



**Regular Council meeting for Public Hearings
Monday, January 19, 2015**

Place: Council Chambers
Richmond City Hall

Present: Mayor Malcolm D. Brodie
Councillor Chak Au
Councillor Derek Dang
Councillor Carol Day
Councillor Ken Johnston
Councillor Alexa Loo
Councillor Bill McNulty
Councillor Linda McPhail
Councillor Harold Steves

Michelle Jansson, Acting Corporate Officer

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

1. **RICHMOND OFFICIAL COMMUNITY PLAN BYLAW 9000, AMENDMENT BYLAW 9156 AND RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9155 (RZ 13-649524)**
(Location: 10440 and 10460 No. 2 Road; Applicant: Polygon Development 273 Ltd.)

Applicant's Comments:

With the aid of a PowerPoint presentation (copy on file, City Clerk's Office), Chris Ho, Vice President, Development, Polygon Homes Ltd., accompanied by Doug Shearer, Landscape Architect, Hapa Collaborative, and Keith Hemphill, Architect, Rositch Hemphill Architects, gave a brief overview of the proposed development and highlighted the following:

- public information sessions were held in February, April and November 2014 with over 2,200 households invited to attend the open house events;
- the proposed development includes an upgraded sanitary pump station, a fully signalized intersection at Wallace Road and No. 2 Road, and a new child care facility;



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- a four acre park is proposed for the east side of the development with two 30-foot public greenways, to the north and south, connecting the park to No. 2 Road; additionally, the proposed north/south townhouse units are setback 10-feet from the property line;
- street frontage enhancements are proposed along No. 2 Road, such as boulevard plantings and a new multi-use trail;
- a public art piece is proposed for the plaza area immediately north of the entrance;
- twelve three-storey affordable housing units are located throughout the proposed development;
- the amenity building is featured at the entrance to the proposed development;
- the proposed development is primarily a three-storey townhouse project; however, the end units of each townhouse block will be two-storey units to reflect the adjacent two-storey residential neighbourhood; and
- tudor style construction is proposed for the townhouse development.

Written Submissions:

- (a) [REDACTED] – Dec. 16, 2014 (Schedule 1)
- (b) Steven May, 6240 Goldsmith Drive (Schedule 2)
- (c) [REDACTED] – Jan. 5, 2015 (Schedule 3)
- (d) Bob Ransford, 5071 Steveston Highway (Schedule 4)
- (e) Petition Forms Received since Dec. 10, 2014 (Schedule 5)
- (f) Kostya Polyakov, 5780 Woodpecker Drive (Schedule 6)
- (g) Arnold Singh, 11080 Chickadee Court (Schedule 7)
- (h) Jennifer Silvera, 6791 Cairns Court (Schedule 8)
- (i) Scott Shillington, 9373 Hemlock Drive (Schedule 9)
- (j) Dave Straznicky, 4500 Westwater Drive (Schedule 10)
- (k) Michelle Li, (Schedule 11)
- (l) Mark Sakai, 11762 Fentiman Place (Schedule 12)
- (m) Eric Coulombe, 3571 Pleasant Street (Schedule 13)



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- (n) Terry Kaplan, 3088 Francis Road (Schedule 14)
- (o) Michael Louvet, 6140 Goldsmith Drive (Schedule 15)

Submissions from the floor:

Jackie Turner, 12251 Hayashi Court, spoke in favour of the proposed development and considered the plan respectful of the existing neighbourhood and suitable for older adults and young families.

In reply to a query from Council, Ms. Turner was of the opinion that the proposed two and three-storey townhouse units, including a main level ensuite, are ideal for both families and older adults.

Julia Nickerson, 10560 Yarmish Drive, supported the proposal, citing it will provide (i) affordable housing for individuals new to the housing market, (ii) a variety of floor plans that can accommodate extended family members, (iii) improved traffic signals, and (iv) adequate greenspace for access to Steveston-London Secondary School and the proposed park.

██████████ expressed concern regarding drainage in light of the proposed increase in grading, and questioned the adequacy of the proposed park and greenspace areas.

In response to queries from Council, Wayne Craig, Director of Development, advised that:

- perimeter drainage will be installed on the entire development site; thus ensuring that storm water runoff is contained and directed into the existing storm drainage system;
- the development of the greenway areas will proceed as part of the park planning process and their design will provide additional drainage, and, where possible, maintain the existing grade;
- the park planning process will provide opportunity for public input on the form and character of the proposed park; also, and the park plan will require Council's approval prior to the adoption of Zoning Bylaw Amendment No. 9155; and
- ownership of the greenways, park, and child care facility will be transferred to the City.

In reply to a query from Council, ██████████ was of the opinion that the public information sessions may have received a great number of responses and a less controlled outcome had (i) the City conducted the sessions, and (ii) more than two options favourable to the developer been presented.



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In response to a query from Council, Mike Redpath, Senior Manager, Parks, advised that the park planning process will include a series of information sessions to receive public input on preliminary and final design concepts.

Mr. Craig noted that the open houses held by the developer were consistent with other privately proposed developments. He further noted that the open houses were well attended by Parks, Transportation, and Planning Division staff, providing the public opportunities for direct feedback to staff.

Thomas Leung, 6431 Juniper Drive, spoke in favour of the proposed development commending its design, park improvement, affordable housing provision, child care facility, and public art component. Mr. Leung also congratulated the City for its management of growth, enabling densification through townhouse and condominium development that is affordable for the younger generation.

Ronen Zilberman, 6091 Goldsmith Drive, expressed concern regarding parking and construction hording, where developers apply for City permits to use public areas for unloading purposes, during the construction phase. Also, he commented on the possibility of the rental costs associated with the affordable housing units.

Mr. Craig advised that, during the Building Permit process, the developer is required to provide a Construction Parking and Management Plan to identify designated parking areas for all trades, as well as, how deliveries would be received. He further advised that (i) the construction process will likely be phased, thereby allowing opportunity for portions of the site to be used for parking, (ii) the Building Permit process allows for the potential use of City property for delivery purposes (i.e., construction hording), and (iii) the affordable housing rates are established by Council.

Paul Ge, 6271 Spender Drive, expressed concern with the potential uses of the park area for active sports.

Mr. Craig noted that park uses will be determined through the park planning process.

PH15/1-1

It was moved and seconded

That Richmond Official Community Bylaw 9000, Amendment Bylaw 9156 be given second and third readings.

The question on Resolution PH15/1-1 was not called as Council expressed support for the proposed development, and made reference to the proposal's thoughtful design, park and open space, integrated affordable housing units, child care facility, and infrastructure upgrades.

The question on Resolution PH15/1-1 was then called and it was **CARRIED**.



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PH15/1-2

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9155 be given second and third readings.

CARRIED

2. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9176 (RZ 14-667788)**

(Location: 9620, 9660 and 9700 Cambie Road; Applicant: City of Richmond)

Applicant's Comments:

The applicant was available to respond to queries.

Written Submissions:

None.

Submissions from the floor:

None.

PH15/1-3

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9176 be given second and third readings.

CARRIED

3. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9184 (RZ 14-667490)**

(Location: 3920 Lockhart Road; Applicant: Jhujar Construction Ltd.)

Applicant's Comments:

The applicant was available to respond to queries.

Written Submissions:

None.

Submissions from the floor:

John Murry, 7631 Thormanby Crescent, expressed concern with regard to drainage and queried whether the existing cedar hedge along the rear property line would be retained.

Mr. Craig stated that perimeter drainage is a Building Permit requirement.



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Barry Konkin, Program Coordinator-Development, commented that grading can be achieved in the rear yard to retain the hedge along the property line.

In response to queries from Council, Mr. Murry commented that the proposed residential units, while not ideal, were anticipated and that the existing cedar hedge will continue to provide privacy for his property.

In reply to queries from Council, Mr. Craig advised that typically Big-O tubing with a silk cover is used for drainage; however, the developer would be able to provide specific information related to the proposed development. Also, he advised that information related to the referral with regard to the 2.5-storey residential zoning will be presented at a future Planning Committee meeting.

Donald Chan, Jhujar Construction Ltd., commented that (i) two-storey residential units are proposed for the development, (ii) the drainage, including the piping, will comply with City requirements, and (iii) privacy will continue to be achieved through the retention of the existing cedar hedge and the existing lot depth of approximately 44-metres.

In reply to queries from Council, Mr. Chan could not comment on the drainage for the neighbouring property but stated that he would ensure that the proposed development complies with City drainage requirements. He further commented that while the zoning allows for a minimum rear yard setback of six-meters, it is anticipated that the setback be greater than the requirement due to the existing lot depth.

PH15/1-4

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9184 be given second and third readings.

CARRIED

**4. RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9186
(RZ 14-668415)**

(Location: 6500 Granville Avenue; Applicant: Sandhill Homes Ltd.)

Applicant's Comments:

The applicant was available to respond to queries.

Written Submissions:

None.



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Submissions from the floor:

None.

PH15/1-5

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9186 be given second and third readings.

The question on Resolution PH15/1-5 was not called as in reply to a query from Council, the Acting Corporate Officer confirmed that the Notice of Public Hearing was provided to residents within a 50-metre radius of the subject property resulting in 23 mailings for 18 parcels.

The question on Resolution PH15/1-5 was then called and it was **CARRIED**.

**5. RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9190
(RZ 13-649998)**

(Location: 10591, 10611 and 10631 Gilbert Road; Applicant: Yamamoto Architecture Inc.)

Applicant's Comments:

The applicant was available to respond to queries.

Written Submissions:

- (a) David Price, 10440 Whistler Place (Schedule 16)
- (b) Julie Huang, 10386 Whistler Place (Schedule 17)
- (c) Ling Yun, 10380 Whistler Place (Schedule 18)
- (d) Winston Feliciano, 10420 Whistler Place (Schedule 19)

Submissions from the floor:

David Price, 10440 Whistler Place, spoke in favour of the proposed development, however expressed concern regarding the Douglas Firs identified as Nos. 65, 66, 67 of the arborists' report/drawing on Attachment 4 of the staff report and queried whether the proposed increase in grading was considered.



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Mr. Craig advised that the arborist report was reviewed by the City's Tree Preservation Coordinator and site modifications were factored into the report. He further advised that, as a condition of rezoning, the project Arborist will be required to provide a Tree Survival Security and a post-construction assessment of the trees. It was noted that the City does not release said Security until a post-construction assessment has been received indicating what, if any, damage occurred to the trees as a result of the construction.

Discussion ensued and it was suggested that the applicant and staff review the retention of the trees from a safety perspective in addition to their margin of survivability.

In reply to a query from Council, Mr. Craig stated that (i) the arborist report identified the maximum allowable fill in the area, (ii) a retaining wall may be required around the southwest corner of the property and, if so, details of said wall would be confirmed through the Development Permit process.

Laurence and Tina Kiing, 10711 Gilbert Road, expressed concern regarding (i) the height of the proposed development blocking the existing view, (ii) potential hazards to trees during construction, (iii) noise during construction, and (iv) the proximity of the project to the south property line.

Mr. Craig commented that (i) a combination of two and three-storey townhouse units are proposed for the development with the units along the perimeter being two-storey units, (ii) the retention of the trees is based on best practices and the information provided indicates the trees are viable for retention, (iii) the developer will be required to provide a Construction Parking and Management Plan to indicate where the trades and deliveries would take place, (iv) construction hours are governed by Noise Regulation – Bylaw No. 8856 (2012) and enforced by the City's Community Bylaws Division, and (v) a side yard setback of approximately 10-feet is proposed for the project.

In response to a query from Committee, Mr. and Mrs. Kiing stated that single-family residential units would be preferred as there is a concern that the multi-family development may increase noise and traffic in the area.



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Jerry Adler, 10366 Whistler Place, expressed concern that the proposed townhouse complex would change the nature of the neighbourhood and would result in a reduction of greenspace, sunlight, and privacy. Additionally, Mr. Adler was concerned that the interior driveway is designed to continue north and south which suggests that there will be further townhouse development on Gilbert Road. Mr. Adler requested clarification on (i) which townhouse development requirements under the Arterial Road Policy were not met by the proposed development (PH-296), (ii) whether requesting the applicant to acquire adjacent properties along Gilbert Road is a standard City procedure (PH-297), (iii) the measures being explored to reduce the building height (PH-301), (iv) when the opportunity to increase the rear yard setback would take place (PH-301), (v) drainage, and (vi) construction noise.

Mr. Konkin advised that the only requirement of the Arterial Road Policy not met by the proposed development is with regard to the remnant sites to the south of the subject properties; acquiring the properties to the south would make for a more complete development proposal. He further advised that a Statutory Right-of-Way will be required to be registered on title to provide future access to the north and south properties. Mr. Konkin noted that the matters pertaining to building height, rear yard setback, and drainage will be addressed through the Development Permit process.

In terms of the construction hours, Mr. Konkin stated that *Noise Regulation – Bylaw No. 8856 (2012)* specifies that (i) construction can begin at 7 a.m. and end at 8 p.m., Monday through Friday, (ii) must not start before 10 a.m. and end at 8 p.m. on Saturday, and (iii) between 10 am and 6 pm on Sunday.

In response to a query from Council, Mr. Adler stated that the proposed development, with the five-meter rear yard setback, will impact the privacy, enjoyment, and value of the Whistler Place properties.

Jacob Leon, 10571 Gilbert Road, expressed concern for pedestrian safety during the construction of the proposed development.

Jessie Huang, accompanied by her mother, Julie Huang, 10386 Whistler Place, expressed concern that the proposed townhouse development may infringe on neighbourhood privacy and generate more noise. Ms. Huang also expressed concern with regard to (i) height, (ii) security during construction, and (iii) construction noise.



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Mr. Craig stated that (i) an approximate height of 9-meters is proposed for the two-storey townhouse units, (ii) construction sites are generally fenced and secured by the developer during the construction phase, (iii) construction hours are enforced by the City's Community Bylaws Division, and (iv) the proposed three-storey units are located in the center of the development facing Gilbert Road.

Lloyd McMahon, 10571 Gilbert Road, requested information on whether the existing hedge along the north property line will be replaced.

Mr. Craig commented that full details on the hedge and/or fence will be available through the Development Permit process

In response to a query from Council, Mr. Craig commented that the building form and character for the proposed development will be addressed through the Development Permit process and that the decision before Council is for the land use in terms of the townhouse and the density proposed.

PH15/1-6

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9190 be given second and third readings.

The question on Resolution PH15/1-6 was not called as discussion ensued regarding the need for further discussion between the developer and the neighbouring property owners. As a result of the discussion, a motion to refer the application back to staff for further consultation with the developer and neighbours was introduced; however failed to receive a seconder.

In response to a query from Council, Mr. Craig noted that staff would receive any public correspondence through the Development Permit process and the information would be provided to the project designer and the Development Permit Panel (DPP). He further noted that direct notification to residents within a 50-metre radius of the proposed development will take place prior to any future DPP meeting. Mr. Craig commented that, where possible, the City works with the developer to find an appropriate response to any concerns provided to staff.

The question on Resolution PH15/1-6 was then called and it was **CARRIED** with Cllr. Day opposed.



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**6. RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9200
(RZ 13-647246)**

(Location: 9611, 9631 and 9651 Blundell Road; Applicant: Yamamoto Architecture Inc.)

Applicant's Comments:

The applicant was available to respond to queries.

Written Submissions:

None.

Submissions from the floor:

None.

PH15/1-7

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9200 be given second and third readings.

The question on Resolution PH15/1-7 was not called as in reply to queries from Council regarding the proposed townhouse height, Mr. Craig advised that a combination of two and three-storey townhouse units are proposed; however it is predominantly a three-storey townhouse development given that it is within a specifically identified area plan. He further advised that the three-storey units are located along Bridge Street, Blundell Road, and at the rear of the proposed development.

The question on Resolution PH15/1-7 was then called and it was **CARRIED**.

ADJOURNMENT

PH15/1-8

It was moved and seconded

That the meeting adjourn (9:00 p.m.).

CARRIED



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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 19, 2015.

Mayor (Malcolm D. Brodie)

Acting Corporate Officer
(Michelle Jansson)

McMullen, Mark

From: [REDACTED]
Sent: Tuesday, 16 December 2014 01:00
To: McMullen, Mark
Cc: Steve May; Winston Melder; Ronen Zilberman; Paul; Michael Louvet; Melody Pan; Kathleen; [REDACTED] Jan Weber; Gary Stevens; Dody Sison; Derek Chen; Barbara Allan
Subject: RE: Polygon Steveston Development Being Considered at December 16 Planning Committee

Hi, Mark;

An injury has prevented me from writing sooner to provide general feedback and feedback to Polygon's open house on the redevelopment of the Steveston High site.

We have a number of comments and concerns:

1) Property belongs to future generations.

We should directly or indirectly do all we can to preserve land in the Public Trust. While the Ministry, led astray by politics, has erred by permitting sale of schools, we are given an affirmative opportunity to preserve Common land. The City must be aggressive with the School Board, to insist that Steveston-London High school, instead of usurping park use for its curricula, needs to have its own fields. It is not right that the school is at liberty to take over vast sections of the park and relegate its use by Richmond residents who pay for its care. A land swap plus part payment would be a good idea to procure the site from the School Board. This way the City is working quicker towards adding an additional 133 ha (330 ac.) of parkland as required by 2041 per the OCP. We urge Council to champion this for the common good.

2) Effective Consultation.

Regarding Official Community Plan Bylaw 9000, proposed Amendment Bylaw 9156, we appreciate the City's display board of the "City Development Review Process". We interpret the "Public Consultation" step, noted on the display board, as pursuant to Section 879 of the Local Government Act on amendment of the OCP. While the Act in part states, "... *the proposing local government must provide one or more opportunities... for consultation...*", it appears varied in practice; this event is hosted by Polygon, not by the proposing local government, and named as an "Open House", not "Public Consultation". Had the event been presented as "Public Consultation" hosted by the City, the terms of reference - implicit understanding, relationship, and interactions with/by attendants - would be completely different. As an open house by the developer, it connotes passivity of presentation to a guest audience; while as a public consultation by the local government, it empowers the participants and facilitates ideas. (*Aside: Authoritative governance persuades consent by showcase, while democratic social-design harnesses empowered participation towards consensus.*) We believe this section of the Act makes clear that it must be a consultation, not an open house.


3) As part of the consultative stage, we were hoping to contribute ideas and feedback during the design process to the layout of options A and B, rather than voicing afterwards. Voicing afterwards, during the open house, does not change the drawings, and one either relents or is compelled to confront those plans at the Committee. The experience becomes less meaningful and less effective. At a stage when it ought to be inclusive and collaborative, feelings give confrontation a creep-in.

- 4) In presenting Options A and B, the developer is assured that only A or B is the outcome. Validating one or the other is to the advantage of the developer. This would not be a problem if item 2) above, effective consultation, was adopted.
- 5) More than 2 options exist.
A third may be a variant of option A - to add a walkway on the southern greenway to enable additional access. (The northern greenway should remain wider than the south, as on the current drawing, because there is shadowing (none south), and also, most of the park is to the north with greater pedestrian, pet, and bicycling traffic.) Please also note that the previous design has a 40ft central greenway, 20ft buffer north and south, giving a total of **80ft** for these corridors. Now we have **70ft** total. The 10ft gain is now used to create townhouse walkways between yards. Walkways between townhouse yards are not necessary. Perhaps Polygon is amenable to giving back 10 feet, as it can actually save money by not building a walkway between yards. Reclaiming the 10 feet to create a 40ft northern greenway would keep the width same as the originally proposed central greenway.


The process may have taken on irreversible momentum. At this juncture, point 5) is a compromise that may be the most actionable, and we urge the Committee to consider.

We hope to voice some of these concerns at the meeting.

Regards,



From: MMcMullen@richmond.ca

To: 
Subject: RE: Polygon Steveston Development Being Considered at December 16 Planning Committee
Date: Tue, 16 Dec 2014 01:10:42 +0000

Hell 

Thank you for your email.

The Planning Committee agenda was not published until after 5pm on Friday and I was not in a position to send this informal email notice until Sunday evening.

At such time that a Public Hearing date is set by Council, the formal Public Hearing Notice will be mailed to owners and occupiers of properties within 50m of the development site at least 10 days prior to the Public Hearing.

Regarding Option A, I can provide the following further comments:

- The northern 30 ft. wide greenway/park strip widens to about 100 ft to the east to increase the width of the greenway as you approach the park.
- The southern building setback is 30 ft. to the south property line and there is proposed a 10 ft. wide walkway connecting the existing walkway in the neighbourhood to the south to No. 2 Road.
- While the previous 40ft. wide central greenway has been removed, there is a need to have an adequate separation (with yards) between the building blocks near the centre of the site.

I look forward to your forthcoming feedback email and seeing you at Planning Committee at 4pm tomorrow.

Thank you for your on-going comments and ideas.

Sincerely,

Mark McMullen

From: [REDACTED]
Sent: Monday, 15 December 2014 16:10
To: McMullen, Mark
Subject: RE: Polygon Steveston Development Being Considered at December 16 Planning Committee

Hi Mark,

Thank you for letting us know, but this is short notice!! We will try to let members in our group know. Given that the open house was at short notice (received Friday afternoon for Tuesday), we are surprised that this is happening again (Sunday night for Tuesday). Why is there this rush to include it in the upcoming Committee meeting during this busy holiday season?

Unfortunately, I have suffered an injury and have not even been able to finish writing some feedback to the last open house less than 2 weeks ago. I will try to complete it today and send it to you tonight. I intend to attend tomorrow to speak on it.

For now briefly;

Given 2 options, one thing that comes to mind is, and I think Polygon would expect such an outcome: why can't we have option A also include a walkway on the south side? (The north should stay 10 ft wider than the south, as on the current drawing (Option A), because there is shadowing (none South), and also, most of the park is to the north with greater pedestrian traffic.) Please also note that the previous design has a 40ft central greenway, 20ft buffer N and S, giving a total of **80ft** for these corridors. Now we have **70ft** total. They taken 10ft for themselves to partition the blocks. I think Polygon realize this, in advance of future concession to add back 10ft. Polygon can actually save more money by not partitioning the blocks, and give back 10ft.

Not sure if it's too late to suggest, but nevertheless I will mention tomorrow. Mainly, we hope that the City can be more aggressive with the Ministry, to insist that the Steveston-London High school needs to have its own fields, thereby do a land swap plus part payment, instead of usurping the park for their curricular use. That way the City can contribute towards the need of additional 133 ha (330 ac.) of parkland as required by 2041 per the OCP. Its not right that the school takes over the use of the park from residents and the residents pays for its care.

I'll send you more comments later.

See you tomorrow.

From: MMcMullen@richmond.ca

To: [REDACTED]

Subject: Polygon Steveston Development Being Considered at December 16 Planning Committee

Date: Mon, 15 Dec 2014 02:19:35 +0000

Hello [REDACTED]

It was good to see you at the Polygon Open House on December 2 along with a number of your neighbours.

Further to our discussion at the Open House, I just wanted to let you know that the revised Polygon rezoning application is being brought forward to the Tuesday, December 16 Planning Committee meeting.

The revised application is under item no.4 of the meeting agenda that was published this past Friday evening at:
http://www.richmond.ca/agendafiles/Open_Planning_12-16-2014.pdf

The December 16 Planning Committee meeting will be held at 4pm in the Anderson Room at City Hall at 6911 No.#3 Road.

If Planning Committee, and then Council, recommends proceeding further with the revised rezoning application, the rezoning application would be taken to a Public Hearing in January.

Please email or call me if you should have any further questions.

Thank you,

Mark

Mark McMullen | Senior Coordinator - Major Projects | Planning & Development

City of Richmond | 6911 No. 3 Road, Richmond, BC, V6Y 2C1 | www.richmond.ca

604-276-4173 mmcmullen@richmond.ca

Mayor and Councillors

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

From: Mayor and Councillors
Sent: Wednesday, 17 December 2014 09:53
To: [REDACTED]
Subject: RE: Polygon Steveston Development - December 16 Planning Committee

*cc Wayne Craig
Joe Craig*

This is to acknowledge and thank you for your email of December 16, 2014 to the Mayor and Councillors, in connection with the above matter, a copy of which has been forwarded to the Mayor and each Councillor for their information.

In addition, your email has been referred to Wayne Craig, Director of Development. If you have any questions or further concerns at this time, please call Mr. Craig at 604.276.4000.

Thank you again for taking the time to make your views known.

Yours truly,

Hanieh Berg | Acting Manager, Legislative Services City of Richmond · 6911 No. 3 Road, Richmond, BC V6Y 2C1
Direct (604) 276-4163 · Fax (604) 278-5139

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

From: [REDACTED]
Sent: Tuesday, 16 December 2014 19:27
To: Mayor and Councillors
Cc: [REDACTED]
Subject: Polygon Steveston Development - December 16 Planning Committee

Hello;

Please forward to Councillors, especially members of the Planning Committee.

At the Planning Committee today, City staff did not make the distinction between a 40 feet setback vs. a 40 feet greenway. We tried at the end, but was not availed an opportunity.

The Planning Committee passed a motion for 40 feet wide greenways north and south of the development, which is great!

I hope the motion for a 40 feet wide greenway will be actualized, but we believe they will only build 30 feet wide, as 10 feet becomes fenced-in sideyards of the townhouses.

Thank you to all Committee Councillors for actively listening and supporting our efforts at the meeting today!

Sincerely,

[REDACTED]
(for Goldsmith Dr. neighbours)

PHOTOCOPIED

DEC 17.

& DISTRIBUTED ^{Aw}



McMullen, Mark

From: Steven May [smay6@telus.net]
Sent: Wednesday, 17 December 2014 12:11
To: McMullen, Mark
Cc: [REDACTED]
Subject: Planning Committee Meeting

Hello Mark,

It is my hope that there are no changes to the Plan A design for the North side of the development due to Committee members now wanting 40 ft. instead of 30 ft. for the south side greenway. As I stated at the meeting 14 of 16 homes on Goldsmith Dr. are in favor of plan A. The 5 homes at the east end were very supportive of plan A because of the deep setback from their property.

Thankyou very much for your support and keeping us up to date on the meeting schedule.

Regards

Steve

McMullen, Mark

From: MacKinnon, Deb
Sent: Monday, 05 January 2015 09:50
To: Mayor and Councillors
Subject: Steveston Property

Categories: 12-8060-20-9155 - RZ 13-649524 - Steveston High School Site - 10440 & 10460 No. 2 Road

I was asked to share this email with council.

Thanks very much

Carol Day

Hello, Carol;

Firstly, I want to say how happy we were to see you on Council! As family, friends, and neighbours, we went through the list and you were on ours! Meeting you at City Hall only confirms that you truly care for the people of Richmond and understand the issues down to the grassroots level.

Thank you for taking the time to respond personally. At Committee, we observed that councillors were led to believe that each of the greenways would be 40ft wide. We were disappointed that staff, nor the developer, clarified that the proposed greenways is actually 30ft wide. We believe support would have been less had this been clarified. 30 feet is not very wide for the length of the corridors, especially when sandwiched between fences. However, the motion that has passed, if it calls for 40ft greenways, then the onus is on the developer.

At heart, we still oppose the loss of this land from the Public Trust to developers, and at a huge discount once rezoning is achieved. If at all possible, this deal ought to be stopped since the sale is conditional to successful rezoning. Perhaps it's too late since the first reading at council yesterday.

At a time when the OCP recognizes a shortage of 330 acres of parkland by 2041, it is a prime opportunity for the City to procure it from the School District through land swap or land swap plus partial payment. The City has influence because it controls the zoning. Retaining Common land is an excellent investment for our future. In the last few years land value have increased approx. 40%. Developers sure recognize the value of land, shouldn't it be time we do too?

The developer underpays for the land. The developer has hoodwinked the public: They agreed to buy the land at a huge discount, as zoned education/institution, with the condition that it be successfully rezoned to a much more valuable designation. In the public record is that the City, School Board, and developer will work together towards its rezoning; and likely not coincidentally, the completion date of Dec. 17, 2014, noted one year earlier, in Oct. 2013, by the Richmond Review, is the SAME DATE passed by Council. -Why? Was it rushed from Committee to Council (next day) for this reason without even the final drawings?

In the final analysis, we have a developer buying land at a cheap rate with a certain understanding that that land would be much more valuable once rezoned. The City Corporation stands to gain as an enterprise. The School District stands to gain as an enterprise. The Public loses. Since rezoning appears inevitable, why isn't it rezoned first then sold for

twice the price? Even the 7.51 acres for townhouses (~80 single family lots) would be worth more than \$52M once rezoned. While the city and school board's interests and public's interest should be same, they conflict when the city and school board act/become enterprises having entity interests of their own.

We feel badly when we analyze the gains and losses in this equation, and thought it would be good to share this with you. Hopefully you can share our thoughts with other Councillors, especially Harold, for whom we don't have an email address.

Thank you!



MayorandCouncillors

From: Webgraphics
Sent: Wednesday, 14 January 2015 2:16 PM
To: MayorandCouncillors
Subject: Send a Submission Online (response #812)

Categories: 12-8060-20-9155 - RZ 13-649524 - Steveston High School Site - 10440 & 10460 No. 2 Road

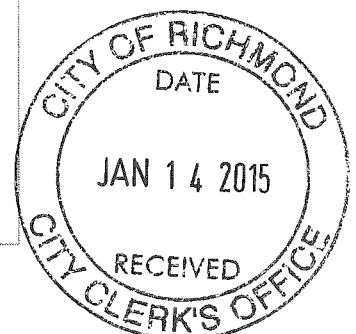
Send a Submission Online (response #812)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	1/14/2015 2:15:42 PM

Survey Response

Your Name	Bob Ransford
Your Address	5071 Steveston Highway
Subject Property Address OR Bylaw Number	OCP Amendment and Rezoning of 10440 and 10460 Number 2 Road
Comments	<p>Dear Mayor and Council, Re: OCP Amendment and Rezoning of 10440 and 10460 Number 2 Road</p> <p>I am writing concerning the application by Polygon Homes for an OCP amendment and rezoning of the above-captioned property (former Steveston High School site) to permit their "Kingsley Estates" development. I am unable to attend the public hearing but I wish to declare my full support for this proposal and encourage City Council to approve it. I am a fourth generation Steveston resident who has lived all my life in the neighbourhood that is in close proximity to the subject site. I attended and was graduated from the former Steveston Senior Secondary School that was once on this site. Polygon's planning for this site has long acknowledged the importance of retaining a significant portion of the site for public park purposes and I am delighted to see that more than five and a half acres of what was once my high school playing field, almost 45 per cent of the total</p>



site area, is going to be retained and public greenways accessing the open space will be enhanced. You may know that I have long advocated for increasing housing supply in our market, where demand continues to outpace supply, causing affordability issues. The addition of 133 townhomes-- most of them designed with bedrooms on the main floor to make them friendly to aging-in-place-- will help with the supply and demand equation. Moreover, a huge community benefit are the 12 affordable three-bedroom townhouses that will be a part of this project. There is great need in Richmond for non-market homes for lower income families. Polygon has, as usual, reached out extensively to engage the community-- especially the local neighbourhood -- as they planned this new residential community. The product of that collaborative planning is the plan before you-- one that offers multiple community benefits and one that is sensitive to the neighbourhood context, including our heritage and our desire for open space. Finally, Richmond has long strived to ensure that child care resources in Richmond meet community needs. Development projects have often provided this valuable community amenity. I am encouraged to see that this project is providing such an amenity. Please take into account these many benefits that this new development will provide on an important site. After doing so, I am certain you will see fit to approving this application. Respectfully submitted, Bob Ransford 5071 Steveston Highway

Objection to Rezoning

Steveston High School Site & Park for High Density Townhouses

(Re: File No: RZ 13-649524, at 10440-10460 on No. 2 Road)

Please make checkmark on ____ area(s) that you agree with:

☒ Safety concern for student: with high density project replacing school zone between 2 schools (James McKinney Elementary & London High), and with increasing crimes in our school neighbourhood (check past year police record); this project makes the situation worse. While school-shootings happening globally; students' safety must be the priority for our School Board!

☒ Students need the park area for healthy outdoor activities (baseball games) and for future school projects. Public need the green space for sport facilities and growing population of seniors need an area for outdoor workout.

☒ Non-environmental green project damages City Heritage & Wildlife; where birds feed and rest.

☒ Developer manipulate public by hosting community consultation at inconvenient time (4 pm) to the parents or sending out short notice (not everyone received) in busy month (Dec.). City failed to represent community interest by allowing them to host (manipulate) our meetings before approval.

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(Someone must be held accountable for the devaluation of our land and the inconveniences due to more traffic jam at the bridge/tunnel, parking, littering problems and safety issues without consent.)

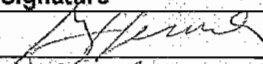
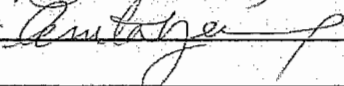
☒ High population with high density attract crimes and homeless which could lead our City on the path of Vancouver China Town where residents afraid to go out at night.

☒ No multi-families re-zonings in residential area (between Granville Ave. & Steveston Hwy.), due to Townhouses and narrow lots produce poor City Image, ruin our original City plan and devalue our City land!
Suggestion: ____ Allow family with less than 6 persons to have second kitchen for dual families (max. 6 persons per single family zone) without rezoning.

☒ All of the above.

Other comments: _____

Rezoning school (SI) is a public issue; this form is for all to sign (attach more signatures if needed.); keep record.

Name	Address	Signature
Gaston Yeung	6371 Goldsmith	
Anita Yeung	51 Richmond B	
	V7E 4G6	

Fax to: 604-276-4222 Att: Mr. George Duncan (CAO of Richmond City)

Date: Dec 12, 2014

Email: Signatures to: AdministratorsOffice@richmond.ca

cc: mayorandcouncillors@richmond.ca

* Re: Ham #4 Planning Com.
Dec. 16, 2014

PAGE 01/01
TO: MAYOR & EACH
COUNCILLOR
FROM: CITY CLERK'S OFFICE

Objection to Rezoning

Steveston High School Site & Park for High Density Townhouses

(Re: File No: RZ 13-649524, at 10440-10460 on No. 2 Road)

to Wayne Craig
Joe Eruf

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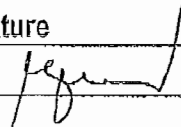
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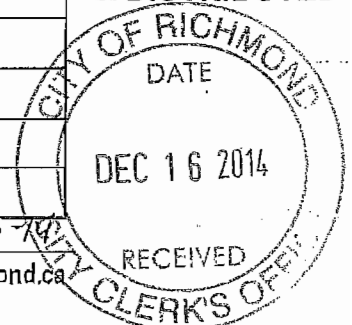
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Name	Address	Signature
Paula He Lee	10621 Hollybank Drive	

PHOTOCOPIED

DEC 16 2014

& DISTRIBUTED



Fax to: 604-276-4222 At: Mr. George Duncan (CAO of Richmond City)

Date: 12-16-2014

Email: Signatures to: AdministratorsOffice@richmond.ca

cc: mayorandcouncillors@richmond.ca

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

cc: Wayne Craig
Joe Craig

Objection to Rezoning

Steveston High School Site & Park for High Density Townhouses

(Re: File No: RZ 13-649524, at 10440-10460 on No. 2 Road)

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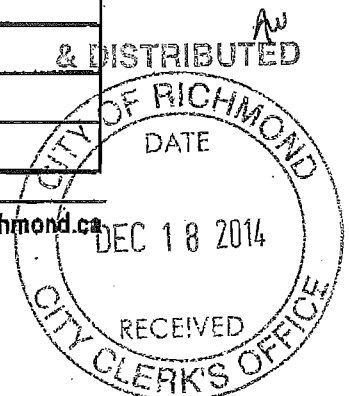
Name	Address	Signature
LILIAN CREELMAN	10031 DEFOE ST	

Fax to: 604-276-4222 Alt: Mr. George Duncan (CAO of Richmond City)

Email: Signatures to: AdministratorsOffice@richmond.ca

Date: _____

cc: mayorandcouncillors@richmond.ca



Objection to Rezoning

Steveston High School Site & Park for High Density Townhouses

(Re: File No: RZ 13-649524, at 10440-10460 on No. 2 Road)

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Name	Address	Signature
Johnson Li	6301 DIXON PL	[Signature]
Sam Zhao	" "	[Signature]
STEWART TU	6420 Williams Rd Rmd	[Signature]
Sharon Chang	6426 Williams Rd Rmd	[Signature]
LOU VAN DUN	6211 SPENDER DR	[Signature]
DIANE VAN DUN	6211 SPENDER DR	[Signature]
KING CHEUNG	6240 SPENDER DR	[Signature]
Pui Yin Chan	6311 Spender Dr	[Signature]

Fax to: 604-276-4222 Att: Mr. George Duncan (CAO of Richmond City)

Email: Signatures to: AdministratorsOffice@richmond.ca

Date: Dec 20, 2014

cc: mayorandcouncillors@richmond.ca

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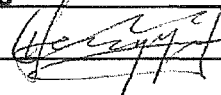
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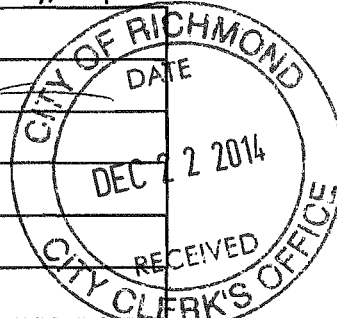
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Name	Address	Signature
HANG-YEE WONG	6620 Goldsmith Dr. Road	



Fax to: 604-276-4222 Att: Mr. George Duncan (CAO of Richmond City)
Email: **Signatures** to: AdministratorsOffice@richmond.ca

Date: Dec. 21, 2014
cc: mayorandcouncillors@richmond.ca

Objection to Rezoning

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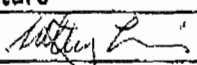
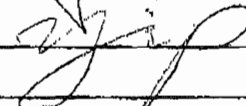
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Name	Address	Signature
WILL Y LEE	5560 WALLACE RD	
YUEN SHIU LEE	5560 WALLACE RD	

Fax to: 604-276-4222 Att: Mr. George Duncan (CAC of Richmond City)

Date: Dec 29 / 2014

Email: Signatures to: AdministratorsOffice@richmond.ca

cc: mayorandcouncillors@richmond.ca



Objection to Rezoning

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Name	Address	Signature
Maggie Berezin	10180 Bamberken Dr.	
Maggie Berezin	10180 Bamberken Dr.	

Fax to: 604-276-4222 Att: Mr. George Duncan (CAO of Richmond City)

Date: _____

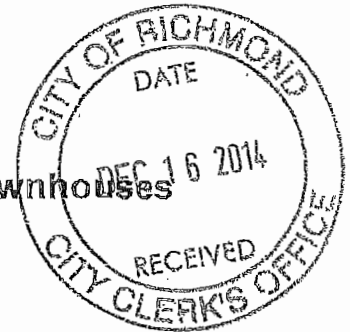
Email: Signatures to: AdministratorsOffice@richmond.ca

cc: mayorandcouncillors@richmond.ca

Objection to Rezoning

Steveston High School Site & Park for High Density Townhouses

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☒ Public school land belongs to the public, land sold to private company is against the right (and interests) of the public! It does no good to our City if Government has no land to serve the public; especially land for heritage (wildlife) is not something City could buy it back in the future.

❖ Suggestion: ☒ Sell goods & service! Sell our used books/reusable items to the third country, lease surplus teachers to oversea, set up English Schools in other countries-Italy, Japan, China etc.

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Name	Address	Signature
Bi Yuan Yang	6280 speele crt	Bi Yuan Yang
Sissi	6280 speele crt	Sissi
Zhonghui Liu	6280 speele crt	Zhonghui Liu
Bobo Liu	6280 speele crt	Bobo Liu

Date: Dec 15, 2014

Fax to: 604-278-4222 Att: Mr. George Duncan (CAO of Richmond City)
Email: Signatures to: AdministratorsOffice@richmond.ca cc: mayorandcouncillors@richmond.ca

Objection to Rezoning

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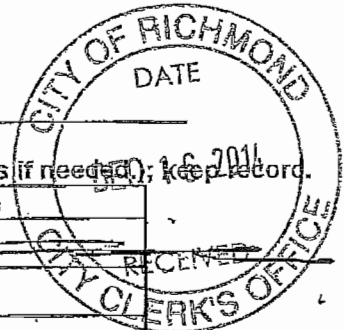
❖ Suggestion: ☒ Allow family with less than 6 persons to have second kitchen for dual families (max. 6 persons per single family zone) without rezoning.

☒ All of the above.

Other comments: _____

Rezoning school (SI) is a public issue; this form is for all to sign (attach more signatures if needed); keep record.

Name	Address	Signature
T. Chin	6631 Goldsmith Dr.	[Signature]



Fax to: 604-276-4222 Att: Mr. George Duncan (CAO of Richmond City)

Date: Dec 15, 14

Email: Signatures to: AdministratorsOffice@richmond.ca cc: mayerandcouncillors@richmond.ca

Objection to Rezoning

Steveston High School Site & Park for High Density Townhouses

(Re: File No: RZ 13-649524, at 10440-10460 on No. 2 Road)

Please make checkmark on ____ area(s) that you agree with:

☒ Safety concern for student: with high density project replacing school zone between 2 schools (James McKinney Elementary & London High), and with increasing crimes in our school neighbourhood (check past year police record); this project makes the situation worse. While school-shootings happening globally; students' safety must be the priority for our School Board!

❖ Suggestion: ____ Build an update Centre for teachers/workers to update, students to study or to catch up with a private teacher. It should have a green-roof top for Student Garden/Park/tea area and an open field for outdoor games.

☒ Public school land belongs to the public, land sold to private company is against the right (and interests) of the public! It does no good to our City if Government has no land to serve the public; especially land for heritage (wildlife) is not something City could buy it back in the future.

❖ Suggestion: ____ Sell goods & service! Sell our used books/reusable items to the third country, lease surplus teachers to oversea, set up English Schools in other countries-Italy, Japan, China etc.

☒ Non-environmental-green project damages City Heritage & Wildlife; where birds feed and rest.

❖ Suggestion: ____ Build Green-Oval as an outdoor training ground for young athletes in all park area.

☒ Community consultations should be between City and the public! Non-member, the developer, should not be allowed. Allowing the Developer to host our meetings could cause misunderstanding that it was a done deal. City must avoid misleading and protect tax-payers' interest to maintain TRUST.

☒ High density Townhouses decrease property value and affect quality of life. The 2014 property assessment for some neighbors has a drop (over 10%) value from previous year after the sold sign was up.

(Someone must be held accountable for the devaluation of our land and the inconveniences due to more traffic jam at the bridge/tunnel, parking, littering problems and safety issues without consent.)

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____ All of the above.

Other comments: _____

Rezoning school (SI) is a public issue; this form is for all to sign (attach more signatures if needed.); keep record.

Name	Address	Signature
TAO YE	5505 WALLACE RD	Tao Ye
Wendy Shi	5505 Wallace Rd	Wendy Shi

Fax to: 604-276-4222 Attn: Mr. George Duncan (CAO of Richmond City)

Date: Dec 16, 2014

Email: Signatures to: AdministratorsOffice@richmond.ca cc: mayorandcouncillors@richmond.ca

Objection to Rezoning

Steveston High School Site & Park for High Density Townhouses

(Re: File No: RZ 13-649524, at 10440-10460 on No. 2 Road)

Please make checkmark on ____ area(s) that you agree with:

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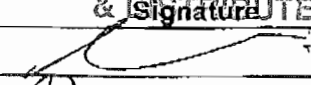
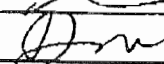
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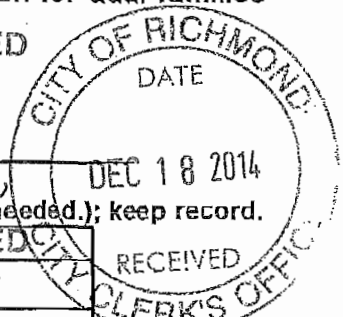
PHOTOCOPIED

____ All of the above.

Other comments: _____

Rezoning school (SI) is a public issue; this form is for all to sign (attach more signatures if needed.); keep record.

Name	Address	Signature
MEL CHAN	6400 SWIFT AVE	
BARRY CHAN	h	



Fax to: 604-276-4222 Att: Mr. George Duncan (CAO of Richmond City)

Date: 16 DEC 14

Email: Signatures to: AdministratorsOffice@richmond.ca cc: mayorandcouncillors@richmond.ca

Objection to Rezoning

Steveston High School Site & Park for High Density Townhouses

(Re: File No: RZ 13-649524, at 10440-10460 on No. 2 Road)

pc Wayne Craig
Joe Erceg

Please make checkmark on ____ area(s) that you agree with:

☒ Safety concern for student: with high density project replacing school zone between 2 schools (James McKinney Elementary & London High), and with increasing crimes in our school neighbourhood (check past year police record); this project makes the situation worse. While school-shootings happening globally; students' safety must be the priority for our School Board!

❖ Suggestion: ____ Build an update Centre for teachers/workers to update; students to study or to catch up with a private teacher. It should have a green-roof top for Student Garden/Park/tea area and an open field for outdoor games.

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❖ Suggestion: ____ Sell goods & service! Sell our used books/reusable items to the third country, lease surplus teachers to oversea, set up English Schools in other countries-Italy, Japan, China etc.

☒ Non-environmental-green project damages City Heritage & Wildlife; where birds feed and rest.

❖ Suggestion: ____ Build Green-Oval as an outdoor training ground for young athletes in all park area.

☒ Community consultations should be between City and the public! Non-member, the developer, should not be allowed. Allowing the Developer to host our meetings could cause misunderstanding that it was a done deal. City must avoid misleading and protect tax-payers' interest to maintain TRUST.

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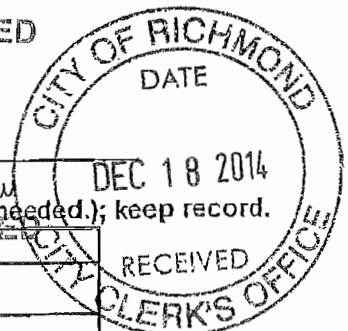
❖ Suggestion: ____ Allow family with less than 6 persons to have second kitchen for dual families (max. 6 persons per single family zone) without rezoning.

PHOTOCOPIED

☒ All of the above.

Other comments: _____

DEC 18



Rezoning school (SI) is a public issue; this form is for all to sign (attach more signatures if needed.); keep record.

Name	Address	Signature
Betty Tam	5701 Wallace Road, Richmond	[Signature]
Joe Erceg	5701 Wallace Rd. Richmond	[Signature]

Fax to: 604-276-4222 Attn: Mr. George Duncan (CAO of Richmond City)

Date: _____

Email: Signatures to: AdministratorsOffice@richmond.ca cc: mayorandcouncillors@richmond.ca

Objection to Rezoning

Steveston High School Site & Park for High Density Townhouses

(Re: File No: RZ 13-649524, at 10440-10460 on No. 2 Road)

Please make checkmark on ____ area(s) that you agree with:

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____ All of the above. **TRAFFIC CONGESTION**

Other comments: _____

Rezoning school (SI) is a public issue; this form is for all to sign (attach more signatures if needed.); keep record.

Name	Address	Signature
A Airoso	5511 Wallace Rd.	G. Airoso
V Airoso	~	Vincent J. Airoso

Fax to: 604-276-4222 Att: Mr. George Duncan (CAO of Richmond City)

Date: Dec 18, 2014

Email: Signatures to: AdministratorsOffice@richmond.ca cc: mayorandcouncillors@richmond.ca

McMullen, Mark

From: AdministratorsOffice
Sent: Monday, 22 December 2014 10:35
To: McMullen, Mark
Cc: MayorandCouncillors
Subject: FW: Objection of rezoning

Mark, FYI.

From: Anita [<mailto:wsachiu@yahoo.com>]
Sent: Sunday, 21 December 2014 05:56 PM
To: AdministratorsOffice
Cc: MayorandCouncillors
Subject: Objection of rezoning

Objection to Rezoning **Steveston High School Site & Park for High Density Townhouses** (Re: File No: RZ 13-649524, at 10440-10460 on No. 2 Road)

Please make checkmark on ____ area(s) that you agree with:

☒ Safety concern for student: with high density project replacing school zone between 2 schools (James McKinney Elementary & London High), and with increasing crimes in our school neighbourhood (check past year police record); this project makes the situation worse. While school-shootings happening globally; students' safety must be the priority for our School Board!

☒ Suggestion: ☒ Build an update Centre for teachers/workers to update, students to study or to catch up with a private teacher. It should have a green-roof top for Student Garden/Park/tea area and an open field for outdoor games.

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☒ Non-environmental-green project damages City Heritage & Wildlife; where birds feed and rest.

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☒ No multi-families re-zonings in residential area (between Granville Ave. & Steveston Hwy.), due to Townhouses and narrow lots produce poor City Image, ruin our original City plan & devalue City land!

☒ Suggestion: ☒ Allow family with less than 6 persons to have second kitchen for dual families (max. 6 persons per single family zone) without rezoning.

☒ All of the above.

Other comments: Leave the park alone, save the park

Rezoning school (s) is a public issue; this form is for all to sign (attach more signatures if needed); keep record.

Name	Address	Signature
LEUNG KIM SIK	6211 SWIFT AVE, RMD V7Z 4G9	[Signature]
ANITA CHEN	6211 SWIFT AVE, RMD V7Z 4G9	[Signature]
CHAU FAT	6211 SWIFT AVE, RMD V7Z 4G9	[Signature]

Fax to: 604-276-4222 Attn: Mr. George Duncan (CAO of Richmond City) Date: Dec 22, 2014
 Email: Signatures to: AdministratorsOffice@richmond.ca cc: mayorandcouncillors@richmond.ca

7/08至20/109在17樓方會中開
 5742845.94
 53362.572

Objection to Rezoning

Steveston High School Site & Park for High Density Townhouses

(Re: File No: RZ 13-649524, at 10440-10460 on No. 2 Road)

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☒ All of the above.

Other comments:

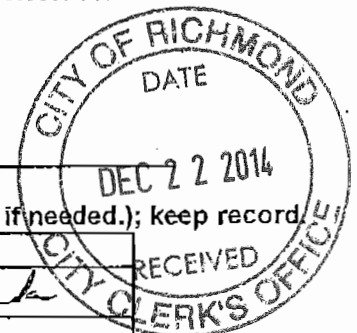
Rezoning school (SI) is a public issue; this form is for all to sign (attach more signatures if needed.); keep record. 4/11

Name	Address	Signature
Yoji Honda	6271 Swift Ave Richmond B.C. V7E 9G7	Yoji Honda
Terumi Honda	6271 Swift Ave Richmond B.C. V7E 9G7	

Fax to: 604-276-4222 Attn: Mr. George Duncan (CAO of Richmond City)

Email: Signatures to: AdministratorsOffice@richmond.ca cc: mayorandcouncillors@richmond.ca

Date: 12/22/2014



Objection to Rezoning

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(Re: File No: RZ 13-649524, at 10440-10460 on No. 2 Road)

Please make checkmarks ☒ on areas that you agree with:

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☐ Students need our park area for healthy outdoor activities and future school.

☐ Growing population of seniors need park space for outdoor senior workout area and public needs the green space for future sport facilities.

☐ Non-environmental green project damages City Heritage & Wildlife; where birds feed and rest.

☐ High density Townhouses decrease property value; It is unfair to present home owners.

☐ Multi-family re-zonings on major Roads and Avenues in residential area (between Granville Ave, and Steveston Highway), destroy our original City plan, City Image, and devalue our City land.

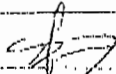
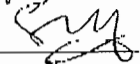
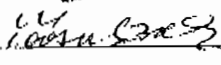
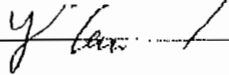
(Suggestion: ☐ Allow second kitchen for dual families-max 6 persons per single family without rezoning)

☐ Developer manipulated public by hosting community consultation and schedule at the time which was inconvenience for the parents to attend at 4pm. (City failed to represent community interest.)

☐ With increasing crimes in the school neighborhood (check police calls last year); additional high population makes the situation worse and may lead our City on the path of Vancouver China Town.

☒ All of the above.

Other comments: _____

Name	Address	Signature
Eugenie Tam	10480 Lassam Rd, Rmd	
Risty Tam	10480 Lassam Rd.	
STEPHEN TAM	10480 LASSAM RD.	
YUEITE TAM	10480 Lassam Rd	

Fax to: 604-276-4222 Att: MR. George Duncan

Date: DEC 16, 2014

cc./ Mail copy to TAG of Richmond City Hall at 6911 No.3 Road, Richmond BC V6Y 2C1



FROM :

FAX NO. :

Dec. 22 2014 10:30PM P1

Objection to Rezoning

Steveston High & Park for High Density Townhouses

(Re: File No: RZ 13-649524; at 10440-10460 on No. 2 Road)

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☒ Growing population of seniors need park space for outdoor senior workout area and public needs the green space for future sport facilities.

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☒ With increasing crimes in the school neighborhood (check police calls last year); additional high population makes the situation worse and may lead our City on the path of Vancouver China Town.

☒ All of the above.

Other comments: We need community Centre in this area

Name	Address	Signature
Yi-Chen Huang	10400 Lassam Road Richmond BC	
Kevin Huang		
Li-Yen Lin		Jessica Lin
Wan-So Huang		Wan-So Huang

Fax to: 604-276-4222 Att: MR. George Duncan

Date: _____

cc./ Mail copy to TAG of Richmond City Hall at 6911 No.3 Road, Richmond BC V6Y 2C1

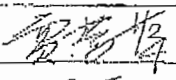
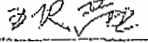
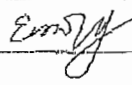
Objection to Rezoning Steveston High & Vast Fields to 150 unit Townhouses

(Re: File No: RZ 13-649524, at 10440-10460 on No. 2 Road)

Please make checkmarks on areas that you agree with:

- ☒ Safety concern with high population between 2 schools (James Mc Kinney Elementary & London High).
- ☒ Parking and street cleanliness concern for the neighbourhood with high density townhouses.
- ☒ Students need our park area for healthy outdoor activities and future school.
- ☒ Growing population of Seniors need park areas for outdoor senior workout area.
- ☒ Damages to Wild life where birds feed and rest.
- ☒ High density Townhouse zone decrease property value; it is unfair to the present home owners.
- ☒ No more townhouse and multi-family rezoning on major roads and Avenues between Granville Ave. and Steveston Highway to prevent poor image for our City with townhouses and narrow lots everywhere.
- ☒ All of the above.

Other comments: _____

Name	Address	Signature
Jen Ping Jia	6471 Goldsmith Dr	
Bei Xi Wang	6471 Goldsmith Dr	
Shu Ting Wang	6471 Goldsmith Dr	



Fax to: 604-276-4222 Att: MR. George Duncan

Date: Dec 10, 2014

cc.: Mail copy to TAG of Richmond City Hall at 6911 No.3 Road, Richmond BC V6Y 2C1

278-4052

278-5139

3026 PM

Dec 15/14

Stop single family re-zone on major Road and Ave.
Protect Single family zone & City Image of Low cost housing
Prevent high density neighborhood with concern for Safety & Parking problems

List of Re-zone from single family to Townhouse on Two Road

File No. RZ 13-649524

Polygon Development 273 Ltd.

Rezone 10440-10460, No. 2 Road from School & institutional use (S1) to a site-specific zone to 150 2&3 story Townhouse units.

File No. RZ 13-644387

Balandra Development Inc.

Rezone 8500 & 5620, No. 2 Road (RS1/E) to (RTL4), 9 unit Townhouses

File No. RTZ 12-620563

Mathew Cheung

Rezone 9211/9231, No. 2 Road from single family to low Density Town houses (RTL4) 10 unit Townhouses

File No. RZ 11-587764

Yamamoto Architecture Inc.

Rezone 9140 & 9060/9080, No. 2 Road (RS1/E) to (RTL4), 10 unit Townhouses

File No. RZ 13-638387

Yamamoto Architecture Inc.

Rezone 7151 No. 2 Road (RS1/E) to (RTL4) 4 two story Townhouses

Rezone for Multi-family On Williams Avenue

File No. RZ 13-648179

Rao Bans

Rezone (S) 7440 Williams Ave.

File No. RZ12-611497

Kul Winder Sangl

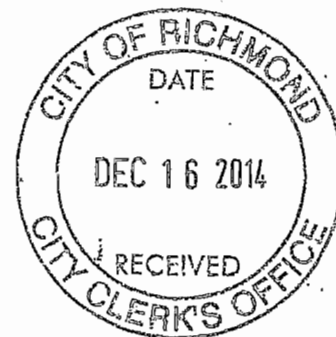
Rezone 11111 Williams Ave. (RS1/E) to (RC2) 2 lots

File No. RZ 13-649998

Yamamoto Architecture Inc.

Rezone 10591, 10611 & 10631 (RS1/E) to (RTL4)

I object all rezones to multi-family on all major Roads and Ave. in Richmond BC, I have no intention to live within low cost housing or Townhouse zones. I have safety concern with high density population.

Name: W. H. LauAddress: V7E 4G5Signature: W. H. LauDate: Dec 10, 2014

Fax to: 604-276-4052 Att: MR. Wayne Craig (Manager of Planning Department)

Cc: Mr. George Duncan (Manager of City Hall) and City Counselor at City of Richmond; 6911 No. 3 Road Richmond BC V6Y 2C1

FROM : T. Chin

*Re: Ham #4
Planning Committee
Dec. 16, 2014

DEC. 15, 2014 08:24PM P1
TO: MAYOR & EACH
278-COUNCILLOR
FROM: CITY CLERK'S OFFICE
278-222

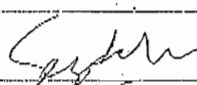
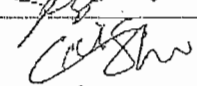
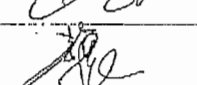
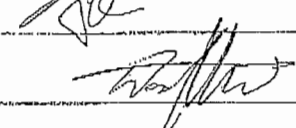
OBJECTION TO REZONING

Steveston High & Vast Fields to High Density Townhouses
(Re: File No. RZ 13-649524, at 10440-10460 No. 2 Road)

pc Wayne Wong
de Eric

I object to rezoning of the Steveston High site and its vast green space to high density townhouses for the following reason(s):

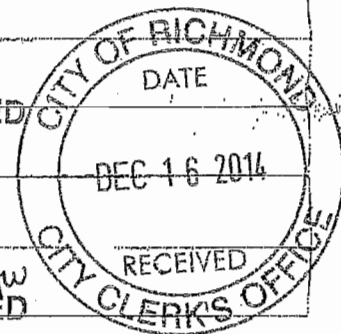
- ☒ No to loss of green space!
- ☒ No to loss of public/common land and heritage, especially school land for future generations!
- ☒ No to City infrastructure costs to support private development!
- ☒ No to destruction of neighbourhood character - massive encroachment upon small neighbourhoods!
- ☒ No to topographical changes: swamping of adjacent lands & neighbourhoods by elevation of massive site!
- ☒ No to increased congestion and lack of accessibility to public space!
- ☒ Yes to due process: community consultation must not be scheduled, led, and managed by developer! City must represent community interests!
- ☒ Yes to retain public space and develop facilities for active and healthy lifestyles for ALL!
- ☒ All the above!

Name	Signature	Address
Sagee Shin		6680 Goldsmith Dr. Richmond
Cici Shu		6680 Goldsmith Dr. Richmond
Tony Shu		6680 Goldsmith Dr. Richmond
Maggie Nam		6680 Goldsmith Dr. Richmond

PHOTOCOPIED

DEC 16

& DISTRIBUTED



*Thank you for your support. Please sign and leave this document by front door for collection.

Dec 10, 2014

Schedule 6 to the Minutes of the
Council Meeting for Public
Hearings held on Monday,
January 19, 2015.

To Public Hearing	
Date:	Jan 19, 2015
Item #	1
Re:	10440 and 10460 No. 2 Rd R2.13-649524

January 16, 2015

Attention: City Clerk
6911 No. 3 Road
Richmond, BC
V6Y 2C1

RE: Polygon's Redevelopment of the Steveston Secondary School Site

Dear Mayor and Council,

I am writing to express my support for Polygon's Kingsley Estates redevelopment proposal.

My family moved to Richmond in my early elementary years. I later went on to attend C. E. London Secondary School (now London-Steveston) for grades eight through twelve - it was a great place to grow up!

I am now well into my 30's and am married with two young children of my own and Richmond is still a great place to raise a family. As we live in the Westwind neighbourhood, I am familiar with Polygon's redevelopment proposal and excited about what this will mean for our community, specifically:

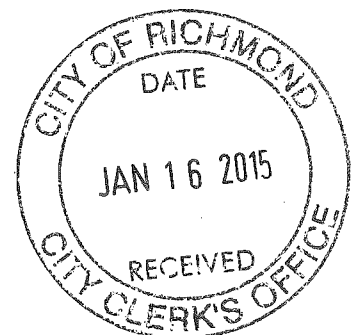
- A brand-new childcare facility
- 4.5 acres of park space to enjoy
- Public Art that pays homage to Steveston's history and the school's history
- Affordable rental townhomes for families

I am also excited about no longer having a large abandoned school to drive past every day. I urge to you vote in favour of this proposal so we can move ahead with the many community benefits it will bring.

Sincerely,

Kostya Polyakov

Kostya Polyakov
5780 Woodpecker Drive
Richmond, BC



Schedule 7 to the Minutes of the
Council Meeting for Public
Hearings held on Monday,
January 19, 2015.

January 16, 2015

To Public Hearing	
Date:	Jan 19, 2015
Item #	1
Re:	10440 and 10460 N. 2 Rd R213-649524

Attention: Mark McMullen, City Planning Department
mmcmullen@richmond.ca
6911 No. 3 Road
Richmond, BC
V6Y 2C1

RE: Polygon's Redevelopment of the Steveston Secondary School Site

Mayor and Council,

As resident of Steveston and previous owner of a Polygon home, I'm writing in favor of the redevelopment plans for Steveston Secondary School. From first hand experience I've come to know Polygon as a reliable developer with a track record of building quality homes, having a vested interest in the communities it establishes. As I have aging parents, the availability of homes where residents can age in place is important to me, allowing me to plan for the future and would allow for my parents to remain in the community.

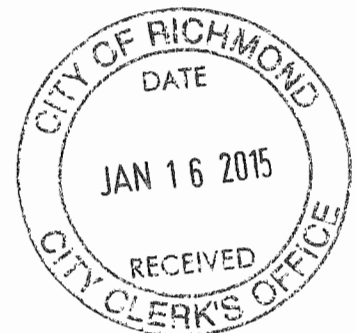
Most can agree the current site is static and adds no significant value to the current and evolving community of Steveston. I feel the proposed plan addresses key concerns about housing needs, public space and the addition of a community amenity will be a much needed Childcare Facility.

Thank you for considering my input and hope that you will vote in favor of Polygon's proposal.

Sincerely,



Arnold Singh, CA
11080 Chickadee Court
Richmond, BC V7E 5Z4
(778) 297-0064



Jansson, Michelle

Subject: FW: Polygon Homes proposed #2 Road School Site Redevelopment - FOR PH AGENDA

*Jennifer A. Silvera
6791 Cairns Court
Richmond, B. C. V7C 5E6*

To Public Hearing	
Date:	Jan 19/15
Item #	1
Re:	10440 & 10460 N. 2 R213-649524

January 16, 2015

Attention: Mark McMullen, City Planning Department

mmcmullen@richmond.ca
6911 No. 3 Road
Richmond, BC
V6Y 2C1

RE: Polygon's Redevelopment of the Steveston Secondary School Site

Dear Mayor and Council,

I am writing to express my support for Polygon's Kingsley Estates redevelopment proposal.

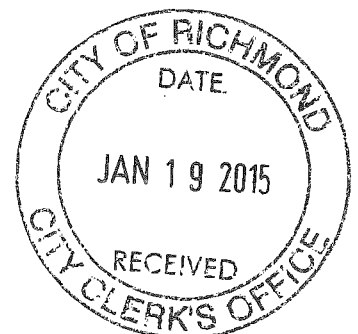
As a long standing resident, I have a vested interest in the future of our community. I drive past the secondary school site on a regular basis and can't help but see it as an eye sore and doesn't add value to the surrounding areas.

The proposed plan by Polygon addresses the need for more housing without negating the crucial role park and public spaces serve in the future of our communities. Specifically I appreciate the public art component that's being proposed, paying homage to Steveston's heritage and the school's history. It would make a tremendous impact on the streetscape for the development.

I encourage you to vote in favour of this proposed redevelopment, which will add value and greatly benefit the people of Steveston.

Thank you for your consideration,

Jennifer Silvera



Schedule 9 to the Minutes of the
Council Meeting for Public
Hearings held on Monday,
January 19, 2015.

January 19, 2015

To Public Hearing	
Date:	Jan 19/15
Item #	1
Re:	10440; 10460 No 2 Rd R213-649524

Attention: Mark McMullen, City Planning Department
mmcmullen@richmond.ca
6911 No. 3 Road
Richmond, BC
V6Y 2C1

**RE: Polygon's Redevelopment of the Steveston Secondary
School Site**

Dear Mayor and Council,

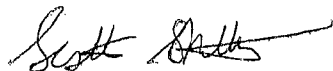
I am writing in favor of the proposed redevelopment plans by Polygon
for the Steveston Secondary School Site.

Born and raised in Richmond, I've seen the evolution of the city over
the years. I'll be looking to buy a home in the Steveston area in the
near future, therefore would like to see high quality homes available
like the one's Polygon is proposing.

Looking at the proposed project I'm impressed as it takes into
consideration various community needs: community green space,
increase housing supply with the ability to age in place.

I urge you to vote in favor of this proposed project.

Sincerely,



Scott Shillington
215 - 9373 Hemlock Dr
Richmond, BC
V6Y 0A9



Schedule 10 to the Minutes of the
Council Meeting for Public
Hearings held on Monday,
January 19, 2015.

January 19, 2015

To Public Hearing	
Date:	Jan 19/15
Item #	1
Re:	10440 & 10460 No 2 Rd R213-649524

Attention: Mark McMullen, City Planning Department
mmcmullen@richmond.ca
6911 No. 3 Road
Richmond, BC
V6Y 2C1

RE: Redevelopment of the Steveston Secondary School Site by Polygon

Dear Mayor and Council,

Please accept this letter as written support for the proposed plans to redevelop the Steveston Secondary School site by Polygon Homes.

As a resident, living in close proximity to the secondary school site, I, like many others are looking forward to the land being redeveloped and becoming a viable part of the community. Having two children and not having many options for new townhouses in the area, I believe Polygon's proposed plans are a good fit for the neighbourhood and take into consideration the need for more housing supply and public green space.

Thank you for your thoughtful consideration.

Sincerely,

Dave Straznicky
david@eidsvikassociates.ca

309-4500 Westwater Drive
Richmond, BC
V7E 6S1



Mayor and Councillors

Schedule 11 to the Minutes of the
Council Meeting for Public
Hearings held on Monday,
January 19, 2015.

From: Mayor and Councillors
Sent: Monday, 19 January 2015 10:14 AM
To: 'Michelle Li'
Subject: RE: Polygon Development on Steveston High School Site

This is to acknowledge and thank you for your email of January 18, 2015 to the Mayor and Councillors, in connection with the above matter, a copy of which has been forwarded to the Mayor and each Councillor for their information.

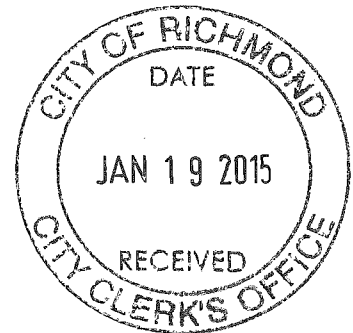
This email will also be made available at the Public Hearing tonight.

Thank you again for taking the time to make your views known.

Yours truly,

Michelle Jansson
Manager, Legislative Services
City of Richmond, 6911 No. 3 Road, Richmond, BC V6Y 2C1
Phone: 604-276-4006 | Email: mjansson@richmond.ca

To Public Hearing	
Date:	Jan 19 / 15
Item #	1
Re:	10440 & 10460 No. 2 Rd. R213-649524



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

From: Michelle Li [<mailto:michelleli.van@gmail.com>]
Sent: Sunday, 18 January 2015 11:38 PM
To: Mayor and Councillors
Subject: Polygon Development on Steveston High School Site

To Mayor Brodie and Councillors,

I have been following the development proposal for the London/Steveston High School property. I am not opposed to developments such as this as I would like to see more affordable and low-income housing in our area.

Many friends have eventually moved from Steveston area as it is getting too expensive. I would love to have a development that sees a mixture of young and older members of the community come together in affordable housing. My concern is what developers can do to make this a better deal for the community.

The elementary school that my children attend, McKinney Elementary, will be the catchment school for the children who would be living at the proposed development. Although not an old school, it is showing its age and is in need of improvements to the playground as it is becoming unsafe and replacement parts can be difficult to source. In addition, our school's playground is small and children have to take turns playing on it and abide by a schedule. As parents, we are required to fully fund playground replacements (not covered by school board, city or province) and it is a large burden to put on parents, fundraising a minimum of \$100,000 for a basic replacement playground.

As developers come into areas such as ours, I would like to see them support our schools and communities by helping fund improvements to parks and school playgrounds that are already in existence, instead of building new structures and new play areas that aren't as accessible to the public.

I understand that developers sometimes have to give money for public art and/or parks (<http://www.richmond.ca/culture/publicart/programs/civicpublicartprogram.htm>), but I would like to see that expanded to include school playgrounds- which are public park spaces- and for items such as equipment and trees, logs and rocks for kids to play on and for community members to enjoy and gather at. I do love public art, but when I hear about tens thousands of dollars of being spent on pieces of metal that kids can't play on and that don't bring the community together like public parks do, it saddens me.

We have been working for years now to raise money for a new playground. What has taken us years of difficult and time-consuming fundraising, could easily be paid by developers who wish to come into areas that are desperate for additional funding to create engaging community spaces for younger and older members of society.

What to us is a heavy financial burden in fundraising, is pocket change to these development corporations who stand to make millions and send more children into our schools and onto our small and unsafe playgrounds that need revitalizing. Please turn this around.

I would ask for your support in making Richmond a better place for families by making school play areas and public parks more of a priority- especially when it comes to what developers can and should fund in the future.

Sincerely,
Michelle Li
Parent and PAC member, McKinney Elementary

Mayor and Councillors

From: Webgraphics
Sent: Monday, 19 January 2015 10:18 AM
To: Mayor and Councillors
Subject: Send a Submission Online (response #814)

To Public Hearing	
Date:	Jan 19 / 15
Item #	1
Re:	10440 & 10460 No. 2 R213-649524

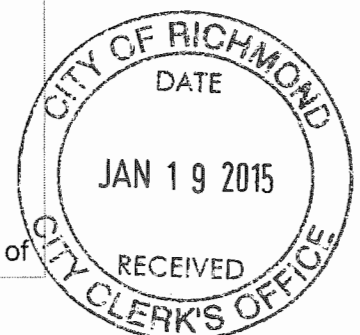
Send a Submission Online (response #814)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	1/19/2015 10:18:01 AM

Survey Response

Your Name	Mark Sakai
Your Address	11762 Fentiman Place
Subject Property Address OR Bylaw Number	10440 and 10460 No. 2 Road
Comments	<p>Mayor Brodie and Members of Council; My family has lived in Steveston for 114 years, and I am obviously heavily invested in our community, and care deeply about the City which we will be leaving to our children and grandchildren. While I cannot attend the Public Hearing in person, I would like to declare my support for the rezoning application by Polygon Homes at the Steveston Secondary School Site. I have been following the progress of this project through its public consultation period and through Planning Committee. As a graduate of the school, I have a sentimental attachment to the site, and would not provide my support lightly. In my opinion, Polygon has done an exemplary job of addressing the reasonable concerns of surrounding residents. It is, of course, difficult for any applicant to respond to some of the fear-mongering which has been presented by some residents. Unfortunately, they do not see the tremendous value provided to the City in the provision of affordable housing, daycare spaces, greenways and park space. As well, the addition of</p>



133 energy-efficient townhouses will improve the opportunities for new home buyers, and existing Richmond residents to age-in-place. As well, the roadway improvements which will be put in place, and the fact that this project is located on a major road and bus route will alleviate many of the concerns regarding traffic. One should also note that the traffic generated by this project is miniscule, in comparison to the high volumes generated by a secondary school, twice per day for 181 instructional days (given the location of my own residence, within sight of a secondary school, I can attest to the traffic). Given the long list of community amenities being provided through this proposal, the addition of much-needed townhouse units (more affordable than single-family houses), and the response of the applicant to concerns from reasonable local residents, I strongly urge Council to support this rezoning application. -Mark Sakai

Jansson, Michelle

Subject: FW: Redevelopment of Steveston Secondary School Site

From: Eric Coulombe [mailto:eric@infiniterealestate.ca]
Sent: Monday, 19 January 2015 11:36
To: McMullen, Mark
Subject: Redevelopment of Steveston Secondary School Site

To Public Hearing	
Date:	Jan 19/15
Item #	
Re:	10440 F10460 No 2 Rd R 213-649524

January 19, 2015

Attention: Mark McMullen, City Planning Department

mmcmullen@richmond.ca
6911 No. 3 Road
Richmond, BC
V6Y 2C1

Redevelopment of the Steveston Secondary School Site (Polygon Homes)

Mayor and Council,

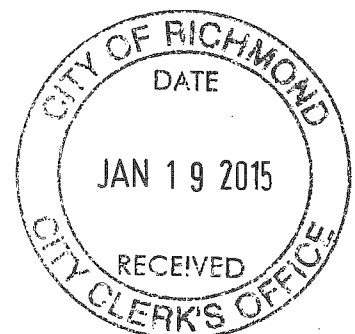
I would like to express my favorable support for the proposed redevelopment of Steveston Secondary School.

The need for adequate and sufficient housing is a significant factor in the redevelopment of the site. The proposed addition of 132 townhomes will help address housing needs in the area with the consideration of homes that allow residents to age in place. The redevelopment would transform a static, dormant site into a vital part of Steveston's future.

Please vote 'yes' to the proposed plans by Polygon.

Sincerely,

Eric Coulombe
3571 Pleasant St., Richmond



Schedule 14 to the Minutes of the
Council Meeting for Public
Hearings held on Monday,
January 19, 2015.

To Public Hearing	
Date:	Jan 19 / 15
Item #	
Re:	10440 & 10460 N. 2 Rd R 213-649524

January 19, 2015

Attention: Mark McMullen, City Planning Department
mmcmullen@richmond.ca
6911 No. 3 Road
Richmond, BC
V6Y 2C1

RE: Polygon's Redevelopment of the Steveston Secondary School Site

Dear Mayor and Council,

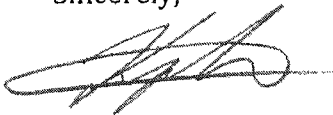
I'm writing to communicate my support for Polygon's proposed redevelopment of the Steveston Secondary School Site. The proposed plans would replace a building that has sat dormant for 7 years and would provide a very distinct visual enhancement to the property.

I attended one of the public information meetings held by Polygon and feel they've done a good job of communicating their plans to incorporate public space and address the need for a day care centre. I would like to see an increase in visitor parking spots to the redevelopment plans.

I'm very excited to see the need for a new development being addressed in the area. When open, Steveston High School was a big focal point of the neighborhood that I grew up in. Since its closure, the school, with its long history of tradition and excellence has become a shell of what it formerly was. This development by Polygon aims to revitalize the property and maintain the legacy of such an important historical landmark to the City of Richmond and specifically, that community.

I would encourage you to vote in favour of this proposal.

Sincerely,



Terry Kaplan, P.Eng., PMP
Environmental Engineer
19-3088 Francis Road
Richmond, BC V7C 5V9



From: Michael Louvet (PEng) [<mailto:louvetm@shaw.ca>]
Sent: Monday, 19 January 2015 18:29
To: McMullen, Mark; AdministratorsOffice
Cc: jskma@hotmail.com; smay6@telus.net
Subject: Objection to Steveston school rezoning

**Schedule 15 to the Minutes of the
Council Meeting for Public
Hearings held on Monday,
January 19, 2015.**

Dear Sir,

Please find attached my objections and concerns about the Steveston School re-zoning.

Please note, that as a matter of public concern, re-zoning of the Steveston school and related site elevation shall result in flooding of neighbouring back yards and homes, therefore an efficient storm water management must be established and approved as a prerequisite of the Steveston school's re-zoning (10440 and 10460 No 2 Rd).

In another hand, within the Steveston School great area, the amount of total park space per 1000 population is already lightly below the Richmond expected quota.

Please, would you precise in what proportions the Steveston school re-zoning will affect the park space per 1000 population within our district, in regards of any planned or on-going residential developments within the Steveston district/area.

Best Regards,

Michael Louvet, PEng
6140 Goldsmith drive,
Richmond, BC
604-241-1553

Objection to Rezoning

Steveston High School Site & Park for High Density Townhouses

(Re: File No: RZ 13-649524, at 10440-10460 on No. 2 Road)

Please make checkmark on ____ area(s) that you agree with:

☒ Safety concern for student: with high density project replacing school zone between 2 schools (James McKinney Elementary & London High), and with increasing crimes in our school neighbourhood (check past year police record); this project makes the situation worse. While school-shootings happening globally; students' safety must be the priority for our School Board!

☒ Students need the park area for healthy outdoor activities (baseball games) and for future school projects. Public need the green space for sport facilities and growing population of seniors need an area for outdoor workout.

☒ Non-environmental green project damages City Heritage & Wildlife; where birds feed and rest.

☒ Developer manipulate public by hosting community consultation at inconvenient time (4 pm) to the parents or sending out short notice (not everyone received) in busy month (Dec.). City failed to represent community interest by allowing them to host (manipulate) our meetings before approval.

☒ High density Townhouses decrease property value; it is unfair to the present home-owners. (Someone must be held accountable for the devaluation of our land and the inconveniences due to more traffic jam at the bridge/tunnel, parking, littering problems and safety issues without consent.)

____ High population with high density attract crimes and homeless which could lead our City on the path of Vancouver China Town where residents afraid to go out at night.

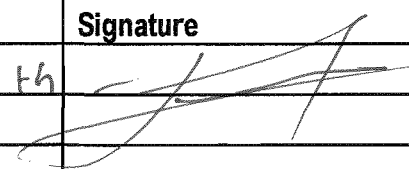
____ No multi-families re-zonings in residential area (between Granville Ave. & Steveston Hwy.), due to Townhouses and narrow lots produce poor City Image, ruin our original City plan and devalue our City land!

Suggestion: ____ Allow family with less than 6 persons to have second kitchen for dual families (max. 6 persons per single family zone) without rezoning.

____ All of the above. As a matter of public concern, re-zoning of the Steveston school and related site elevation shall result in flooding of neighbouring back yards and homes, therefore an efficient storm water management must be established and approved as a prerequisite of Steveston school's re-zoning (10440 and 10460 No 2 Rd).

Other comments: _____

Rezoning school (SI) is a public issue; this form is for all to sign (attach more signatures if needed.); keep record.

Name	Address	Signature
Michel Louvet	6140 Goldsmith	

Fax to: 604-276-4222 Att: Mr. George Duncan (CAO of Richmond City)
Email: **Signatures** to: AdministratorsOffice@richmond.ca

Date: 2015-01-19
cc: mayorandcouncillors@richmond.ca

MayorandCouncillors

From: Webgraphics
Sent: Monday, 12 January 2015 3:25 PM
To: MayorandCouncillors
Subject: Send a Submission Online (response #811)
Categories: 12-8060-20-9190 - 10591 10611 & 10631 Gilbert Road

To Public Hearing
Date: <u>JANUARY 19, 2015</u>
Item # <u>5</u>
Re: <u>R213-64998</u>
<u>10591-10631 GILBERT</u>
<u>RD</u>

Send a Submission Online (response #811)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	1/12/2015 3:24:35 PM

Survey Response

Your Name	David Price
Your Address	10440 Whiastler Place
Subject Property Address OR Bylaw Number	10591, 10611 & 10631 Gilbert Road
Comments	<p>Safety concerns re this proposed development. On the property immediately to the South there are seven (7) mature douglas fir trees. Height approx. 60 feet with a girth in excess of 6 feet. With the site preparation that will have to be undertaken the stability of these trees will be negatively effected resulting in a high likelihood that these trees will topple in any subsequent windstorm. My family live with twenty feet of these trees at the South West corner of the site in question and are directly at risk. Can the City please ensure that this safety concern has been addressed and that necessary steps are taken to prevent any future accident which could result in loss of life. Thank you. David Price 604 276 2290 dbprice@shaw.ca</p>

MayorandCouncillors

From: Webgraphics
Sent: Thursday, 15 January 2015 2:31 PM
To: MayorandCouncillors
Subject: Send a Submission Online (response #813)

Categories: 12-8060-20-8500 Richmond Zoning Bylaw

To Public Hearing	
Date:	Jan 19/15
Item #	5
Re:	10591, 10611, 10631 Gilbert Road R213-649998

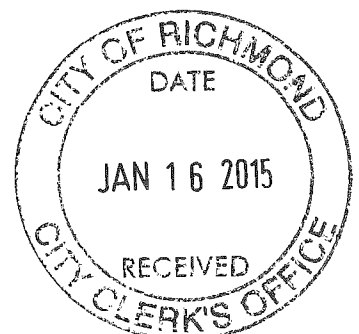
Send a Submission Online (response #813)

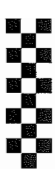
Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	1/15/2015 2:29:54 PM

Survey Response

Your Name	Julie Huang
Your Address	10386 Whistler Place Richmond, BC
Subject Property Address OR Bylaw Number	8500
Comments	1. Originally there were 3 houses, estimating 12 people in total. Now 14 townhouses will be about 56 people. Too noisy and complicated. 2. The townhouses will be 3 story high which will invade our privacy. 3. It will be better If it's one house split into duplex or 3 houses split into 6 single houses. This is a very simple and quiet neighborhood. 4. Trees should be kept as noise barrier and it's also better for the environment.





City of Richmond BC - Send a Submission
**Schedule 18 to the Minutes of the
Council Meeting for Public
Hearings held on Monday,
January 19, 2015.**

Page 1 of 1

City of Richmond, British Columbia, Canada

> [Home](#) > [City Hall](#) > [City Council](#) > [Public Hearings](#) > Send a Submission Online

PUBLIC HEARINGS

Send a Submission Online

[PREVIOUS](#)[SUBMIT](#)

Please review the responses you have provided. If you find errors you can click the 'previous' button to move back and correct your entry. Click submit when finished.

Your Name	Ling Yun
Your Address	10380 Whistler Place Richmond, BC
Subject Property Address OR Bylaw	8500
Number	
Comments	1. The population of the neighborhood will increase substantially causing noise and possible crimes. 2. Less privacy for the lower level house owners. 3. Increased pollution by cutting down trees.

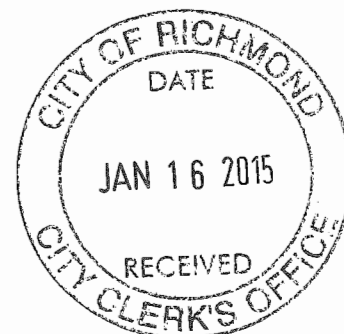
To Public Hearing	
Date:	Jan 19/15
Item #	5
Re:	10591, 10611, 10631
	Gilbert Rd
	R2 13-649998

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Richmond City Hall: 6911 No. 3 Road, Richmond, British Columbia, V6Y 2C1

Hours: 8:15 am to 5:00 pm, Monday to Friday. Tel: 604-276-4000

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MayorandCouncillors

From: Webgraphics
Sent: Monday, 19 January 2015 5:53 PM
To: MayorandCouncillors
Subject: Send a Submission Online (response #815)

To Public Hearing	
Date:	Jan 19/15
Item #	5
Re:	10591, 10611, 10631 Gilbert Rd R213-649998

Send a Submission Online (response #815)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	1/19/2015 5:52:05 PM

Survey Response

Your Name	Winston Feliciano
Your Address	10420 Whistler Place, Richmond BC v7e 4c5
Subject Property Address OR Bylaw Number	To Rezone the subject property from Single Detached - Location 10591, 10611 and 10631 Gilbert Road
Comments	I am writing on behalf of Mr. Domingo Chua, owner of the property at 10420 Whistler Place, Richmond, BC. We would like to go on record that we are strongly opposed to the proposed townhouse project right behind the property.

