



**Regular Council meeting for Public Hearings
Monday, February 20, 2017**

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

Claudia Jesson, Acting Corporate Officer

Call to Order: Mayor Brodie opened the proceedings at 7:02 p.m.

1. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9510 (RZ 14-678448)**
(Location: 6840 and 6860 No. 3 Road and 8051 Anderson Road; Applicant: 1004732 BC Ltd.)

Applicant's Comments:

The applicant was available to respond to queries.

Written Submissions:

Lana Chan, 8111 Anderson Road (Schedule 1)

Submissions from the floor:

None.

PH17/2-1

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9510 be given second and third readings.

CARRIED



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Monday, February 20, 2017**

2. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9664
(RZ 16-734667)**
(Location: 8140/8160 Lundy Road; Applicant: Xiufeng Zhang and Shufang Zhang)

Applicant's Comments:

The applicant was available to respond to queries.

Written Submissions:

None.

Submissions from the floor:

None.

PH17/2-2

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9664 be given second and third readings.

CARRIED

3. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9667
(RZ 15-700431)**
(Location: 9700, 9720 and 9800 Williams Road; Applicant: Urban Era Builders & Developers Ltd.)

Applicant's Comments:

The applicant was available to respond to queries.

Written Submissions:

Kit Lau, 9931 Swansea Drive (Schedule 2)

Submissions from the floor:

Karen Wong, 9951 Swansea Drive, expressed opposition to the application due to anticipated privacy impacts, noise (during and after construction), and minimal lighting on the pathway between Williams Road and Swansea Drive. Ms. Wong requested the development's rear setbacks be increased to six metres.



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In response to questions from Council, staff provided the following comments:

- prior to December 2016, a four and a half metre setback was consistent with the City's regulations;
- the City's bylaws specify hours in which construction can occur;
- the applicant submitted a Certified Arborist Report; information on tree retention and replacement is included in the report from staff;
- consideration could be given to installing pedestrian-oriented lighting on the development site, to illuminate the pathway referenced by Ms. Wong; and
- discussions between staff and the developer will ensue towards improving the rear yard setbacks.

PH17/2-3

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9667 be given second and third readings.

CARRIED

4. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9669 (RZ 16-738480)**

(Location: 23100, 23120 and 23140 Westminster Highway; Applicant: Trellis Seniors Services Ltd.)

Applicant's Comments:

Mary McDougall, Manager, Trellis Seniors Services Ltd., explained that the proposed facility was designed to be socially, economically and environmentally responsible, and includes some Canadian Green Building Council LEED Gold elements. The facility will offer accessible and affordable special purpose housing in an area designated for growth, and will provide job opportunities for over 200 people.

Written Submissions:

None.

Submissions from the floor:

None.



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Discussion:

In response to questions from Council, staff confirmed that, as indicated in the subject report, the facility would be higher than the existing grade, with a parkade beneath.

PH17/2-4

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9669 be given second and third readings.

CARRIED

5. RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW NO. 9671

(Location: City Wide; Applicant: City of Richmond)

Applicant's Comments:

The applicant was available to respond to queries.

Written Submissions:

None.

Submissions from the floor:

None.

PH17/2-5

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9671 be given second and third readings.

CARRIED

PH17/2-6

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9671 be adopted.

CARRIED



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6. **DEVELOPMENT PERMIT (DP 16-741981)**

(Location: 10788 No. 5 Road (also referred to as 10780 No. 5 Road and 12733 Steveston Highway); Applicant: Townline Gardens Inc.)

Applicant's Comments:

John O'Donnell and Rick Ilich, Townline Gardens Inc., explained that the Province announced the design of the future Highway 99 interchange after the development permit for The Gardens project was approved and construction of the first building had commenced. Given the magnitude of the new interchange, a new development permit was subsequently submitted to increase the height of The Gardens' eight-storey building ('Dahlia') to a ten-storey building; and to change the four-storey building ('Jasmine') to a cluster of three-storey townhouse buildings. The buildings would be oriented in a manner that minimized impacts and situated more of the homes further away from the anticipated noise of the adjacent highway. Approximately 1,100 members of the public were sent invitations to attend a public information session hosted by the applicant (14 members of the public attended).

Council commended the applicant's efforts to consult with the community, and questioned if the configuration of the buildings could be reoriented to improve the views and address concerns from the adjacent neighbourhood.

Written Submissions:

Peter McKenna-Small, 11400 Sealord Road (Schedule 3)

Rae Nix, 11900 Seabrook Crescent (Schedule 4)

Rick Ilich, Townline Gardens Inc. (Schedule 5)

Leung Pingsun, 10880 No. 5 Road (Schedule 6)

Frank Suto, Richmond Resident (Schedule 7)

Stefanie Weng, 8011 Ryan Road (Schedule 8)

Don and Isobel Johnston (Schedule 9)

Bernie and Trisha Hoffman, 10571 Seaham Crescent (Schedule 10)

Marty McKinney, 11520 Seahurst Road (Schedule 11)

Donald Flintoff, 6071 Dover Road (Schedule 12)

Bryan Fraser and Shelagh Brennan, 201-12339 Steveston Highway (Schedule 13)



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Erika Simm (Schedule 14)

Stefan Emberson (Schedule 15)

Submissions from the floor:

Peter Kafka, 10781 Seamount Road, noted his opposition to the development permit and expressed concerns regarding the privacy impacts of increasing the height of the most westerly building ('Dahlia'). Mr. Kafka urged Council to maintain its prior commitment to a lower building height.

Ian Flanger, 10720 Seamount Road, expressed concerns regarding the increased height of the most westerly building ('Dahlia'), as it was contrary to what neighbours expected. He added that the additional vehicles from The Gardens development would likely worsen traffic congestion in the area.

Discussion:

In response to questions raised by Council, the applicant offered the following:

- an increase in two (2) storeys represents a 20-foot height increase to the western-most building of the development's three buildings ('Dahlia');
- the eight-storey building to the east is already under construction and the parkade has been built; 95% of the homes in the building have been sold; and
- concerns regarding the impacts of the recently announced Highway 99 interchange design will be conveyed to the Province.

In response to questions raised by Council, staff noted that information on the Development Permit Panel's June 2016 consideration of the building's prior height increase from six storeys to eight storeys would be provided to Council.

PH17/2-7

It was moved and seconded

- (1) *That Development Permit 16-741981 be referred to the March 20, 2017 Public Hearing to be held at 7:00 p.m. in the Council Chambers; and*



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- (2) *That DP 16-741981 be referred back to staff for an exhaustive analysis and review, with the applicant, of all possibilities and potential revisions to the proposed development in response to concerns raised at Public Hearing and report back at the next Public Hearing.*

CARRIED

ADJOURNMENT

PH17/2-8

It was moved and seconded

That the meeting adjourn (8:13 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 20, 2017.

Mayor (Malcolm D. Brodie)

Acting Corporate Officer
(Claudia Jesson)

MayorandCouncillors

From: Webgraphics
Sent: Friday, 10 February 2017 21:17
To: MayorandCouncillors
Subject: Send a Submission Online (response #1001)

Follow Up Flag: Follow up
Flag Status: Flagged

<p>To Public Hearing Date: Feb 20, 2017 Item # 1 Re: 6840, 6860 No.3 Rd 8051 Anderson Rd R2 14-67848</p>
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Send a Submission Online (response #1001)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	2/10/2017 9:17:17 PM

Survey Response

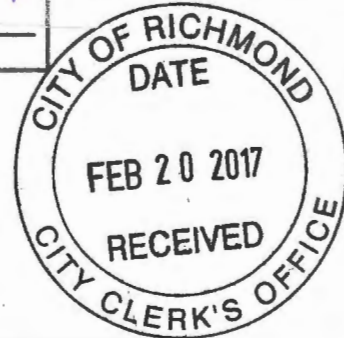
Your Name	LANA S CHAN
Your Address	1103 8111 ANDERSON RD
Subject Property Address OR Bylaw Number	6840 & 6860 No.3 Road and 8051 Anderson Road
Comments	Building should not be taller than Richmond City Hall.



To Public Hearing
 Date: Feb 20/17
 Item # 3
 Re: RZ 15-700431

MayorandCouncillors

From: Webgraphics
Sent: Monday, 20 February 2017 01:20
To: MayorandCouncillors
Subject: Send a Submission Online (response #1003)



Send a Submission Online (response #1003)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	2/20/2017 1:19:27 AM


Survey Response

Your Name	Kit F Lau
Your Address	9931 Swansea Drive, Richmond
Subject Property Address OR Bylaw Number	Richmond Zong Bylaw 8500, Amendment Bylaw 9667 (RZ 15-700431)
Comments	We are the landlord of 9931 Swansea Drive, Richmond and are affected by the above rezoning application to turn the originally 3 single-detached dwelling sites to 18 townhouse units. We do not agree to the above rezoning for the following reasons: (1) It will bring a lot more people and vehicles into our neighbourhood and will make a lot more noises affecting our peaceful environment; (2) The rows of townhouse units at the back of our backyard will shrink our view, airflow and space; (3) The proximity of the townhouse units will affect our privacy as our home activities will be open to the eyes of the tenants at the proposed units. We treasure our privacy, peaceful environment and view which are the major factors we bought our house. We do not want all these to be changed.

Schedule 2 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, February 20, 2017.

To Public Hearing
 Date: Feb 20, 2017
 Item # 6
 Re: 16788 No. 5 Rd
 DP 16-741981

Feb 8th 2017



Mr Peter McKenna-Small
 11400 Sealord Rd
 Richmond BC V7A 3K7

		INT
	DW	
	J	
	DE	

I am against any new construction or increased density at No. 5 Rd. + Steveston Hwy. This new building will impact the neighbourhood I live in. The Ironwood area is vehicle gridlock Monday to Friday afternoons, adding more people living in this area would compound the traffic congestion in a very negative way. The Deas Tunnel is one of the worst traffic backed up locations, why would City of Richmond make it worse, by approving this development? To make more money! Richmond is changing for the worst, not the better.

P. McKenna-Small

CITY OF RICHMOND
 DATE
 FEB 10 2017
 RECEIVED
 CITY CLERK'S OFFICE

MayorandCouncillors

From: Webgraphics
Sent: Wednesday, 8 February 2017 17:11
To: MayorandCouncillors
Subject: Send a Submission Online (response #999)

Follow Up Flag: Follow up
Flag Status: Flagged

<p>To Public Hearing Date: <u>Feb 20, 2017</u> Item # <u>6</u> Re: <u>10788 No. 5 Rd</u> <u>(DP 16-741981)</u></p>

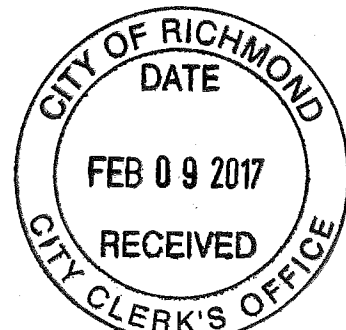
Send a Submission Online (response #999)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	2/8/2017 5:10:02 PM

Survey Response

Your Name	rae nix
Your Address	11900 seabrook crescent
Subject Property Address OR Bylaw Number	Townline Gardens Inc.
Comments	I have attended several meetings held by Townline. The first sessions were back when they were telling the community they had purchased the mall and planned to build apartments. Most of the members of the community made it very clear we did not want buildings behind four stories. We got six. Now they are wanting to build' even higher. I oppose it. With all the added apartments in this location and prospects of townhouses across the street on No. 5 Rd. there is a dire need for better infrastructure. Traffic is ridiculous now and we can only expect that it will get worse with the increase of building permits.



Schedule 5 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, February 20, 2017.

To Public Hearing
Date: <u>February 20, 2017</u>
Item # <u>6</u>
Re: <u>DP 16-741981</u>

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



T O W N L I N E

Suite 1212, 450 SW Marine Drive
Vancouver, BC, Canada V5X 0C3

Main 604 327-8760
Fax 604 327-5030

www.townline.ca

February 16, 2017

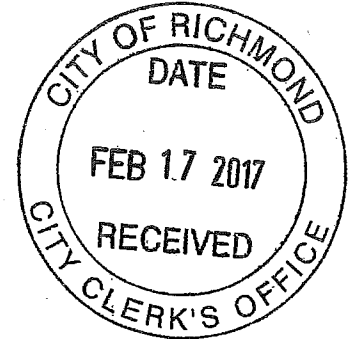
Attn: Mayor and Council
City of Richmond
6911 No. 3 Road
Richmond, BC V6Y 2C1

PHOTOCOPIED

FEB 17 2017

GS

& DISTRIBUTED



Dear Mayor and Council,

RE: The Gardens – Phase 3 - 10788 No. 5 Road – DP 16-741981 - Additional Public Information Session and Project Information

This letter is to provide Mayor and Council with additional information on our development permit application with variances (DP 16-741981). The application proposes to add two storeys to an already approved 8 storey building and reduce the density and height of the building next to Highway 99. We are hosting a second public information session February 16, 2017 and with this letter are including a copy of the material to be presented during that session.

Townline believes in public consultation as proven back in 2009 when we hosted several workshops with the community which ultimately led to full support for the overall Gardens site specific zoning.

During the Regular Council Meeting of January 9, 2017 we understood that Council had concerns with the timing of our first public information session for DP 16-741981 held on September 13, 2016 which coincidentally coincided with an open house of the George Massey Tunnel Replacement Project. We have scheduled a second public information session for February 16, 2017 from 6:00 to 8:00 pm at the Gardens Presentation Centre located at #140, 10880 No. 5 Road.

Prior to this second public information session we erected a construction crane and indicated the proposed two storey height increase with orange fencing on the crane base which provided the community the opportunity to view the additional height from their home or yard. We have included an image at the end of this letter for your information.

We are not only building for today's residents of Richmond but also for the future residents of the Gardens. We purposely located the two taller buildings (Calla and Dahlia) in the centre of the overall community. Dahlia (for which we seek the height variance) is approximately 660 feet (200 meters) from the nearest single family home located to the West and approximately 575 feet (175 meters) from the future widened Highway to the East. The question was raised in the January 9, 2017 Council meeting as to why the applicant had not located the taller building closer to the Highway as to block the view from the highway and future Steveston highway interchange. We deliberately located the taller building (Dahlia) in the centre of the community therefore minimizing the number of future residents from being too close to the Highway. This approach was supported by Planning Staff, Advisory Design Panel (October 19, 2016) and Development Permit Panel (November 30, 2016).

The proposed Development Permit locates 23 townhomes on the East side of the Gardens. We undertook careful site planning to ensure that 16 of the townhomes have direct views of the future City park from all three levels,

therefore ensuring that the highway widening will have as minimal of an impact to residents of the Gardens as possible.

We encourage Mayor and Council to view the markers on the construction crane which demonstrates the impact to the neighbouring community which we believe to be minimal due to large amounts of mature neighbourhood trees and the inherent East West street grid in the community which positions the majority of homes away from direct view of the Gardens.



To date our current application has received support from Planning Staff, Advisory Design Panel and Development Permit Panel and we look forward to council's support on February 20, 2017.

Sincerely,

Townline Gardens Inc.

Rick Ilich
President

Documentation Enclosed:

11X17 prints of the presentation materials presented at the public information session of February 16, 2017

PURPOSE OF PUBLIC ENGAGEMENT

TOWNLINE AND ZGF COTTER ARCHITECTS ARE HERE TODAY TO ...

1 SHARE OUR VISION



2 HEAR YOUR THOUGHTS



3 ENGAGE YOU

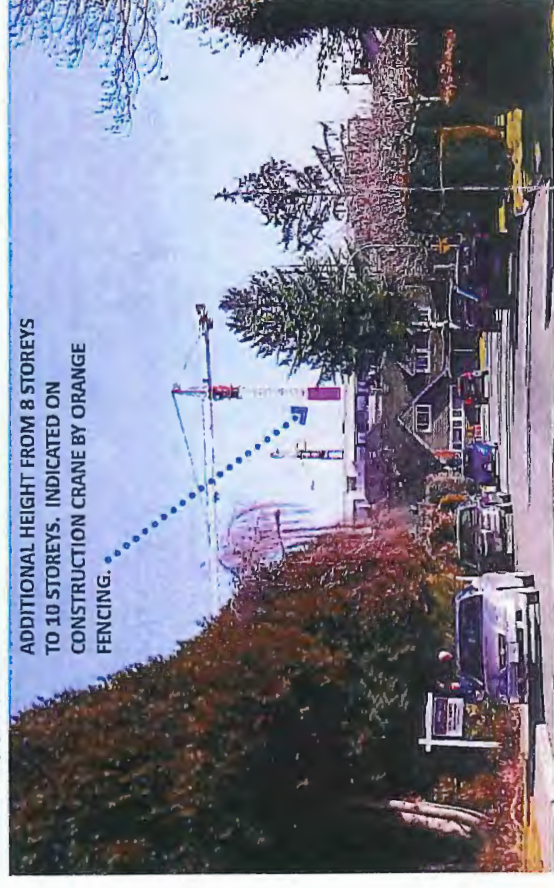


COMPARISON TABLE BETWEEN THE APPROVED DP WITH VARIANCES AND PROPOSED DP WITH VARIANCES:

	APPROVED DEVELOPMENT PERMIT WITH VARIANCES DP-15-708397	PROPOSED DEVELOPMENT PERMIT WITH VARIANCES DP-16-741981
NUMBER OF TOTAL UNITS	322	312
NUMBER OF BUILDINGS	TWO (2) 8-STORY BUILDINGS ONE (1) 4-STORY BUILDING	ONE (1) 10-STORY BUILDING ONE (1) 8-STORY BUILDING A CLUSTER OF THREE (3) 3-STORY TOWNHOME BUILDINGS
MAX BUILDING HEIGHT (AS MEASURED TO THE TOP OF ROOF)	TWO (2) BUILDINGS AT 24.2 METERS (79 FEET)	ONE (1) BUILDING AT 30.2 METERS (99 FEET) TO TOP OF ROOF AND 33.6 METERS (110 FEET) TO TOP OF MECHANICAL EQUIPMENT. [6M / 20 FT INCREASE] ONE (1) BUILDING AT 24.2 METERS (79 FEET) TO TOP OF ROOF AND 26.9 METERS (88.25 FEET) TO TOP OF MECHANICAL EQUIPMENT.



SITE LOCATION



ADDITIONAL HEIGHT FROM 8 STOREYS TO 10 STOREYS, INDICATED ON CONSTRUCTION CRANE BY ORANGE FENCING.

VIEW LOOKING DOWN SEAHURST ROAD

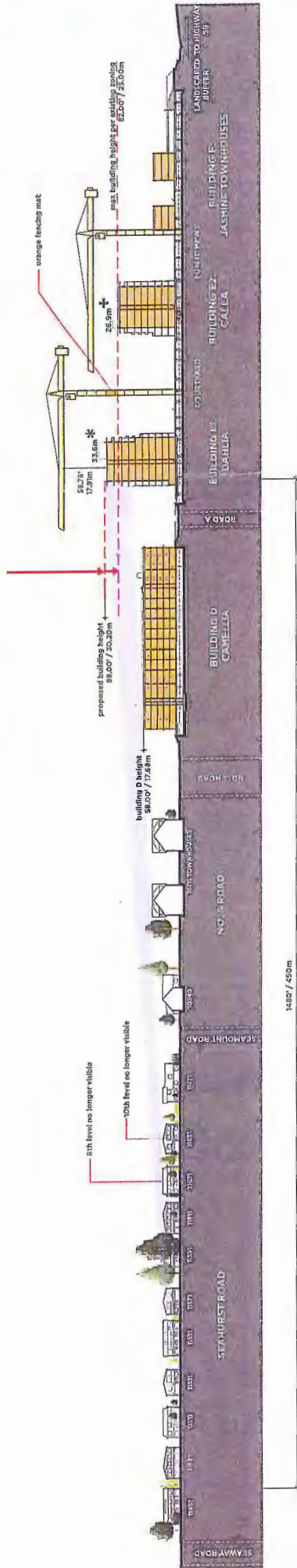


AERIAL VIEW

10

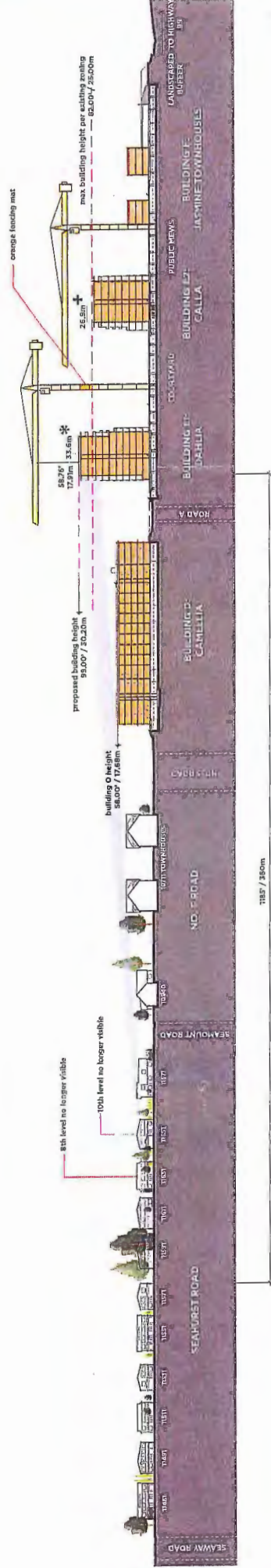
- * Proposed increase of the maximum height above parkade structure from six (6) storeys and 25.0m, to ten (10) storeys and 33.6m.
- + Approved increase of the maximum height above parkade structure from six (6) storeys and 25.0m, to eight (8) storeys and 26.9m.

Additional Height from 8- storeys to 10- storeys



11

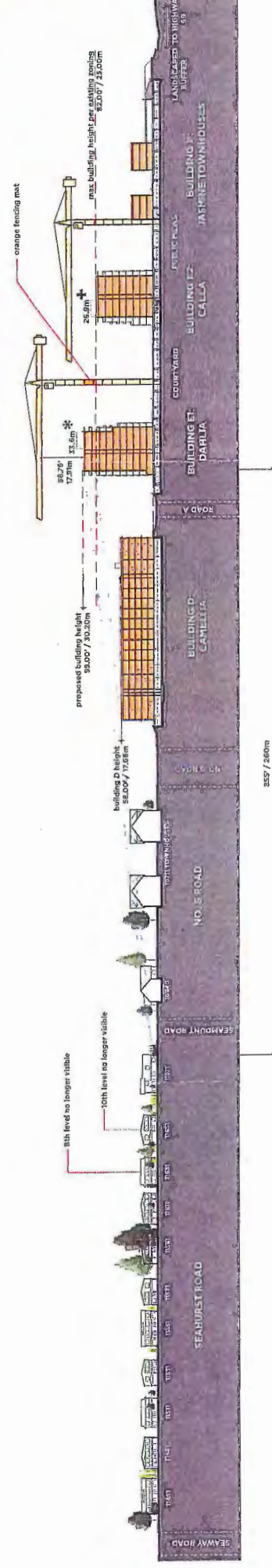
- * Proposed increase of the maximum height above parkade structure from six (6) storeys and 25.0m, to ten (10) storeys and 33.6m.
- + Approved increase of the maximum height above parkade structure from six (6) storeys and 25.0m, to eight (8) storeys and 26.9m.



12

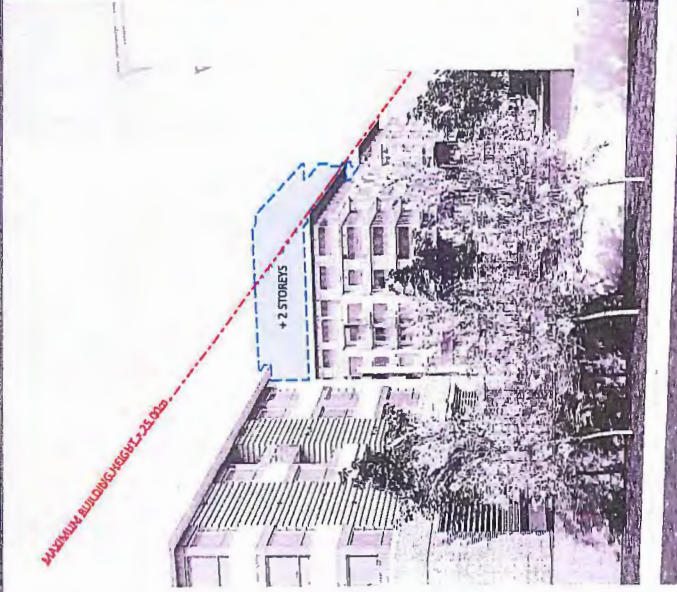
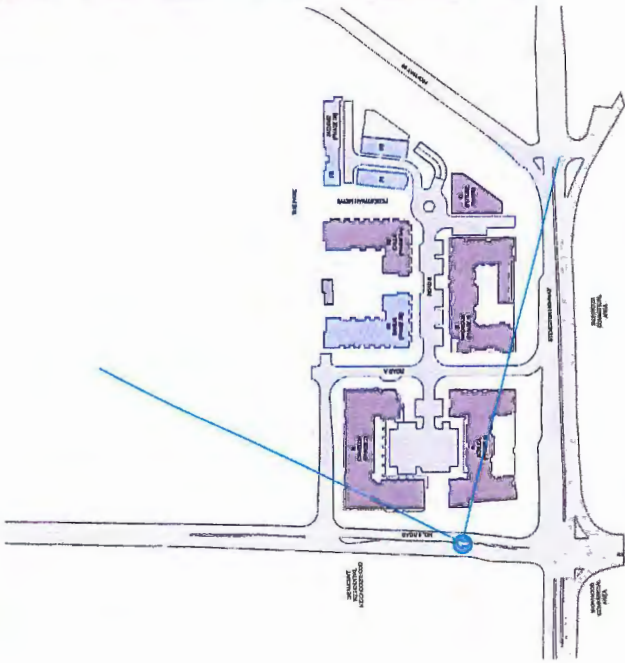
- * Proposed increase of the maximum height above parkade structure from six (6) storeys and 25.0m, to ten (10) storeys and 33.6m.
- + Approved increase of the maximum height above parkade structure from six (6) storeys and 25.0m, to eight (8) storeys and 26.9m.

Shows how the view to the 10- storey building is blocked by the single family residences and existing Gardens buildings



1

VIEW ACROSS NO.5 ROAD



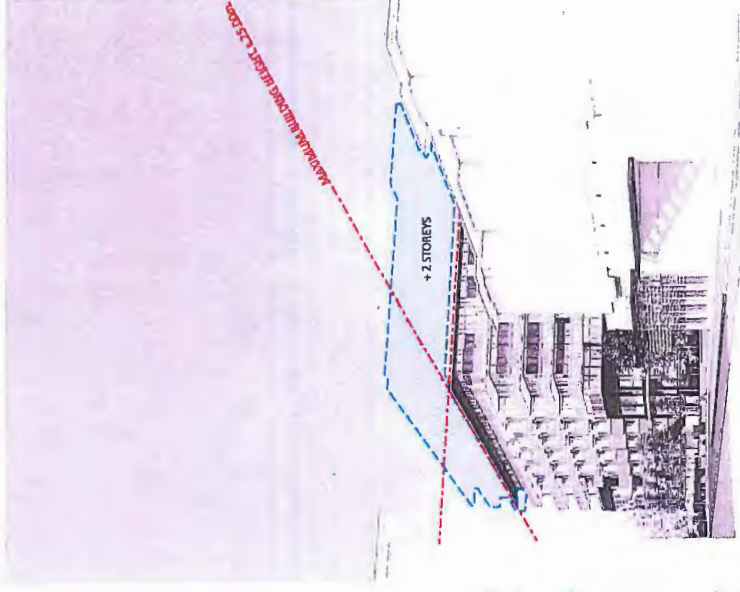
KEY PLAN

HEIGHT INCREASE



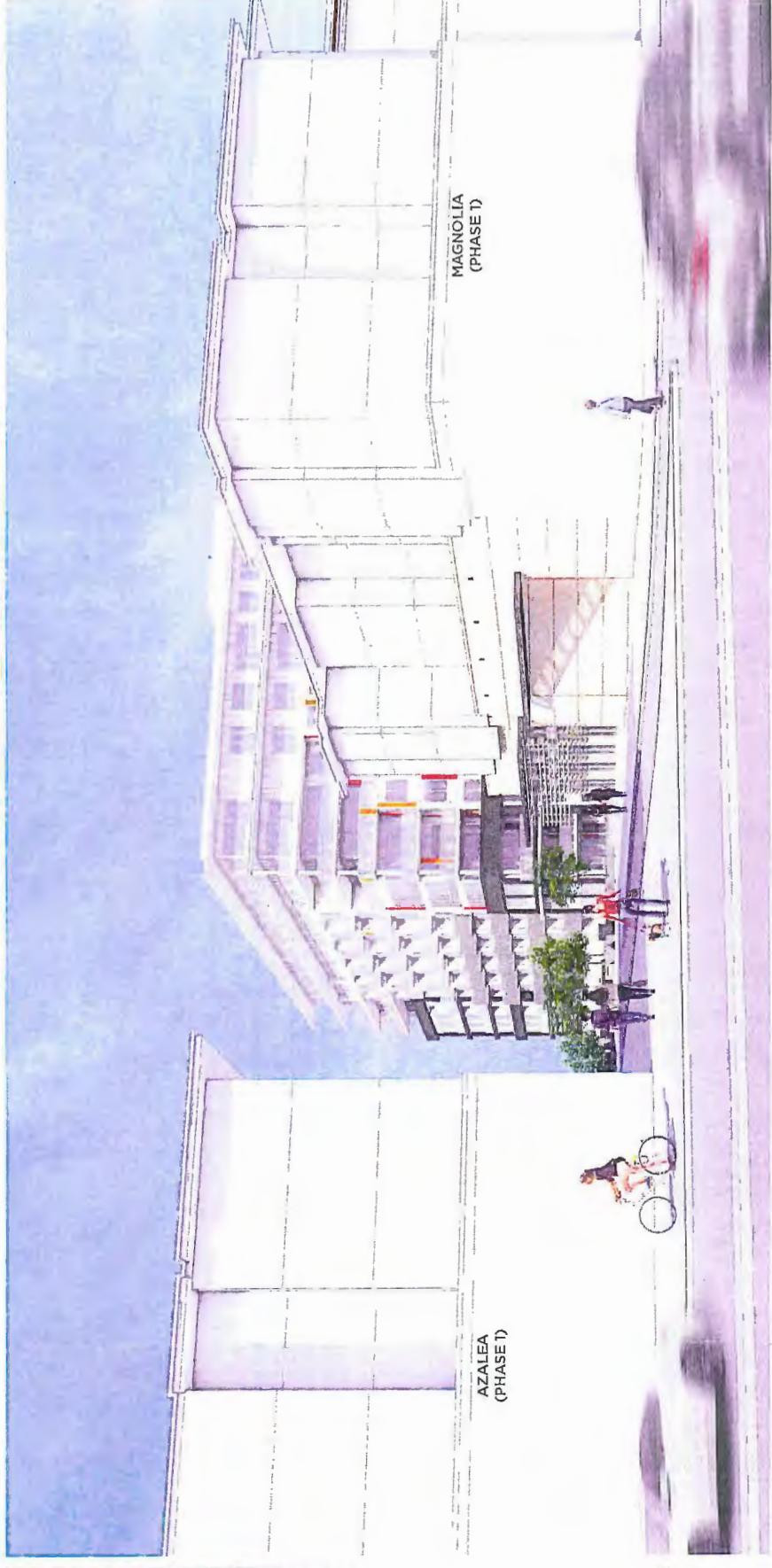
2

VIEW FROM STEVESTON HWY

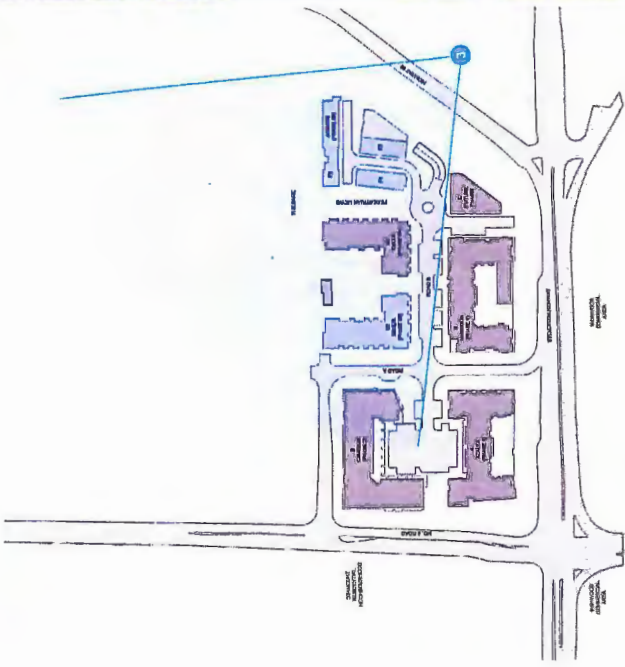


KEY PLAN

HEIGHT INCREASE

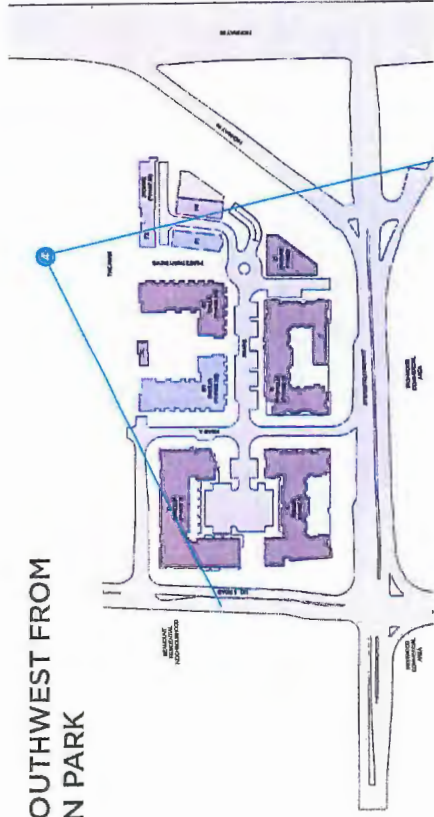


3 AERIAL VIEW NORTHWEST FROM HWY 99

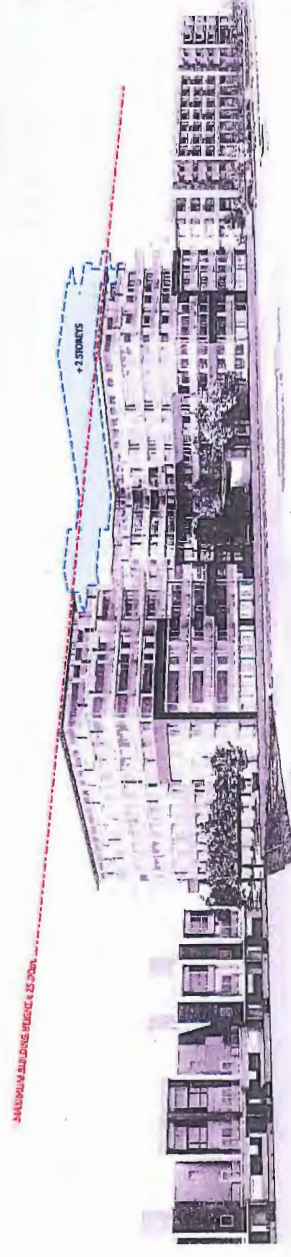


KEY PLAN

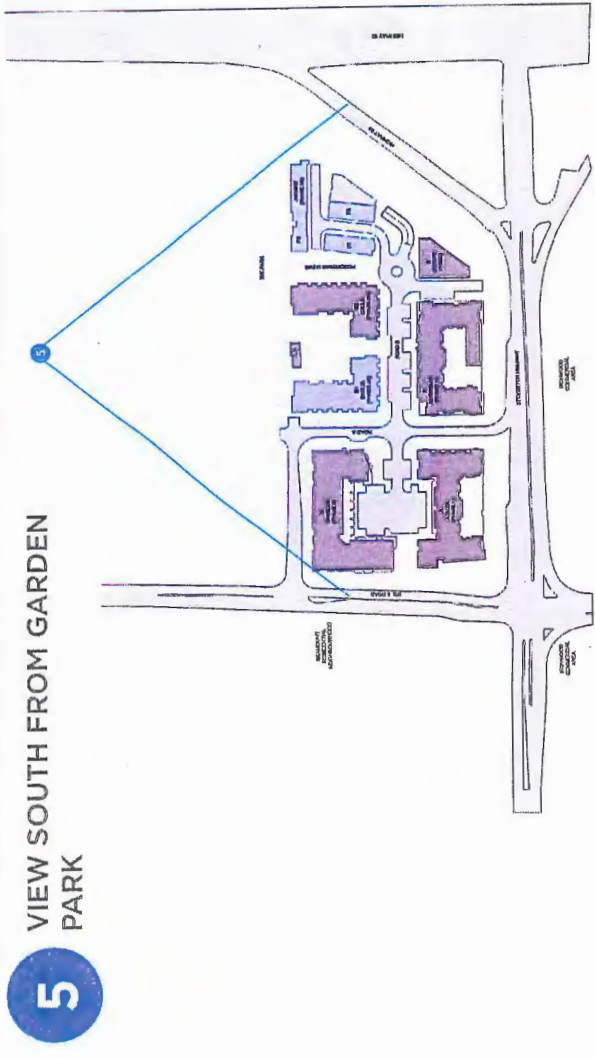
4 VIEW SOUTHWEST FROM GARDEN PARK



KEY PLAN



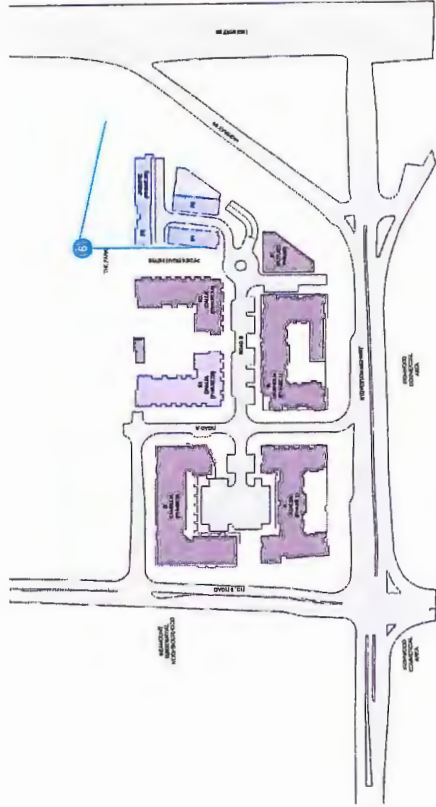
HEIGHT INCREASE



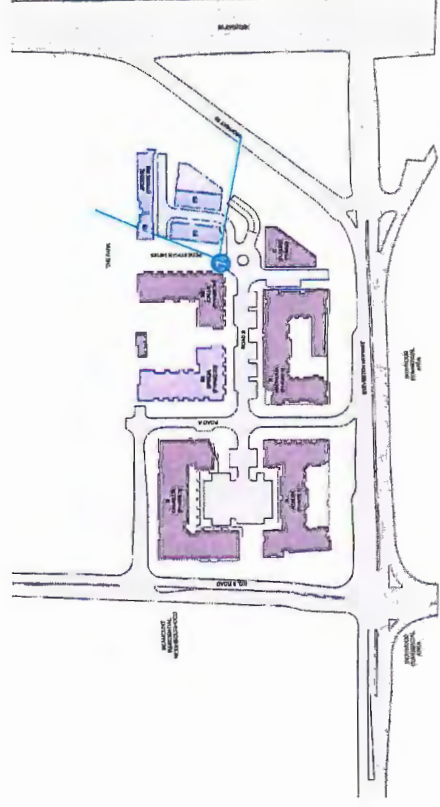
HEIGHT INCREASE

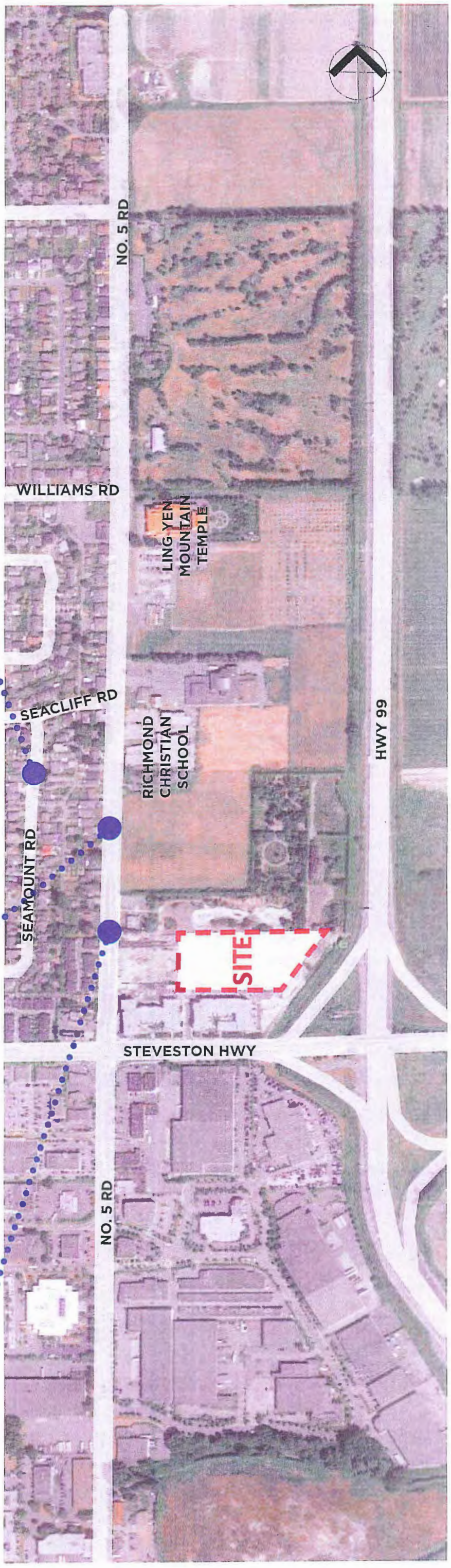
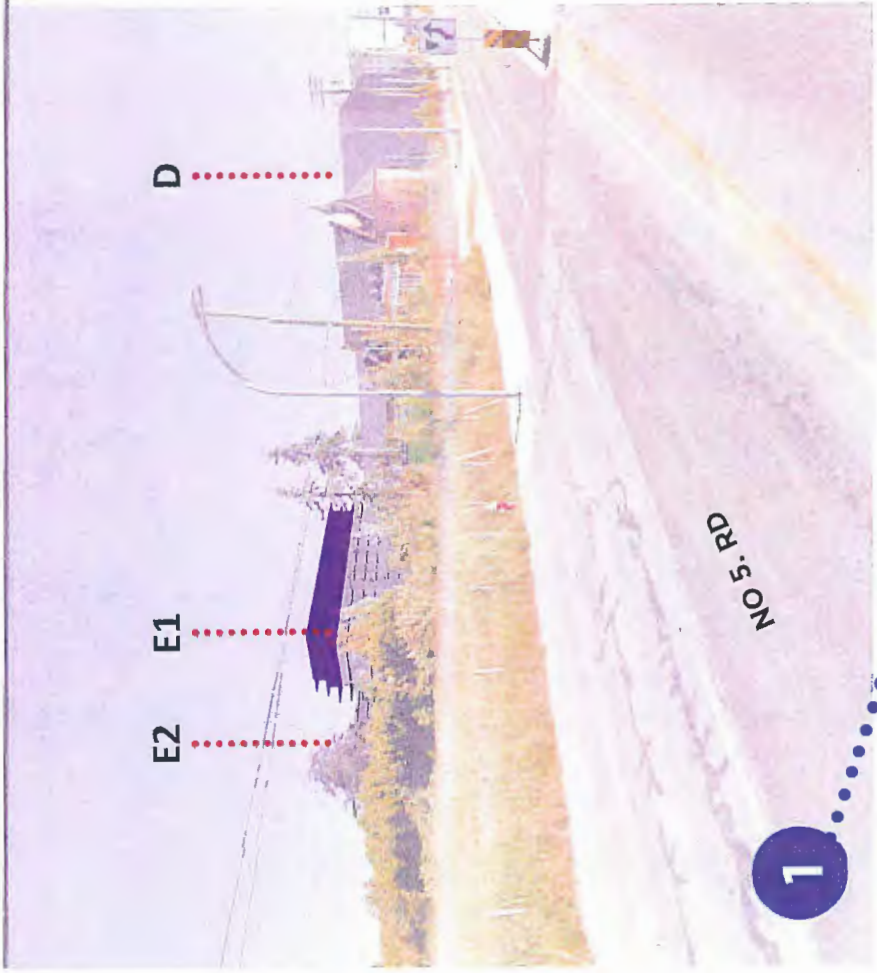


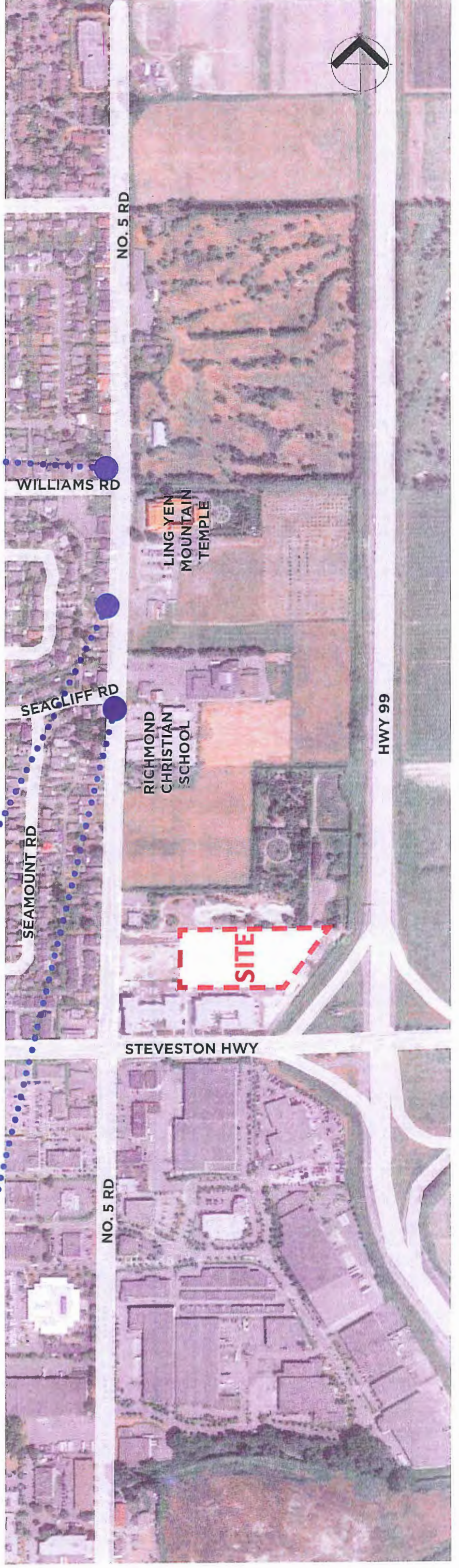
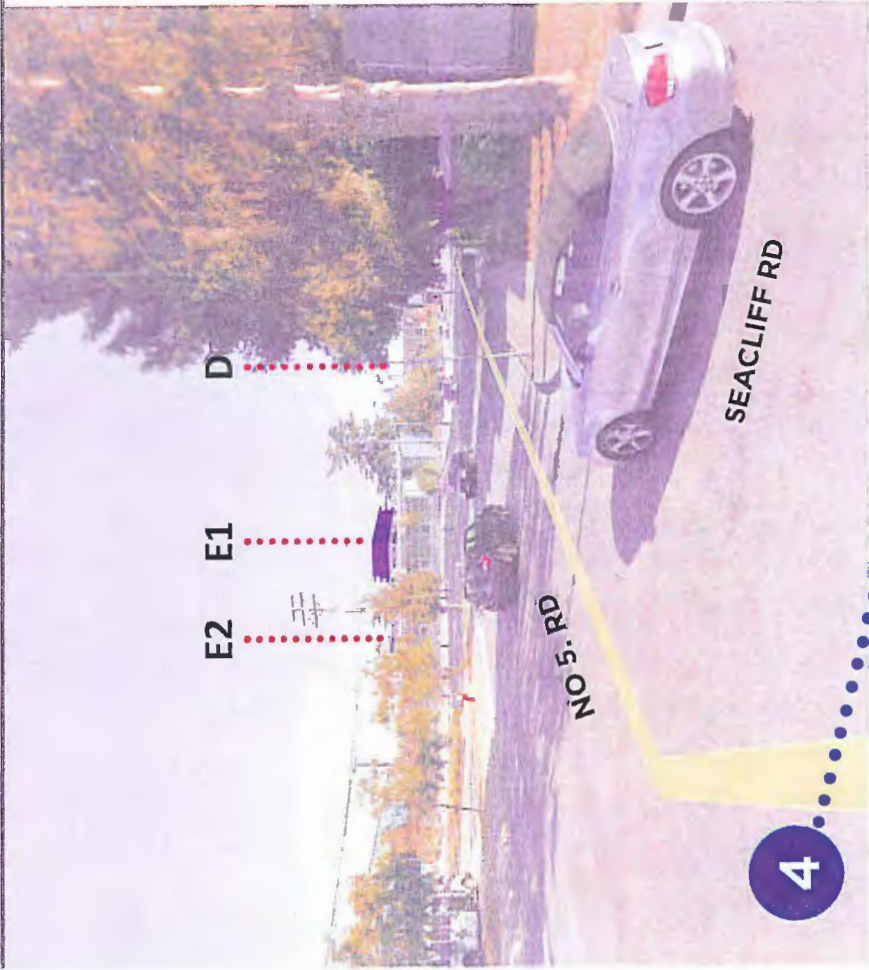
6 VIEW SOUTH FROM GARDEN PARK
LOOKING AT JASMINE TOWNHOMES

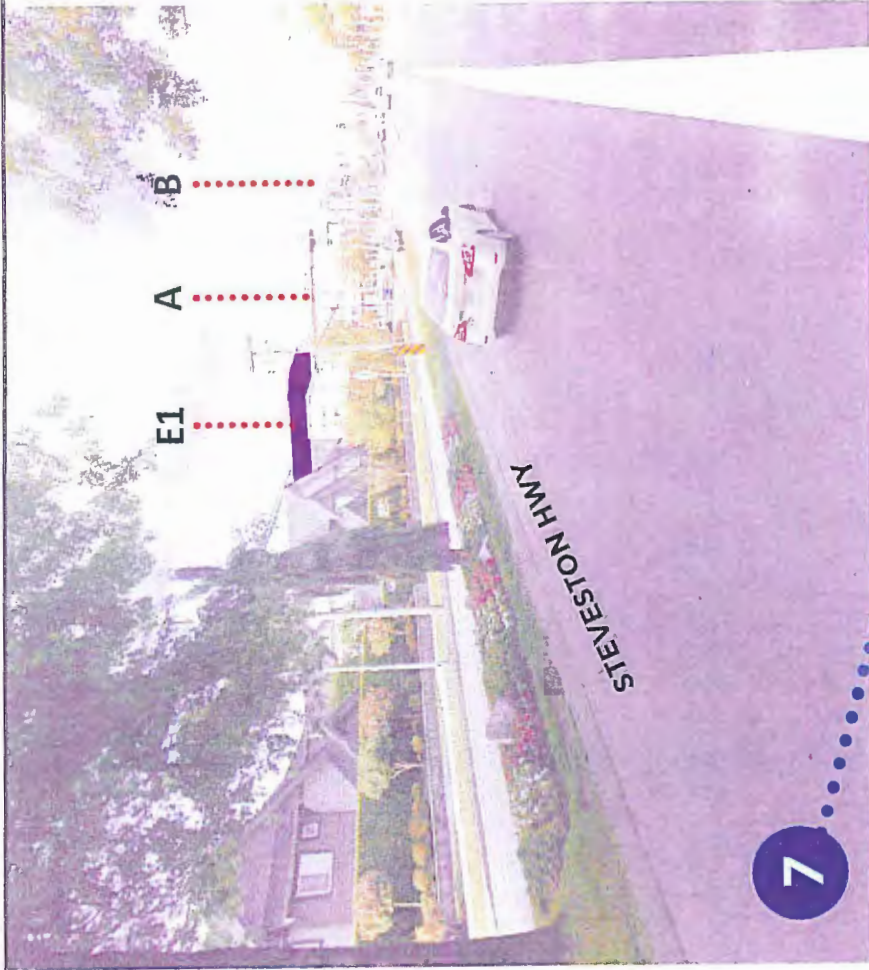


7 VIEW OF JASMINE TOWNHOMES
IN THE PEDESTRIAN MEWS

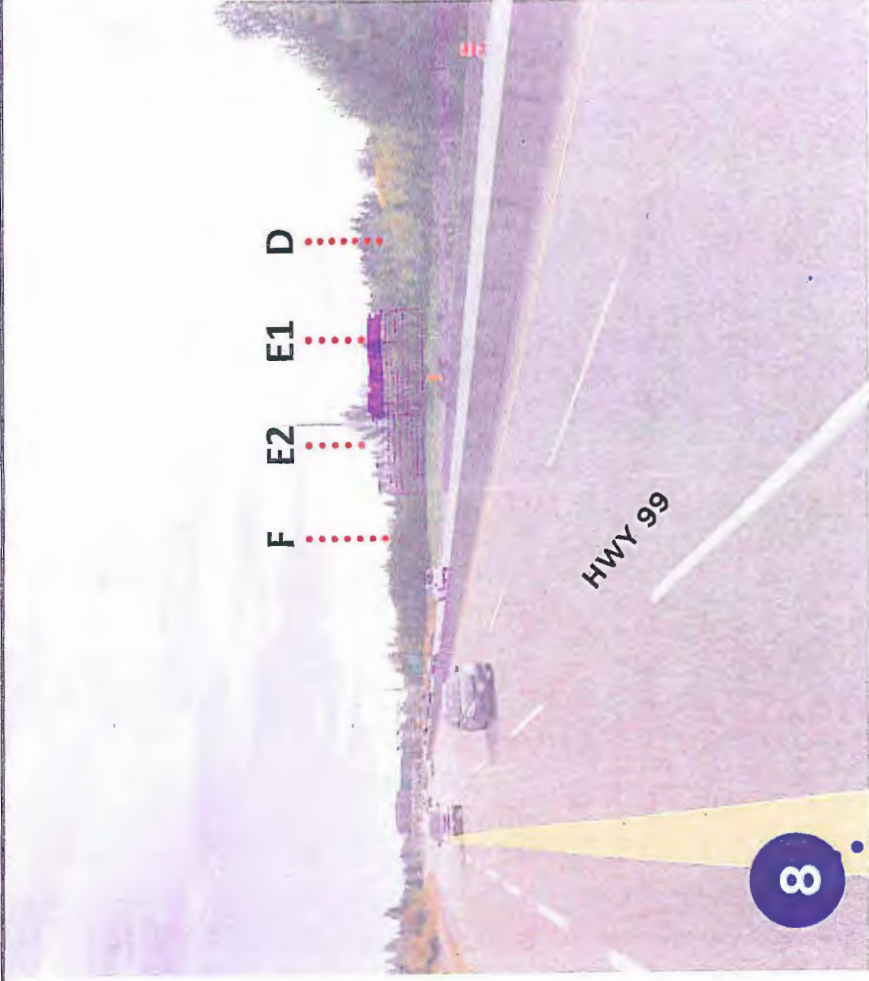




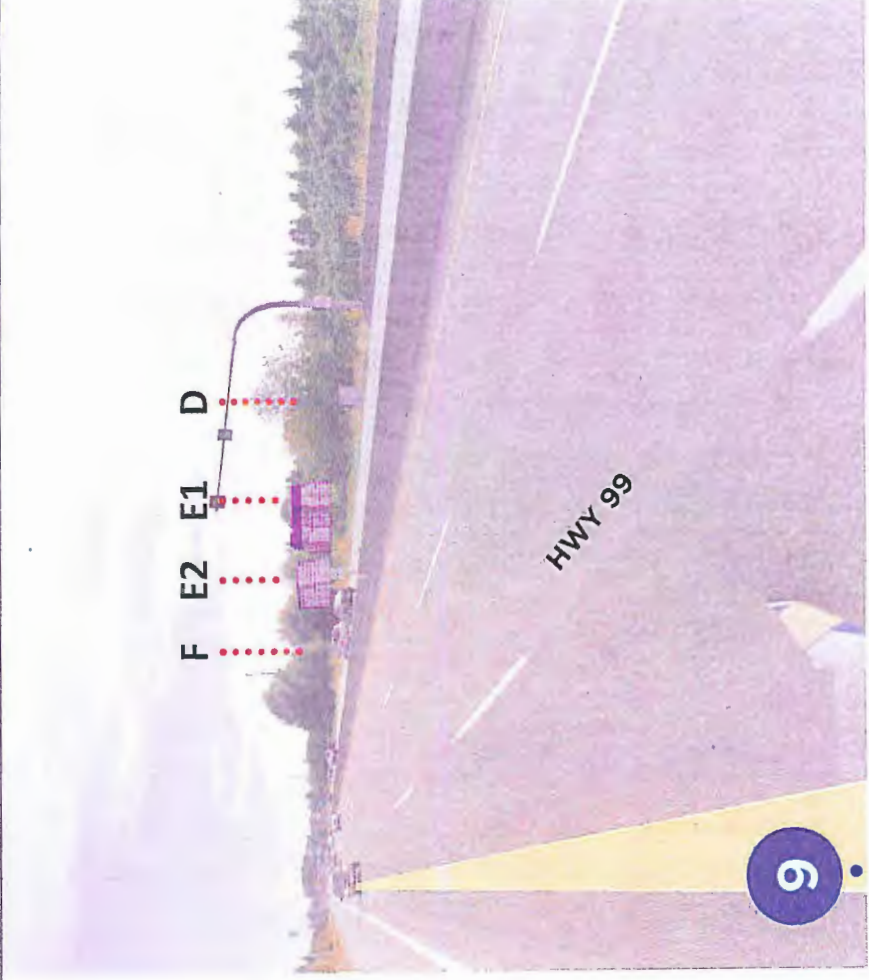




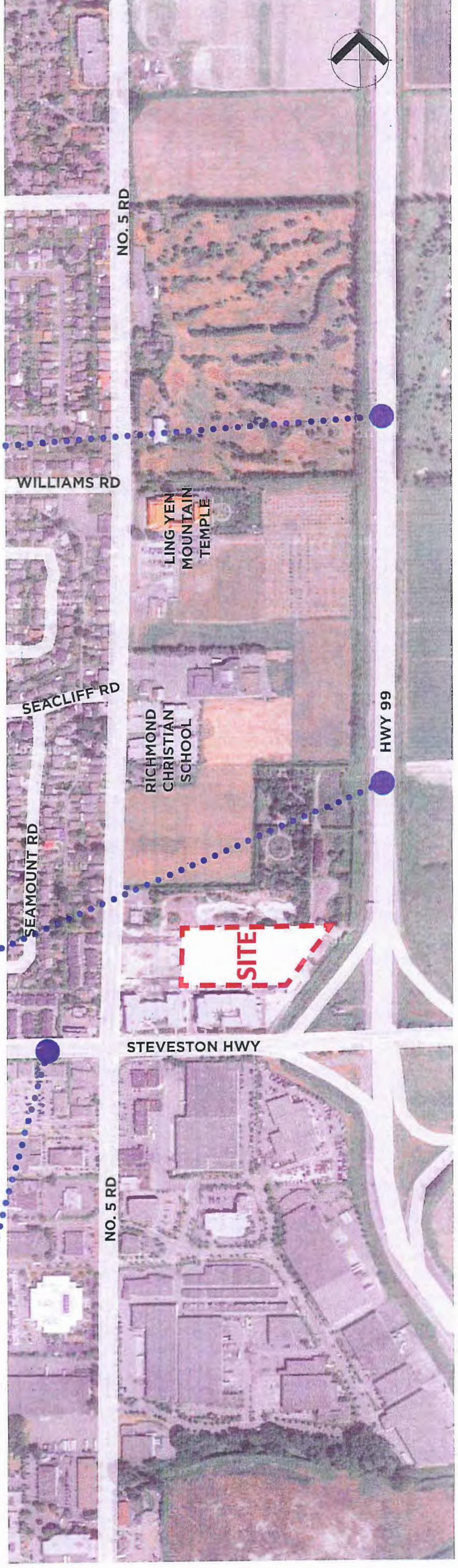
7



8



9



MayorandCouncillors

From: Webgraphics
Sent: Wednesday, 8 February 2017 19:23
To: MayorandCouncillors
Subject: Send a Submission Online (response #1000)

Follow Up Flag: Follow up
Flag Status: Flagged

To Public Hearing
 Date: Feb 20, 2017
 Item # 6
 Re: 10788 No. 5 Rd
 (DP 16-741981)

Send a Submission Online (response #1000)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	2/8/2017 7:22:20 PM

Survey Response

Your Name	LEUNG PINGSUN
Your Address	321-10880 NO.5 ROAD,RICHMOND,BC
Subject Property Address OR Bylaw Number	BYLAW 8500
Comments	REJECT TO INCREASE THE MAX HEIGHT OVER A PARKADE STRUCTURE FROM 6 STOREYS TO 10 STOREYS. THE INCREASE WILL CREATE TOO MUCH TRAFFIC TO THIS AREA.



MayorandCouncillors

From: Frank Suto <fsuto@shaw.ca>
Sent: Thursday, 9 February 2017 18:33
To: MayorandCouncillors
Subject: The Gardens Public Hearing

Follow Up Flag: Follow up
Flag Status: Completed

To Public Hearing
Date: <u>Feb. 20, 2017</u>
Item # <u>6</u>
Re: <u>10788 No. 5 Rd.</u>
<u>(DP 16-741981)</u>

Feb 9, 2017

Development Variances Requested by Townline for “The Gardens” project

*Feb 8 letter regarding a Public Information Session and Public Hearing from Townline
Undated Notice of Public Hearing from the City of Richmond*

I received both missives yesterday and offer the following comments:

While both reference the same development permit number (DP 16-741981) there is considerable variation in the information presented which I found to be confusing and suspect most will find confusing.

The notice from the City indicates a request from the developer to increase the height of an approved six story 25.0 m high structure to a ten story 33.6 m high structure and a request to increase the allowable projection of unenclosed balconies from 0.9 m to 1.8 m.

The notice from Townline indicates a request to increase the height of one of two approved eight-storey 24.2 m high structures to a ten-storey 30.2 m structure and moving from one four-storey structure to three three-story structures.

A call to the City provided a fuzzy clarification: While the City’s notice was technically correct; the information within the Townline letter is a more complete description of what is already approved (including variances) and what is being requested.

I’m still scratching my head with regard to the difference between the City’s notice and Townline’s letter. Nevertheless as a resident of the area I am of the opinion that any structure taller than the approved 25.0 m height should not be approved. The approved 25.0 m height is, in my opinion, already too high and out of character for the area and will set a precedent and open the door for additional requests for tall structures in the area.

The new bridge will provide enough visual distraction without the addition of residential towers.

While I am sympathetic to Townline’s issue of proximity to Hwy 99; Hwy 99 is still in the same place it was before the project was proposed. And based on what I’ve learned about the proposed Hwy 99 / Steveston Hwy interchange it won’t be getting all that much closer.

As a result I would suggest that Townline stay with what’s already approved or come up with a new plan that increases separation from Hwy 99 with increased low rise density (no more than four or five storeys) toward the western side of the property. The outcome may be a project with fewer than the presently approved 500 residential units.

Without an understanding of what structures would abut ALR land on the north side (and the setback) it’s difficult to offer an opinion one way or another on balconies.

I’d also like to suggest that the City re-address the geometry of the No 5 Road and Westminster Hwy intersection. Anyone travelling westbound along Steveston Hwy has to make a 110 to 115 degree right turn (should be 90 degrees) into

a narrow right lane to go north on No 5 Road only to run into a standing bus at a bus stop on a regular basis. Not a good situation, especially if eastbound Steveston Hwy traffic is turning left (less than 90 degrees) into the narrow No 5 Road northbound left lane.

Sincerely,
Frank Suto
Shellmont resident.



MayorandCouncillors

From: Webgraphics
Sent: Wednesday, 15 February 2017 21:50
To: MayorandCouncillors
Subject: Send a Submission Online (response #1002)

<p>To Public Hearing Date: <u>Feb 20, 2017</u> Item # <u>6</u> Re: <u>10788 No. 5 Rd</u> <u>(DP 16-741981)</u></p>
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Send a Submission Online (response #1002)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	2/15/2017 9:49:58 PM

Survey Response

Your Name	Stefanie Weng
Your Address	309 - 8011 Ryan Road
Subject Property Address OR Bylaw Number	Townline Gardens DP-16-741981.
Comments	As a long time resident in the area, we welcome the new development at the Gardens. There have not been any new apartments in the area for long time. This development is a great addition to the area. It is also in a very convenient location with public transportation at the door step and close to the highway to Vancouver or to the Surrey. The park area is great and hard to find in any new development. I fully support this new development.



Schedule 9 to the Minutes of the
Public Hearing meeting of
Richmond City Council held on
Monday, February 20, 2017.

ON TABLE ITEM

To Public Hearing	
Date:	Feb 20/17
Item #:	6
Re:	DP 16-741981

MayorandCouncillors

From: Don and Isobel <daandigj@telus.net>
Sent: Sunday, 19 February 2017 16:36
To: MayorandCouncillors
Subject: Development Permit 16-741981

Mayor Brodie and City Councillors.

I have attended four open houses regarding the original gardens project.

The then project as presented was for a maximum height of six stories.

At the public information session February 16 2017 held at the Gardens, the site representatives talked of an eight story building which was news to me.

Mrs. Johnston and I are definitely not supportive of this DP 16-741981 project.

For your consideration.

Don Johnston



ON TABLE ITEM

To Public Hearing
Date: Feb 20/17
Item #: 6
Re: DP 16-741981

Schedule 10 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, February 20, 2017.

MayorandCouncillors

From: Webgraphics
Sent: Monday, 20 February 2017 08:28
To: MayorandCouncillors
Subject: Send a Submission Online (response #1004)

Send a Submission Online (response #1004)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	2/20/2017 8:27:57 AM

Survey Response

Your Name	Bernie and Trisha Hoffman
Your Address	10571 Seaham Crescent
Subject Property Address OR Bylaw Number	10788 No. 5 Road
Comments	We feel Townline's proposed changes for the final phase of The Gardens to be unacceptable for the area. Being that the predominantly single family home neighbourhood is well established the additional height of the 1 tower will have a negative visual impact for the area. The currently approved plan for the location of the towers is bad enough. The bridge has yet to receive final approval so making changes as proposed to accommodate it is premature and quite possibly unnecessary. Also, the neighbours have been fighting the nearby Temple for years over their desire to further develop including additional height allowances so if Council approves Townline's proposal this would likely serve to give the Temple more grounds to push for approval of their development. The existing plan should remain in place unless Townline is willing to scrap the towers in favour of more low- or mid-rise buildings which would be more in keeping with the area in terms of height, or if possible relocate the towers to the easternmost



	<p>portion of the development (closer to the highway) but ideally keep them no higher than the currently approved height.</p>
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Schedule 11 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, February 20, 2017.

ON TABLE ITEM

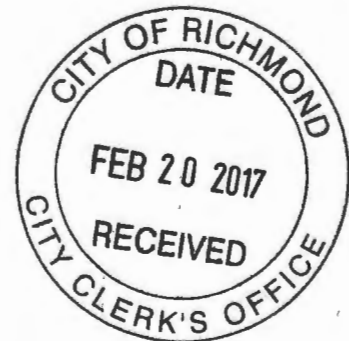
MayorandCouncillors

From: Marty McKinney <chiefhvfd@hotmail.com>
Sent: Monday, 20 February 2017 09:07
To: MayorandCouncillors
Subject: The Gardens Development

To Public Hearing	
Date:	Feb 20/17
Item #	6
Re:	DP 16-741981

Just a note to express my opposition to the addition of 2 more floor to The Gardens development. From what I read they have already had a variance to increase from 6 to 8 floors and now wish to go higher. If this is allowed it then sets a precedent for the rest of the 5 Road properties north of this development. More units adds up to more vehicles and even with the new interchange there are no changes to the #5 Road and Steveston Hwy corner merge mess.

Marty McKinney
11520 Seahurst Rd
Richmond, BC
V7A 3P2



Schedule 12 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, February 20, 2017.

ON TABLE ITEM

Mayor and Councillors

From: Don Flintoff <don_flintoff@hotmail.com>
Sent: Monday, 20 February 2017 09:30
To: CityClerk; Mayor and Councillors
Subject: Townline Gardens Inc.

To Public Hearing	
Date:	Feb 20/17
Item #:	6
Re:	DP 16-741981

Dear Mr. Weber,

After reviewing the site plans, I would prefer the original 8-storey building along the lines of the original proposal.

My reasons for this are:

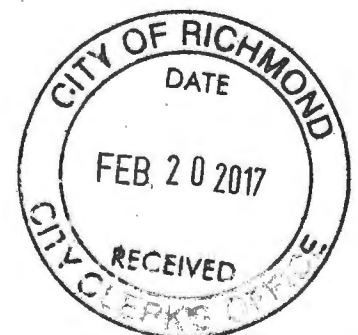
1. The 10-storey residential building should be reduced to the original 8 stories as it would be obtrusive in this area.
2. It should be sound-proofed similar to those near the airport to reduce the road noise.
3. The balconies should not protrude into the setbacks.

To be clear, I oppose the 10-storey building.

Cheers,

Donald Flintoff,

6071 Dover Rd.



Schedule 13 to the Minutes of
the Public Hearing meeting of
Richmond City Council held on
Monday, February 20, 2017.

ON TABLE ITEM

To Public Hearing	
Date:	Feb 20 117
Item #:	6
Re:	DP 16-741981

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

Dear Mayor and Council,

We are writing to express our support for the development permit (DP-15-708397) plan for the final phase of 'The Gardens' community located at the corner of No. 5 Road and Steveston Highway. We believe this new plan successfully portrays the vision of 'The Gardens' while minimizing the impact to the surrounding community.

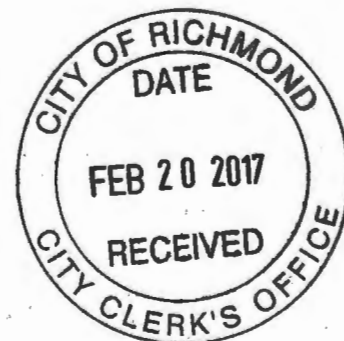
As owners of a residence in phase one of this project, we believe this final phase will turn 'The Gardens' into the community that was envisioned when we purchased the unit. We understand the reasons for the design changes and feel that this new proposal with the 10-storey building in the middle will benefit all residents of 'The Gardens'. We are looking forward to seeing our community being completed.

Regards,

Shelagh Brennan

Bryan Frazer and Shelagh Brennan
#201 - 12339 Steveston Hwy
Richmond V6W 0B4

BDF



Schedule 14 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, February 20, 2017.

Council meeting Feb. 20, 2017

To Public Hearing	
Date:	Feb 20/17
Item #	6
Re:	DP 16-741981

Re: Density exchange at the "Gardens", Steveston Hwy & No 5 Rd.

Your worship and councillors,

In December 2008 Townline Homes submitted a rezoning application to the City of Richmond for the old Fantasy Garden's site.

The developer sought the input of the community early in the process, to develop a vision and a plan for the site. There were three separate and well attended workshops to include the public. I attended all three workshops and was impressed, and the result was a plan that showed strong support by the public.

I remember appearing in front of Council, saying that this developer dotted all his I's and crossed his T's, and that I wished that more developers would involve the public like this. The result was that Townline Homes final plan was accepted by Council.

But this was, of course, before the Province of British Columbia prepared its plan for a 10 lane bridge, which would change the eastern parameters of the site in a significant way. Proposed are now about 14 lanes of freeway adjoining the eastern part of the site, and some interchange lanes are up to three stories high.

To accommodate this major change a transfer of density is asked for by the developer. I can imagine why he exchanged the higher density of an 8 story building at the corner of the freeway and Steveston highway for the lower density of a townhouse development. He wishes to transfer this density toward the quieter middle of the site.

Sound travels up, not down; and so three story townhouses would not be as exposed to the freeway sight and noise as taller buildings.

I hope that the row of Cedar trees is not lost by the re-configuration of the site, as they are needed by the townhouses as a buffer from all the car-exhaust.

Unforeseen external influences are responsible for "Townline Homes" request.

Because this developer did everything right with his initial application and he only wants to transfer density to the middle of the site, I am asking Council to accept "Townline Homes" density exchange as it is presented to you.

Thank you.

Erika Simm



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

To Public Hearing
Date: Feb 20/17
Item # 10
Re: DP 16-741981

MayorandCouncillors

From: Emily Emberson <emilyemberson@icloud.com>
Sent: Monday, 20 February 2017 17:13
To: MayorandCouncillors
Subject: Tonight's Council Meeting-Garden's

This Gardens Project has been one thing after the other. This latest change is purely profit based. The four floor building that they want to cancel is based on the fact they will be hard to sell as they are facing the intersection and new bridge. The proposed town houses would be more profitable and easier to market. Allowing to go ten floors would just be the tip of the iceberg, setting a precedence, along every corner of major roads in Richmond. Those two floors added to the new building would be easier to sell with better views and sell for more money, thats what they want.

The council should take into account how much money this project has made more than projected, due to the increase of the housing market. One, the land prices years ago when purchased. Two, the prices for the condos now, compared to then have been very rewarding and profitable and now they want more. Should the original plans stand AND NOT have council change the rules because DEVELOPERS will not make the \$\$\$'s they think they can. We ALL must now accept the new bridge and ALL the inconveniences and possible negatives that go with it. Build the original four floor tower and they will be cheaper and perhaps more affordable for sale as lower cost affordable housing. We all know this Developer has been a generous giver donating to the Richmond Hospital but now this has become pure greed. So stick to the plan building the original four floors and perhaps selling all for low income families, which is now most young families.

Yours Truly,
StefanEmberson.

Sent from my iPad

Sent from my iPad



Schedule 15 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, February 20, 2017.