



**Regular Council Meeting for Public Hearings
Tuesday, May 20, 2014**

Place: Council Chambers
Richmond City Hall

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

Michelle Jansson, Acting Corporate Officer

Absent: Councillor Chak Au

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

1. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9094
(RZ 12-602748)**
(Location: 13040 No. 2 Road; Applicant: Kirk Yuen of Cape Construction
(2001) Ltd.)

Applicant's Comments:

Tom Bell, Principal, gBL Architects, reviewed site plans of the proposed development and expressed the opinion that the design fits well with the surrounding buildings. The distance between the proposed development and the adjacent buildings exceed municipal requirements. Mr. Bell commented that the architectural concept creates a safer neighbourhood. The edges of the site have been carefully designed to meet grade requirements and will complete the neighbourhood with a building of similar density.

Mr. Bell advised that, in response to concerns raised at the February 17, 2014 Public Hearing, the requirement for access across the neighbouring development has been resolved by eliminating the second loading bay at the southeast corner of the site. All access for the development will now be provided through the No. 2 Road driveway.



Regular Council meeting for Public Hearings
Tuesday, May 20, 2014

Discussion ensued regarding concerns with the large wall on the north side of the site. In response to questions from Council, Mr. Bell responded that the 4-foot wall is required to comply with floodplain management requirements and is concealed by the existing fence.

Mr. Bell confirmed that the cross access agreement is no longer required.

Written Submissions:

- (a) Brian Howe, 6233 London Road (Schedule 1)
- (b) Katherine Covell, 6233 London Road (Schedule 2)
- (c) Margaret Robinson, 6077 London Road (Schedule 3)
- (d) Virgil Lee, Unit 13028 No. 2. Road (Schedule 4)
- (e) Donald Coffin, 13028 No. 2 Road (Schedule 5)
- (f) Neil Gnyp, 6233 London Road (Schedule 6)
- (g) Klaus Gade, 6233 London Road (Schedule 7)

Submissions from the floor:

Klaus Gade, 6233 London Road, expressed concern with the size of the proposed development, its proximity to the building, in which he resides, and the change that it will bring to the south end of No. 2 Road. Mr. Gade remarked that he is pleased with the elimination of the requirement for the cross access agreement. Mr. Gade commented that the proximity of the development will invade his privacy. The need for more commercial space in Steveston was questioned given the current abundance of vacant commercial space.

Discussion ensued regarding whether the adjacent parkade would be impacted as the requirement for access from the neighbouring property has been eliminated. In response to questions from Council, Mr. Bell confirmed that the proposed development is above the neighbouring parking podium, and the landscaping will be developed around the site, which will include a combination of trees, shrubs and ground cover. Wayne Craig confirmed that an engineering study on the impact to the parking podium will be required as part of the Development Permit process.



**Regular Council meeting for Public Hearings
Tuesday, May 20, 2014**

Michael Cober, 13028 No. 2 Road, resides in the property located directly to the north of the proposed development. Mr. Cober advised that he raised the issue of north wall at February 17, 2014 Public Hearing. The construction atop the parking podium results in an elevated walkway that will invade the privacy of his residence.

Wendy Hollingshead, 6233 London Road, expressed her concern with the cumulative increase in traffic along the single lane on No. 2 Road and issues at the three way stop sign at the intersection of No. 2 Road and Moncton Street. Ms. Hollingshead remarked on the proposed height of the new building.

Discussion ensued regarding the Transportation Division's indication that there is sufficient road capacity for the infill proposal. Staff advised that they plan to investigate the future widening of No. 2 Road from Steveston Highway south to London Road in the City's upcoming 2015 – 2019 Capital Plan, to address long-term development in the area. If approved, road improvements would commence in 2017.

Staff confirmed that the development meets the City's zoning requirements with respect to parking.

Discussion ensued regarding the necessity for taking additional land for road improvements. Staff advised that, if the project is approved, this would be determined during the design of the road improvements. Council requested that staff investigate the implementation of traffic calming measures along No. 2 Road.

In response to the concerns expressed by the public, Mr. Bell advised that the walkway will be below the fence height and will not be invasive.

Discussion ensued regarding the amount of green area that would buffer the building from the adjacent buildings.

PH14/5-1

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9094 be given second and third readings.

CARRIED



Regular Council meeting for Public Hearings
Tuesday, May 20, 2014

2. RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9117 (RZ 13-638852)

(Location: 9671 Alberta Road; Applicant: Citimark-Western Alberta Road Townhouse Ltd.)

Applicant's Comments:

The applicant was available to respond to queries.

Written Submissions:

None

Submissions from the floor:

None

PH14/5-2

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9117 be given second and third readings.

CARRIED

3. RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9128 (RZ 13-646115)

(Location: 7100/7120 Marrington Road; Applicant: Nirmal Takhar)

Applicant's Comments:

The applicant was available to respond to queries.

Written Submissions:

None

Submissions from the floor:

Steven Lee, 3380 Lockhart Road, expressed concern that the north side of the proposed single detached building will block his view and his residence from natural light, resulting in increased natural gas usage.

Staff advised that shading studies have not been requested however, if the



Regular Council meeting for Public Hearings
Tuesday, May 20, 2014

project were approved, the 4-foot minimum setback from the existing duplex would be maintained. Council requested that the developer meet with Mr. Lee to attempt to address his request for sunlight.

PH14/5-3

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9128 be given second and third readings.

CARRIED

4. RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9132 (RZ 12-620563)

(Location: 9211 and 9231 No. 2 Road; Applicant: Matthew Cheng Architect Inc.)

Applicant's Comments:

The applicant was available to respond to queries.

Written Submissions:

None

Submissions from the floor:

The resident of 9326 Laka Drive, spoke on behalf of residents at 9320, 9328 and 9360 Laka Drive. The resident is opposed to the development because they believe that this development will negatively impact the living conditions resulting from the blockage of airflows and privacy invasion. The proposed townhouses will be built a few feet from the shared fence and in his opinion, will be too close to the existing homes. The resident expressed their concern with the potential for public hygiene issues emanating from the centralized garbage area and noise issues. The resident is of the opinion that the applicant is proposing the demolition of two houses and is maximizing profit by building a high-density townhouse without any regard to the destruction of the current living environment.

Discussion ensued regarding the existing Official Community Plan (OCP) designation for the townhouse development, the setback requirements for an arterial townhouse and the garbage and landscaping requirements of the



**Regular Council meeting for Public Hearings
Tuesday, May 20, 2014**

proposed development. Staff confirmed that the view from the second story of the townhouses would be refined through the Development Permit process to minimize the impact on the neighbouring residences.

Staff explained that the OCP provides a vision for the future evolution of the City to 2041. The OCP directs densification of arterial roads because they are Frequent Transit Routes. The densification would be achieved through the introduction of rear laneways to subdivide lots or development of townhouse complexes. The existing lot geometry makes it difficult to introduce a rear lane, and more suitable for a two-storey townhouse development.

Carol Jean Miller, 9900 Parsons Road, and Christine Yau, 9988 Parsons Road, both commented on the negative effects of construction in their neighbourhood. Ms. Miller commented on the noise, dust and privacy issues resulting from the construction at No. 2 Road and Williams Road. Ms. Yau spoke to the negative impacts of the construction on the existing residents' living conditions at No. 2 Road and Williams Road and requested that Council consider imposing a moratorium or slow the pace of development in the City. Council suggested that the Ms. Miller and Ms. Yau consult with staff to determine measures that could be taken to address their concerns.

David Wong, 9220 Laka Drive, expressed concern that the proposed development will have privacy, noise and traffic impacts, particularly on Maple Drive.

Staff advised that vehicle access to the townhouses would be provided from No. 2 Road. The Transportation Division has confirmed that the current traffic configuration can accommodate the small infill development.

Discussion ensued on the elevations facing Laka Drive. Staff advised that the elevations facing the adjacent homes on Laka Drive will be two stories and privacy issues will be addressed through the Development Permit process to minimize the impact on the neighbouring residences.



Regular Council meeting for Public Hearings
Tuesday, May 20, 2014

PH14/5-4

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9132 be given second and third readings.

CARRIED

5. RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9133 (RZ 13-650094)

(Location: 11440/11460 Seabrook Crescent; Applicant: Kulwant K. Bhullar)

Applicant's Comments:

The applicant was available to respond to queries.

Written Submissions:

None

Submissions from the floor:

None

PH14/5-5

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9133 be given second and third readings.

CARRIED

6. RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9135 (RZ 12-610011)

(Location: 3200, 3220, 3240, 3300, and 3320 No. 3 Road and 3171, 3191, 3211, 3231, 3251, 3271, 3291, 3331, and 3371 Sexsmith Road; Applicant: Pinnacle International (Richmond) Plaza Inc.)

Applicant's Comments:

The applicant was available to respond to queries.

Written Submissions:

(a) D. Whalen, 13631 Blundell Road (Schedule 8)



Regular Council meeting for Public Hearings
Tuesday, May 20, 2014

Submissions from the floor:

D. Whalen, 13631 Blundell Road, appeared as a representative of Richmond Poverty Response Committee in support of the proposed bylaw amendment. Ms. Whalen commented that the affordable housing units being proposed exceed the requirements of the City's Affordable Housing Strategy. In addition, the artist work/live units support the City's Arts Strategy.

Ms. Whalen questioned the reference to "+/-63" affordable units in the staff report. Staff advised that the current estimate of required affordable housing units is 63, however, the actual number will be determined based on the habitable floor area built in each phase of the project.

Staff advised that the affordable housing units will be built in each of the four phases and the percentage of the affordable housing will vary in each phase. The Artist Residential Tenancy Studio (ARTS) units will all be constructed in the first phase. Staff confirmed the affordable housing units will be dispersed throughout the development and the ARTS units will be concentrated in one area.

Council questioned whether there has been any thought given to transit passes, particularly for the residents of the affordable housing units. Council requested that the developer investigate this concept.

Discussion ensued regarding the need to integrate the affordable housing units into the community. The development has the potential to benefit the City through the inclusion of community amenities such as the Early Childhood Development centre, neighbourhood park and Canada Line transit station.

PH14/5-6

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9135 be given second and third readings.

CARRIED



Regular Council meeting for Public Hearings
Tuesday, May 20, 2014

ADJOURNMENT

PH14/5-7

It was moved and seconded

That the meeting adjourn (8:09 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 May 20, 2014.

Mayor (Malcolm D. Brodie)

Acting Corporate Officer
(Michelle Jansson)

Schedule 1 to the Minutes of the
Council Meeting for Public
Hearings held on
Tuesday, May, 20, 2014.

Mayor and Councillors

From: Webgraphics
Sent: Sunday, 11 May 2014 14:48
To: Mayor and Councillors
Subject: Send a Submission Online (response #785)

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

To Public Hearing	
Date:	MAY 20 2014
Item #:	1
Re:	
	RZ 9094
	RZ 12-602748

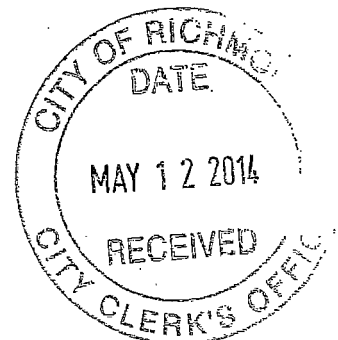
Send a Submission Online (response #785)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	5/11/2014 2:47:32 PM

Survey Response

Your Name	Brian Howe
Your Address	302-6233 London Road, Richmond, BC VE7S3
Subject Property Address OR Bylaw Number	13040 No. 2 Road, Richmond, BC
Comments	<p>May 12, 2014 Re - Public Hearing Proposed Development - Richmond Zoning Bylaw 8500 Amendment Bylaw 9094 Location: 13040 No. 2 Road, Richmond BC Unable to attend the public hearing, I am submitting a written comment on the proposed project. Simply put, I believe the development is too large for the location and should be abandoned or scaled back. I have two reasons. First, this four-storey building would be only a few feet away from one adjacent building and 50 feet from another adjacent building. This would compromise the privacy of many tenants and block the views of many people not only in nearby condos but also in the surrounding townhouses. Jamming such a building between other buildings might make sense in Yaletown but it is not appropriate in a people-friendly community like Steveston. Second, the development would add to the densification of the area, increasing</p>



	<p>noise levels and putting at risk the safety of children as well as adults. No. 2 Road already is a very busy street with speeding cars, motorcycles, and noise. It will become even busier and noisier with the two new condos currently being built nearby, south of Dyck Road. The proposed project with its 66 units will greatly add to the problem. The development should be rejected or, at the very least, scaled back. Rather than a four-storey building sandwiched into the area, I believe townhouses or a three-storey building with fewer units would be more appropriate for the location. Respectfully Brian Howe 302-6233 London Road, Richmond BC Phone: 604-272-2777 Email: brian_howe@cbu.ca</p>
--	--

Schedule 2 to the Minutes of the
Council Meeting for Public
Hearings held on
Tuesday, May, 20, 2014.

Mayor and Councillors

From: Webgraphics
Sent: Monday, 12 May 2014 14:40
To: Mayor and Councillors
Subject: Send a Submission Online (response #786)

To Public Hearing	
Date:	<u>MAY 20 2014</u>
Item #	<u>1</u>
Re:	<u>En. 9094</u>
	<u>R2 12-602748</u>

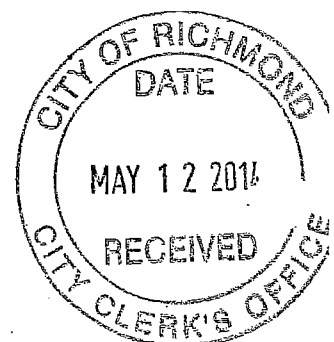
Send a Submission Online (response #786)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	5/12/2014 2:39:57 PM

Survey Response

Your Name	Katherine Covell
Your Address	302-6233 London Rd, Richmond
Subject Property Address OR Bylaw Number	13040 No 2 Road, Richmond
Comments	<p>Although Mr Yuen has now addressed the easement issue, he has failed to take into account the serious concerns of area residents as to the height, density, and proximity of the proposed complex. I believe that Richmond City Council has an excellent opportunity here to show leadership in issues of development. Concerns have been raised across the Greater Vancouver Area about unnecessarily large buildings which are changing the nature of the area in their footprint – a footprint that leaves no space for trees, grass, and flowers. The gardens and the tree canopy – what makes the area so pleasing and liveable – are rapidly disappearing. In addition, high density areas create many social and health problems for residents. You can make a difference. Richmond can lead the way. There is no need for the complex as proposed. A smaller complex would be much more consistent with the area, more environmentally friendly, less destructive of privacy, and less of a threat to an already over-crowded road. This is not a dense inner city area. It is a semi-rural area in</p>



the process of transition from commercial to residential. The existing condos and townhouses have been built to include green space and appropriate density for the area. The proposed building does neither. Rather it is designed to fill the area among the existing buildings – to be wider, taller, and in very close proximity. The proposed building remains unacceptable to area residents. We again request your leadership in requiring a smaller building; one that does not block the sun and sky and compromise our privacy by being so close and so high; one that is not so large there is still space for trees, grass, and flowers, and one that does not add hundreds more cars to an already inadequate and unsafe #2 Road.

Schedule 3 to the Minutes of the
Council Meeting for Public
Hearings held on
Tuesday, May, 20, 2014.

Mayor and Councillors

From: vveographics
Sent: Tuesday, 20 May 2014 12:31 AM
To: Mayor and Councillors
Subject: Send a Submission Online (response #788)

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

To Public Hearing
Date: <u>May 20/14</u>
Item # <u>1</u>
Re: <u>13040 No. 2 Rd</u>

Send a Submission Online (response #788)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	5/20/2014 12:30:32 AM

Survey Response

Your Name	Margaret Robinson
Your Address	210-6077 London Road, Richmond
Subject Property Address OR Bylaw Number	13040 No. 2 Road
Comments	I bought my condo for the mountains view, and am concerned that this new building will block my view of the mountains. Regards, Margaret Robinson

Schedule 4 to the Minutes of the
Council Meeting for Public
Hearings held on
Tuesday, May, 20, 2014.

To Public Hearing
Date: <u>May 20 /14</u>
Item # <u>1</u>
Re: <u>13040 No. 2 Road</u>

MayorandCouncillors

From: vwebgraphics
Sent: Tuesday, 20 May 2014 8:35 AM
To: MayorandCouncillors
Subject: Send a Submission Online (response #789)

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

Send a Submission Online (response #789)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	5/20/2014 8:34:27 AM

Survey Response

Your Name	Virgil Lee
Your Address	6-13028 No 2 Road
Subject Property Address OR Bylaw Number	Re: Richmond Zoning Bylaw 8500, Amendment Bylaw 9094
Comments	Concern about the traffic during construction, together with another development on London Rd at the same time. Also concern about damage to my complex during construction.

Schedule 5 to the Minutes of the
Council Meeting for Public
Hearings held on
Tuesday, May, 20, 2014.

Mayor and Councillors

From: Webgrip
Sent: Tuesday, 20 May 2014 12:28 PM
To: Mayor and Councillors
Subject: Send a Submission Online (response #790)

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

To Public Hearing
Date: May 20, 2014
Item # 1
Re: 13040 No. 2 Rd

Send a Submission Online (response #790)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	5/20/2014 12:27:29 PM

Survey Response

Your Name	Donald Coffin
Your Address	13028 No.2 Rd Unit-13, V7E 6S3 (Waterside Village)
Subject Property Address OR Bylaw Number	9094 (RZ 12-602748)
Comments	<p>Hello City of Richmond City Council, I attended the previous hearing regarding the rezoning application to develop 13040 No.2 Rd building into a new commercial mixed use. I have multiple concerns regarding the true 3-storey complex I reside in (13028 No.2 Rd Waterside Village) and how it may be affected by the construction of a new 4-storey building with above ground level parking (5-levels) directly to the south of our property. As Waterside Village was constructed prior to many of the neighboring buildings which now encircle us, Waterside Village was constructed at true road level. Our parking lot and complex are constructed level to the roadway, No.2 Rd. All other multi-storey buildings neighboring us have been built above ground level on top of their parkades in many instances. With all of the architect renderings of the new proposed building, has anyone considered</p>

how a new taller building yet again dwarfing our complex may negatively affect the value of our complex, one which is extremely close? Has anyone surveyed our complex in correlation to the other neighboring buildings, along with the new proposed 13040 No.2 Rd building to determine how property values may be adversely affected? I suspect sunlight gets blocked by the ever enclosing taller neighboring buildings? I would like to see an accurate artist or architect rendering of how the neighborhood would appear once all of these current and proposed buildings are in place. With the Dyke trail to the north, and surrounded by taller buildings all around, Waterside Village is soon to become a dark basin. With many of these proposed multi-storey buildings, I'm now convinced the lines are blurred as to the true height as the garage at ground level isn't typically disclosed as a "storey". Should the new proposed building at 13040 No.2 road proceed, I would also like to know what measures are in place to protect neighboring buildings from disruptions to the ground and the possible adverse reactions and damage that may occur to our foundations and building construction. Currently buildings are all extremely close, reach out and touch close. Hopefully this is taken into consideration when approving the construction permit, and obligations by the builder are in place to repair any damages by which demolition and construction of the new building may cause, including stirring up dust and debris onto neighboring properties. Thank you for your time and consideration, Donald Coffin

Schedule 6 to the Minutes of the
Council Meeting for Public
Hearings held on
Tuesday, May, 20, 2014.

Mayor and Councillors

From: Webgraphics
Sent: Monday, 19 May 2014 9:28 AM
To: Mayor and Councillors
Subject: Send a Submission Online (response #787)

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

To Public Hearing
Date: <u>May 20 / 14</u>
Item # <u>1</u>
Re: <u>13040 No. 2 Road</u>

Send a Submission Online (response #787)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	5/19/2014 9:26:34 AM

Survey Response

Your Name	Neil Gnyp
Your Address	420- 6233 London Road, Richmond BC
Subject Property Address OR Bylaw Number	RZ 12-602748
Comments	<p>It appears that we are at the verge of continuing to pursue density, under the moniker of "eco density" in the effort to "grow" the city of Richmond. It appears the premier method of "improving" Richmond is to merely make it a residential area without a balance of commercial or industrial space that will provide jobs that will allow people to afford such residences. The fact about this project is this: the developer will make a majority of the money from the investment from the residential side making any possible residual income from the commercial suites that remain inconsequential. As far as the idea that this model will contribute to the well-being of the local residents is theoretical at best and when applied to this real life scenario some obvious consequences for the locals (such as myself) arise: 1. This project will necessitate an infrastructure upgrade for the area for both the existing and new residents that inhabit this area, in particular the roads. The additional traffic that will</p>

be associated to these people and the proposed commercial space for both this unit and the project not more than 100m away will bring. Currently there is not even bus service that extends south of Moncton. If you use Translink's "trip planner" with our address it says that I live too far from accessible transit. In addition, the 402 bus was part of the last transit reduction effort. 2. The jobs that will be available on these proposed commercial spaces will likely not enable a resident to reside in one of the residences. This will compound the new traffic to the area as (assuming the commercial space will be occupied) will necessitate employees driving in to work. This begs the question: if you need to drive to these jobs but the job likely will not pay enough for you to live in a unit upstairs, why would one take this job? 3. The commercial space, in Steveston as whole, already suffers from low traffic and has glaring vacancies likely due to poor access for the general public and zoning issues (Imperial Landing). As it stands today a majority of the local business is not useful to most residents and without local bus service, this proposed eco-density project will be made moot before it's started. I can certainly understand when one runs a city as business and the "numbers" make so much to sense to move forward with this project, while there is clearly a lack of creativity in Richmond's plan to supply a community for the local residents. When I say community I mean a balance of adequate paying jobs nearby (a large ask for being able to live in Steveston), useful commercial entities nearby (food/house supplies, entertainment, etc) and proper access to transit or proper roads to accommodate the amount of traffic from the local residents. Richmond is already a joke in the lower mainland for having terribly congested roads and this is prime example of how the lucrative housing market trumps infrastructure investment as Richmond appears to have adopted a "build it and they will come strategy" rather than how to build a balanced community. Keep in mind, I support the idea of not needing a vehicle for work, shopping, and/or local entertainment, which is the main reason I moved to Steveston, although given what the community has to offer for career opportunities it's required that only my leisure time can be spent at home. The combination of an unfortunate work location and the lack of easy access to transit means that economically speaking having my own car for work is necessary and the upcoming changing to our traffic density with this project and the Pier (currently under construction) are going to adversely affect my enjoyment of the area that I paid a premium to

inhabit. I have been told multiple times that these new projects will benefit my property value, while I assure you, having this building in the position that it will occupy will only detract from that value as it will likely allow me to increase viewing barriers to prevent the new tenants from having to see into my home and me into theirs. Also, unless that promise comes with a cash guarantee, I take little solace from this suggested, possibly mythical, "benefit" as my estimated sale price is still approximate 7% less than my provincial property assessment. We have a lot of catching up to do for any "new developments" to put money in my pocket. So please consider that money is not always the best solution to making a happy life before I am told, one more time, that more (not easily accessible) commercial space and 55 more residences (plus the 100+ at the Pier) will make my property value soar. This is NOT a selling feature to gain my acceptance; it is simply insulting to my intelligence. I urge council to look past the dollars and re-invent how business is conducted in Richmond. We're certainly on a losing streak (this unit, The Pier, WalMart.)

Schedule 7 to the Minutes of the
Council Meeting for Public
Hearings held on
Tuesday, May, 20, 2014.

To Public Hearing
Date: <u>May 20, 2014</u>
Item # <u>1</u>
Re: <u>13040 No. 2 Rd</u> <u>RZ 12-602748</u>

Mayor and Councillors

From: Klaus Gade [klausgade@northan.com]
Sent: Tuesday, 20 May 2014 15:57
To: Mayor and Councillors
Cc: Badyal, Sara
Subject: Development 13040 NO.2 Rd
Attachments: Dear Mayor and Councilors.docx

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

Dear Mayor and Councilors,

Regarding the proposed development at 13040 No.2 Road, I am concerned about the size, proximity and change it will bring to the South end of No.2 Road.

Let me say I am at least pleased to hear the Developer has offered to not use the easement and has come up with an alternative to garbage/recycle pick up location.

I am still very concerned with the proximity of the new proposed development to our building. It is a very "In your face" development; that is, it is too big and too close. It appears there is no consideration for a green buffer zone between our building and the new proposed building. There will be no privacy for those living on the west side of our building. Why does it have to be as high as is proposed? No doubt to maximize profits. Why can the new development not be one less storey?

I used to live in the village of Steveston. I moved and have stayed at 6233 London Road because it offers a quieter, less busy, less crowded surrounding. Building and densifying is not in tune with this part of Richmond. Even the ALR is disappearing with the building of super mansions on it. Why must the character of this side of Richmond be compromised? Is it not enough another development is being built at the end of No.2 road?

Did no one find it odd at the last meeting, Mr. Dana Westermarck of Oris Development was supposedly concerned with the esthetics of a building he has nothing to do with. If this is worth noting, then would the size and proximity to our building not be worth noting?

Further, what happened to the engineer's report that was proposed for the parkade/easement behind 6233 London Road? Does anyone remember the parkade that collapsed in Eliot Lake? Supposedly the city's engineers had signed off on that to.

Thank you for your time

Klaus Gade

6233 London road

My name is Deirdre Whalen and I live at 13631 Blundell Road. I am here as a representative of the Richmond Poverty Response Committee (PRC). The PRC is in support of the City of Richmond's zoning bylaw 8500 and amendment bylaw 9135 concerning a rezoning permit development for Pinnacle International.

I understand the applicant wishes to build approximately 1,228 ~~market-purchase~~ units, ^{including} +/- 63 affordable housing units and 17 affordable dwelling units for professional artists. Although the PRC would like to see more affordable housing units in each development, the 80 or so affordable units is above the 5% ceiling set by the City's Affordable Housing Strategy and they are very much needed in Richmond.

With regard to the artist work/live units, I am reminded of the City of Richmond's Arts Strategy (2012-2017), which states its purpose is *"to help facilitate the growth of the arts in Richmond by creating an environment and culture in the city that ensures the arts play a strong role in place-making, community building, tourism and economic development."* Two of the Strategy's five strategic directions are to: increase the number of art spaces and more effectively use existing ones and broaden the economic potential and contribution of the arts.

This development proposal moves the City in that direction and will be a welcome addition to the only artists' community in Richmond, Finn Slough. I would add that every local emerging artist I know lives in Vancouver mainly because of the price of rent-both for a home and for studio space. Bringing some of that talent back to Richmond would be an important step in building a creative, inventive city.

In addition, the City's Social Development Strategy (2013-2022) seeks as its first goal: *"Social Equity and Inclusion."* The strategy emphasizes an expansion of housing choices with priority attention to people living on limited income as well as an increase in the supply of "workforce housing" so people can afford to live where they work.

The PRC works with local community agencies that provide services to low-income individuals and families. The served population is primarily seniors, youth at risk, single parents, homeless people, recent immigrants and refugee families. There are also more reports of low-wage workers with children seeking help to make ends meet. For instance over 1500 people a week use the Food Bank and 1/3 of these are children. We also hear of Richmond rooming houses where several people or several families share kitchen and bathrooms. This is because rents are too high to live one family to a home or one person to an apartment. People living on limited budgets cannot continue to spend 50% of more on rent. The City of Richmond can start to change that by encouraging more building of affordable rentals.

In conclusion, Council will know that the PRC urged the City to establish the Affordable Housing Strategy. We are pleased to see that the City of Richmond continues to move forward on creating affordable rental housing. Thank you.

