C1

Public Hearing Agenda – Monday January 17 2022

Applicant: Polygon Talisman Park Ltd.

Location: 8671, 8731, 8771, 8831/8851 Cambie Road
3600 Sexsmith Road and 3480, 3500, 3520 and 3540
3560 Sexsmith Road

Dear Mayor and City Council,

I would like to express my support for the Talisman Park rezoning application.


My name is Vlad Zachata; President of Richmond Elevator Maintenance Ltd. I have lived in Richmond with my family for over 30 years. It is a fantastic city, and an amazing community. I have three children that grew up in Richmond and they enjoyed growing up in our elementary and high schools. The parks and recreational facilities that the City of Richmond operates are fantastic for a child's mental health, and we all have used them many times.

Our company started out of a garage that's located less than 5 km away from where our head office is currently located in Richmond. We employ hundreds of people that go in and out of our office and our shop every single day. We believe in the efforts that the Mayor and City Council of Richmond have taken to make our city a better place to live in; the effort is large but the benefit is huge. What we need is to continue this, and that's why we have to look at people who require subsidized housing or social housing.

This new development will provide smaller families a chance to own their own home. Younger families are at a disadvantage and as this is going to be a good option for them, I think we should support it. What's going to happen is more people will start to buy into Richmond, and more people will start to use everything that the city is offering for public amenities but also at the same time increasing our very diverse communities. The close Sky Train station will be very beneficial; people will not need to operate vehicles and simply use public transit. There are also a number of bus stops in close proximity.

I fully support this rezoning application, and I hope that it will be approved. The future citizens of the City of Richmond require places to live, and I think this is a very good option.

Yours Truly,


Vlad Zachata
President, Richmond Elevator Maintenance Ltd.
Vlad@Richmond-Elevator.com
604-274-8440 Extension 115