



**Regular Council meeting for Public Hearings
Monday, May 15, 2023**

Place: Council Chambers
Richmond City Hall

Present: Acting Mayor Andy Hobbs, Chair
Councillor Chak Au
Councillor Carol Day
Councillor Laura Gillanders
Councillor Kash Heed
Councillor Alexa Loo
Councillor Bill McNulty
Councillor Michael Wolfe

Evangel Biason, Acting Corporate Officer

Absent: Mayor Malcolm D. Brodie

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

1. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 10433
(RZ 17-791280)**

(Location: 8180 Heather Street; Applicant: 1265028 B.C. Ltd. (Xinyu Zhao))

A staff memorandum, dated May 11, 2023, was referenced (Schedule 1), noting that the applicant has requested additional time to further complete a survey and geotechnical assessment of the retaining wall.

PH23/5-1

It was moved and seconded

- (1) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 10433 be deferred to the June 19, 2023 Public Hearing; and*
- (2) *That staff be directed to advise the applicant to ensure that communication with the adjacent property owner continue in order to resolve concerns raised.*

CARRIED

**Regular Council meeting for Public Hearings
Monday, May 15, 2023**

2. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 10449
(RZ 22-009404)**

(Location: 12260 Woodhead Road and 12288 Woodhead Road; Applicant: Avtar Bhullar)

Applicant's Comments:

The applicant was available to respond to queries.

Written Submissions:

None.

Submissions from the floor:

None.

In response to queries from Council, it was noted the developer has another property with similar size units and rent, which will be offered to the current tenant, and that a moving truck will also be accommodated if required.

PH23/5-2

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10449 be given second and third readings.

CARRIED

3. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAWS 10455
AND 10456 (RZ 17-777739)**

(Location: 8491 No. 4 Road; Applicant: Ajit Aujla and New Villa Holdings Ltd.)

Applicant's Comments:

The applicant was not available to respond to queries.

Written Submissions:

None.

Submissions from the floor:

None.

PH23/5-3

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10455 be given second and third readings.

CARRIED

**Regular Council meeting for Public Hearings
Monday, May 15, 2023**

PH23/5-4

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10456 be given second and third readings.

CARRIED

**4. RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 10423
(RZ 17-782750)**

(Location: 6851 and 6871 Elmbridge Way; Applicant: Landa Oval Development Ltd.)

Applicant's Comments:

Arno Matis, Architect from Arno Matis Architecture, presented a redesign of their proposal (Schedule 2), provided to address concerns expressed at the December 17, 2022 Public Hearing by neighbouring residents.

In particular, new transportation improvements were noted that include (i) lane widened by 1.5m to improve truck loading/maneuvering, (ii) hotel drop-off moved inside parkade to reduce traffic on the lane, (iii) bus drop-off accommodated on a dedicated loading bay, and (iv) the addition of a new west road as an additional hotel and primary residential entrance to ease traffic on the lane.

A brief discussion ensued with respect to average road widths, commercial access and strata responsibilities.

Written Submissions:

Richmond resident, (Schedule 3)

Peter Chao, Richmond resident, (Schedule 4)

Kenneth Ritchie, Richmond resident, (Schedule 5)

Dana Graff, Richmond resident, (Schedule 6)

Jacob Rondolo and Jennifer Siu, Richmond residents, (Schedule 7)

Jessica Pau, Richmond resident, (Schedule 8)

Deanna Chan, Richmond resident, (Schedule 9)

Submissions from the floor:

Richard Zhu, Richmond resident, spoke to peak hour traffic concerns.

Letian Li, Richmond resident, provided a brief presentation on concerns with respect to the proposed lane widening and the increased traffic impact, in the morning and evening, particularly with delivery trucks.

Regular Council meeting for Public Hearings Monday, May 15, 2023

Margaret Hersheid, Richmond resident, spoke to the current traffic congestion in the laneway often due to commercial/moving trucks parking and blocking the flow of traffic resulting in limited visibility and driving safety concerns.

Lam, Richmond resident, spoke to vehicle access and concerns with respect to commercial vehicles parking in the laneway, impeding residential vehicle access and exit to the parking lot, as well emergency vehicle access.

PH23/5-5

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10423 be given second and third readings.

The question on the motion was not called as discussion ensued on the proposed lane design and traffic concerns. In response to queries from Council, staff advised the following:

- the proposed lane driving aisles will be 7.5m plus the roll over curb space of 3m (1.5m each side) will be added, giving the proposed lane a total width of 10.5m;
- staff observed issues of blocked traffic involving garbage trucks and delivery trucks stopping and parking in the lane instead of using the facilities created for those purposes, which resulted in the City changing the regulation to prohibit any stopping in the lane;
- new signage prohibiting parking was installed on-site and improved traffic flow in the area has been noted;
- a traffic officer was assigned to conduct patrols where bylaw violations and tickets could be issued for stopping in the lane; and
- 86 tickets have been issued to date, with patrols to continue to be conducted in the area.

The question on the motion was not called as discussion ensued on the proposed lane design and traffic concerns. In response to queries from Council, staff advised the following:

The question on the motion was then called and it was **CARRIED**.

**Regular Council meeting for Public Hearings
Monday, May 15, 2023**

5. **OFFICIAL COMMUNITY PLAN BYLAW 7100 AND 9000,
AMENDMENT BYLAW 10039**
(Location: City-wide; Applicant: City of Richmond)

PH23/5-6 It was moved and seconded
*That Richmond Official Community Plan Bylaw 7100 and 9000,
Amendment Bylaw 10039 be given second and third readings.*

CARRIED

PH23/5-7 It was moved and seconded
*That Richmond Official Community Plan Bylaw 7100 and 9000,
Amendment Bylaw 10039 be adopted.*

CARRIED

PH23/5-8 It was moved and seconded
*That Heritage Procedures Bylaw 8400, Amendment Bylaw 10040 be
adopted.*

CARRIED

PH23/5-9 It was moved and seconded
That Consolidated Fees Bylaw 8636, Amendment Bylaw 10041 be adopted.

CARRIED

PH23/5-10 It was moved and seconded
*That Development Application Fees Bylaw 8951, Amendment Bylaw 10450
be adopted.*

CARRIED

PH23/5-11 It was moved and seconded
*That Development Permit, Development Variance Permit and Temporary
Commercial and Industrial Use Permit Procedure Bylaw 7273, Amendment
Bylaw 10451 be adopted.*

CARRIED

**Regular Council meeting for Public Hearings
Monday, May 15, 2023**

ADJOURNMENT

PH23/5-12

It was moved and seconded
That the meeting adjourn (8:10 p.m.).

CARRIED

Certified a true and correct copy of the
Minutes of the Regular meeting for Public
Hearings of the City of Richmond held on
Monday, May 15, 2023.

Acting Mayor Andy Hobbs

Acting Corporate Officer (Evangel Biason)



**City of
Richmond**



Schedule 1 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, May 15, 2023.

Memorandum

Planning and Development Division
Development Applications

To: Mayor and Councillors **Date:** May 11, 2023
From: Joshua Reis **File:** RZ 17-791280
 Acting Director, Development
Re: **Application by 1265028 B.C. Ltd. for Rezoning at 8180 Heather Street from "Single Detached (RS1/E)" Zone to the "Single Detached (RS2/A)" Zone**

The purpose of this memorandum is to provide an update regarding the above referenced rezoning application, which was considered at the Public Hearing held on April 17, 2023.

At the Public Hearing, comments and questions were raised by the neighbouring property owner at 9271 Dixon Avenue and members of Council, regarding the potential construction impacts to the neighbouring property to the east, in particular impacts to the existing cast in place concrete retaining wall located along the east property line.

The applicant was not present at the Public Hearing to respond to questions from members of the public and City Council. Accordingly, at the Public Hearing, Council moved to defer the application to the May 15, 2023, Public Hearing.

Since the April 17, 2023, Public Hearing, the applicant has engaged the services of a Professional Geotechnical Engineer and a Surveyor to further assess and inspect the retaining wall and any potential impacts to the neighbouring property as a result of future construction on the subject property.

This assessment is underway; however, the applicant has requested additional time in order to complete the assessment.

It is Staff's recommendation that consideration of this rezoning application be deferred until the Public Hearing to be held on June 19, 2023, to allow the applicant to complete the assessment. Should Council move to defer this matter, a further memorandum will be provided to the Mayor and Councillors ahead of the June 19, 2023, Public Hearing to provide an update on the findings of the assessment.

Josh Reis
Acting Director, Development
(604-204-8653)

JR:ac

pc: SMT
Suzanne Smith, Program Manager, Development

PHOTOCOPIED

MAY 11 2023

* DISTRIBUTED



Schedule 2 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, May 15, 2023.

6851-6871 ELMBRIDGE WAY LANE DESIGN AMENDMENT



LANE TRAFFIC MANAGEMENT

WE ARE COMMITTED TO WORKING WITH ORA RESIDENTS & CITY OF RICHMOND ENGINEERING TO OBTAIN A LANE SOLUTION THAT WORKS FOR BOTH PARTIES.

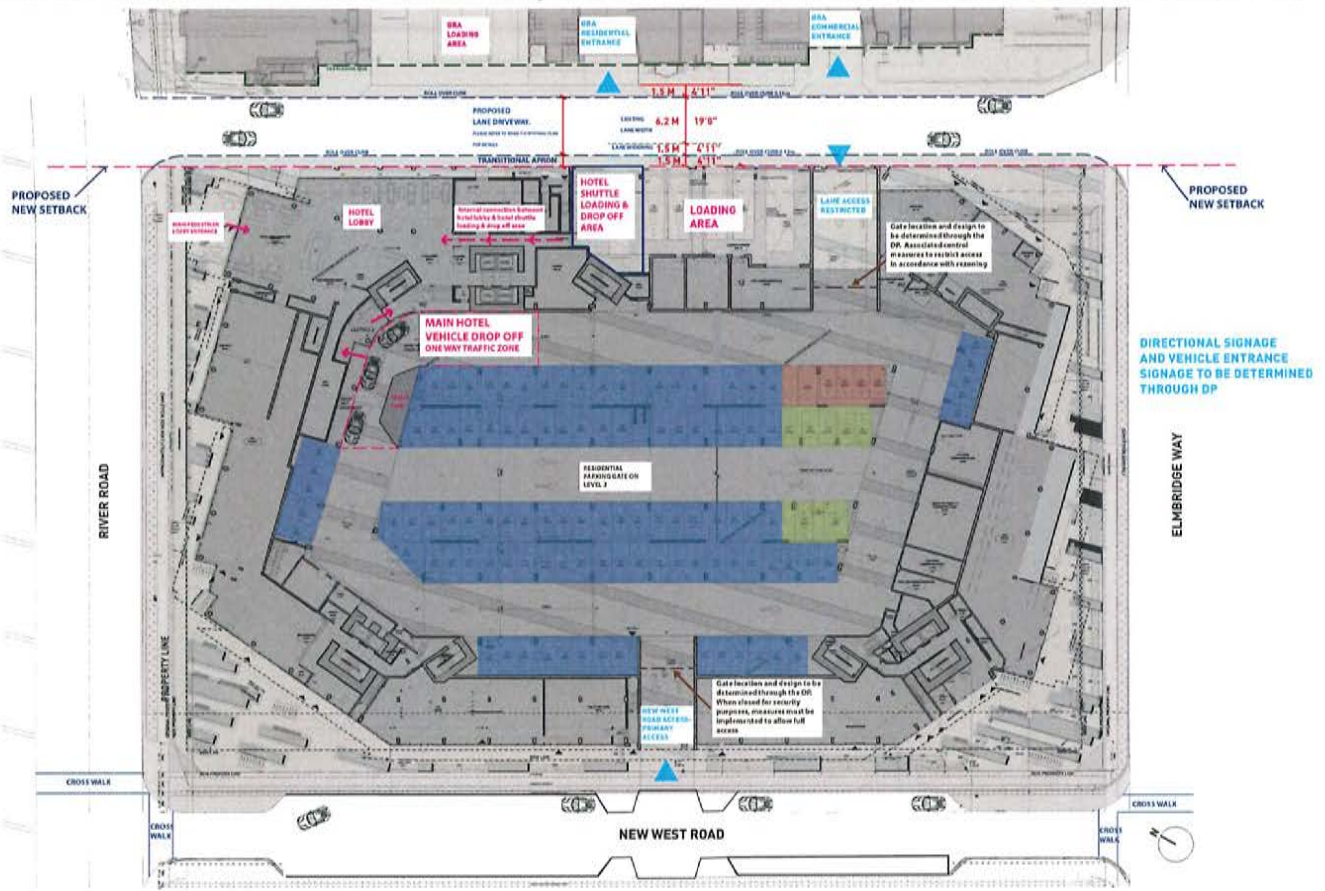
NEW TRANSPORTATION IMPROVEMENTS:

1. Lane widened by 1.5m for a total of **7.5M LANE WIDTH** to improve truck loading/maneuvering. Additional 1.5m roll over-transitional apron can help ease traffic flow
2. **HOTEL DROP-OFF MOVED** inside parkade to reduce traffic on lane
3. **BUS DROP-OFF** is accommodated on dedicated loading bay
4. New West Road as **ADDITIONAL HOTEL AND PRIMARY RESIDENTIAL ENTRANCE** to Ease Traffic on lane.

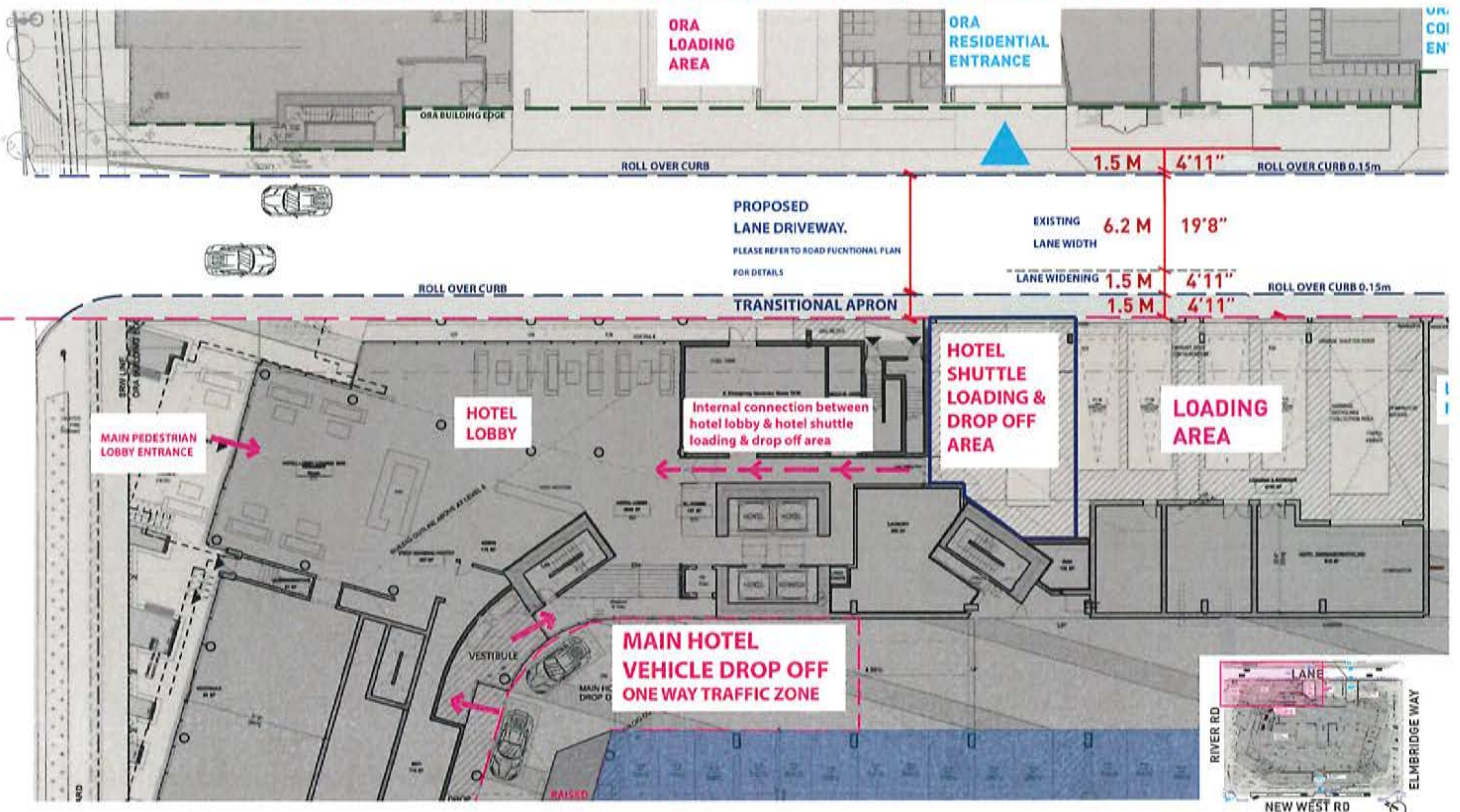
PROJECT ALSO INCLUDES:

- ALL Garbage Collection/Loading on site (NOT IN LANE)
- Parking reduced by 147 stalls (via TDM)
- Transit Pass subsidy for all residents & employees on site
- Car Pool/Car Share Provided

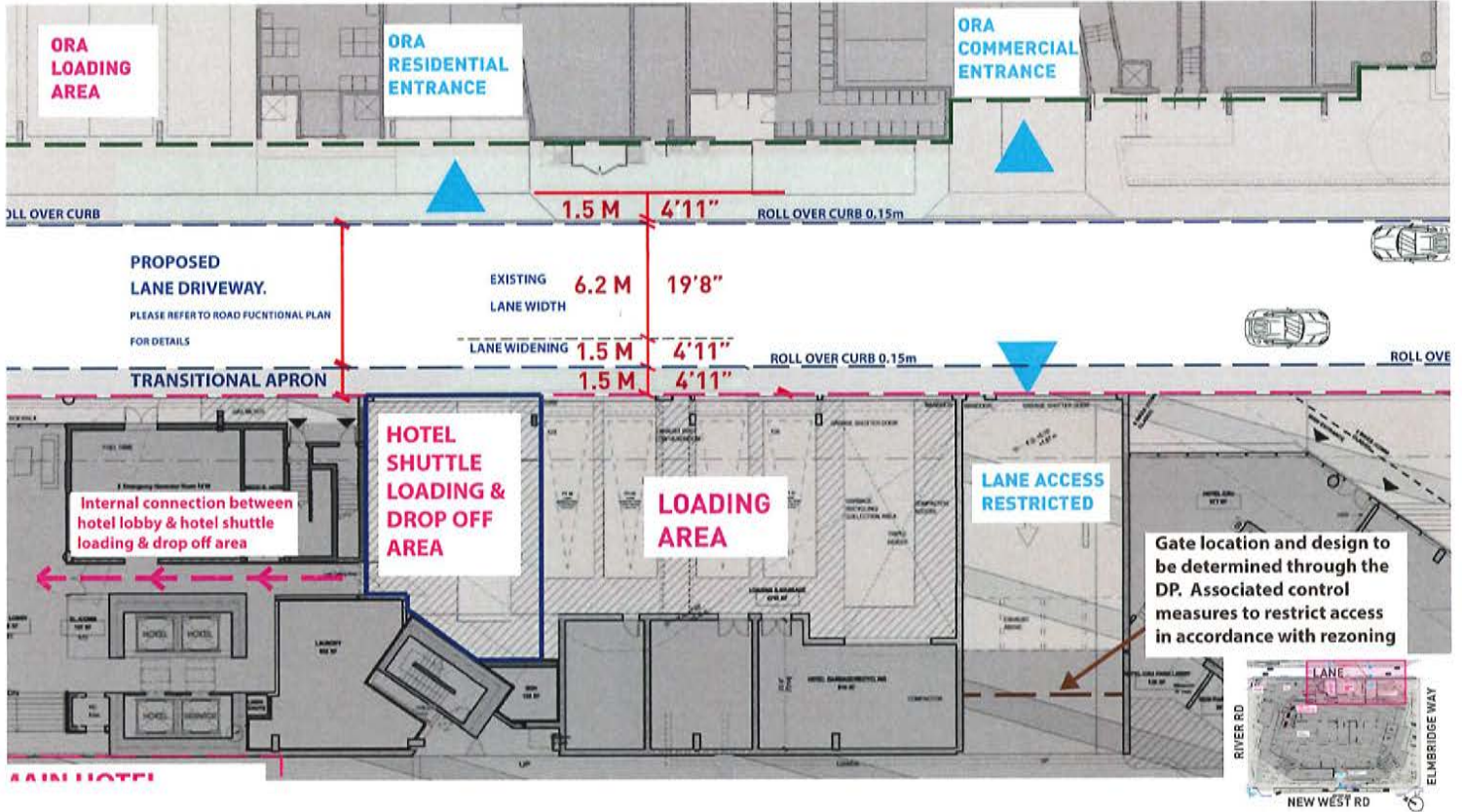
PROPOSED REVISED LANE CONFIGURATION, LOADING BAYS AND PARKING SEGREGATION OVERVIEW



MAIN VEHICLE HOTEL DROP OFF IS MOVED INSIDE PARKADE, HOTEL SHUTTLE DROP OFF HAS BEEN ACCOMMODATED ON SITE, ALL DROP-OFFS ELIMINATED FROM LANE



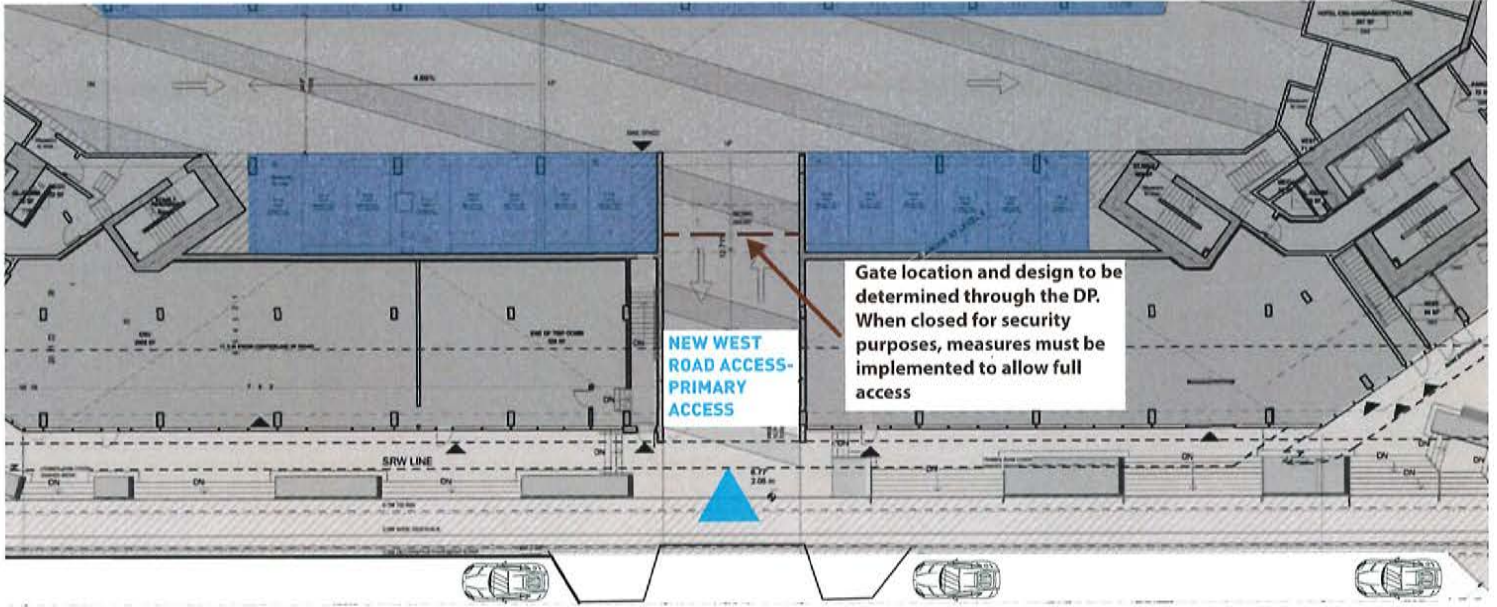
**LOADING-UNLOADING & GARBAGE PICKUP ENTIRELY ACCOMODATED ON SITE,
RESTRICTED ACCESS FROM LANE FOR RESIDENTS**



HOTEL DROP OFF

HOTEL DROP-OFF MOVED INTO PARKADE TO REDUCE LANE TRAFFIC



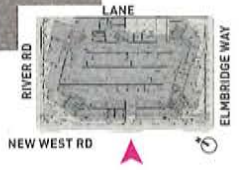


NEW WEST ROAD



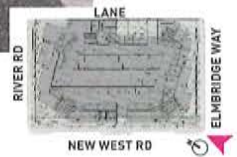
NEW WEST ENTRY

NEW WEST PARKADE ENTRANCE TO ACT AS PRIMARY RESIDENTIAL ENTRANCE, DIRECTIONAL SIGNAGE AND VEHICLE ENTRANCE SIGNAGE TO BE DETERMINED THROUGH DP



NEW WEST ENTRY

**DIRECTIONAL SIGNANE AND VEHICLE ENTRANCE SIGNAGE TO
BE DETERMINED THROUGH DP**



From: Eng, Kevin
Sent: May 12, 2023 2:41 PM
To:
Cc: CityClerk; David Feldstein; Letian Li; mayorea
Subject: RE: Rezoning for 6851 and 6871 Elmbridge Way - Upcoming Planning Committee Information

Hi Lam,

In reference to your April 17, 2023 email, as noted in my prior response – it has been provided to Mayor and Councillors as correspondence received for the rezoning application at 6851 and 6871 Elmbridge Way.

Please see below link where you can access the staff report that provides information related to your questions and comments. I am also providing a brief summary of applicable information from the staff report for information and reference purposes.

Staff report link (Item 4) - https://citycouncil.richmond.ca/agendafiles/Public_Hearing_5-15-2023.pdf

Loading/service functions off the lane – The development provides for on-site loading and service functions (garbage/recycling pickup) in accordance with City bylaw requirements to ensure these activities are accommodated for on-site and not within the lane. Hotel shuttle parking is also being provided for on site and ability to accommodate passenger movements to the hotel through an internal building connection to the lobby (does not require walking in the lane). Vehicle movements into these on-site loading/service areas have been arranged to ensure quick, efficient and safe vehicle movements which have been reviewed and supported by the transportation consultants and the City's Transportation Dept. For the subject development, truck sizes will be restricted to a maximum medium sized truck with larger trucks not being permitted or required to service this development. A legal agreement will be secured through this rezoning to restrict the maximum size of vehicles to medium sized trucks only.

Regulatory signage change from no parking to no stopping in the lane has already been undertaken as a proactive measure in response to the concerns noted about various vehicles parking or stopping in the lane. This change in regulatory signage will restrict vehicles from parking/stopping in the lane and enable community bylaws parking staff to undertake applicable enforcement actions as necessary.

Disposal Bins – Community Bylaws staff took immediate action to have the bins removed once notified by the residents in Ora and once again when one bin was observed in the lane the following day.

Cascade City – This development is different from the current Landa proposal at 6851/6871 Elmbridge Way with a surrounding context and location that is also different from the subject proposal site. The access arrangements for the Cascade City project were developed based on the components of that project and location and surrounding context, which would not be applicable to other development projects in the City Centre in different locations. The proposed access arrangement for the proposed development at 6851/6871 Elmbridge Way provides for a primary access to the development's parkade through a new road being developed along the entire west frontage of the site connecting between Elmbridge Way and River Road. An access is proposed from the lane but will be restricted to only allow specific vehicles to access the parkade from the lane.

Project components and traffic – The number of residential units and hotel rooms and commercial components of the project are generally consistent with the project presented at Public Hearing in December 2022. The proposed revisions recommended in the report and development proposal identifies the new west road access to be the primary vehicle

entrance and exit from the subject development and implements significant restrictions on the vehicles that can access the developments parkade from the lane with the objective of introducing the least amount of additional traffic into the lane and having a majority of traffic from the subject development utilize the new west road access to the parkade. Revisions have also been made to relocate all hotel vehicle pick up and drop off functions solely on-site within the project's parkade.

Change of restrictions by future residential/commercial strata or hotel operator – The purpose of the legal agreements specific to access restrictions and other transportation items being secured as part of this development is to inform all of the various restrictions and will require the developer and all future owners/tenants (residential/commercial strata) to abide and comply with these agreements. These legal agreements will be registered on title and cannot be modified or removed without having prior authorization from the City.

Sunlight/shadow and views – The subject proposal's placement of the towers, orientation and design has been developed to minimize view and shadow impacts to neighbouring sites and is compliant with City Centre Area Plan policies related to tower spacing and separation for existing towers and development on neighbouring sites.

Regards,
Kevin Eng
Senior Planner, Policy Planning Department, City of Richmond
604-247-4626; keng@richmond.ca; www.richmond.ca

From: ...
Sent: May 10, 2023 10:14 PM
To: Eng, Kevin <KEng@richmond.ca>
Cc: CityClerk <CityClerk@richmond.ca>; David Feldstein <dfeld48@gmail.com>; Letian Li <council@orabc.info>; mayorea <mayorea@richmond.ca>
Subject: Re: Rezoning for 6851 and 6871 Elmbridge Way - Upcoming Planning Committee Information

City of Richmond Security Warning: This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe.

Hello Kevin,

I refer to my email dated 2023-Apr-17.

I sent you my concerns about a month ago. Will anyone from your side or Landa team respond to my concerns before Public Hearings? Or the concerns will just be included for Council's consideration?

Beside the traffic concern, I want to know if the shadowing problem has been addressed too.

Thank you very much!

Regards,
Lam

On Tue, Apr 18, 2023 at 10:28 PM Eng, Kevin <KEng@richmond.ca> wrote:

Hi Letian,

Thank you for your email and correspondence, which will be provided to Mayor and Council as correspondence received for the rezoning application at 6851 and [6871 Elmbridge Way](#).

The City Clerk is copied in this email and will arrange for circulation of the correspondence.

Regards,

Kevin Eng

Senior Planner, Policy Planning Department, City of Richmond

604-247-4626; keng@richmond.ca; www.richmond.ca

From: Letian Li <council@orabc.info>

Sent: April 17, 2023 9:47 PM

To: Eng, Kevin <KEr@richmond.ca>

Cc: David Feldstein <dfeld48@gmail.com>; CityClerk <CityClerk@richmond.ca>; mayorea <mayorea@richmond.ca>

Subject: Re: Rezoning for 6851 and [6871 Elmbridge Way](#) - Upcoming Planning Committee Information

City of Richmond Security Warning: This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe.

Hi Kevin,

I attached our strata's opinion to tomorrow's meeting for the council's consideration. Please help circulate.

Thanks,

Letian Li

On Mon, Apr 17, 2023 at 4:06 PM Eng, Kevin <KEng@richmond.ca> wrote:

Hi Lam.

Thanks for your email, which will be provided to Mayor and Council as correspondence received in relation to the rezoning application at 6851 and [6871 Elmbridge Way](#).

The City Clerk is copied in this email and will arrange circulation (@CityClerk – please note the request about Lam’s email address).

Regards,

Kevin Eng

Senior Planner, Policy Planning Department, City of Richmond

604-247-4626; keng@richmond.ca; www.richmond.ca

From:

Sent: April 16, 2023 7:53 PM

To: Eng, Kevin <KEng@richmond.ca>

Cc: Letian Li <council@orabc.info>; David Feldstein <dfeld48@gmail.com>; Gillanders, Laura <LGillanders@richmond.ca>

Subject: Re: Rezoning for 6851 and [6871 Elmbridge Way](#) - Upcoming Planning Committee Information

City of Richmond Security Warning: This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe.

Hello Kevin,

Thank you for your emails. Below are my responses –

1.

2.

3. Hotel passenger pick-up and drop-off functions from the lane will
4. be removed and these activities will be located within the development's parkade. However, Landa team is proposing a commercial loading area and bus drop off area in front of Ora's residential parking entrance. It is very disappointing and frustrating that
5. they are moving this "hazard" activity from River Road end to our parking entrance. The safety concern is still unresolved.

6.

Moreover, vehicles access to the bus drop off area and the commercial loading area via the Lane require perpendicular parking or perpendicular back parking. Based on my everyday observation, no matter what size the vehicles are, vehicles trying to park at these areas with a 90 degree orientation to the Lane always create traffic congestion. I really don't understand why they said only "minimal traffic impact" will be caused. The loading activities will affect Ora residents everyday!

2.

3.

4. No stopping and no parking signs have already been placed on East

5. Lane. I am not sure how much it can help by putting more signs on East Lane. Bylaw enforcement is not a solution unless you assign someone to stand here 24 hours a day to catch the violators. Otherwise, the bylaw enforcement is meaningless. People will

6. continuously stop / park their cars on East Lane illegally because no one is here to ticket them.

7.

Frankly speaking, we informed you regarding the disposal tanks placed at East Lane about 1-2 weeks ago. But what was the result? The violator did not remove the tanks immediately. On the next day, they just moved the tanks from Elmbridge Way end to River Road end. They did not care if they created traffic congestion nor caused inconvenience to the residents. No one fined them so they wouldn't remove the tanks until they completed their work.

3.

4.

5. How come Cascade City can have direct access from Elmbridge Way

6. (City Centre collector road) but Landa development cannot? Cascade City is located at [7100 Elmbridge Way](#) which is one block away from Ora.

7.

If you believe that only 22.5% of traffic will utilize the secondary parking entrance and only minimal traffic impact is expected, the secondary parking entrance can be located at Elmbridge Way. It won't add a significant traffic impact on Elmbridge Way.

4.

5.

6. Is the revised proposal still providing the same

7. numbers of residential units, hotel rooms and retail spaces? If yes, how come the traffic volume generated from Landa development can be "suddenly" reduced?

8.

5.

6.

7. *Restrictions for the lane access and operational measures*

8. *to ensure full access for the new west road access will be secured through legal agreements required as part of the rezoning considerations for this development.*

9.

My concern is – can the future Landa strata council liaise with hotel operator internally to amend the restrictions without consulting / informing the City or Ora?

6.

7.

8. I remember one of Ora's residents who showed up at the Public Hearing

9. worried that less sunlight would be received and his view would be blocked. Honestly, I have the same concern too. May I know if this issue has been addressed or not, please? Thank you!

10.

My first email sent to the City was in early summer 2021. I am very worried about the traffic safety and very concerned about the traffic impact caused by Landa development. As mentioned in my email dated 2023-MAR-09, I almost hit a car when I left the parking lot. I am very upset about the proposed loading areas which are located right opposite to our parking entrance. I will feel stressed when I access the parking lot. Hope you understand!

Again, I noticed that my email address appears in the agenda. Can you remove it, please?

I look forward to hearing from you! Thank you very much!

Regards,
Lam

On Fri, Apr 14, 2023 at 1:21 PM Eng, Kevin <KEng@richmond.ca> wrote:

Good Afternoon,

I just wanted to let you know that the rezoning application at 6851/[6871 Elmbridge Way](#) will be considered by Planning Committee on April 18, 2023 (4 pm; Richmond City Hall – Council Chambers). The April 18, 2023 Planning Committee agenda and accompanying staff report are available through the links provided below.

<https://citycouncil.richmond.ca/schedule/WebAgendaMinutesList.aspx?Category=24&Year=2023>

https://citycouncil.richmond.ca/agendafiles/Open_Planning_4-18-2023.pdf (Item 1 on the agenda)

Additional information is provided in the links below about public participation in the upcoming process. Please contact the City Clerk (604-276-4007; CityClerk@richmond.ca) if you have any questions.

- <https://citycouncil.richmond.ca/agendas.htm>
- <https://citycouncil.richmond.ca/meetings/phone-participation.htm> (remote participation)

Regards,

Kevin Eng

Senior Planner, Policy Planning Department, City of Richmond

604-247-4626; keng@richmond.ca; www.richmond.ca

From: Peter Chao <pyhchao@gmail.com>
Sent: May 12, 2023 12:45 PM
To: CityClerk
Subject: Registration for Online participation of Council Meeting

City of Richmond Security Warning: This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe.

Hello,

I am looking to share my thoughts regarding an upcoming council meeting:

Monday, May 15th, 2023 7PM
Bylaw 8500, amendment bylaw 10423 (RZ 17-782750)

Regarding the development of 6851 and 6871 Elmbridge Way.

The traffic proposal submitted to the city apparently was not consistent with the one communicated to my strata. The proposed total width of the back alley (Lane driveway) seems too narrow to accommodate for the already significant amount of traffic.

Currently, there exists a commercial loading bay, a residential entrance/exit, and a commercial entrance/exit. Because these are the sole traffic entry and exit from this lot (which includes some popular restaurants, businesses, as well as a T&T grocery, this alleyway is already quite busy. Large trucks often park in this lane, blocking vision and half the lane.

Due to an increase in restaurant takeout and delivery services, many of these drivers also (illegally) park along this alleyway, further blocking the accessibility for local residents and customers.

This activity lends itself to create a rather hazardous driving experience and frustration.

This means lots of congestion already exists in this narrow laneway - if the rezoning and building completes in the neighbouring lot, we'd expect significantly more traffic since the proposal includes loading/drop off area, gate access for new residents, and hotel access.

I am happy to see new developments in Richmond since it is a testament to the livability of Richmond as well as helping to reduce the current housing crisis. However, I must agree with my Strata's opinion that we should make sure the infrastructure that is being proposed is suitable for the area and adjusted for traffic use.

Our opinion is to add at least 3 m of new lane or to cancel the entrance of the new building in this laneway. (by choosing a different side to build their vehicle entry) The 189 room hotel and 356 unit condo being proposed will bring significant traffic otherwise.

Thank you very much,

My name is Peter Chao

Phone - 604-726-8272
Email: pyhchao@gmail.com

Thank you,

--
Peter Chao
604 726 8272

From: Kenneth Ritchie <kwritchie@gmail.com>
Sent: May 6, 2023 11:28 AM
To: CityClerk
Subject: Bylaw amendment proposal at 6851 and 6871 Elmbridge Way

City of Richmond Security Warning: This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe.

Dear sir/madam,

As an owner at Ora, I would like to make some comments about the plans submitted for the proposed development at 6871/6851 Elmbridge Way.

Regarding the alleyway to the west of Ora, the intention to widen it by 1.3-1.5m is not sufficient. The current traffic issues in the alleyway are significant:

- truck traffic servicing the loading dock for T and T regularly has to park along the alley whilst waiting for access. Some trucks actually unload in the alley instead of using the loading dock. This disrupts the residential traffic as they regularly hinder access for residents in and out of the gate to the Ora parking garage.
- numerous cars parking in the alleyway whilst picking up orders/people from the restaurants nearby, or the oval across the road, again causing access issues for residents.
- high levels of traffic going in and out of the parking garage that serves T and T, along with using the alleyway as a short cut to avoid nearby traffic lights.

Additionally there is nowhere for moving or delivery trucks to park whilst accessing Ora, and these vehicles regularly need to park for extended periods to unload or load.

To widen it by 1.3-1.5m is nowhere near enough to accommodate the increase in large vehicle traffic along the alleyway that would be accessing the planned new loading area and drop off area for hotel shuttles. Inevitably this will also lead to an increase in smaller vehicles, meaning even higher volumes of traffic in the alleyway.

The plan as submitted for approval should be rejected, as the alleyway in its present-day state is struggling to cope with the current levels of traffic, and really needs widened to be able to do even that. Adding more traffic and making such an insignificant widening will cause more problems than it solves.

Thanks for your time and consideration,

Kenneth Ritchie
6001-5511 Hollybridge Way

From: Dana Graf <dgraf@shaw.ca>
Sent: May 6, 2023 8:22 AM
To: CityClerk
Subject: Public hearing comment - resolving of 6851 and 6871 Elmbridge Way

City of Richmond Security Warning: This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe.

Hi,

I am a resident of 6971 Elmbridge Way and would like to comment on the proposed development next door for the Council meeting. While I recognize and appreciate the changes that the developer has allowed for, including widening of the lane between our properties it is still not wide enough. It needs to be wide enough for two large commercial vehicles, include garbage vehicles, to pass easily, given that there will now be commercial traffic for multiple buildings accessing the properties through those lanes. Our building had proposed widening the lane by 3m, which I am in support of. There needs to be generous space so those large vehicles can manoeuvre easily, not just enough space that they will fit. As a resident with a small vehicle who must use the lane to access our parkade, that will now have increased commercial traffic, the additional road widening will make it safer for residents and also the public accessing the commercial parkade. Additionally we have pedestrian traffic down the lane as people move between the oval and the parking and the commercial units, the combination of pedestrian, car and commercial vehicle traffic needs to be considered to make it safe for everyone.

Thank you,

Dana Graf
Owner, 901-6971 Elmbridge Way

Sent from my iPhone

From: Jacob Rondolo <jacob.rondolo@gmail.com>
Sent: May 12, 2023 11:42 AM
To: CityClerk
Cc: Jennifer Siu; Duncan.Deng@fsresidential.com
Subject: RE: RZ 17-782750 Richmond Zoning Bylaw 8500 (Amendment Bylaw 10423)

Follow Up Flag: Follow up
Flag Status: Completed

City of Richmond Security Warning: This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe.

To City of Richmond Council Planning Committee:

I hope this email finds you well.

I am writing regarding the Rezoning Application at 6851 and 6871 Elmbridge Way (File Ref No. RZ 17-782750 | REDMS No. 7177484) as an Owner and Resident of 6851 Elmbridge Way. Unfortunately, my partner and I will not be able to attend the Public Hearing, but we wanted to voice our concerns.

The proposal submitted to the city by the developers applying for rezoning as the final plans were not consistent with the ones communicated to our strata, in which the width of the increased back alley was reduced from 1.5 meters to 1.3 meters.

While this difference may seem miniscule, this alleyway is the main entrance to our building, and is tight enough as it is.

As we share the back alleyway with the various businesses around our area (such as T&T Supermarket), the alleyway is congested every morning and is already a high risk area for both pedestrians and vehicles. Trucks in this area are way too large (and / or poorly parked) to properly fit in the loading areas and already obstruct a portion of the alleyway, creating significant blindspots as well as single lane traffic.

Adding a hotel lobby, a hotel shuttle and loading / drop off area, as well as a commercial drop off area will do nothing but exacerbate the congestion and accident prone nature of this area.

We respectfully ask the Council to consider adding at least 3 meters of new lane space or completely cancel the entrance of the new building in the back alley.

Thank you,
Jacob Rondolo and Jennifer Siu

From: Jessica Pau <jfwpau@gmail.com>
Sent: May 15, 2023 3:22 PM
To: CityClerk
Subject: Rezoning Public Hearing - 6851 and 6871 Elmbridge Way, Richmond

City of Richmond Security Warning: This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe.

Hello,

I am a resident at 6951 Elmbridge Way and would like to submit a comment regarding the rezoning application for 6851 and 6871 Elmbridge Way, Richmond.

Regarding the revised design of the proposed development, especially the lane way bordering between 6951 and 6851/6871 Elmbridge, I do not agree that the revisions are significant enough to address the strata members' previous concerns of traffic issues. The redesign still does not allow for traffic to safely pass and will create considerable disruption due to the increased amount of vehicles, especially large vehicles like buses and trucks who will also be using loading zones, that the new development will have to accommodate.

The development's redesign does not show that they have considered the increased traffic level that the new use will bring to the existing road network. I would like to ask the council to reconsider the application and ask for further improvements.

Thank you,
Jessica Pau

From: Deanna C <inthekeyofdc@gmail.com>
Sent: May 15, 2023 2:19 PM
To: CityClerk
Subject: Re: Public Hearing on Richmond Zoning Bylaw 8500, Amendment Bylaw 10423 (RZ 17-782750)

Follow Up Flag: Follow up
Flag Status: Flagged

City of Richmond Security Warning: This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe.

Hello,

I would like to submit the below written comment to today's Public Hearing regarding the proposed rezoning along River Road and Elmbridge Way.

I have been a resident in the Ora complex that is next to the proposed rezoning area since 2021. Over the past two years, I have seen the high amount of vehicle traffic that goes through the back alleyway. The back alleyway is used by people accessing/leaving the commercial parking lot, residents accessing/leaving the resident parking, commercial trucks, as well as others who are simply using it to go from Elmbridge to River Road, or vice versa. Further, the proximity of the Olympic Oval brings added traffic whenever there is a sporting or community event. It is a very busy alleyway that already has frequent jams due to the high traffic and mix of commercial and residential visitors.

The proposed 1.3 or 1.5m expansion of the alleyway by the developer's planning team is woefully inadequate and does not address the sure increase in traffic that the new rezoning and development would bring to the area. The increased traffic would lead to more jams and increased chance of vehicle and pedestrian accidents, which would have a significant, negative impact on all of the area's residents, guests and visitors. An expansion of anything less than 3 metres (for a vehicle to comfortably pass through) is not a reasonable solution.

As someone who frequently uses the alleyway as both a driver and pedestrian, I believe the best solution for the long-term would be to have the entrance to the new building/complex on a different side, instead of trying to pack everyone into the already-crowded back alleyway. I ask that you listen to and heed the concerns of residents, as we understand the daily uses and patterns of this area. This question of the alleyway affects not only current residents and commercial tenants/visitors of Ora, but also future residents and hotel guests of the proposed rezoning/development and anyone else who will be using these roads. You have the opportunity here to shape a neighbourhood in a positive way -- I hope you will give this ample consideration.

Thank you,
Deanna Chan