



**Regular Council meeting for Public Hearings  
Monday, February 17, 2014**

Place: Council Chambers  
Richmond City Hall  
6911 No. 3 Road

Present: Mayor Malcolm D. Brodie  
Councillor Chak Au  
Councillor Linda Barnes  
Councillor Derek Dang  
Councillor Evelina Halsey-Brandt  
Councillor Ken Johnston  
Councillor Bill McNulty  
Councillor Linda McPhail  
Councillor Harold Steves

Michelle Jansson, Acting Corporate Officer

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

1. **Richmond Zoning Bylaw 8500, Amendment Bylaw 9091 and Richmond Zoning Bylaw 8500, Amendment Bylaw 9092 (RZ 13-645068)**  
(Location: 8555 Sea Island Way and 3031 No. 3 Road; Applicant: JAK Group, DBA and DKJK Investments Ltd.)

*Applicant's Comments:*

The applicant was available to respond to questions.

*Written Submissions:*

None.

*Submissions from the floor:*

None.

PH14/2-1

It was moved and seconded

***That Richmond Zoning Bylaw 8500, Amendment Bylaw 9091 be given second and third readings.***

**CARRIED**



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PH14/2-2

It was moved and seconded

*That Richmond Zoning Bylaw 8500, Amendment Bylaw 9092 be given second and third readings.*

**CARRIED**

**2. Richmond Zoning Bylaw 8500, Amendment Bylaw 9094 (RZ 12-602748)**

(Location: 13040 No. 2 Road; Applicant: Kirk Yuen of Cape Construction (2001) Ltd.)

*Applicant's Comments:*

The applicant was available to respond to questions.

*Written Submissions:*

M. Youngman, Richmond resident (Schedule 1);

Virgil Lee, 13028 No. 2 Road (Schedule 2);

G. Jones, 6111 London Road (Schedule 3);

Neil Gnyp, 6233 London Road (Schedule 4);

Kathleen Beaumont, 6415 London Road (Schedule 5);

Carolyn Bratkowski, 6233 London Road (Schedule 6); and

Kira Cai, 7050 Granville Avenue (Schedule 7).

*Submissions from the floor:*

Katherine Covell, 6233 London Road, queried the long-term vision for London Landing, citing concerns with a lack of new infrastructure to accommodate all the development taking place in the neighbourhood. She was of the opinion that chronic noise, traffic, dust, and stress anticipated to be caused by the proposed development would negatively impact the well-being of residents nearby. Ms. Covell suggested that Richmond City Council impose a five-year moratorium on development, and that once the five year moratorium has passed, Council require developers to include park space and adequate separation between buildings as part of their projects.



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Klaus Gade, 6233 London Road, spoke on behalf of owners of 6111, 6231, and 6233 London Road, citing concerns with the potential use of the cross-access easement for waste removal purposes. He stated that below the cross-access easement is a parking structure that is currently damaged, and pending a warranty claim. He stated that residents are concerned that use of the cross-access easement would further damage the parking structure, compromising its integrity and potentially voiding a repair warranty.

Mr. Gade, 6233 London Road, echoed concerns raised on behalf of owners of 6111, 6231, and 6233 London Road as they relate to the potential use of the cross-access easement; he suggested that the applicant reconfigure the proposed development so that the cross-access easement is not utilized for waste removal. He cited concern with regard to the density of the proposed development, and the anticipated increase in traffic and how such factors would affect current residents. Mr. Gade was of the opinion that the proposed contributions towards affordable housing, public art, and way-finding signage were not to the benefit of the community but instead the developer.

Dana Westermarck, 13333 Princess Street, identified himself as the developer of the properties south of the proposed development (London Landing), and spoke of the cross-access easement. He stated that the cross-access easement was intended to serve the proposed development and thus, identified in the disclosure statement provided to all owners of London Landing dwellings. He commented on the pending warranty claim related to the damaged parking structure, and noted that should the parking structure be repaired, the repair works would carry a one year warranty.

Mr. Westermarck then commented on the proposed development's requirement to provide two loading bays, and was of the opinion that this requirement poses aesthetic challenges for project's No. 2 Road façade.

Gabrielle Wood, 6233 London Road, expressed concern with regard to the potential use of the cross-access easement for waste removal purposes, noting that the structure is already damaged.



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Deirdre Loughran, 6233 London Road, spoke of structural problems at 6233 London Road, stating that the Strata Corporation has been attempting to address these damages for years. Ms. Loughran was concerned that the potential use of the cross-access easement would further damage the structure.

Monika Romanowski, 6233 London Road, stated that she moved to Richmond from Vancouver's Coal Harbour neighbourhood due to the area's traffic congestion and lack of privacy. She commented on the damaged parking structure below the cross-access easement, and was of the opinion that use of the easement by the proposed development would only add to the existing damage.

Sabrina Jones, 6111 London Road, cited concern with regard to the proposed development as it relates to the potential loss of view, and its effect on her home's resale value. Also, Ms. Jones spoke of nesting birds on the roof of the building currently situated on the subject site; she requested that, prior to demolition of the building, the developer ensure that the nests are empty.

Michael Cober, 13028 No. 2 Road, raised concern with the proposed elevation of the main floor, noting that the architectural drawings indicate that there will be a 12.5 foot wall along the southern property line. Also, he commented on excavations from past developments in the area, and was of the opinion that the relocation of the fill from said excavations along the dike have left 13028 No. 2 Road "in a hole."

Brian Harris, 6233 London Road, was concerned about traffic in the area as it relates to the safety of pedestrians and cyclists.

Kirk Yuen, Cape Construction (2001) Ltd., provided background information, highlighting that the proposed development adheres to the 2041 Official Community Plan and provides parking in excess of what is required by the City. Also, Mr. Yuen stated that the requirement for two loading bays is onerous.



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In relation to the anticipated use of the cross-access easement, Mr. Yuen stated that the developer is agreeable to contracting the same service provider for garbage collection as the one currently utilized by the adjacent Strata Corporation; thus, eliminating additional traffic over the cross-access easement.

In reply to queries from Council, Mr. Yuen commented on the anticipated use of the cross-access easement for garbage and recycling collection, noting that this configuration has the least impact on the existing adjacent building. Also, he spoke of several road network enhancements anticipated along the subject site's No. 2 Road frontage, such as curb and gutter improvements.

Tom Bell, Principal, gBL Architects Inc., spoke of the elevation of the main floor. He explained that approximately five feet of the wall along the southern property line would be exposed, and that the adjacent property has an existing fence that exceeds the height of the proposed wall.

Mr. Bell commented on the concerns raised in regards to the potential use of the cross-access easement, noting that only a structural engineer is qualified to determine the structure's soundness.

In reply to queries from Council, Mr. Bell listed the approximate setbacks for the proposed project and was of the opinion that they provide ample distance between the proposed project and existing buildings.

Mr. Yuen indicated that Mr. Bell and he are available to meet with neighbours to discuss their concerns.

PH14/2-3

It was moved and seconded

***That Richmond Zoning Bylaw 8500, Amendment Bylaw 9094 (RZ 12-602748)(Location: 13040 No. 2 Road; Applicant: Kirk Yuen of Cape Construction (2001) Ltd.) be referred back to staff:***

- (1) for more information on the notion of utilizing the same garbage contractor for the proposed project as the one currently utilized by the existing adjacent building;***
- (2) to consider the necessity of the second loading bay and whether it can be mitigated or potentially eliminated; and***



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- (3) *examination of the pathway through the adjacent property and to encourage discussion with the adjacent Strata Corporation regarding the soundness of the pathway.*

The question on Resolution PH14/2-3 was not called as discussion ensued regarding the condition of No. 2 Road and privacy concerns raised by neighbourhood residents.

As a result of the discussion, there was agreement to add the following to Resolution PH14/2-3 as Parts (4) and (5):

- (4) *for more information about the need and timing of potential road improvements to No. 2 Road south of Steveston Highway; and*
- (5) *to examine potential privacy overlook issues associated with the proposed development.*

The question on Resolution PH14/2-3, which now reads,

*'That Richmond Zoning Bylaw 8500, Amendment Bylaw 9094 (RZ 12-602748)(Location: 13040 No. 2 Road; Applicant: Kirk Yuen of Cape Construction (2001) Ltd.) be referred back to staff:*

- (1) *for more information on the notion of utilizing the same garbage contractor for the proposed project as the one currently utilized by the existing adjacent building;*
- (2) *to consider the necessity of the second loading bay and whether it can be mitigated or potentially eliminated;*
- (3) *to examine the pathway through the adjacent property and to encourage discussion with the adjacent Strata Corporation regarding the soundness of the pathway;*
- (4) *for more information about the need and timing of potential road improvements to No. 2 Road south of Steveston Highway; and*
- (5) *to examine potential privacy overlook issues associated with the proposed development.'*

was then called and it was **CARRIED**.



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3. **Richmond Zoning Bylaw 8500, Amendment Bylaw 9095 (RZ 13-632272)**

(Location: 11320/11340 Kingsgrove Avenue; Applicant: Samuel Yau)

*Applicant's Comments:*

The applicant was available to respond to questions.

*Written Submissions:*

None.

*Submissions from the floor:*

None.

PH14/2-4

It was moved and seconded

***That Richmond Zoning Bylaw 8500, Amendment Bylaw 9095 be given second and third readings.***

**CARRIED**

4. **Richmond Zoning Bylaw 8500, Amendment Bylaw 9096 (RZ 13-647241)**

(Location: 5771/5791 Langtree Avenue; Applicant: Raman Kooner and Robbie Sharda)

*Applicant's Comments:*

The applicant was available to respond to questions.

*Written Submissions:*

None.

*Submissions from the floor:*

None.

PH14/2-5

It was moved and seconded

***That Richmond Zoning Bylaw 8500, Amendment Bylaw 9096 be given second and third readings.***

**CARRIED**

**ADJOURNMENT**



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PH14/2-6            It was moved and seconded  
*That the meeting adjourn (8:27 p.m.).*

**CARRIED**

Certified a true and correct copy of the Minutes of the Regular meeting for Public Hearings of the City of Richmond held on Monday, February 17, 2014.

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Mayor (Malcolm D. Brodie)

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Acting Corporate Officer  
City Clerk's Office (Michelle Jansson)



Schedule 1 to the Minutes of the Council Meeting for Public Hearings held on Monday, February 17, 2014.

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|--------------------|
| To Public Hearing  |
| Date: Feb 17/14    |
| Item # 2           |
| Re: 13040 No. 2 Rd |
| R212-602748        |

Subject: BYLAW 8500, LOCATION 13060 NO. 2 ROAD. TO: Ms. Sara Badyal; Richmond City Council; Mayor Brodie, Neighbours and friends:

The time has come the walrus said, and so we proceed on Monday evening the 17th of February, to make the decision I had hoped would never come. Months before, an application's large sign appeared at the No 2 Road end of a two story building and was now seen in my early a.m. walk with my dog. The sign had not been there the night before so I envisioned it being put up after midnight and the neighbourhood would see it later the next day and no fuss would be made because of it. The ploy had worked because in the month's that followed there seemed little concern of what was going to happen to our wonderful wee gem of a friendly neighbourhood in the south of Richmond by the river. In the months that followed I could feel the apathy all around me and my heart was broken to think that Richmondites felt we could do very little to fight the assumed decision of assent from the city fathers. If this is so true it is sad for the future generations of Richmond that concrete will be poured ad infinitum and the trucks will keep rolling splattering their mud all over - the noise and pounding will go on for months on end and the condo owners around all of this area will continue to eat dust night and day for two or three years keeping in mind the large Penta development is in early days.

I grew up in the small town of Prince Rupert, finished high school and left at nineteen to see the big world and learn all I could on what makes history. Forty one years ago I moved out to Steveston to buy my first home and have moved twice but stayed always in Steveston and near the River. My dog and I have walked every inch from no. 3 to Garry Point so many times and have seen and felt my village's highs and very low phases of success or failure through the years. The traffic is



undoubtedly the main concern for everyone today particularly in narrow two way no. 2 from Steveston Highway to London Road. Huge truck semis start at 7 a.m. causing far too many traffic stops. The roads will be torn up eventually for sewage and water changes and the future of the quiet area we all bought in to becomes a nightmare.

We knew of the Penta plan five years ago shortly after occupying our building and they at least had an earlier plan for the whole area, but Mr. Yuen's plan came out of the blue. I can't help seeing him driving past the two story building and believing he could make a huge profit for his back pockets by building it up to four stories with MORE condos and some small shops on the street level of No. 2. I honestly believe he never once thought his plan would impinge somehow on all the condo dwellers on three sides of his plan and throwing out another 75 to 100 cars to come in and out from No. 2 road. Please keep in mind the 150 to 200 cars coming and going into the new Penta complex that continues possibly along the narrow two way Dyke Rd. or the other direction to the narrow No. 2 rd. and / or Paramount Pond moorage. This buildup of traffic every week should also include the thousands of drivers that use Dyke rd because of the peaceful calming drive it gives us away from the city traffic. Each year there has been a huge buildup of cars along Dyke and London and the future of Mr. Yuens greedy plan foresees tragedy of accidents particularly at the corner of No. 2 and London.

I hope our City Council will take a ride throughout all of this area and look into the future and honestly answer if this double size building is really needed when it will smother the feel of all present owners who spent their last dime to live here for its beauty, peaceful nights and friendly people throughout the area who continue each day to say Hello,

how are you? It's a wonderful and caring neighbourhood but with his plan we will have to live with our blinds shut 24 hours because of the just legal space between buildings.

When we all moved over here the two story building had a great gym which was used and needed by many because of its handiness, and we also had the ballet classes of Mary Burke and Tom's sandwich shop at the street end. Along came the Pilates business and all were doing well, as was the bicycle shop on London. All have gone and the For Lease signs stay on. Small businesses are needed for communities like ours and we welcome such additions as they add to the charm of the area. Mr. Yuen couldn't wait to expel them all. He must be aware of persons living in his property but maybe not aware of the grow op towards the back. This was reported to City Hall but the reply was there were businesses such as the gym who were still there. The call was made two weeks ago. Someone forgot to update !! Does Mr. Yuen ever check his property? It is a mess out front.

All in all the impact this proposed building will have on so many longtime taxpayers will be devastating and we hope we deserve some consideration for coming here six years ago and enjoying everything this small corner of Steveston has gifted to us. Mr. Yuen has very greedy plans and is ignoring the buildings already here and one would think he regards the humans inside as unaccountable minions who are in his way. Some developer! Why doesn't he consider building some deluxe townhouses and this way he keeps the height lower and certainly limits the amount of killer car traffic on No. 2. Is this too intelligent a plan?

The people of this area deserve safety and security for our futures. Mr. Yuen will not be living here with his blinds closed, fearful of car and

truck traffic. The Penta complex can go on for two to three years and surely we should be given some consideration from the noise, dust, early a.m. racket, tearing up the roads, stop and go signs day after day. Please use great wisdom on your taxpayers behalf, not on the amount of taxes this four story building is going to earn at the health and happiness of others. Mr. Yuen will find other areas to rebuild but teach these dreamers to approach their work for the good of all the people not just for their own profit. Teach them to be great and better planners and not dreambusters of the little people who seem to have lost the power to be heard.

I will pray for your great wisdom and fairness in your decision.

very sincerely, M, Youngman

Tiffers@telus.net (604 274 6488)

Schedule 2 to the Minutes of the  
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 Hearings held on Monday,  
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**Mayor and Councillors**

**From:** Webgraphics  
**Sent:** Monday, 17 February 2014 10:29  
**To:** Mayor and Councillors  
**Subject:** Send a Submission Online (response #768)

|   |
|---|
| <b>To Public Hearing</b>                          |
| Date: <u>Feb. 17 2014</u>                         |
| Item # <u>2</u>                                   |
| Re: <u>BOYD NO. 2 Rd</u><br><u>22 12 - 602748</u> |

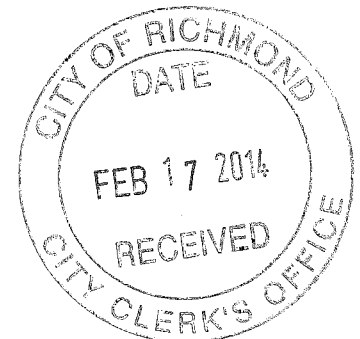
Send a Submission Online (response #768)

Survey Information

|                       |   |
|-----------------------|---|
| Site:                 | City Website  |
| Page Title:           | Send a Submission Online  |
| URL:                  | <a href="http://cms.richmond.ca/Page1793.aspx">http://cms.richmond.ca/Page1793.aspx</a> |
| Submission Time/Date: | 2/17/2014 10:28:18 AM   |

Survey Response

|   |  |
|---|--|
| Your Name                                   | Virgil Lee   |
| Your Address                                | 6-13028 No 2 Road  |
| Subject Property Address OR<br>Bylaw Number | 13040 No 2 Road  |
| Comments                                    | Wonder the traffic while doing construction together with the project on London Rd (The Piers), will there be any control or regulation? also will the developer responsible for any damages to the adjacent property like wall or floor cracking? |



**Schedule 3 to the Minutes of the  
Council Meeting for Public  
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**Mayor and Councillors**

**From:** Webgraphics  
**Sent:** Monday, 17 February 2014 13:19  
**To:** Mayor and Councillors  
**Subject:** Send a Submission Online (response #769)

|                          |                  |
|--------------------------|------------------|
| <b>To Public Hearing</b> |                  |
| <b>Date:</b>             | Feb 17 2014      |
| <b>Item #</b>            | 2                |
| <b>Re:</b>               | 13040 No. 2 Road |
|                          | RZ 12-602748     |

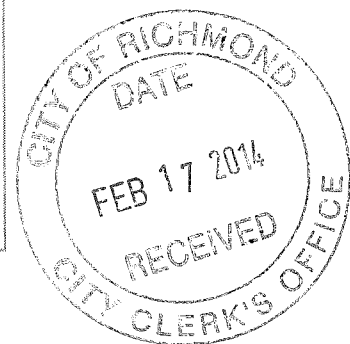
**Send a Submission Online (response #769)**

**Survey Information**

|                       |   |
|-----------------------|---|
| Site:                 | City Website  |
| Page Title:           | Send a Submission Online  |
| URL:                  | <a href="http://cms.richmond.ca/Page1793.aspx">http://cms.richmond.ca/Page1793.aspx</a> |
| Submission Time/Date: | 2/17/2014 1:18:10 PM  |

**Survey Response**

|  |   |
|--|---|
| Your Name                                | G Jones   |
| Your Address                             | #6111 London Road   |
| Subject Property Address OR Bylaw Number | 13040 No. 2 Road  |
| Comments                                 | <p>I am writing to voice our concerns about the proposed zoning bylaw amendment for the property lot at 13040 No 2 Road. I have been discussing the project with my neighbours and there appears to be three concerns, which while may seem petty or irrelevant, I feel should be mentioned: (i) The combination of the building height and close proximity to the neighbouring three buildings will not only be imposing and overwhelming for residents but will be deleterious for these three neighbouring buildings' inhabitants who moved out here to find more open space. If we were looking to be shoehorned into units which we stare directly into our neighbour's bedrooms we would have moved into a different community. (ii) While perhaps not the concern of regular citizens, it is quite apparent that there is a large amount of real estate already under construction or recently finished in the immediate area. The recently finished townhouse a block down on No. 2 Road still have many units available, the Pier on London Road is in progress and has only sold 30% of its</p> |



units and the large Imperial Landing project is struggling to sell. We're slightly concerned about having a whole series of vacant units in our neighbourhood that are an invitation to crime and the impact of a glut of apartments on the value of our properties. (iii) In the inevitability that a new building is going to be constructed on that lot, we ask that the council consider delaying the building permit to provide some rest and respite for the neighbours from the constant barrage of noise already coming from two other developments in the immediate neighbourhood. We have been suffering for months from being awoken by heavy machinery starting between 7 and 7:30 every weekday morning and then spend the morning being literally shaken as the crews work on the foundations of the property. We have seen a dramatic increase of truck traffic, dirt and disturbances and know that this will be our future for the next six to eight months as these projects are finished. It is of concern to learn that as these projects work towards completion another project, on the immediate opposite side of us, will be commencing. While we recognize that this work is required to complete a new building, a bit of respite for the taxpaying citizens to enjoying the neighbourhood would be wonderful.

**Mayor and Councillors**

Schedule 4 to the Minutes of the Council Meeting for Public Hearings held on Monday, February 17, 2014.

To Public Hearing  
Date: Feb 17/14  
Item # 2  
Re: 13040 No 2 rd  
RZ 12-602748

From: Webgraphics  
Sent: Friday, 14 February 2014 9:38 AM  
To: Mayor and Councillors  
Subject: Send a Submission Online (response #766)

Categories: 12-8060-20-9094 - RZ 12-602748 - 13040 No. 2 Rd - Kirk Yuen of Cape Construction (2001) Ltd.

**Send a Submission Online (response #766)**

**Survey Information**

|                       |   |
|-----------------------|---|
| Site:                 | City Website  |
| Page Title:           | Send a Submission Online  |
| URL:                  | <a href="http://cms.richmond.ca/Page1793.aspx">http://cms.richmond.ca/Page1793.aspx</a> |
| Submission Time/Date: | 2/14/2014 9:37:45 AM  |

**Survey Response**

|  |   |
|--|---|
| Your Name                                | Neil Gnyp   |
| Your Address                             | 420-6233 London Road, Richmond BC   |
| Subject Property Address OR Bylaw Number | Richmond Zoning bylaw 8500, amendment Bylaw 9094 (RZ-12-602748)   |
| Comments                                 | I am sorry I am not able to attend this meeting in person, due to a prior commitment. I do want to voice my opposition to this, while I will admit upfront, my objections are going to be considered "holistic" and "selfish" to the applicants looking to re-zone this neighbouring property. To be as quick and as concise as possible, I am saddened that our city is still in the situation that high density, residential property is viewed as the most lucrative investment that drives the city forward. More to this point, when property is developed in the Steveston area (which is widely considered to be the most favourable part of Richmond to inhabit) there is an impossible to argue with opportunity for the developer to maximize his/her return on that investment. I favour the area as well and it's the very reason that I chose to live here mostly because it was more sparsely populated than most of the rest of Richmond while providing me a property that my spouse and I could afford, in a |



community that we enjoyed. Recently we have been in the midst of a construction zone for another unit that is across the street (6160 London Road) and now we are facing a second construction zone (this proposal) for the foreseeable future. The property in question will be in construction, quite literally, in front all my windows and likely through the summer for this year and the next year. I am no looking forward to the imminent dust that will accumulate in my home during the summer, while this is merely the short term pain. The long terms impacts are as follows: I paid a premium because I have (soon to be had) a water view and this new structure will obstruct that view. Needless to say, my property value will plummet as a result. Further, once the new structure is in place, the new tenants will be able to view directly into my unit. This will mean, to maintain my privacy, I will need to invest/spend money on window treatments to prevent this embarrassment. With the lost value in my home, I will be hit twice to my own detriment. I understand that the theory remains that the commercial space will "make our neighbourhood more attractive" while I fear this theory is more dream than reality. With the addition of this and another building to our neighbourhood, we are introducing more than 100 new homes to an extremely small area. Our only ways in and out are Dyke Road (a two lane road) and No 2 Road (a two land road.) We are outside of the transit footprint, so it necessitates a car (if you go to the translink trip planner with our address, it says we live too far from a nearby transit site.) Even if we are flexible enough to use transit, we are under a "transit curfew" as the closet bus line was part of the last set or transit reductions (fewer trips per day/week.) All in all, I understand that the theory reigns supreme that population density is the way to create value in a city, while this quest for density is often, as in our case, devoid of infrastructure improvements and going to be completed at the cost of the local, existing residents. I plea with this council to understand that while this is going to create an obvious revenue windfall (tax dollars) for Richmond in our area, it will happen by reducing the desirability of the area. If I wanted to live in Yaletown, I would already. Thank you for your consideration, while I fear this merely for naught.

Schedule 5 to the Minutes of the  
 Council Meeting for Public  
 Hearings held on Monday,  
 February 17, 2014.

|                                   |
|-----------------------------------|
| <b>To Public Hearing</b>          |
| Date: Feb 17 / 14                 |
| Item # 2                          |
| Re: 13040 No. 2 Rd<br>RZ12-602748 |

**Mayor and Councillors**

**From:** Webgraphics  
**Sent:** Friday, 14 February 2014 11:09 AM  
**To:** Mayor and Councillors  
**Subject:** Send a Submission Online (response #767)

**Categories:** 12-8060-20-9094 - RZ 12-602748 - 13040 No. 2 Rd - Kirk Yuen of Cape Construction (2001) Ltd.

Send a Submission Online (response #767)

Survey Information

|                       |   |
|-----------------------|---|
| Site:                 | City Website  |
| Page Title:           | Send a Submission Online  |
| URL:                  | <a href="http://cms.richmond.ca/Page1793.aspx">http://cms.richmond.ca/Page1793.aspx</a> |
| Submission Time/Date: | 2/14/2014 11:08:20 AM   |

Survey Response

|  |  |
|--|--|
| Your Name                                | Kathleen Beaumont  |
| Your Address                             | 6415 London Rd   |
| Subject Property Address OR Bylaw Number | RZ12-602748, 13040 No 2 Rd Richmond  |
| Comments                                 | I would like to see the existing building demolished as soon as possible as it currently houses a number of Medical Marijuana Grow Operations which are unsuitable for this family neighbourhood. There is a high level of marijuana odor which emanates from the building. The building owner has exhibited no duty of care with regards to the immediate home owners by allowing this form of business in the neighbourhood. |

**Schedule 6 to the Minutes of the  
Council Meeting for Public  
Hearings held on Monday,  
February 17, 2014.**

**MayorandCouncillors**

**From:** Webgraphics  
**Sent:** Monday, 17 February 2014 15:18  
**To:** MayorandCouncillors  
**Subject:** Send a Submission Online (response #770)

|  |
|--|
| <b>To Public Hearing</b>                         |
| Date: <u>Feb. 17 2014</u>                        |
| Item # <u>2</u>                                  |
| Re: <u>13040 NO. 2 Rd</u><br><u>RZ 12-602748</u> |

**Send a Submission Online (response #770)**

**Survey Information**

|                       |   |
|-----------------------|---|
| Site:                 | City Website  |
| Page Title:           | Send a Submission Online  |
| URL:                  | <a href="http://cms.richmond.ca/Page1793.aspx">http://cms.richmond.ca/Page1793.aspx</a> |
| Submission Time/Date: | 2/17/2014 3:18:12 PM  |

**Survey Response**

|  |  |
|--|--|
| Your Name                                | Carolyn Bratkowski   |
| Your Address                             | 210 6233 London Road   |
| Subject Property Address OR Bylaw Number | Rezoning bylaw 8500 -Amendment Bylaw 9094-RZ12-602748  |
| Comments                                 | <p>Hello there. I am very concerned about the level of development in my neighbourhood recently. The traffic is much worse on dyke road and very busy even without the new development with the pier building . I can't imagine how many more people are going to impact this previously very quiet end of # 2 road neighbourhood. The construction at the pier development is going to be very long and then now you are considering giving another go ahead to this project? Please reconsider having this rezoned. I am very worried about the neighbourhood I've been so happy in the last five years. And I know the irony of everyone wanting nothing more to be developed in their area but we have basically a one way in and one way out and the bottleneck right now is pretty intense. I can't imagine another couple hundred people getting to and fro all day long.</p> |

**Schedule 7 to the Minutes of the  
Council Meeting for Public  
Hearings held on Monday,  
February 17, 2014.**

|                           |
|---------------------------|
| <b>To Public Hearing</b>  |
| Date: <u>Feb 17 2014</u>  |
| Item # <u>2</u>           |
| Re: <u>13040 NO. 2 Rd</u> |
| <u>RZ 12-602748</u>       |

**Mayor and Councillors**

**From:** Webgraphics  
**Sent:** Monday, 17 February 2014 15:52  
**To:** Mayor and Councillors  
**Subject:** Send a Submission Online (response #771)

**Categories:** 12-8060-20-9094 - RZ 12-602748 - 13040 No. 2 Rd - Kirk Yuen of Cape Construction (2001) Ltd.

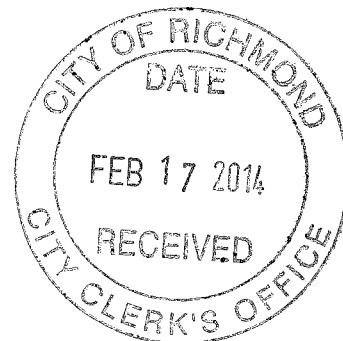
**Send a Submission Online (response #771)**

**Survey Information**

|                       |   |
|-----------------------|---|
| Site:                 | City Website  |
| Page Title:           | Send a Submission Online  |
| URL:                  | <a href="http://cms.richmond.ca/Page1793.aspx">http://cms.richmond.ca/Page1793.aspx</a> |
| Submission Time/Date: | 2/17/2014 3:51:52 PM  |

**Survey Response**

|   |  |
|---|--|
| Your Name                                   | Kira Cai   |
| Your Address                                | 7050 Granville Street  |
| Subject Property Address<br>OR Bylaw Number | Bylaw 9094 (RZ 12-602748)  |
| Comments                                    | Concerns coming from strata owner of adjacent property: London Station. 1. This is an email comment from Dana Westermark of Oris Development who built London Stn: "I think the strata should be aware of the proposed development next door and the impact that it may have on London Station. Most notable is the use of the easement across the parking area behind the commercial units on top of the parking structure. The neighbour intends to access a loading bay (for residential move in/move out) and a garbage room for the commercial uses in his building and a second garbage room for the residential uses. This will require the removal of the existing large planter on the north side of the parking area and the construction of a "bridge" to connect from their property to London Station's at the podium level. Our concern is the additional heavy truck traffic on the parking structure roof. We would not be concerned with passenger vehicles or pedestrian use. The most likely cause of |



the deflection in the existing slab is from fully loaded garbage trucks driving on the parking structure roof. While the slab is designed for these loads, it is not advisable to increase the frequency of use beyond that required for your property. We must advise you that, should this use be permitted, we cannot continue to warranty the parking structure roof in this area and suggest you enter into an agreement with your neighbour for them to warranty the roof. The link to the City of Richmond staff report on the proposed design is attached below:

[http://www.richmond.ca/agendafiles/Open\\_Planning\\_1-21-2014.pdf](http://www.richmond.ca/agendafiles/Open_Planning_1-21-2014.pdf) For the details of the area I am referring

to, please see pages PLN-112 and PLN-113. Thanks, Dana Westermarck" We are concerned that our developer will withdraw our warranty based current engineering drawing submitted for this new structure. We ask that it be reviewed and signed off by Oris to ensure our warranty is not withdrawn and that structurally the concerns raised in the above message is addressed. 2. Another concern is around aesthetics and safety related around increased traffic load: "My concern regarding the easement has more to do with the amount of traffic flowing through that driveway, with pedestrians crossing on a regular basis including kid's being picked up from the music school and tutorial business currently in the commercial spaces this can be a dangerous situation. It is also a very tight space for larger vans and trucks to maneuver the turns. In addition to this there is the loss of the aesthetics of the trees in that area that provide greenery and shade to our property that should be addressed in the design proposed by the new developer." Summary: "The most important message to get across is that the parking garage roof is believed not to be strong enough to hold the weight of all the extra traffic and that something has to be done to either avoid that as an access point or to enforce it enough to make it usable for that purpose."