



**Regular Council Meeting for Public Hearings
Tuesday, April 22, 2014**

Place: Council Chambers
Richmond City Hall

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

Michelle Jansson, Acting Corporate Officer

Absent: Councillor Linda Barnes

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

1. RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 8932
(Location: 11111 Williams Road; Applicant: Kulwinder Sanghera)

Applicant's Comments:

The applicant was not available to answer questions.

Written Submissions:

None.

Submissions from the floor:

None.

PH14/4-1

It was moved and seconded

***That Richmond Zoning Bylaw 8500, Amendment Bylaw 8932 be given
second and third readings.***

CARRIED



**Regular Council meeting for Public Hearings
Tuesday, April 22, 2014**

2. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9015**
(Location: 7400, 7420 and 7440 Railway Avenue; Applicant: 664525 B.C. Ltd.)

Applicant's Comments:

Taizo Yamamoto, Yamamoto Architecture, provided a brief overview of the changes to the proposed development. After the first Public Hearing on May 21, 2013, there was an Open House held at Thompson Community Centre to present two different options to residents. Option one was a 14 unit townhouse development, and option two was a 10 unit fee-simple rowhouse development. There was strong support for option one, the 14 unit townhouse development.

At the Open House, residents also indicated that traffic and parking are major issues in this area, and this development would only add to the problem. The Applicant, 664525 B.C. Ltd., responded to these concerns by adding an additional visitor's parking spot to create a total of four spots. Transportation staff reviewed the potential impact of this proposed development to the area. Staff concluded that the area would see a manageable increase.

Mr. Yamamoto discussed how this development meets the 2041 Official Community Plan (OCP) and the Arterial Road Redevelopment Policy. The development is in close proximity to a City community centre, commercial service uses and park/city lands.

Mr. Yamamoto stated how the proposed two-storey townhouse development is similar to many other townhouse complexes in the area, and this townhouse development will be more affordable than the single family homes in the area.

Written Submissions:

- (a) Shui Dai Qui, 7788 Railway Avenue (Schedule 1)
- (b) Eleen Chiu, 7473 Lindsay Road (Schedule 2)
- (c) Major Grewal, 7521 McCallan Road (Schedule 3)
- (d) R.C. Kobus, 7691 Lindsay Court (Schedule 4)
- (e) Mable Yu, 7231 Lindsay Road (Schedule 5)



**Regular Council meeting for Public Hearings
Tuesday, April 22, 2014**

- (f) Elsa Wong, 7711 Lindsay Court (Schedule 6)
- (g) Laurie-Ann Stewart, 7440 Lindsay Road (Schedule 7)
- (h) Eric Hendrojuwond, 7551 Lindsay Road (Schedule 8)
- (i) David Yuen, 7491 McCallan Road (Schedule 9)
- (j) Dai Deng c/o Lan Nguyen, 5028 Linfield Gate (Schedule 10)
- (k) Steve Latham, Remax Realty, 110-6086 Russ Baker Way (Schedule 11)
- (l) S.H. Lawrence, 7631 McCallan Road (Schedule 12)
- (m) Gerhuol Beichel, 5040 Lancing Road (Schedule 13)
- (n) R. and Eileen Tate, 7520 Railway Avenue (Schedule 14)
- (o) Connie Lam, 7011 McCallan Road (Schedule 15)
- (p) Xiao Min Mai, 7391 Lindsay Road (Schedule 16)
- (q) Memorandum from the Director of Development dated April 17, 2014 (Schedule 17)
- (r) Eileen and Reginald Tate, 7520 Railway Avenue (dated April 17, 2014) (Schedule 18)
- (s) Fei Kung, 7300 Lindsay Road (Schedule 19)
- (t) Sun Tao and Yang Jin Huan, 7371 Lindsay Road (Schedule 20)
- (u) Sharon Krowchuk, 7171 Lindsay Road (Schedule 21)
- (v) Liao Wei He, 5100 Lancing Road (Schedule 22)
- (w) Helena Charvat, 7155 Lindsay Road (Schedule 23)
- (x) Graig Smith, 7151 McCallan Road (Schedule 24)
- (y) Angelina Prijatelj, 7175 McCallan Road (Schedule 25)
- (z) Chris Chen, 7199 Lindsay Road (Schedule 26)
- (aa) Jaswant and Pam Sandhu (Schedule 27)
- (bb) Wei You and Dehe Li, 7508 Railway Avenue (Schedule 28)
- (cc) Tejinder Kaur, 7479 McCallan Road (Schedule 29)
- (dd) Judy Cheung, 7411 McCallan Road (Schedule 30)
- (ee) Qiong Q. Chen, 7591 McCallan Road (Schedule 31)



**Regular Council meeting for Public Hearings
Tuesday, April 22, 2014**

- (ff) Tina Zhou, 7751 McCallan Road (Schedule 32)
- (gg) Peter Chan, 7311 McCallan Road (Schedule 33)
- (hh) Beatrice Cheung, 7651 McCallan Road (Schedule 34)
- (ii) Melissa Y. Zhang, 7031 McCallan Road (Schedule 35)
- (jj) Sheng Yen Pan, 7211 Lindsay Road (Schedule 36)
- (kk) Petition in Favor, received on April 22, 2014 (Schedule 37)
- (ll) Petition Signature Conflict, received on April 22, 2014 (Schedule 38)

Submissions from the floor:

Bruce Righton, 5020 Linfield Gate, expressed his concern about the current parking conditions. Mr. Righton provided pictures (attached to and forming part of the Minutes as Schedule 39) taken on Tuesday, April 15, 2014 at 7:00 am, showing how inadequate the current parking availability is on Linfield Gate. He was in the opinion that this townhouse development would only worsen the existing parking problems.

Jaswant Mann, 7580 Railway Avenue, stated how he believes nothing has changed since the last Public Hearing on May 21, 2013. Mr. Mann is concerned that if this townhouse complex is approved, the single family homes that are currently being built in the area will decrease in value. Mr. Mann stated how he believes that in order to consider signatures legitimate, they should come from people who reside directly in the affected area.

Tom Knowles, 7320 Railway Avenue, stated that he is against this townhouse development as he believes the zoning for this area should not be changed. Currently, there is an internal road, a private entrance as well as the start of a laneway, if the proposal does go through, the laneway would be compromised. Mr. Knowles is concerned that there will not be enough parking for all the townhouse residents, especially as the developer included only 4 visitor's parking spots.

Harjeet Sandhu, 4511 Granville Avenue, is in favour of this proposal as he believes that the area needs more affordable housing.



**Regular Council meeting for Public Hearings
Tuesday, April 22, 2014**

Ms. Tamana, 7340 Railway Avenue, believes that the proposed townhouses will negatively impact the character of the existing neighbourhood. Ms. Tamana stated how there are many problems with Railway Avenue being a single lane road, and approving this development would only worsen the problem. When Ms. Tamana moved into the neighbourhood many years ago, she was under the impression that this particular area would only be for single family dwellings, and not for townhouses.

Reginald Tate, 7520 Railway Avenue, stated how many signatures from the area were collected in opposition of this development. Mr. Tate is of the belief that if these townhouses were built, the existing homes in the area would see reduced property values. Mr. Tate believes that the proposed lane in the new development would lead to problems, including emergency vehicles accessing the surrounding properties. He believes that a suitable option would be to create four single family homes on the lot.

Azim Bhimani, 5700 Vermilyea Court, is in favour of this proposal. Mr. Bhimani also owns an investment property at 7491 Lindsay Road. He believes that these affordable townhouses would be beneficial to first time home owners in Richmond.

Glen Sheardown, 7360 Railway Avenue, is located immediately north of this proposal. He is against this proposal as he believes these townhouses do not fit in with the character of the neighbourhood, and that these townhouses will ruin his privacy. Mr. Sheardown noted that his wife informed their neighbours of this proposal, and in doing so, collected signatures for a petition against the development.

Steve Dhanda, 7631 Lindsay Road, is in favour of this proposal as these townhouses will be affordable to newcomers.

Mr. Khangura, 7660 Railway Avenue, is in favour of this development as he believes we need more affordable homes in the area.

Ms. Zhou, 7431 Lindsay Road, spoke on behalf of 7351, 7371, 7373, 7391, 7431 and 7451 Lindsay Road. Ms. Zhou provided a signed petition in opposition of this development, from the above noted addresses (attached to and forming part of the Minutes as Schedule 40).

Ms. Gill, 7240 Railway Avenue, believes there are problems with parking on Railway; however, her family is in favour of this development.



**Regular Council meeting for Public Hearings
Tuesday, April 22, 2014**

Steven Yang, 5686 Cornwall Place, is in the belief that this proposal would bring more affordable housing to Richmond. He believes there are problems with parking but in the long term, this townhouse complex will benefit many people.

Steve Latham, 4731 Foxglove Crescent, is involved with the development of the townhouses, along with Amar Sandhu, Sandhill Homes. In terms of the parking issues raised, Mr. Latham stated that these townhouses would have side-by-side two door garages as well as 4 additional visitor's parking spots. Mr. Latham noted that Sunnymede Crescent and Terra Nova both have townhouse complexes that have benefited the neighbourhood. Mr. Latham believes that this complex would do the same for Railway Avenue.

Helen Sheardown, 7360 Railway Avenue, believes that this development is not in line with the character of Railway Avenue. Ms. Sheardown is in the belief that the north end of Lindsay Road is going to be heavily affected by this development.

Amar Sandhu, Sandhill Homes, answered questions on behalf of the Applicant. Mr. Sandhu noted that since the original development plan, there are now 14 townhouse units, instead of 15, and instead of 3 visitor parking spots, there are now 4. The proposed driveways have also been moved to accommodate local residents' feedback. In terms of the parking issues, Mr. Sandhu noted that other complexes in the area were causing there to be limited parking.

Discussion ensued regarding how affordable these townhouses would be for residents. In response, Mr. Sandhu stated that due to the one year hold on this project as well as tax, he is unsure of the estimated sale price for the townhouses, but he does believe it will be significantly more affordable than most single family houses in the area.

Mr. Righton remarked that the 410 bus stop was moved from the Linfield Gate and Railway Avenue intersection as he believes it was causing too many car accidents. Therefore, Mr. Righton believes that the area is already too congested, and this development would only make the problem worse.

Discussion ensued regarding if the proposed townhouse complex was rezoned to single family housing instead of townhouses. Wayne Craig, Director of Development, noted that if the rezoning changed, the Single Family Lot Size Policy would require a rear lane to be installed.



**Regular Council meeting for Public Hearings
Tuesday, April 22, 2014**

Mr. Tate reiterated the fact that he believes that most of the people in the Railway Avenue area are against the townhouse development.

Mr. Craig advised that a "Mapping of Correspondences received in 2014" (attached to and forming part of the Minutes as Schedule 41) has provided the most up to date information regarding the support and opposition for this development. Discussion ensued regarding how this proposed townhouse complex meets the requirements of Arterial Road Policy.

PH14/4-2

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9015 be given second and third readings.

CARRIED

Opposed: Cllrs. Au
Halsey-Brandt

3. OFFICIAL COMMUNITY PLAN BYLAW 7100, AMENDMENT BYLAW 9106 AND RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9107

(Location: 7120, 7140, 7160, 7180, 7200, 7220, 7240 and 7260 Bridge Street and 7211, 7231 and 7271 No. 4 Road; Applicant: Yamamoto Architecture Inc.)

Applicant's Comments:

Taizo Yamamoto, Yamamoto Architecture and Aydin Killic, Unimage Enterprises Ltd., spoke on behalf of the Applicant. Mr. Yamamoto discussed how the design of the development is consistent with the 2041 Official Community Plan. The townhouses in the middle of the complex are all three-storeys and the townhouses near the perimeter are two-storeys.

Mr. Killic addressed the referral made by the Planning Committee, held on March 4, 2014, to incorporate energy efficiency into the development. Yamamoto Architecture Inc. contracted E3 Eco Group to assist in making this development more energy efficient. The development will now include high efficiency boilers as well as side-by-side parking. Due to the proposed changes, each townhouse unit will use at least 15% less greenhouse gases than originally predicted.



**Regular Council meeting for Public Hearings
Tuesday, April 22, 2014**

Written Submissions:

- (a) Memorandum from the Director of Development dated April 17, 2014 (Schedule 42)
- (b) David Chu, 9682 Shields Avenue (Schedule 43)

Submissions from the floor:

Shawn Sandhu, 7280 Bridge Street, voiced his opposition as he believes that the developer did not change the arterial road on LeChow Street. Mr. Sandhu also believes that Shields Avenue will be affected by this development as he believes it does not leave room for future development in the area. Mr. Sandhu believes that the developer should extend the parkland area behind Shields Avenue and LeChow Street, instead of building townhouses in that area. Mr. Sandhu submitted a letter with his concerns (attached to and forming part of the Minutes as Schedule 44).

Garry Honigman, 7191 No. 4 Road, spoke on behalf of his Mother, who is a current owner in the area. Mr. Honigman re-submitted a letter that was previously distributed to the Planning and Development Department (attached to and forming part of the Minutes as Schedule 45). Mr. Honigman is of the opinion that the single family lots surrounding the proposed development will suffer due to being isolated. He expressed his concern that the construction on Shields Avenue has caused the road to be dangerously narrow. Mr. Honigman attended the information meeting held at General Currie School on December 18, 2013, in which he was informed by the developer that the property owners surrounding the proposed townhouse development did not want to sell. Mr. Honigman noted that neither he nor his Mother had been approached by anyone from the development inquiring whether they wanted to sell their property.

Audrey Fitzmark, 7191 No. 4 Road, commented that she had sent in a letter to the Planning and Development Department regarding this application last year. She is concerned about the limited access to roads in the area surrounding the proposed townhouse complex.



**Regular Council meeting for Public Hearings
Tuesday, April 22, 2014**

In response to homeowners near the proposed development being approached to sell, Mr. Killic remarked how there were three different sections that were targeted to consider buying and that the owners were approached, however, no one was interested in selling.

Mr. Sandhu stated that he was not approached by anyone from the development regarding his property.

Mr. Honigman reiterated the fact that he was displeased with this development proposal, and that the ring road had been moved from its original location.

Discussion ensued regarding the energy efficiency of the proposed development, and whether elements such as solar panels could be installed in the townhouse complex. It was concluded that solar panels would not be installed but noted that the developer is making a considerable effort to make the townhouses more energy efficient.

PH14/4-3

It was moved and seconded
That Official Community Plan Bylaw 7100, Amendment Bylaw 9106 and Richmond Zoning Bylaw 8500, Amendment Bylaw 9107 be given second and third readings.

CARRIED

4. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9111**
(Location: 8400 General Currie Road and 7411/7431 St. Albans Road;
Applicant: Zhao XD Architect Ltd.)

Applicant's Comments:

The applicant was available to respond to queries.

Written Submissions:

- (a) Memorandum from the Director of Development dated April 17, 2014 (Schedule 46)



**Regular Council meeting for Public Hearings
Tuesday, April 22, 2014**

Submissions from the floor:

None.

PH14/4-4

It was moved and seconded
***That Richmond Zoning Bylaw 8500, Amendment Bylaw 9111 be given
second and third readings.***

CARRIED

- 5. RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9112**
(Location: 10820 No. 5 Road; Applicant: Townline Gardens Inc.)

Applicant's Comments:

The applicant was available to respond to queries.

Written Submissions:

- (a) Teresa Havill and Dan Cantelon, 201-14300 Riverport Way
(Schedule 47)

Submissions from the floor:

None.

PH14/4-5

It was moved and seconded
***That Richmond Zoning Bylaw 8500, Amendment Bylaw 9112 be given
second and third readings.***

CARRIED

- 6. RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9113**
(Location: 7117 Elmbridge Way; Applicant: 0800705 B.C. Ltd.)

Applicant's Comments:

The applicant was available to respond to queries.



**Regular Council meeting for Public Hearings
Tuesday, April 22, 2014**

Written Submissions:

None.

Submissions from the floor:

None.

PH14/4-6

It was moved and seconded
***That Richmond Zoning Bylaw 8500, Amendment Bylaw 9113 be given
second and third readings.***

CARRIED

7. RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9129
(Location: 9140 Dolphin Avenue; Applicant: Raman Kooner)

Applicant's Comments:

The applicant was available to respond to queries.

Written Submissions:

None.

Submissions from the floor:

None.

PH14/4-7

It was moved and seconded
***That Richmond Zoning Bylaw 8500, Amendment Bylaw 9129 be given
second and third readings.***

CARRIED



Regular Council meeting for Public Hearings
Tuesday, April 22, 2014

ADJOURNMENT

PH14/4-8

It was moved and seconded

That the meeting adjourn (9:14 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
Tuesday, April 22, 2014.

Mayor (Malcolm D. Brodie)

Acting Corporate Officer
(Michelle Jansson)



**City of
Richmond**

**Schedule 1 to the Minutes of the
Council Meeting for Public
Hearings held on
Tuesday, April 22, 2014.**

Bylaw 9015

Road,
Richmond, BC V6Y 2C1
www.richmond.ca

April 8, 2014
File: 12-8000-01/2014

**Finance and Corporate Services Department
City Clerk's Office**
Telephone: 604-276-4007
Fax: 604-278-5139

Shui Dai Qiu
7788 Railway Avenue
Richmond, BC V7C 3K1

Dear Shui Dai Qiu:

Re: March 18, 2014 Planning Committee Agenda – Page “PLN-242”

This is to acknowledge and thank you for your letter received on April 7, 2014 in connection with the above matter, a copy of which has been forwarded to the Mayor and each Councillor for their information.

Also, your letter has been forwarded to the Tuesday, April 22, 2014 Public Hearing as it relates to an item on the agenda – Rezoning Application RZ 12-619835 (Bylaw 9015 – 7400, 7420, and 7440 Railway Avenue).

For information purposes only, please note that staff have reviewed your letter and public records indicate that the names you highlighted on the petition were listed as owners of 7788 Railway Avenue when the rezoning process was initiated.

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

Yours truly,

Hanieh Berg
Acting Manager, Legislative Services

HB:aw

pc: Mayor and each Councillor (with letter)
Joe Erceg, General Manager, Planning and Development
Wayne Craig, Director, Development

RE: File No. RZ 12-619835 to rezone 7400, 7420, 7440 Railway Avenue from single detached (RS1/E) to low density townhouses (RT24) in order to construct 14 townhouse units.

To mayor Council,

I, Shuiden, Qiu, is the resident in 7788 Railway Ave.
I have been made aware of ~~the~~ two forgeries on our residential address. These fraudulent signatures must be dealt with the mayor and Council.

Qiu Shuiden

ATTACHMENT 10
City of Richmond
RECEIVED
 APR 07 2014
MAYOR'S OFFICE

PETITION IN FAVOR

We, the neighbors, are in favor in the rezoning application (File No. RZ 12-619835) to rezone 7400, 7420, 7440 Railway Avenue from single detached (RS1/E) to low density townhouses (RTL4) in order to construct 14 townhouse units (6 detached units and 8 duplex) with this amended plan instead of 15 townhouses.

This proposal is in line with the character of the street and neighborhood.

We are in favor that the City of Richmond approves this rezoning application.

| Name | Address | Phone # | Signature |
|----------------|----------------------|----------------|----------------|
| Navinder Pota | 9591 Patterson Road | 604-721-2192 | Navinder Pota |
| Steve Dhandy | 11800 Railway Avenue | 778-7-8383 | Steve Dhandy |
| Darren Skully | 7631 Lindsay Road | 604-219-6562 | Darren Skully |
| Jas Sandhu | 7788 Railway Ave | 604-274-1000 | Jas Sandhu |
| Pam Sandhu | 7788 Railway Ave | 604-274-1000 | Pam Sandhu |
| ZAKI KHAN | 6800 GIBBONS DR | 604-782-4146 | Zaki Khan |
| Aneesha Hayer | 4651 TITON Rd. | 604-339-7474 | Aneesha Hayer |
| NABEEL KHAN | 6800 GIBBONS DR. | 604-782-4146 | Nabeel Khan |
| Bhavana Jagpal | 4651 Titon Rd. | 778-889-7977 | Bhavana Jagpal |
| LUTFOR KHAN | 6780 GIBBONS DR. | 604-782-4146 | Lutfor Khan |
| RAVI SAUNDHU | 7611 McCallan Rd | 604-778-2338 | Ravi Sandhu |
| CHASMEET ARORA | 7551 Montana Road | 604-917-9172 | Chasmeet Arora |
| Paul Arora | 7551 Montana Road | 604-216-9172 | Paul Arora |
| Carl Zhang | 8480 Demorest Dr. | 778-855-8321 | Carl Zhang |
| Allen Wang | 7391 Potts Rd | 604-561-9199 | Allen Wang |
| Eric Wolf | #5-7760 Blundell Rd | 604-808-3501 | Eric Wolf |
| Urvashi Khosla | #5 7760 Blundell Rd | (604) 808-3501 | Urvashi Khosla |
| Randy Noyon | #7566 Railway Ave | 778-759-5227 | Randy Noyon |
| Julia Shala | 7540 Railway Ave | 778-323-7607 | Julia Shala |
| YANJIE HE | 7458 RAILWAY AVE | 778-994-XXXX | Yanjie He |

BALSINDE KAVR 7660 Railway Ave 778 383 6215
 604 272 1453 K. K. K.

SANDHILL HOMES LTD.

228 – 11020 No. 5 Road, Richmond BC, Canada V7A 4E7
Phone: (604) 271 6296 Fax: (604) 276 8937 Email: info@sandhilldevelopment.ca

February 25, 2014

Public Information Meeting Rezoning Application Number: RZ 12-619835

The developer, Sandhill Development Ltd., is proposing to rezone 7400, 7420, 7440 Railway Avenue to allow *fourteen (14) 2-storey townhouses units* or *ten (10) units rowhouse (duplex)* to be developed on the property. We would appreciate your comments on the proposal.

Option 1: I am in favor of fourteen (14) 2-storey townhouse units.

No

Comments:

I am 100% against this proposal.
It does not fit in. Traffic is already an issue,
for me left turns are always the most difficult.
This is not fair options for this area.

Option 2: I am in favor of ten (10) units' rowhouse (duplex).

No

Comments:

Only single family detached homes would be
acceptable for us.

Your comments will be collected by the City and will become public record.

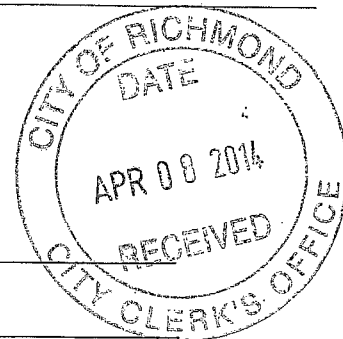
Contact Information:

Name:

Eleen Chiu

Address:

7473 Lindsay Road.



SANDHILL HOMES LTD.

228 - 11020 No. 5 Road, Richmond BC, Canada V7A 4E7
Phone: (604) 271 6296 Fax: (604) 276 8937 Email: info@sandhilldevelopment.ca

February 25, 2014

Public Information Meeting Rezoning Application Number: RZ 12-619835

The developer, Sandhill Development Ltd., is proposing to rezone 7400, 7420, 7440 Railway Avenue to allow *fourteen (14) 2-storey townhouses units* or *ten (10) units rowhouse (duplex)* to be developed on the property. We would appreciate your comments on the proposal.

Option 1: I am ^{not} in favor of fourteen (14) 2-storey townhouse units.

Comments:

I don't like the fact that this survey does not have an option to indicate that you are not in favor of either of these options. Also, since there is no parking on Railway Ave. I would like to be certain that there will be sufficient parking within the proposed development options. The city has just created the Greenway walking/cycling path which is fantastic but now I don't want cars from the proposed units parking on McCallan Road

Option 2: I am ^{not} in favor of ten (10) units' rowhouse (duplex).

along the path.

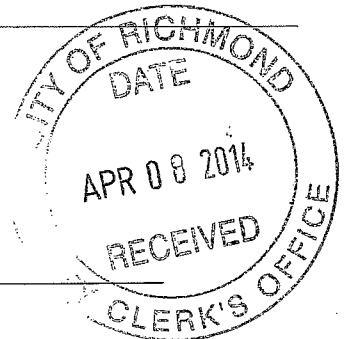
Comments:

Your comments will be collected by the City and will become public record.

Contact Information:

Name: Mayor Grewal

Address: 7521 McCallan Road



SANDHILL HOMES LTD.

228 – 11020 No. 5 Road, Richmond BC, Canada V7A 4E7
Phone: (604) 271 6296 Fax: (604) 276 8937 Email: info@sandhilldevelopment.ca

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Schedule 4 to the Minutes of the
Council Meeting for Public
Hearings held on
Tuesday, April 22, 2014.

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February 25, 2014

Public Information Meeting Rezoning Application Number: RZ 12-619835

The developer, Sandhill Development Ltd., is proposing to rezone 7400, 7420, 7440 Railway Avenue to allow *fourteen (14) 2-storey townhouses units* or *ten (10) units rowhouse (duplex)* to be developed on the property. We would appreciate your comments on the proposal.

Option 1: I am in favor of fourteen (14) 2-storey townhouse units.

Comments:

SINGLE FAMILY DEVELOPMENT ONLY FOR EXISTING LOTS

Option 2: I am in favor of ten (10) units' rowhouse (duplex).

Comments:

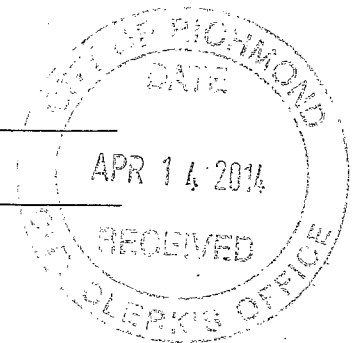
FIVE SINGLE FAMILY HOMES ON 40 FOOT LOTS

Your comments will be collected by the City and will become public record.

Contact Information:

Name: R. C. Kelms

Address: 7691 LINDSAY COURT V7C-5C6



SANDHILL HOMES LTD.

228 - 11020 No. 5 Road, Richmond BC, Canada V7A 4E7
Phone: (604) 271 6296 Fax: (604) 276 8937 Email: info@sandhilldevelopment.ca

Schedule 5 to the Minutes of the
Council Meeting for Public
Hearings held on
Tuesday, April 22, 2014.

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February 25, 2014

Public Information Meeting Rezoning Application Number: RZ 12-619835

The developer, Sandhill Development Ltd., is proposing to rezone 7400, 7420, 7440 Railway Avenue to allow *fourteen (14) 2-storey townhouses units or ten (10) units rowhouse (duplex)* to be developed on the property. We would appreciate your comments on the proposal.

Option 1: I am in favor of fourteen (14) 2-storey townhouse units.

NO

Comments:

Too much traffic on Lindfield gate. Not enough street parking on North end of Lindsay Rd. Too hard to make left turns
Only single family detached homes. are suitable for this property.

Option 2: I am in favor of ten (10) units' rowhouse (duplex).

NO

Comments:

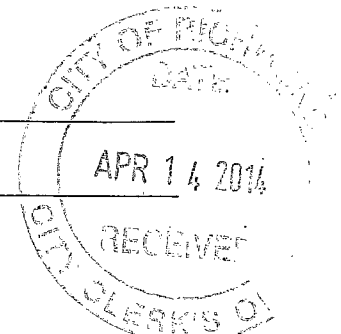
I reject this proposed option #2 for same reason as option #1.

Your comments will be collected by the City and will become public record.

Contact Information:

Name: Mable Yu

Address: 7231 Lindsay Rd. Richmond



SANDHILL HOMES LTD.

228 – 11020 No. 5 Road, Richmond BC, Canada V7A 4E7
Phone: (604) 271 6296 Fax: (604) 276 8937 Email: info@sandhilldevelopment.ca

Schedule 6 to the Minutes of the
Council Meeting for Public
Hearings held on
Tuesday, April 22, 2014.

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February 25, 2014

Public Information Meeting Rezoning Application Number: RZ 12-619835

The developer, Sandhill Development Ltd., is proposing to rezone 7400, 7420, 7440 Railway Avenue to allow *fourteen (14) 2-storey townhouses units or ten (10) units rowhouse (duplex)* to be developed on the property. We would appreciate your comments on the proposal.

Option 1: I am in favor of fourteen (14) 2-storey townhouse units.

No

Comments:

Option 2: I am in favor of ten (10) units' rowhouse (duplex).

No

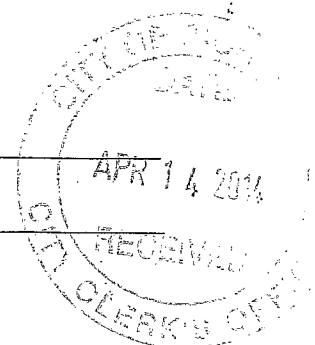
Comments:

*Only single detached houses please
Traffic is a major concern because
Railway has only one lane*

Your comments will be collected by the City and will become public record.

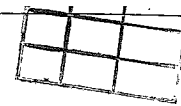
Contact Information:

Name: Elsa Wong
Address: 7711 Lindsay Court



SANDHILL HOMES LTD.

228 - 11020 No. 5 Road, Richmond BC, Canada V7A 4E7
Phone: (604) 271 6296 Fax: (604) 276 8937 Email: info@sandhilldevelopment.ca



February 25, 2014

Public Information Meeting Rezoning Application Number: RZ 12-619835

The developer, Sandhill Development Ltd., is proposing to rezone 7400, 7420, 7440 Railway Avenue to allow *fourteen (14) 2-storey townhouses units* or *ten (10) units rowhouse (duplex)* to be developed on the property. We would appreciate your comments on the proposal.

Option 1: I am in favor of fourteen (14) 2-storey townhouse units.

NO

Comments:

We will end up with more traffic & parking ^{people} on Lindsay Rd
It is already difficult to get onto Railway and this
will make it worse. There is already too much traffic
going on to Railway with ^{the} houses & the apartments. This
proposal is not supported. There is not enough room for more
parking & there is too much traffic on Railway already.
Drivers speed through our subdivision to avoid the traffic on
Railway.

Option 2: I am in favor of ten (10) units' rowhouse (duplex).

NO

Comments:

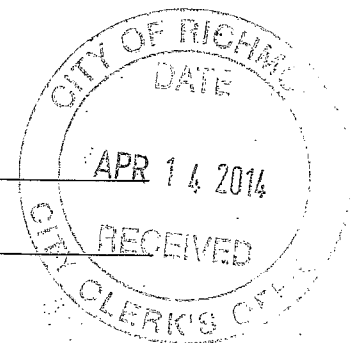
same as above

Your comments will be collected by the City and will become public record.

Contact Information:

Name: Laurie-Ann Stewart

Address: 7440 Lindsay Road Richmond



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228 - 11020 No. 5 Road, Richmond BC, Canada V7A 4E7
Phone: (604) 271 6296 Fax: (604) 276 8937 Email: info@sandhilldevelopment.ca

Schedule 8 to the Minutes of the
Council Meeting for Public
Hearings held on
Tuesday, April 22, 2014.

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February 25, 2014

Public Information Meeting Rezoning Application Number: RZ 12-619835

The developer, Sandhill Development Ltd., is proposing to rezone 7400, 7420, 7440 Railway Avenue to allow *fourteen (14) 2-storey townhouses units* or *ten (10) units rowhouse (duplex)* to be developed on the property. We would appreciate your comments on the proposal.

Option 1: I am in favor of fourteen (14) 2-storey townhouse units.

No

Comments:

I'm against the development of the townhouses. My main concern will be the congestion it will cause. Parking will also be an issue.

Option 2: I am in favor of ten (10) units' rowhouse (duplex).

No

Comments:

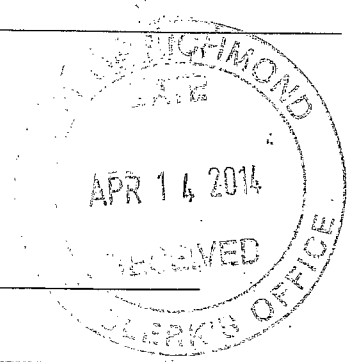
I'm against the development of the duplex as well. Detached single family home will be more suitable.

Your comments will be collected by the City and will become public record.

Contact Information:

Name: Eric Hendryuwono

Address: 7551 Lindsay Rd



SANDHILL HOMES LTD.

228 - 11020 No. 5 Road, Richmond BC, Canada V7A 4E7
Phone: (604) 271 6296 Fax: (604) 276 8937 Email: info@sandhilldevelopment.ca

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February 25, 2014

Public Information Meeting Rezoning Application Number: RZ 12-619835

The developer, Sandhill Development Ltd., is proposing to rezone 7400, 7420, 7440 Railway Avenue to allow *fourteen (14) 2-storey townhouses units or ten (10) units rowhouse (duplex)* to be developed on the property. We would appreciate your comments on the proposal.

Option 1: I am in favor of fourteen (14) 2-storey townhouse units. NO

Comments: I don't support! They are not congruous with the surrounding area. Besides, the proposal will increase the density of population which will in turn cause other problems, such as traffic.
So, what I would support is three detached houses.

Option 2: I am in favor of ten (10) units' rowhouse (duplex). NO

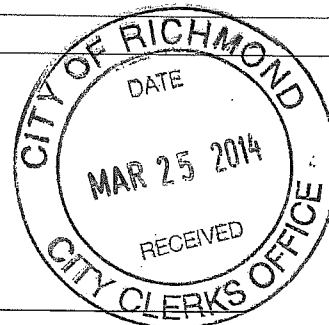
Comments: Same as above

Your comments will be collected by the City and will become public record.

Contact Information:

Name: DAVID TUEN

Address: 7491 McCallan Road, Richmond, BC.



Schedule 10 to the Minutes of the
Council Meeting for Public
Hearings held on
Tuesday, April 22, 2014.

015

March 17, 2014

12-12-1014835

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To whom it may concern:

We reside at 5028 Linfield Gate. We are writing this letter to express our concerns with the proposed plan by Sandhill Homes Ltd. to re-zone 7400, 7420 and 7440 Railway Avenue to allow for the construction of either fourteen 2-storey townhouse units, or ten units of row houses. We feel that neither one of these options would work well.

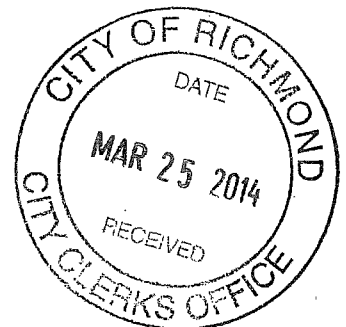
The reason we are not in favour of such a proposal, is due to the lack of parking spaces that either one of these plans provide for. Currently there is no parking allowed on Railway Avenue. Suffice it to say, any such parking for visitors of either one of these two complexes, would have to come from Lindsay Road or Linfield Gate. This would not be favorable as there is limited parking available. More importantly, it would also draw a lot of traffic along the Lindsay Road corridor. There is little sidewalk space for pedestrians (except for a small stretch). On any given day, cars are already travelling along Lindsay Road well in excess of 50 km/h. This is a smaller road and drivers treat it like it is Railway Avenue (which is a much bigger and wider road) and speed along it, neglecting the safety of pedestrians. With a nearby elementary school (Donald McKay), it will make the walk home for children even more perilous once we introduce more traffic. I feel it would be an irresponsible decision to approve the proposal to build either one of these two "options". What would be a better solution would be to allow for three single dwelling homes to be built in the old location of 7400, 7420 and 7440 Railway Avenue instead.

Sincerely,



Dai Deng

(on behalf of my mother, Lan Nguyen)



Schedule 11 to the Minutes of the Council Meeting for Public Hearings held on Tuesday, April 22, 2014.

My Name is Steve Latham and I am a Realtor with Remax here in Richmond. This is the Plan for 7400, 7420 and 7440 Railway. The developer is proposing 14 townhomes, 2 stories only and each unit has 2 parking spots. This is a first class project with strong street appeal. We are preparing a petition in favor of this great project and feel it will add value to the surrounding homes in the community. Please contact me at 604-220-9695 to discuss this matter.

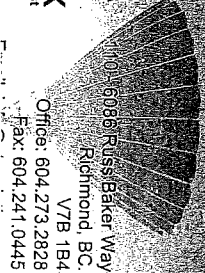
Respectfully,
Steve Latham

Railway

DRIVEWAY

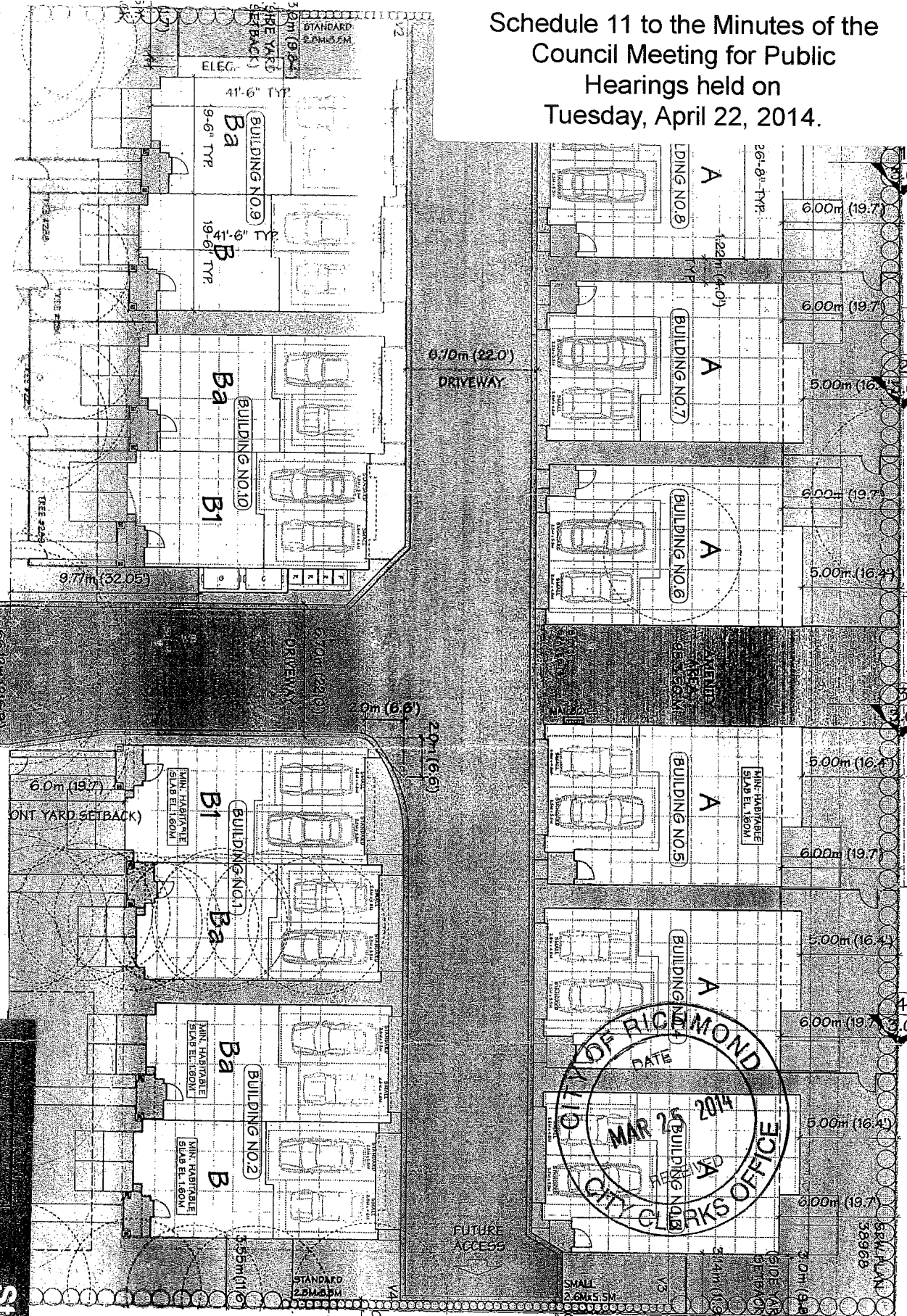
604 220 0606

WOLF RE/MAX
VANCOUVER



Steve Latham
REALTOR®

10-6086 Russ Baker Way
Richmond, BC
V7B 1B4
Office: 604.273.2828
Fax: 604.241.0445



*Yours to keep
I would like your
approval!*

This one is different from the plan of 15 townhomes last year. Last year the ones at the back were attached with 7. This one is detached at the back with 6 I believe 3 units at parking with them. This one is the 14 2 storey townhome units - we were told we would not be sold the 10 small townhomes here. I am writing to help the other units with insurance.

SANDHILL HOMES LTD.

228 - 11020 No. 5 Road, Richmond BC, Canada V7A 4E7
Phone: (604) 271 6296 Fax: (604) 276 8937 Email: info@sandhilldevelopment.ca

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February 25, 2014

Public Information Meeting Rezoning Application Number: RZ 12-619835

The developer, Sandhill Development Ltd., is proposing to rezone 7400, 7420, 7440 Railway Avenue to allow *fourteen (14) 2-storey townhouses units or ten (10) units rowhouse (duplex)* to be developed on the property. We would appreciate your comments on the proposal.

Option 1: I am in favor of fourteen (14) 2-storey townhouse units.

NO

Comments:

To much traffic, Not enough parking.
Negates the value of the new GREENWAY.
Dont want to die of poisoning by exhaust fumes.
I enjoy watching people using the Greenway.

Option 2: I am in favor of ten (10) units' rowhouse (duplex).

NO

Comments:

Not acceptable. possible rental problems.
only single family de-tatched homes are acceptable to me in this area. This is the only acceptable option.

Your comments will be collected by the City and will become public record.

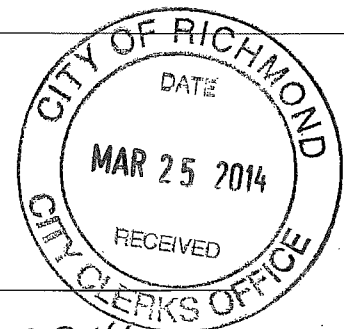
Contact Information:

Name:

At Home

Address:

7631 McCowan Rd. Richmond, BC. V7C 2H6.



SANDHILL HOMES LTD.

228 – 11020 No. 5 Road, Richmond BC, Canada V7A 4E7
Phone: (604) 271 6296 Fax: (604) 276 8937 Email: info@sandhilldevelopment.ca

February 25, 2014

Public Information Meeting Rezoning Application Number: RZ 12-619835

The developer, Sandhill Development Ltd., is proposing to rezone 7400, 7420, 7440 Railway Avenue to allow *fourteen (14) 2-storey townhouses units or ten (10) units rowhouse (duplex)* to be developed on the property. We would appreciate your comments on the proposal.

Option 1: I am in favor of fourteen (14) 2-storey townhouse units.

NO

Comments:

I am not in favor of any townhouse option

Option 2: I am in favor of ten (10) units' rowhouse (duplex).

NO

Comments:

same as above

Your comments will be collected by the City and will become public record.

Contact Information:

Name: *Gertrud Beichel*

Address: *5040 Lansing Rd.*

To Public Hearing
 Date: April 22 2014
 Item # 2
 Re: BL 9015
RZ 12-619835

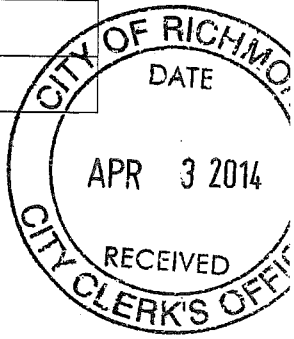
PETITION IN FAVOR

We, the neighbors, are in favor in the rezoning application (File No. RZ 12-619835) to rezone 7400, 7420, 7440 Railway Avenue from single detached (RS1/E) to low density townhouses (RTL4) in order to construct 14 townhouse units (6 detached units and 8 duplex) with this amended plan instead of 15 townhouses.

This proposal is in line with the character of the street and neighborhood.

We are in favor that the City of Richmond approves this rezoning application.

| Name | Address | Phone # | Signature |
|-------------------------------------|-------------------|------------------|-------------|
| Sharon Gill | 7240 Railway Ave. | 604-557-1004 | [Signature] |
| Gwendolyn Gill | 7240 Railway Ave | 604-278-1380 | [Signature] |
| Hugo Pineda | 7260 Railway Ave | 604-561-7325 | [Signature] |
| Marili Vosquez | 7260 Railway Ave | 604-561-7325 | [Signature] |
| Penny Yin | 7251 Lindsay Rd | 604-340-2130 | [Signature] |
| Eric Li | 7251 Lindsay Rd | 778-991-4507 | [Signature] |
| Guybert Mann | 7491 Lindsay Rd. | 604-720-0944 | [Signature] |
| Abhanani | 7491 Lindsay Rd. | 604-506-5546 | [Signature] |
| Stanley Tsing | 7540 Lindsay Rd. | 604-396-9900 | [Signature] |
| Emmalee | 5100 Landing Rd. | 1-04-720-2649 | [Signature] |
| Gertraud Beichel | 5040 Landing | 604-278-8818 | [Signature] |
| I was misled and want my name to be | | | |
| struck off this petition. | | | |
| | | Gertraud Beichel | |
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SANDHILL HOMES LTD.


228 – 11020 No. 5 Road, Richmond BC, Canada V7A 4E7
Phone: (604) 271 6296 Fax: (604) 276 8937 Email: info@sandhilldevelopment.ca

RZ 12-619835

February 25, 2014


Public Information Meeting Rezoning Application Number: RZ 12-619835

The developer, Sandhill Development Ltd., is proposing to rezone 7400, 7420, 7440 Railway Avenue to allow *fourteen (14) 2-storey townhouses units* or *ten (10) units rowhouse (duplex)* to be developed on the property. We would appreciate your comments on the proposal.

^{NOT}
Option 1: I am in favor of fourteen (14) 2-storey townhouse units. 

Comments:

No.

^{NOT}
Option 2: I am in favor of ten (10) units' rowhouse (duplex). 

Comments:

No

Refer to file RZ 12-619835 for arguments against.
a^y petition in favour (attachment 10)
is invalid

Your comments will be collected by the City and will become public record.

Contact Information:

Name: R. TATE & Eileen Tate

Address: 7520 Railway

SANDHILL HOMES LTD.

228 - 11020 No. 5 Road, Richmond BC, Canada V7A 4E7
Phone: (604) 271 6296 Fax: (604) 276 8937 Email: info@sandhilldevelopment.ca

RZ 12-619835

February 25, 2014

Public Information Meeting Rezoning Application Number: RZ 12-619835

The developer, Sandhill Development Ltd., is proposing to rezone 7400, 7420, 7440 Railway Avenue to allow *fourteen (14) 2-storey townhouses units* or *ten (10) units rowhouse (duplex)* to be developed on the property. We would appreciate your comments on the proposal.

Option 1: I am in favor of fourteen (14) 2-storey townhouse units.

No

Comments:

Option 2: I am in favor of ten (10) units' rowhouse (duplex).

No

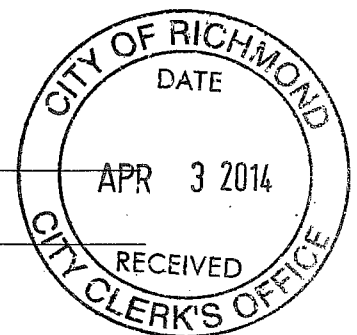
Comments:

I oppose to the rezoning proposal because of traffic concern. Railway is only a one-lane road with buses travelling on it. If more people need to make a left turn into the townhouse complex, it will be jammed.

Your comments will be collected by the City and will become public record.

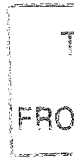
Contact Information:

Name: Connie Lam
Address: 7011 McCallan Rd



SANDHILL HOMES LTD.

228 - 11020 No. 5 Road, Richmond BC, Canada V7A 4E7
Phone: (604) 271 6296 Fax: (604) 276 8937 Email: info@sandhilldevelopment.ca



Schedule 16 to the Minutes of the
Council Meeting for Public
Hearings held on
Tuesday, April 22, 2014.

February 25, 2014

Public Information Meeting Rezoning Application Number: RZ 12-619835

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| To Public Hearing |
| Date: April 22 2014 |
| Item # 2 |
| Re: B1 9015 |
| RZ 12-619835 |

The developer, Sandhill Development Ltd., is proposing to rezone 7400, 7420, 7440 Railway Avenue to allow *fourteen (14) 2-storey townhouse units or ten (10) units rowhouse (duplex)* to be developed on the property. We would appreciate your comments on the proposal.

Option 1: I am in favor of fourteen (14) 2-storey townhouse units. No

Comments:

We strongly oppose the rezoning 7400, 7420, 7440 Railway Avenue to build (14) 2-storey townhouse units. This proposed townhouse complex will be plunked right in the middle of our single house on both sides and behind the proposed townhome site. If it goes through will ruin the larger home character of the street and neighborhood. Traffic would be a major problem. Railway is the single lane street both ways and traffic would be blocked on the street going south since a large volume of cars.

Option 2: I am in favor of ten (10) units' rowhouse (duplex). No

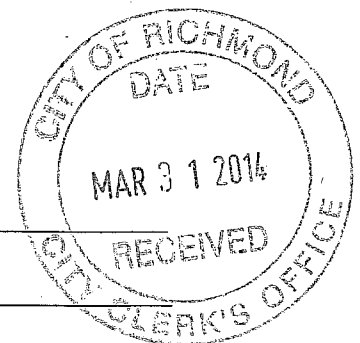
Comments:

We strongly oppose the rezoning 7400, 7420, 7440 Railway Avenue to build (10) units' rowhouse. From the site plan, it doesn't show any visitor parking for these (10) units' rowhouse and parking would be another concern since there is no street parking allowed on Railway Avenue. This would maybe ~~the potential parking~~ the potential parking nightmare on streets behind the proposed ~~town~~ rowhouse.

Your comments will be collected by the City and will become public record.

Contact Information:

Name: XIAO MIA MAI
Address: 2391 LINDSAY ROAD, RICHMOND, BC





City of
Richmond

Memorandum *Bylaw 905*
Planning and Development Department
Development Applications

To: Mayor and Councillors **Date:** April 17, 2014
From: Wayne Craig **File:** RZ 12-619835
Director of Development
Re: **Rezoning Application by 664525 BC Ltd at 7400, 7420, 7440 Railway Ave
Richmond Zoning Bylaw 8500, Amendment Bylaw 9015**

Origin

At the Planning Committee meeting held on March 18, 2014, the Committee had queries about the sustainability features proposed with the rezoning application by 664525 BC Ltd to develop 14 townhouses at 7400, 7420, and 7440 Railway Avenue (RZ 12-619835). In response to the Committee's queries, the applicant advised that they would work with City staff to explore the potential sustainability options available for the proposed development.

The purpose of this memo is to provide an update on the applicant's commitment to incorporating sustainability features into the development proposal at the subject site.

Proposed Sustainability Features

The applicant has provided staff with a list of commitments that they are making regarding sustainability features proposed with development at the subject site. The applicant has committed to achieving an EnerGuide rating of 82 for the proposed development. The details of construction requirements needed to achieve the rating will be resolved as part of the Development Permit Application review process.


Analysis of Energy Reductions

City staff in the Sustainability Division has reviewed the applicant's list of sustainability features and has identified that the commitment to achieve an EnerGuide rating of 82 for the proposed development yields the following rough per unit estimates of annual energy and greenhouse gas (GHG) savings (based on median amounts and averaged electric and natural gas units):

- Annual energy savings: 8.6 GJ (2,400 kWh) or 15%; and
- Annual GHG savings: 0.20 tonnes CO₂ emissions.

Conclusion

City staff in the Development Applications Division and Sustainability Division has reviewed the list of sustainability features that the applicant has committed to incorporating into the proposed development and recommend support for the rezoning moving forward on this basis.


Wayne Craig
Director of Development
WC:cl

Schedule 18 to the Minutes of the
Council Meeting for Public
Hearings held on
Tuesday, April 22, 2014.

RT

To: Mayor and Council; City of Richmond
Subject: Zoning application RZ12-619835

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| Date: | Apr 22, 2014 |
| Item # | 8 |
| Re: | 7400, 7420+7440 Railway Ave RZ-12-619835 |

Dear Madam,Sirs,

At the public meeting of May 21,2013, arguments were made (35 signatures,12 letters) against townhouse development on properties 7400,7420,7440,Railway Ave
These arguments still apply against a revised application for 14 townhouses On the same site.
It still means that the insertion of 14 dwellings into a settled single family neighbourhood will cause loss of privacy,sunlight,earth-saviing grass and trees,and added traffic chaos on Railway Ave/Linfield Gate with at least 20 extra cars on site.Add to this reduced property values on adjoining properties.
A point not mentioned is whether the Fire Chief would have concerns about ease of access of equipment to such a complex with single tight entry and limited mobility in a tight internal lane.
It may be noticed that a petition in favor obtained by the developer and listed as attachment 10,contains signatures from as far away as Gibbons Dr.Petts Rd, deMorest Dr Patterson rd. It is obvious that these are useless because the only votes which count are those of taxpayer owners in the 7000 block of Railway Ave and roads backing onto it plus mccallan which would become a future parking lot.

→ over.



over →

This current application emphasises a problem. Unless development hearings are advertised in the Local paper in Chinese language, a large part of the citizenry are ignorant of development impact on their lives. This became apparent in the subject application when people in adjacent properties were advised through interpreters and they immediately reacted against it with letters and signatures. It is fair to say that people have faith in their elected council to respect their wishes on controversial cases but few citizens can find the time and dedication to drum up support of neighbours for a significant opposition.

They can only hope that in the present case council is listening. Obviously in this case an acceptable outcome would be four "conventional" houses to replace three older ones.

Erin Date
Reginald Date
7520 Railway

Apologies for poor typing
R.

SANDHILL HOMES LTD.

228 - 11020 No. 5 Road, Richmond BC, Canada V7A 4E7
Phone: (604) 271 6296 Fax: (604) 276 8937 Email: info@sandhilldevelopment.ca

RZ 12-619835

February 25, 2014

Public Information Meeting Rezoning Application Number: RZ 12-619835

The developer, Sandhill Development Ltd., is proposing to rezone 7400, 7420, 7440 Railway Avenue to allow *fourteen (14) 2-storey townhouses units* or *ten (10) units rowhouse (duplex)* to be developed on the property. We would appreciate your comments on the proposal.

Option 1: I am in favor of fourteen (14) 2-storey townhouse units.

NO

Comments:

I want Single Houses

It should stay the way it was
for many years.

Option 2: I am in favor of ten (10) units' rowhouse (duplex).

NO

Comments:

I want Single Houses

Too Much Traffic Parking
on Lindsay Road

Unacceptable

Your comments will be collected by the City and will become public record.

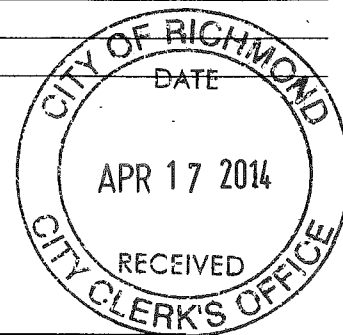
Contact Information:

Name:

Fei King

Address:

7300 Lindsay RD, Richmond BC V7C3M6



SANDHILL HOMES LTD.

228 - 11020 No. 5 Road, Richmond BC, Canada V7A 4E7
Phone: (604) 271 6296 Fax: (604) 276 8937 Email: info@sandhilldevelopment.ca

Schedule 20 to the Minutes of the
Council Meeting for Public
Hearings held on
Tuesday, April 22, 2014.

Date
Item
Re

Railway Ave
RZ 12-619835

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February 25, 2014

Public Information Meeting Rezoning Application Number: RZ 12-619835

The developer, Sandhill Development Ltd., is proposing to rezone 7400, 7420, 7440 Railway Avenue to allow *fourteen (14) 2-storey townhouses units* or *ten (10) units rowhouse (duplex)* to be developed on the property. We would appreciate your comments on the proposal.

Option 1: I am in favor of fourteen (14) 2-storey townhouse units.

NO!

Comments:

Translator: My residential address is 7371 Lindsay Rd, and I am directly behind the proposal. This will change our life style in a big way as we have such a small backyard. Our privacy will be disturbed greatly

Why have we been only given two options? This has been misleading and unfair.
* The Only exceptable rezoning thing on these houses are single detached homes. *

Option 2: I am in favor of ten (10) units' rowhouse (duplex).

No!

Comments:

Please be considerate of the four homes that will be affected!

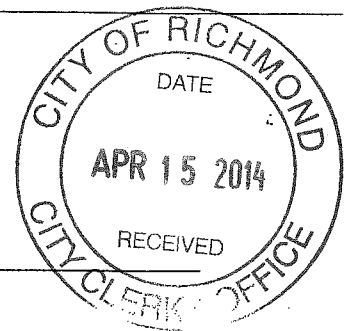
On the north side of lindsay, cars are parked bumper to bumper from morning to night. If the city allows this here, lindfield gate will be plugged with traffic.

Your comments will be collected by the City and will become public record.

Contact Information:

Name: Sun Tao, Yang Jin Huan

Address: 7371 Lindsay Rd, Richmond, BC



Schedule 21 to the Minutes of the
Council Meeting for Public
Hearings held on
Tuesday, April 22, 2014.

7171 Lindsay Rd.
Richmond, BC
V7C 2P5

~~RAILWAY AVE~~
RZ 12-619835

April 16, 2014

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

Re: RZ-12-619835

Dear Planning Committee members:

A concerned citizen brought RZ-12-619835 to my attention today. This is the first I have heard of it. Accordingly, I reviewed the March 6, 2014 memo from Mr. Wayne Craig to the Planning Committee (85 pg. document posted on the City's website).

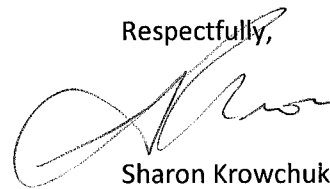
I have two concerns with the proposed development:

1. **Densification:** Will approval of townhomes on the proposed section of Railway Ave. spark townhome application(s) for the section of properties between Linfield Gate and the Railway/Granville junction? Will the trend toward replacing single family homes with townhomes in this area be reinforced if the City approves this application?
2. **Parking:** I believe parking will spill over from the proposed development onto nearby streets; my neighbourhood is an example. I have lived on Lindsay Rd. since 1986. Street parking was significantly impacted as townhomes replaced single family residences at the north end of Lindsay. At times, there is no available street parking. Where did all these vehicles come from if the complexes had provided sufficient parking space? I suspect some garages are either being used for storage in such space limited housing, or are too small to accommodate larger vehicles. So, residents resort to parking on nearby streets. They can do so for up to 4 days according to Bylaw 5870 s12.4: "*No person shall park a vehicle:...at any one place on any street for a period longer than 48 consecutive hours*".

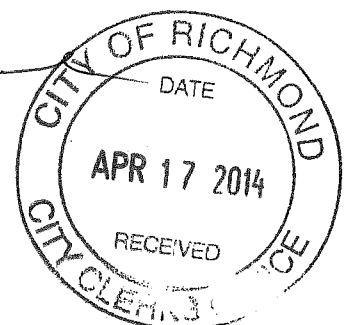
There is a safety concern if the overflow parking occurs on McCallan Rd. and people jaywalk across Railway Ave.

I believe single family housing is a better option for developing this section of Railway.

Respectfully,



Sharon Krowchuk



SANDHILL HOMES LTD.

228 - 11020 No. 5 Road, Richmond BC, Canada V7A 4E7
Phone: (604) 271 6296 Fax: (604) 276 8937 Email: info@sandhilldevelopment.ca

RZ 12-619835

February 25, 2014

Public Information Meeting Rezoning Application Number: RZ 12-619835

The developer, Sandhill Development Ltd., is proposing to rezone 7400, 7420, 7440 Railway Avenue to allow *fourteen (14) 2-storey townhouses units or ten (10) units rowhouse (duplex)* to be developed on the property. We would appreciate your comments on the proposal.

Option 1: I am in favor of fourteen (14) 2-storey townhouse units.

No

Comments:

We don't want traffic in the neighbours for safety reason. Only single family detached houses will be acceptable for us. With bicycle lanes, there is no parking on railway so the townhouse visitor would have park on surrounding streets. And railway is oneway going south and oneway north.

Option 2: I am in favor of ten (10) units' rowhouse (duplex).

No

Comments:

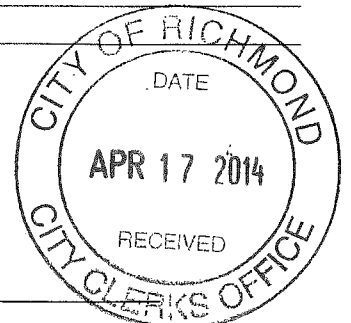
We don't want stranger parking around our ~~neighborhood~~ neighbourhood because of the town houses. No visitor parking is realistic.

Your comments will be collected by the City and will become public record.

Contact Information:

Name: Xiao Wei He

Address: 5100 Laneway Rd



SANDHILL HOMES LTD.

228 - 11020 No. 5 Road, Richmond BC, Canada V7A 4E7

Phone: (604) 271 6296 Fax: (604) 276 8937 Email: info@sandhilldevelopment.ca

RZ 12-619835

February 25, 2014

Public Information Meeting Rezoning Application Number: RZ 12-619835

The developer, Sandhill Development Ltd., is proposing to rezone 7400, 7420, 7440 Railway Avenue to allow *fourteen (14) 2-storey townhouses units* or *ten (10) units rowhouse (duplex)* to be developed on the property. We would appreciate your comments on the proposal.

Option 1: I am in favor of fourteen (14) 2-storey townhouse units.

Comments:

SINGLE DETACHED HOUSES WOULD BE BETTER. THEY ARE MUCH BETTER. ALREADY OVERDEVELOPED.

Option 2: I am in favor of ten (10) units' rowhouse (duplex).

Comments:

the whole area is congested already since houses would be more appropriate had to find parking anywhere and for residents many time occupied by visitors - LINDSAY AVE + CORNERSTONE TOWNHOUSES. LOTS OF SPEEDING AND AGGRESSIVE DRIVING. IMPOSSIBLE TO LEFT

Your comments will be collected by the City and will become public record.

TURN ON TO RICHMOND

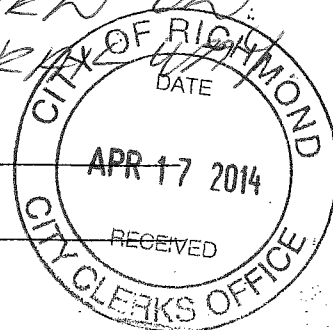
Contact Information:

Name:

HELENA CHARVAT

Address:

7155 LINDSAY RD.



SANDHILL HOMES LTD.

228 - 11020 No. 5 Road, Richmond BC, Canada V7A 4E7
Phone: (604) 271 6296 Fax: (604) 276 8937 Email: info@sandhilldevelopment.ca

RZ 12-619835

February 25, 2014

Public Information Meeting Rezoning Application Number: RZ 12-619835

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Option 1: I am in favor of fourteen (14) 2-storey townhouse units.

No

Comments:

*Only single detached Homes are
acceptable to us.*

Option 2: I am in favor of ten (10) units' rowhouse (duplex).

No

Comments:

*I am not in favour of either
proposal. This type of development destroys
residential areas and is not fair to the residents
who have to put up with the overcrowding,
lack of parking, etc.*

Gray Smith

*7151 McCallan
604-277-6788*

Your comments will be collected by the City and will become public record.

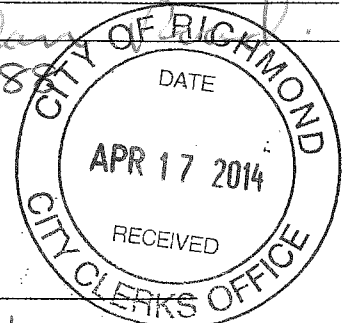
Contact Information:

Name:

Gray Smith

Address:

7151 McCallan Road. V7C 2A6



SANDHILL HOMES LTD.

228 - 11020 No. 5 Road, Richmond BC, Canada V7A 4E7
Phone: (604) 271 6296 Fax: (604) 276 8937 Email: info@sandhilldevelopment.ca

R2-12-619835

February 25, 2014

Public Information Meeting Rezoning Application Number: RZ 12-619835

The developer, Sandhill Development Ltd., is proposing to rezone 7400, 7420, 7440 Railway Avenue to allow *fourteen (14) 2-storey townhouses units or ten (10) units rowhouse (duplex)* to be developed on the property. We would appreciate your comments on the proposal.

Option 1: I am in favor of fourteen (14) 2-storey townhouse units.

No

Comments:

No Town Houses I'm a 100% opposed to this, too many cars.
Single family home only on these lots

Option 2: I am in favor of ten (10) units' rowhouse (duplex).

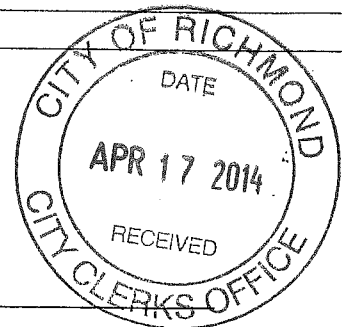
No

Comments:

Your comments will be collected by the City and will become public record.

Contact Information:

Name: Angelina Prigately
Address: 7195 MCCANN RD Richmond



SANDHILL HOMES LTD.

228 - 11020 No. 5 Road, Richmond BC, Canada V7A 4E7

Phone: (604) 271 6296 Fax: (604) 276 8937 Email: info@sandhilldevelopment.ca

RZ 12-'619835

February 25, 2014

Public Information Meeting Rezoning Application Number: RZ 12-619835

The developer, Sandhill Development Ltd., is proposing to rezone 7400, 7420, 7440 Railway Avenue to allow *fourteen (14) 2-storey townhouses units* or *ten (10) units rowhouse (duplex)* to be developed on the property. We would appreciate your comments on the proposal.

Option 1: I am in favor of fourteen (14) 2-storey townhouse units.

No

Comments:

Lindfield gate is already too congested. We already have
too many cars parking on the north end ^{of Lindsay}. We think only detached
single houses will be acceptable in this area.

Option 2: I am in favor of ten (10) units' rowhouse (duplex).

No

Comments:

No parking on railway because of bicycle lane, so this
is unrealistic. There's should be other options.

Your comments will be collected by the City and will become public record.

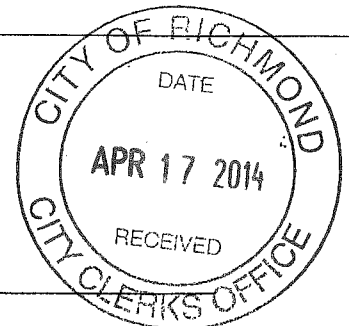
Contact Information:

Name:

Chris Chen

Address:

7199 Lindsay Rd, Richmond.



To
Date:
Item:
Re: 2
Railway Ave.
RZ 12-619835

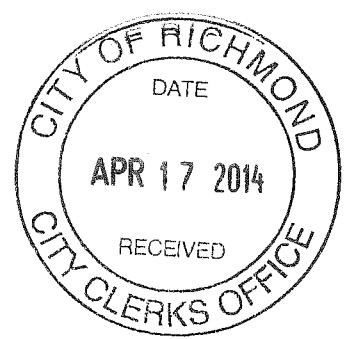
Schedule 27 to the Minutes of the
Council Meeting for Public
Hearings held on
Tuesday, April 22, 2014.

To, City of Richmond Council

I Jaswant Sandhu and my wife Pam Sandhu did not sign a petition in favor of rezoning application (File No. RZ 12-619835) to rezone 7400, 7420, 7440 Railway Avenue from single family detached (RS1/E) to low density townhouses (RTL4). The signatures on that petition are not ours and are fraudulent. The only petition I signed regarding this rezoning application was a petition saying that I was opposed to it.

P. Sandhu
Jaswant Sandhu
604-274-1000

TO BE READ OUT AT THE PUBLIC HEARING ON APRIL 22, 2014



Schedule 28 to the Minutes of the
Council Meeting for Public
Hearings held on
Tuesday, April 22, 2014.

April 18, 2014

Attention: Director, City Clerk's Office

RZ 12-619835

RE: File No. RZ 12-619835 to rezone 7400, 7420, 7440 Railway Avenue from single detached to low density townhouses to construct 14 two-story townhouses

Dear Director, Mr. Edwin Lee and City Councilors,

We are owners and residents of 7508 Railway Ave, Richmond and we are close neighbors of this rezoning proposal site. We wish to make you aware our whole families' objections with regard to the rezoning application RZ12-619835 on Railway Ave and why this application should be denied.

First of all, Railway Avenue has only one lane for both directions, and there is frequent traffic congestion during rush hours already. If the townhouses were built, there would be even more congestion and create for air pollution since the cars are stuck in traffic for a longer time. Not only that, the rezoning site is not located at a corner, meaning that cars will be blocking traffic when they try to turn left or right into the townhouse complex.

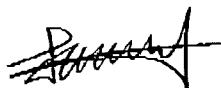
Secondly, Railway Avenue does not have any roadside parking. If the townhouses were built, there would not be enough parking spaces and problems, such as unlawful parking on roadside or even parking in neighbor's home, can occur.

Lastly, the entire Railway Avenue consists of single family homes and has no townhouses except for the townhouses at the interaction of Granville and Railway. Putting the townhouses in the middle of Railway will ruin the character of the avenue. There are several over 2 million dollars beautiful new homes on this street. These townhouses will also decrease the value of the single family homes around it, including our own home. We purchased our home because it is in the single family area and it's safe for our young children.

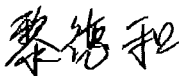
In conclusion we would like to suggest building a series of small family houses compared to townhouses. Railway Avenue is a single family home residential area, and it should remain so.

We would be grateful if you and the council would take our objections into consideration when deciding this application.

Sincerely,

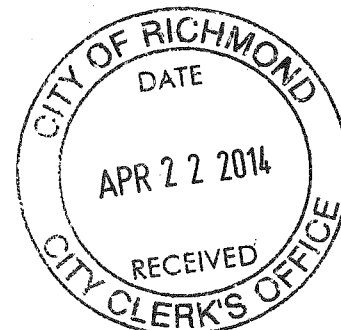


Wei You



Dehe Li

Owners and residents of 7508 Railway Ave, Richmond BC



SANDHILL HOMES LTD.

228 - 11020 No. 5 Road, Richmond BC, Canada V7A 4B7
Phone: (604) 271 6296 Fax: (604) 276 8937 Email: info@sandhilldevelopment.ca

~~RAILWAY AVE~~

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February 25, 2014

Public Information Meeting Rezoning Application Number: RZ 12-619835

The developer, Sandhill Development Ltd., is proposing to rezone 7400, 7420, 7440 Railway Avenue to allow *fourteen (14) 2-storey townhouses units* or *ten (10) units rowhouse (duplex)* to be developed on the property. We would appreciate your comments on the proposal.

Option 1: I am in favor of fourteen (14) 2-storey townhouse units.

NO

Comments:

I live on McCallan Rd. As much as we like the walkway, there is no privacy left. Townhouses will be like last hail in the coffin. There is no room to park on road.

#3 Only single houses is acceptable

Option 2: I am in favor of ten (10) units' rowhouse (duplex).

NO

Comments:

No visitor parking!

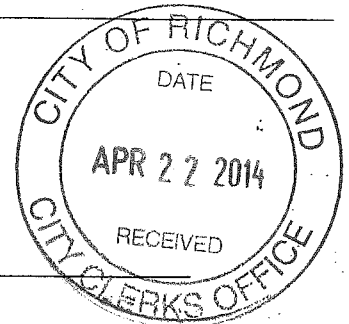
where is the other options?

Your comments will be collected by the City and will become public record.

Contact Information:

Name: Tejinder kaur

Address: 7479 McCallan Rd
Richmond BC



SANDHILL HOMES LTD.

228 - 11020 No. 5 Road, Richmond BC, Canada V7A 4E7

Phone: (604) 271 6296 Fax: (604) 276 8937 Email: info@sandhilldevelopment.ca

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| [Redacted] | | |
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February 25, 2014

Public Information Meeting Rezoning Application Number: RZ 12-619835

The developer, Sandhill Development Ltd., is proposing to rezone 7400, 7420, 7440 Railway Avenue to allow *fourteen (14) 2-storey townhouses units* or *ten (10) units rowhouse (duplex)* to be developed on the property. We would appreciate your comments on the proposal.

Option 1: I am in favor of fourteen (14) 2-storey townhouse units.

NO

Comments:

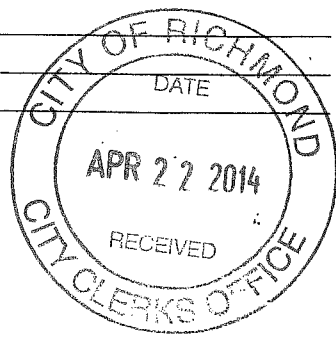
We oppose the two options. Because we have kids playing on the front yard. And ~~they~~ since the new project doesn't have enough visitor parking, their visitors would park on McCallan Road making it unsafe for childrens to play outside. Only single family detached house is acceptable.

Option 2: I am in favor of ten (10) units' rowhouse (duplex).

NO

Comments:

Same as above.



Your comments will be collected by the City and will become public record.

Contact Information:

Name: JUDY CHEUNG

Address: 7411 McCallan Rd Rmd V7A 4E7

SANDHILL HOMES LTD.

228 - 11020 No. 5 Road, Richmond BC, Canada V7A 4E7
Phone: (604) 271 6296 Fax: (604) 276 8937 Email: info@sandhilldevelopment.ca

Railway Ave

February 25, 2014

Public Information Meeting Rezoning Application Number: RZ 12-619835

The developer, Sandhill Development Ltd., is proposing to rezone 7400, 7420, 7440 Railway Avenue to allow *fourteen (14) 2-storey townhouses units* or *ten (10) units rowhouse (duplex)* to be developed on the property. We would appreciate your comments on the proposal.

Option 1: I am in favor of fourteen (14) 2-storey townhouse units.

No.!

Comments:

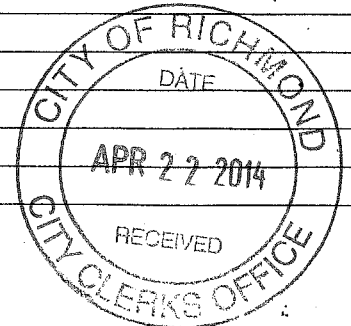
Only like single family houses!!!

Option 2: I am in favor of ten (10) units' rowhouse (duplex).

No!

Comments:

Terrible!!!



Your comments will be collected by the City and will become public record.

Contact Information:

Name:

Qiang Qiang Chen ~~604~~ *Stamps* *604 357-9068*

Address:

751 McCallan Rd.

SANDHILL HOMES LTD.

228 - 11020 No. 5 Road, Richmond BC, Canada V7A 4E7
Phone: (604) 271 6296 Fax: (604) 276 8937 Email: info@sandhilldevelopment.ca

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February 25, 2014

Public Information Meeting Rezoning Application Number: RZ 12-619835

Attachment C

The developer, Sandhill Development Ltd., is proposing to rezone 7400, 7420, 7440 Railway Avenue to allow fourteen (14) 2-storey townhouses units or ten (10) units rowhouse (duplex) to be developed on the property. We would appreciate your comments on the proposal.

Option 1: I am in favor of fourteen (14) 2-storey townhouse units.

Comments: Single family houses are the only thing acceptable. Railway is only a two lane rd with bicycle lanes and ~~to~~ Busy Buses. We don't want townhouses all along Railway. Too many people.

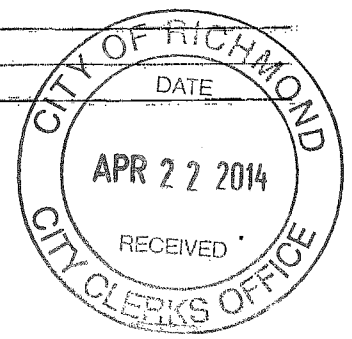
Option 2: I am in favor of ten (10) units' rowhouse (duplex).

Comments: Not good poor option!

Your comments will be collected by the City and will become public record.

Contact Information:

Name: Tina Zhou
Address: 7751 McCallan Rd Richmond BC



SANDHILL HOMES LTD.

228 - 11020 No. 5 Road, Richmond BC, Canada V7A 4E7
Phone: (604) 271 6296 Fax: (604) 276 8937 Email: info@sandhilldevelopment.ca

Railway Ave

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February 25, 2014

Public Information Meeting Rezoning Application Number: RZ 12-619835

Attachment C

The developer, Sandhill Development Ltd., is proposing to rezone 7400, 7420, 7440 Railway Avenue to allow *fourteen (14) 2-storey townhouses units* or *ten (10) units rowhouse (duplex)* to be developed on the property. We would appreciate your comments on the proposal.

Option 1: I am in favor of fourteen (14) 2-storey townhouse units.

NO

Comments:

We only want single family houses.
Only option acceptable.
No parking on railway, bike route & busy bus-line, difficult to turn left south bound & north bound. Railway is a one way 2 lane road.

Option 2: I am in favor of ten (10) units' rowhouse (duplex).

NO

Comments:

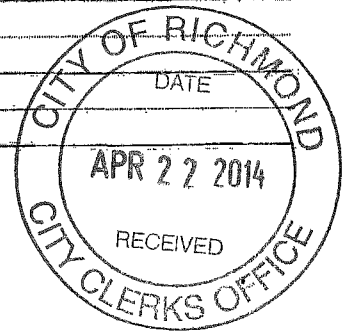
Same as above

Your comments will be collected by the City and will become public record.

Contact Information:

Name:

PETER CHAN
Address: *7311 McCallan Rd Richmond, B.C.*



SANDHILL HOMES LTD.

228 - 11020 No. 5 Road, Richmond BC, Canada V7A 4E7
Phone: (604) 271 6296 Fax: (604) 276 8937 Email: info@sandhilldevelopment.ca

~~RAILWAY AVENUE~~



February 25, 2014

Public Information Meeting Rezoning Application Number: RZ 12-619835

The developer, Sandhill Development Ltd., is proposing to rezone 7400, 7420, 7440 Railway Avenue to allow *fourteen (14) 2-storey townhouses units* or *ten (10) units rowhouse (duplex)* to be developed on the property. We would appreciate your comments on the proposal.

Option 1: I am in favor of fourteen (14) 2-storey townhouse units.

NO

Comments:

I am not in favour of this townhouse option, but I'm not even given ~~this~~ options on this form! I'd like to keep this area to be single-house development only!

My main concern would be the increase in traffic for Railway Ave, with an addition of 14 families! And Railway has only one lane for each direction. Besides, they don't have parking on Railway! It ~~isn't~~ is. People ~~will~~ have to come over to park on McCallan Rd.

Option 2: I am in favor of ten (10) units' rowhouse (duplex).

NO

Comments:

Same parking problem for this option, even worse!

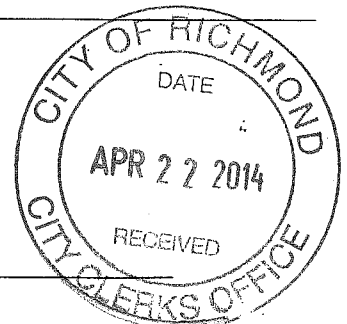
Also consider people left-turn going into the complex, it holds up all the traffic behind. We already have this problem now, it would even get worse!

Your comments will be collected by the City and will become public record.

Contact Information:

Name: Beatrice Cheung

Address: 7651 McCallan Road, Rmd.



SANDHILL HOMES LTD.

228 - 11020 No. 5 Road, Richmond BC, Canada V7A 4E7
Phone: (604) 271 6296 Fax: (604) 276 8937 Email: info@sandhilldevelopment.ca

February 25, 2014

Public Information Meeting Rezoning Application Number: RZ 12-619835

Attachment C

The developer, Sandhill Development Ltd., is proposing to rezone 7400, 7420, 7440 Railway Avenue to allow *fourteen (14) 2-storey townhouses units or ten (10) units rowhouse (duplex)* to be developed on the property. We would appreciate your comments on the proposal.

Option 1: I am in favor of fourteen (14) 2-storey townhouse units.

No

Comments:

I am definitely NOT in favor of building any townhouse units on 7400, 7420, 7440 Railway Ave. because it will for sure make the traffic situation even worse, despite of more and more traffic accidents happening on Railway already. More important thing is the safety of the children walking to or from school on Railway or McCallan every day. More residents, more cars, more accidents. Cyclists on the bicycles lanes will have to face more chances

Option 2: I am in favor of ten (10) units' rowhouse (duplex).

No

Comments:

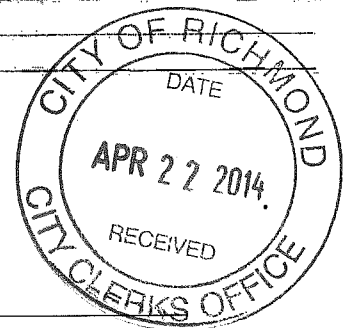
of accidents as well where there are more left turns. Parking is another serious problem on Railway. Townhouses will have more problems of any complex nature, which will affect the residents. Only single family homes is acceptable

Your comments will be collected by the City and will become public record.

Contact Information:

Name: Melissa Y. Zhang

Address: 7031 McCallan Rd. Richmond BC V7C 2H6



SANDHILL HOMES LTD.

228 - 11020 No. 5 Road, Richmond BC, Canada V7A 4E7
Phone: (604) 271 6296 Fax: (604) 276 8937 Email: info@sandhilldevelopment.ca

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February 25, 2014

Public Information Meeting Rezoning Application Number: RZ 12-619835

Attachment C

The developer, Sandhill Development Ltd., is proposing to rezone 7400, 7420, 7440 Railway Avenue to allow *fourteen (14) 2-storey townhouses units or ten (10) units rowhouse (duplex)* to be developed on the property. We would appreciate your comments on the proposal.

Option 1: I am in favor of fourteen (14) 2-storey townhouse units.

NO

Comments:

*I am not in favor of any townhouse option.
Only single house should be built on these property.*

Traffic is my main concern. When I leave for work in the morning in Lindfield gate, I have difficult time to turn to Railway. And also when I come home from work. I have difficult to turn in left. There is a long line of traffic behind me. This is dangerous.

Option 2: I am in favor of ten (10) units' rowhouse (duplex).

NO

Comments:

I am not in favor of this option with no visit parking. People come to Lindsay to park. Please come and see, no any street like Lindsay Road bumper to bumper parking.

*I often put note on the car net to block my driveway.
Single Detached Houses only, Please!!*

Your comments will be collected by the City and will become public record.

Contact Information:

Name:

Sheng Yen PAN

Address:

7211 Lindsay Road.



PETITION IN FAVOR

Schedule 37 to the Minutes of the
Council Meeting for Public
Hearings held on
Tuesday, April 22, 2014.

We, the neighbors, are in favor in the rezoning application (F
rezone 7400, 7420, 7440 Railway Avenue from single detach
townhouses (RTL4) in order to construct 14 townhouse units (to detached units and a
duplex) with this amended plan instead of 15 townhouses.



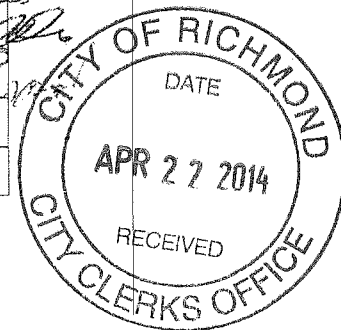
This proposal is in line with the character of the street and neighborhood.

We are in favor that the City of Richmond approves this rezoning application.

To Public Hearing
Date: April 22, 2014
Item # 2
Re: 7400, 7420 + 7440
Railway Ave.

| Name | Address | Phone # | Signature |
|---------------|-------------------|--------------|--------------|
| N. Li | 7460 Railway Rd. | 778-385-7018 | [Signature] |
| Diana Li | 7479 Railway Rd. | 604-729-7962 | [Signature] |
| [Signature] | 7400 Railway Ave. | 604-353-0188 | [Signature] |
| LAKH BIRJING | 7660 Railway Ave | 778-835-1453 | [Signature] |
| Suki Goyal | 7410 Railway Ave | 604-807-1513 | [Signature] |
| WADHII JAIN | 7290 RAILWAY AVE | 604-645-4009 | [Signature] |
| PARVEZ JAIN | 7320 Railway Ave | 778-975-5311 | [Signature] |
| Jindal J. J. | 7571 LINDSAY RD | | [Signature] |
| Giljevan J. | 7571 LINDSAY RD | | 604-447-1991 |
| Juan Bustos | 7611 LINDSAY RD | 604-270-2442 | [Signature] |
| Manjima Hu | 7162 Railway Ave | | [Signature] |
| Uday Farooq | 7160 Railway Ave | 604-447-4078 | [Signature] |
| Abdul Farooq | 7160 Railway Ave | 604-447-4078 | [Signature] |
| Thomas Quinn | 7171 McCollan Rd | 604-271-4551 | [Signature] |
| Robert S. | 735 McCollan Rd | 778-588-7777 | [Signature] |
| FARZAN M. | 7371 McCollan Rd | 604-271-2598 | [Signature] |
| Indira Singh | 7671 McCollan Rd | 604-448-9266 | [Signature] |
| Sumit Kaur | 7691 McCollan Rd | 604-231-5017 | [Signature] |
| AZIM BHIKHANI | 7491 LINDSAY RD | 604-649-1099 | [Signature] |

60



How can the name, the address, the phone number and a signature be entered as 7479 Railway Rd., when that address does not exist. To begin with, it is not Railway Road. It is Railway Avenue, and more importantly, addresses on Railway Avenue only end in even numbers.

Schedule 38 to the Minutes of the
Council Meeting for Public
Hearings held on
Tuesday, April 22, 2014.

April 18th, 2014

RAILWAY AVE
RZ 12-619835

RE: PETITION SIGNATURE CONFLICT


To Whom It May Concern,

It has come to my attention that a relative of mine had erred in putting our names on the petition in favor of the development proposed for the north end of Railway Ave. As this individual helped me with the building of my home located at 7788 Railway Ave. last year, he was giving the authority to sign for delivery of product and services, as well, in some cases payments. He wrongly believed I was in favor of the development and had not realized that I had actually signed the opposing petition at an earlier time.

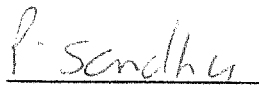
As we no longer own the above mentioned property, we feel that having our names on both petitions is a conflict and goes against the integrity of a democratic process. My wife and I hereby instruct that both parties and the City of Richmond to immediately retract and remove fully our names from both petitions and any city correspondence. We request that all parties respect our request for privacy and make no further attempts to contact us. Most importantly, we wish to remain impartial to the process and feel that the outcome should be based upon the merits presented by both parties and the city and not on a technicality of our signature.

I wish everyone the best of luck with the due process.

Sincerely,



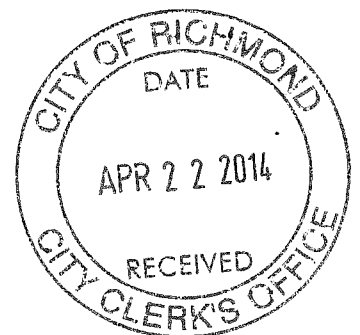
Jas Sandhu,



Pam Sandhu

9711 Seabright Rd.
Richmond, BC
V7A 4C3

c.c. Helen Sherdian and Sandhill Development Ltd.



Schedule 39 to the Minutes of the
Council Meeting for Public
Hearings held on
Tuesday, April 22, 2014.

Apr 22/14 Item 4

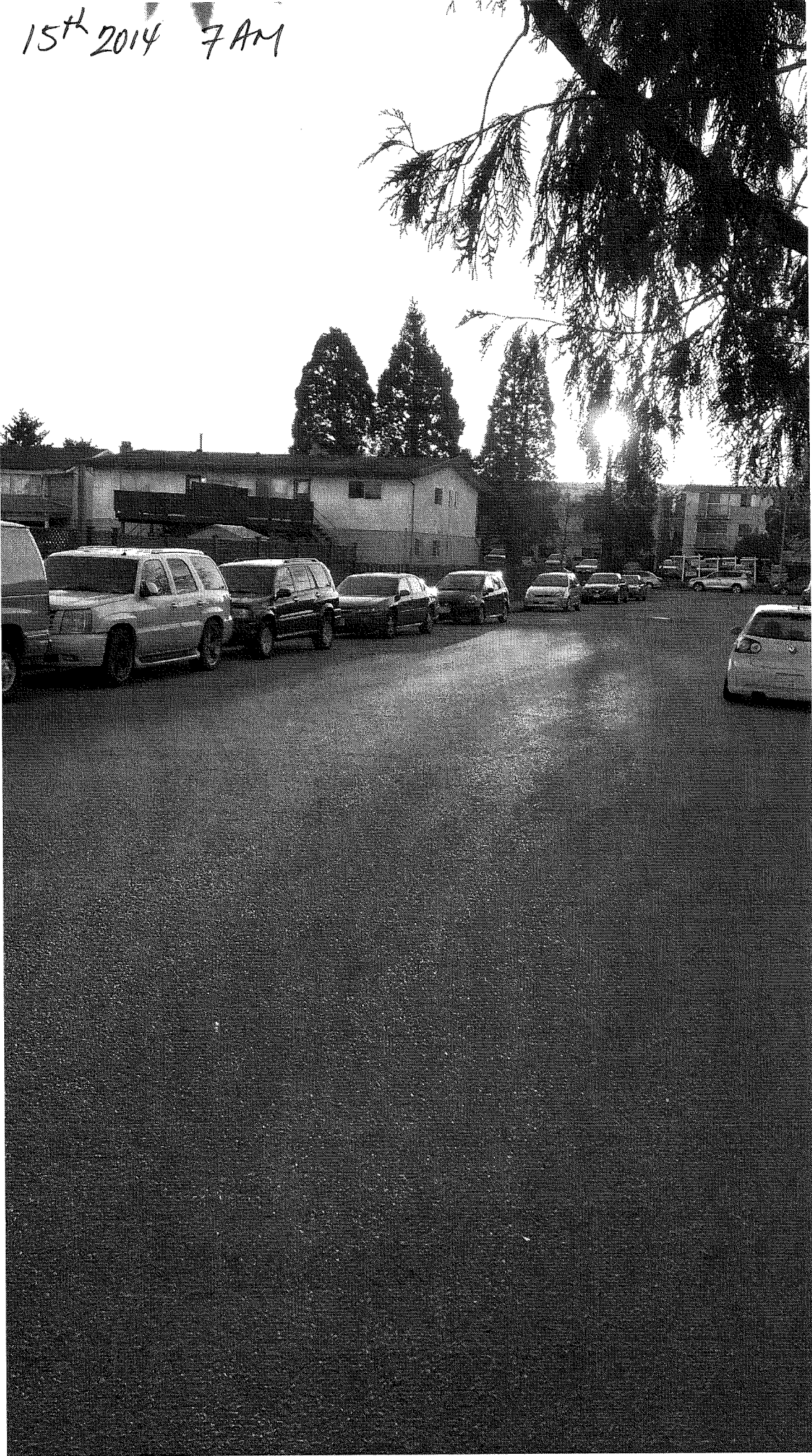


APRIL 15th 2014 7AM



APRIL 15th 2014 7 AM

A 3/14

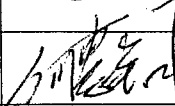
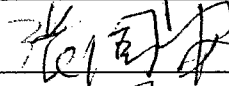
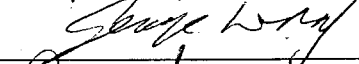
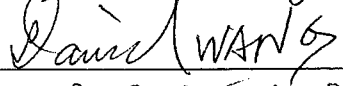


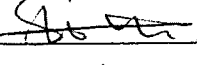
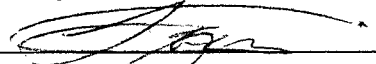

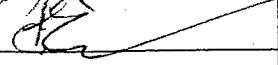


Petition

Schedule 40 to the Minutes of the
Council Meeting for Public
Hearings held on
Tuesday, April 22, 2014.

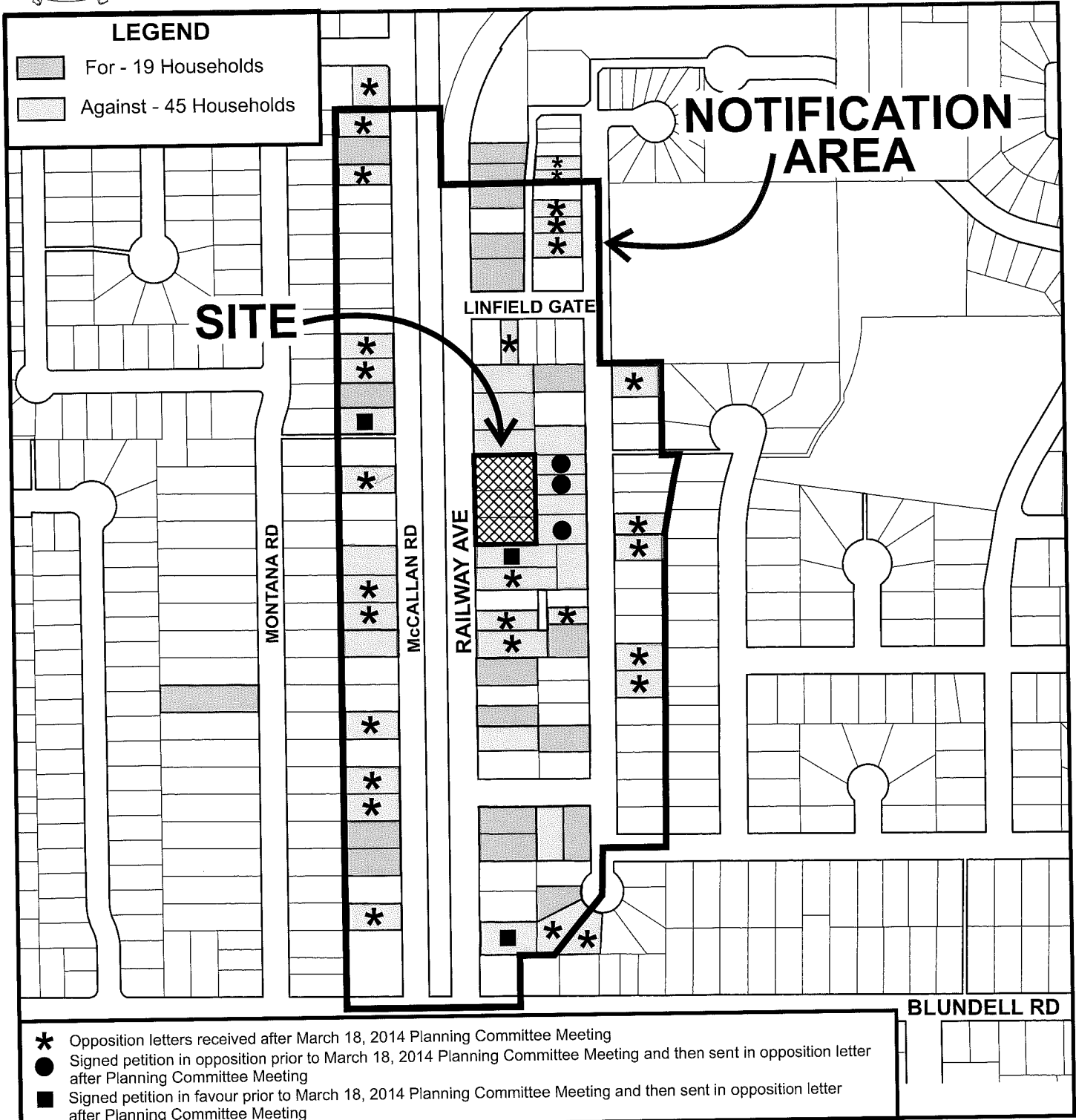
We the residents and homeowners of 7351, 7371, 7373, 7391, 7431 and 7451 Lindsay Road reject any townhouse options and proposals on the properties of 7400, 7420, and 7440 Railway Avenue.

Only single family detached homes or the properties subdivided to provide for 5 single family detached homes on 40 ft lots would be acceptable to us. This would be a better option in the overall character of our neighborhood.

| Name | Address | Phone # | Signature |
|----------------|-----------------------------|----------------|---|
| Hui Jun He | 7373 Lindsay Rd | 604 477 0629 |  |
| Guo An Zhang | 7373 Lindsay Rd. Richmond | 1380194 5786 |  |
| GEORGE WANG | 7351 LINDSAY RD Richmond | (604) 272-4286 |  |
| DAVID WANG | 7351 LINDSAY RD Richmond | (604) 272-7395 |  |
| MING YING HE | 7431 Lindsay Rd Richmond | 778-886-1886 |  |
| Tian wei Zhou | 7431 Lindsay Rd Richmond | 778-588-1185 | Tianwei Zhou |
| Sun Tao | 7371 Lindsay Rd | 778-712-0928 |  |
| Xiao Min Mai | 7391 Lindsay Rd. | 604-781-6810 |  |
| Joe Lau | 7391 Lindsay Rd | 604-767-7729 |  |
| DIEGO CHUANG | 7451 LINDSAY RD. | 604-275-7272 |  |
| CHUANG, CHUN-I | 7451 LINDSAY RD. | 604-275-7272 |  |
| | | | |
| | | | |
| | | | |
| | | | |



City of Richmond



Mapping of Correspondences received in 2014 RZ 12-619835

Note: Only showing households within
 the immediate neighbourhood

Original Date: 04/08/14

Revision Date: 04/17/14

Note: Dimensions are in METRES





City of
Richmond

Memorandum

Planning and Development Department
Development Applications

To: Richmond City Council **Date:** April 17, 2014
From: Wayne Craig **File:** RZ 12-605038
Director of Development
Re: **Rezoning Application by Yamamoto Architecture Inc at 7120, 7140, 7160, 7180, 7200, 7220, 7240, and 7260 Bridge Street and 7211, 7231, and 7271 No. 4 Road**

Official Community Plan Bylaw 7100, Amendment Bylaw 9106 and Richmond Zoning Bylaw 8500, Amendment Bylaw 9107

Response to March 4th Planning Committee referral

At the Planning Committee meeting held on March 4, 2014, the Committee made the following referral to staff:

To provide Council with the following information prior to the Public Hearing on Tuesday, April 22, 2014.

- *Information on alternative energy options for the proposed project; and*
- *A list of alternative energy options that could be provided in developments similar to the proposed project.*

The purpose of this memo is to provide a response to the Planning Committee's request for the applicant to incorporate energy efficiency in the proposed townhouse project.

In response to the first point, Planning staff worked together with the applicant and the City's Sustainability and District Energy Division staff to develop options for increasing use of alternative energy that staff would support as well as be accepted by the applicant.

The applicant obtained the services of E3 Eco Group, a Lower Mainland consultancy firm who works with builders, developers, and home owners to achieve higher energy efficiency in wood framed buildings. The study examined a "worst case scenario" townhouse unit at the end of a building cluster, in an area of the site that would have the greatest exposure to wind and rain, and established a rating for energy consumption for lighting and appliances as well as a specification list for the building's exterior wall system.

E3 Eco Group used an industry standard, EnerGuide for Homes, as a measurement tool of performance. The EnerGuide rating is a standard measure of a building's energy performance. The building's energy efficiency level is rated on a scale of 0 to 100. A rating of 0 represents a home with major air leakage, no insulation and extremely high energy consumption. A rating of 100 represents a house that is airtight, well insulated, sufficiently ventilated and requires no purchased energy on an annual basis.

The result of this study was an agreement by the applicant to propose the following in the townhouse project at the subject site:

| | |
|-------------------------------|--|
| Foundation | R12 insulation under entire slab |
| Above Wall Grade Construction | 2x6 studs @ 16"o.c. with R20 batt insulation and R20 headers |
| Roof Construction | Engineered truss system @ 24"o.c. with R40 batt insulation |
| Door Specification | Solid wood (front) Steel with polyurethane insulation core (others) |
| Window Specification | Double glazed, soft coat low-e, argon fill, insulated spacer, slider windows with vinyl frames |
| Space Heating System | Natural gas with 95% of heat retained within the home |
| Domestic Hot Water | 30 gallon natural gas storage tank |
| Predicted EnerGuide Rating | 82 – exceeds current Building Code standard |
| Build Green Rating | 108 points - Silver |
| Solar system | Pre-duct all townhouse units for future installation of a solar hot water system |

The EnerGuide rating is based on the building specifications listed above, in addition to the use of EnerGuide household appliances and light fixtures. It is anticipated that additional energy savings can be found in units that limit wall exposure to the outdoors, such as townhouses sandwiched between others and located in more sheltered areas of the site.

Staff have reviewed the applicant's proposal to commit to achieving an EnerGuide rating of 82 and confirms it exceeds the current BC Building Code, which results in a EnerGuide rating of 78-79. The applicant has also agreed to covenants being registered on title to secure the as-built result of the townhouses be constructed to meet the minimum 82 EnerGuide rating.

The annual operation of these energy efficient townhouses can save homeowners \$246 per unit, resulting in a energy savings of 8.6GJ (2,400 kWh) per year. This is a reduction of about 15%, resulting in a green house gas reduction of 0.20 tonnes per unit.

In response to the second point of the Committee referral, City staff is working on an interim policy for energy efficiency for townhouse developments and will bring forward report to Planning Committee for consideration.


Wayne Craig
Director of Development

WC:dj

Schedule 43 to the Minutes of the
 Council Meeting for Public
 Hearings held on
 Tuesday, April 22, 2014.

MayorandCouncillors

From: Webgraphics
Sent: Monday, 21 April 2014 8:12 AM
To: MayorandCouncillors
Subject: Send a Submission Online (response #783)

Categories: 12-8060-20-9106 & 9107

| |
|--|
| <p>To Public Hearing Date: <u>April 22, 2014</u> Item # <u>3</u> Re: <u>7120-7260 Bridge</u> <u>7211-7271 No. 4 Rd</u></p> |
|--|

Send a Submission Online (response #783)

Survey Information

| | |
|-----------------------|---|
| Site: | City Website |
| Page Title: | Send a Submission Online |
| URL: | http://cms.richmond.ca/Page1793.aspx |
| Submission Time/Date: | 4/21/2014 8:11:21 AM |

Survey Response

| | |
|--|---|
| Your Name | David Chu |
| Your Address | 9682 Shields Ave Richmond, B.C. |
| Subject Property Address OR Bylaw Number | Amendment Bylaw 9106, 8500, 9107 |
| Comments | <p>I am the owner and resident of the above single family house, which my wife and I bought before it was built from ground up 8 years ago. We strongly oppose to rezone the lots near Bridge Street, Shields Ave and No. 4 Road from Single Family to Townhouse 2 .5 Stories. I am urging the city council to decline the application due to the following reasons:</p> <ul style="list-style-type: none"> • Building a 78-unit townhouse will substantially increase the density of the population within a small block. • Increasing in noise level due to overcrowding. • There are already townhouse complex built on both ends of Bridge Ave, and it is not appropriate to build a townhouse complex in the middle of street. • Parking outside the townhouse complex near the entrance of Bridge Ave. is already blocking the entrance. Traffic comes from opposite direction must take alternative turn to pass. • Increasing population will even bring more traffic plus more sidewalk parking into the block. The traffic |

Schedule 44 to the Minutes of the
Council Meeting for Public
Hearings held on
Tuesday, April 22, 2014.

Submitted PH.
Apr 22/14 -
Item 3
7280 Bridge St,
Richmond, BC
V6Y 2S7

September 4th, 2013

City Of Richmond:

Planning and Development
Planning Committee
Mayor and Councilors Office
David Johnson

Re: Rezoning Application RZ12-605038

This letter is in reference to Rezoning Application RZ12-605038 in the South McLennan area. This area previously went thru a public consultation with local residents and comprehensive analysis to introduce a ring road structure that would allow for multifamily development along the outside perimeter of the ring road while allowing for single family lots fronting Bridge St, Ash St and other interior roads such as Shields Ave. This area plan (McLennan South Sub-Area Plan-Schedule 2.10D) maintained the unique character afforded by larger homes on Ash and Bridge Streets with smaller single family homes on the interior roads. Furthermore, the ring road provided a natural dividing line with single family homes along the interior and multifamily development on the outside perimeter to keep consistent with the rest of the neighborhood.

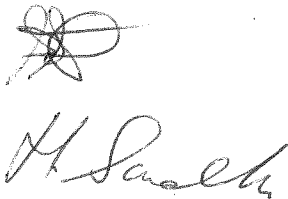
This application sets precedence by proposing town homes on the inside perimeter of the ring road and also on interior roads as part of future development (Shields Ave off Bridge St). This proposal reduces the separation afforded by the ring road and introduces town homes directly behind homes on Bridge St, diminishing their character and value. Seven years ago, we built our custom home with the current OCP in mind and now are shocked to learn that the current application not only shows town home development directly behind our property but suggests future multifamily development would be possible on Shields Ave after the demolition of our beautiful home. As a result of this application, we have already seen 2 properties recently listed for sale on Shields Ave. As residents of South McLennan, we plead with Council to preserve our neighborhood and not force us from our homes because town homes are going to be built directly behind or in front of our homes.

Equally important, we're hoping that Planning and Council will recognize the negative effects and implications of the proposed 5 units directly behind 7280 Bridge St. By allowing the developer to build these units, future development on Shields Ave could only be possible after the demolition of homes at 7280 and 7300 Bridge St. As we are not interested in selling our newer custom home, this would make future development and widening on Shields Ave very difficult. In addition, this application proposes future multifamily development directly across the street from existing newer single family homes on Shields Ave and that is not consistent with the neighborhood plan. A better solution lies in maintaining the current OCP for single family homes on interior roads off Bridge St and having this developer propose that small portion of land as part of a future single family development application.

Furthermore, we hope that staff and Council will not support the uneven property lines created by the inclusion of these 5 units and also insist on maintaining single family development on Shields Ave, thereby containing the multifamily development in this application in a complete even square.

In summary, Council previously made a promise to the neighborhood to preserve the character of South McLennan and as home owners on Bridge St, we're counting on our elected officials to follow through on that promise to maintain the ring road structure and not allow multifamily development on the inside perimeter of the ring road. Furthermore, our expectation is that the City will engage the public in an open and fair consultation process with ample opportunity to provide feedback and voice any concerns. Any potential OCP amendments should be considered independently from the development application itself. A lot of residents that we have spoken with share our concerns and the City can expect additional feedback from other residents who also oppose this application.

Your response in regard to this matter would be greatly appreciated.
Sincerely,

A handwritten signature in cursive script, appearing to read "H. Sandhu".

Shawn and Harjit Sandhu
Owners and Residents of 7280 Bridge St

Schedule 45 to the Minutes of the
Council Meeting for Public
Hearings held on
Tuesday, April 22, 2014.

Attention: David Johnson

Re: RZ 12-605038

Hui Yuan Investments Development and Rezoning Application

City of Richmond

www.richmond.ca

David Johnson
Planner 2
Policy Planning Division
Tel: 604-276-4193
Fax: 604-276-4052
djohnson@richmond.ca

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

I am voicing my concerns over this development and rezoning application as requested by the city of Richmond at the open house and meeting on Dec. 18, 2013 at General Currie School in Richmond.

The proposed rezoning to allow 75 individual households will in fact add significantly to the traffic flow in this area and yet allowing the narrow stretch on Lechow until future development widens it, will not be an ideal situation let alone a safe one.

In addition, the "ring road" previously proposed, is being altered greatly by converting the road onto what is compared to almost a "driveway like" route thru this proposed townhouse complex. Although still considered to be "public road" it will give other drivers from Bridge St. an "almost trespassing feel" when using this as access to No. 4 Road. This style of road will hinder flow while increasing traffic.

The City of Richmond has a policy to prevent "Orphaned Lots" to exist or be created. Looking at the land this developer has assembled and not assembled, three pairs of smaller property lots will be created, thus lessening the development potential of them (7280 & 7300 Bridge St., 7311 & 7315 No. 4 Road, and 7191 & 7195 No. 4 Road) This developer's staff has indicated to you as well as other guests to the open house that every effort had been made to include these properties in this development. When questioned on the specifics at the open house Ayden Kilic, the property manager, explained the circumstances on these three situations, stating the owners were unwilling to sell and "were happy to be in their homes" and when questioned specifically on 7191 & 7195 No. 4 Rd., he was unaware that one of the properties has been for sale for approx. 2 years and currently still is. When informed of this, he then stated that it was 7191 for sale and not 7195, which would explain the lack of acquiring these properties for this development. This is completely incorrect, 7195 is for sale at market value and 7191 has never been approached in the form of an inquiry to purchase. If this is the misinformation the developer is stating at the open house about these two specific properties, I am questioning the information I received about the other two groups of properties that have also been left out.

I have been told the developer has submitted to the City of Richmond, potential development plans for these three groups of properties, in an effort to show that the value for future development is still there for these "hold outs". If this development gets approval based on these submissions, what assurances do these homeowners have that approval will be given when the time comes for them to be redeveloped. Once this development is built, some properties will become land locked and not even have road access other than directly off 4 Rd., which is currently not allowed.

Gary Honigman

5755 No. 3 Road (business)

7191 No. 4 Road (residence)

Brighthouse Upholstering

From: "Johnson, David (Planning)" <DJohnson@richmond.ca>
To: "Brighthouse Upholstering" <brighthouseuph@shaw.ca>
Sent: Tuesday, January 14, 2014 6:04 PM
Subject: RE: south mclennan area open house

Hi Gary. I did receive your fax. Thank you for taking the time to make the submission.

We are going through some more details with the developer on their proposal and the feedback we have received (including yours), and we anticipate this a report will be proceeding to Council in either February or March.

Please let me know if you have any further questions.

Regards,

David Johnson

Planner 2
Policy Planning Division
City of Richmond
6911 No. 3 Road
Richmond, BC
V6Y 2C1
T: 604 276-4193
F: 604 276-4052
E: djohnson@richmond.ca
www.richmond.ca

This message and any attachments and/or accompanying documents are intended only for the use of the individual or entity to which they are addressed and may contain information that is privileged, confidential or exempt from disclosure. If you have received this message in error please notify the sender and destroy all copies.

Thank you.

From: Brighthouse Upholstering [mailto:brighthouseuph@shaw.ca]
Sent: Tuesday, 14 January 2014 10:03
To: Johnson, David (Planning)
Subject: south mclennan area open house

Hi David,

I attended the open house for the south mclennan area on Dec. 18 2013 and was asked to submit my concerns. I faxed you my comments on Dec 23. I would like to get confirmation that my fax was recieved and I would also appreciate an update on the next steps of this developement proposal.

Gary Honigman
7191 #4 Road
(604) 278-0611 work

FACSIMILE TRANSMISSION

DATE Apr 22/2014
COMPANY NAME _____
ATTENTION DAVID JOHNSON
FAX NUMBER 604-276-4052
FROM GARY HONIGSMAN
SUBJECT R212-605038
PAGE 1 OF 3

MESSAGE

DAVID, Here is a copy of the letter
REGARDING the Rezoning Application.
It was faxed to you on Dec 23/2013.
I would like it added to the file for
tonights Council meeting. I will also submit a copy
this evening

THX
GARY



City of
Richmond

Memorandum *RZ 9111*

Planning and Development Department
Development Applications

To: Mayor and Councillors
From: Wayne Craig
Director of Development
Date: April 17, 2014
File: RZ 13-643346
Re: Rezoning Application by Zhao XD Architect Ltd at 8400 General Currie Rd and
7411/7431 St. Albans Rd
Richmond Zoning Bylaw 8500, Amendment Bylaw 9111

Origin

Based on recent queries by the Planning Committee about the sustainability features proposed with development applications for townhouses, the purpose of this memo is to provide an update on commitments made by the applicant for incorporating sustainability features into the development proposal at 8400 General Currie Rd and 7411/7431 St. Albans Rd (RZ 13-643346).

Proposed Sustainability Features

The applicant has provided staff with a list of commitments that they are making regarding sustainability features proposed with development at the subject site. The applicant has committed to achieving an EnerGuide rating of 82 for the proposed development. The details of construction requirements needed to achieve the rating will be resolved as part of the Development Permit Application review process.

Analysis of Energy Reductions

City staff in the Sustainability Division has reviewed the list of sustainability features and has identified that the applicant's commitment to achieve an EnerGuide rating of 82 for the proposed development yields the following rough per unit estimates of annual energy and greenhouse gas (GHG) savings (based on median amounts and averaged electric and natural gas units):

- Annual energy savings: 8.6 GJ (2,400 kWh) or 15%; and
- Annual GHG savings: 0.20 tonnes CO₂ emissions.

Conclusion

City staff in the Development Applications Division and Sustainability Division has reviewed the list of sustainability features that the applicant has committed to incorporating into the proposed development and recommend support for the rezoning moving forward on this basis.


Wayne Craig
Director of Development

WC:cl

Schedule 47 to the Minutes of the
 Council Meeting for Public
 Hearings held on
 Tuesday, April 22, 2014.

MayorandCouncillors

From: Webgraphics
Sent: Tuesday, 22 April 2014 10:04 AM
To: MayorandCouncillors
Subject: Send a Submission Online (response #784)

Categories: 12-8060-20-9112 - 10820 No. 5 Road - Townline Gardens

| |
|---|
| To Public Hearing Date: <u>April 22, 2014</u> Item # <u>5</u> Re: <u>10820 No5 Rd</u> <u>Amendment Bylaw</u> <u>9112</u> |
|---|

Send a Submission Online (response #784)

Survey Information

| | |
|-----------------------|---|
| Site: | City Website |
| Page Title: | Send a Submission Online |
| URL: | http://cms.richmond.ca/Page1793.aspx |
| Submission Time/Date: | 4/22/2014 10:03:50 AM |

Survey Response

| | |
|--|--|
| Your Name | teresa havill and dan cantelon |
| Your Address | 201-14300 riverport way |
| Subject Property Address OR Bylaw Number | townline gardens inc....amendment 9112 zt 14-656053 |
| Comments | <p>dear council and richmonites, we write to you with the hopes for maintenance of the 5% total residential floor area for affordable housing at the Gardens. the city was offered a carrot of affordable housing and now that the massive project is ready to earn revenue the owners want to renege on their commitment to Richmond. Ironwood mall has hundreds of working people on minimum wage. lets support the working poor of retail and offer affordable housing across the street as promised. As a family we also supported the riverport flats high end rental buildings development. Some affordable housing is the least we can ask for the privilege of densifying limited space that sells well. ps the rogue garden in the field of riverport way wants to become a community garden, thereby reducing the 200 families waiting list for a community garden plot. come and see our area, from terri and dan</p> |