



**Regular Council Meeting for Public Hearings  
Tuesday, May 21, 2013**

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

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

Michelle Jansson, Acting Corporate Officer

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

1. **ZONING AMENDMENT BYLAW 8907 (RZ 11-586861)**  
(Location: 7460 Ash Street; Applicant: Man-Chui Leung and Nora Leung)

*Applicant's Comments:*

The applicant was available to answer questions.

*Written Submissions:*

- (a) Sharon MacGougan on behalf of Joyce MacGougan, 7500 Ash Street  
(**Schedule 1**)
- (b) Sharon MacGougan, 7411 Ash Street (**Schedule 2**)
- (c) Douglas Nazareth, 7480 Ash Street (**Schedule 3**)
- (d) Annie and Wolfgang Schroeder, 9360 and 9380 General Currie Road  
(**Schedule 4**)



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*Submissions from the floor:*

Mr. James Wright, 8300 Osgoode Drive, spoke on behalf of the Garden City Conservations Society and was concerned with the trend to disregard the conservation of mature trees. The Society would like to see a change in the trend and suggested that the application under consideration is a good place to take action for nature and human liveability.

Sharon MacGougan, 7411 Ash Street, spoke on behalf of herself and her mother, Joyce MacGougan at 7500 Ash Street, expressed concern with regard to the following: i) pedestrian safety due to the fragmentation of sidewalks in the area; ii) traffic issues related to speed and access to and from the site; iii) failure of the City to provide promised street upgrades; and iv) loss of mature trees and the associated undergrowth and wildlife.

In response to queries, Wayne Craig, Director of Development provided additional information on requirements for offsite improvements (curb, sidewalk, etc.) for this site and the adjacent site to the south (which does not have redevelopment potential). Mr. Craig confirmed the tree removal and replacement recommendations from the Arborist's report as well as the cash-in-lieu contribution for replacement tree planting.

Mr. Michael Wolfe, 9731 Odlin Road, expressed concern for the loss of a natural area and the need to protect species at risk. He suggested that the extension of General Currie Road was not necessary and the lands would be better served as park space.

Mr. Douglas Nazareth, 7480 Ash Street, suggested that the development be reduced to permit 4 residential units in order to preserve many of the trees and requesting the sidewalk be extended to 7500 Ash Street.

*Mayor Brodie acknowledged the conclusion of the first round of public speakers. Speakers then addressed Council for the second time with new information.*

Discussion ensued with respect to tree preservation and lot density, the species and size of trees removed and replaced, sidewalk extension to 7500 Ash Street and offsite improvements on Ash Street to Blundell Road, traffic calming measures including conducting a traffic study, and the preservation of a raptors nest in accordance with the Wildlife Act.



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In response to queries from Council, Mr. Craig explained how tree removal and replacement is determined, cash-in-lieu contributions are calculated and how the City's Flood Protection Bylaw impacts possible tree removal. Mr. Craig advised that staff is unaware of the raptors nest and will require the applicant to retain a qualified environmental professional to assess the situation. Mr. Craig further advised that a traffic calming study can take months and also requires public input to determine acceptable traffic calming measures for the neighbourhood.

PH13/5-1

It was moved and seconded

*That Richmond Zoning Bylaw 8500, Amendment Bylaw 8907 be referred to staff to provide more information regarding the following:*

- (1) species and dimensions of trees removed and of proposed replacement trees;*
- (2) reduction in lots/density and the impact on the number of trees to be retained;*
- (3) wildlife protection;*
- (4) sidewalk extension to 7500 Ash Street and the City's plan for sidewalk improvements to Blundell Road; and*
- (5) traffic calming measures.*

**CARRIED**

**2. ZONING AMENDMENT BYLAW 9008 (RZ 13-627573)**

(Location: 5131 Williams Road; Applicant: Balandra Development Inc.)

*Applicant's Comments:*

The applicant was available to answer questions.

*Written Submissions:*

None.

*Submissions from the floor:*

None.



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- PH13/5-2                    It was moved and seconded  
*That Zoning Amendment Bylaw 9008 be given second and third readings.*  
**CARRIED**
3.    **ZONING AMENDMENT BYLAW 9009 (RZ 13-628402)**  
(Location: 3311 Garden City Road; Applicant: Gurmej Bains)  
*Applicant's Comments:*  
The applicant was available to answer questions.  
*Written Submissions:*  
None.  
*Submissions from the floor:*  
None.
- PH13/5-3                    It was moved and seconded  
*That Zoning Amendment Bylaw 9009 be given second and third readings.*  
**CARRIED**
4.    **ZONING AMENDMENT BYLAW 9014 (RZ 12-615601)**  
(Location: 9720, 9740 and 9760 Alberta Road; Applicant: Ajit Thaliwal  
and Eric Law Architect Inc.)  
*Applicant's Comments:*  
The applicant was available to answer questions.  
*Written Submissions:*  
None.  
*Submissions from the floor:*  
None.
- PH13/5-4                    It was moved and seconded  
*That Zoning Amendment Bylaw 9014 be given second and third readings.*  
**CARRIED**



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5. **ZONING AMENDMENT BYLAW 9015 (RZ 12-619835)**  
(Location: 7400, 7420 and 7440 Railway Avenue; Applicant: 664525 B.C. Ltd.)

*Applicant's Comments:*

Taizo Yamamoto, Yamamoto Architecture, provided additional information in relation to concerns raised through the public information process and highlighted some of the changes to the proposal: i) the driveway was relocated from the north side of the lot to the centre of the development; ii) increased setbacks; iii) side by side parking; iv) increased visitor parking by one additional space; v) retention of 9 mature cedar, fir and pine trees; and vi) the duplex form and scale resembles the existing single-family units in the area.

*Written Submissions:*

- (a) Yanjie He, 7488 Railway Avenue (**Schedule 5**)
- (b) XiaoFeng He, 7373 Lindsay Road (**Schedule 6**)
- (c) Wei You and Dehe Li, 7508 Railway Avenue (**Schedule 7**)
- (d) Mabel Yu, 7231 Lindsay Road, (**Schedule 8**)
- (e) Lan Nguyen, 5028 Linfield Gate (**Schedule 9**)
- (f) Petition addition of pages 3 and 4 (**Schedule 10**)
- (g) Resident, 7411 McCallam Road (**Schedule 11**)
- (h) Xiao Min Mai, 7391 Lindsay Road (**Schedule 12**)

Mayor Brodie acknowledged the correspondence received by the area residents included in the agenda material.

*Submissions from the floor:*

Mr. Glen Sheardown, 7360 Railway Avenue, expressed opposition to the rezoning application citing the following concerns: i) the development changes the character of the neighbourhood; ii) access to and from the site will impact the busy route; iii) three visitor parking spaces are not adequate and will impact parking on secondary roads; iv) the development will impact his privacy; v) increased vehicular emissions and noise; and vi) wants the large fir tree at the rear of the property preserved.



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Mr. Tom Knowles, 7320 Railway Avenue, expressed concern with the larger homes being developed and with the number of homes already listed for sale in the area.

Jaswant Mann, 7580 Railway Avenue, was opposed to the development due to the increased traffic concerns related to access and parking.

Baljit Tamana, 7340 Railway Avenue, expressed opposition to the rezoning application because of traffic concerns (i.e. access to and from Railway Avenue, parking) and that the development would change the character of the neighbourhood.

Reginald Tate, 7520 Railway, addressed the petition citing 45 residents of adjacent properties are in opposition to the development due to reduced quality of life, reduced property values due to noise, air pollution and loss of natural light, and the increased traffic on Railway Avenue.

Steven Latham, a Richmond resident, spoke in favour of the development as it would add character to the area and future residents would be able to take advantage of the nearby Community Centre, parks, and schools. The two storey development with the associated side by side and visitor parking is a good use of the land.

Helen Sheardown, 7360 Railway Avenue, spoke in opposition to the rezoning as it does not fit in with the overall character of the area. She expressed concern with respect to shading, particularly for those properties on Lindsay Road, and not enough visitor parking.

In response to the submissions from the floor, Mr. Yamamoto noted that the planning report indicated that the proposed development would result in approximately six additional vehicles per hour during the peak periods. The Arborist's report recommended the large tree at the rear of the property be retained, as well as the trees along Railway Avenue. The shading and privacy concerns have been addressed by increasing the setbacks, limiting the height to 2-storey units, orienting second level windows away from the adjacent properties wherever possible, and with fencing and a hedge buffer along the south property line. It was further noted that the applicant has created a smaller scale form sympathetic to the character of the neighbourhood, proposing a higher quality of finish and material; provided side by side parking, and has consolidated three entrances into one.



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*Mayor Brodie acknowledged the conclusion of the first round of public speakers. Speakers then addressed Council for the second time with new information.*

Jaswant Mann questioned how the additional six vehicles per hour during the peak periods was determined and was informed that it was based on transportation staff analysis of the proposed development.

Reginald Tate stated that the zoning allows for a maximum coverage of 19,000 sq. ft. The proposed development covers is only 5 sq. ft. short of the maximum allowed indicating how much asphalt and cement being placed on the site.

PH13/5-5

It was moved and seconded

***That Richmond Zoning Bylaw 8500, Amendment Bylaw 9015 be DENIED.***

The question was not called on resolution PH13/5-5 as discussion ensued with respect to the appropriateness and location of the development and the potential for similar townhouse development on the arterial road. As a result of the discussion the following **referral** was introduced:

PH13/5-6

It was moved and seconded

***That Zoning Amendment Bylaw 9015 be referred to staff to have the applicant consult with the community as to an appropriate development for the site.***

The question was not called on resolution PH13/5-6 as discussion ensued regarding the potential for future townhouse development and the opportunity that a consensus may be reached to the type of redevelopment. Staff were directed to expand the notification area to include residents on McCallan Road and that any proposed upgrades to the bus stop on Railway be included in the staff report. The question on the **referral** was then called and it was **CARRIED**.



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6. OFFICIAL COMMUNITY PLAN BYLAW 9000, AMENDMENT BYLAW 9016, OFFICIAL COMMUNITY PLAN BYLAW 7100, AMENDMENT BYLAW 9021, RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9017 AND TERMINATION OF HOUSING AGREEMENT AT 9393 ALEXANDRA ROAD (FORMERLY 9371 AND 9411 ALEXANDRA ROAD) BYLAW 9022 (RZ 12-598503)  
(Location: 9311, 9331, 9393, 9431, 9451 and 9471 Alexandra Road;  
Applicant: Polygon Development 269 Ltd.)

*Applicant's Comments:*

The applicant was available to answer questions.

*Written Submissions:*

- (a) Zhe Wang, 408 - 9299 Tomicki Avenue (Schedule 13)
- (b) Alvina Lee, 202 - 9299 Tomicki Avenue (Schedule 14)

*Submissions from the floor:*

None.

Discussion ensued and it was noted that offsite improvements on Tomicki Avenue, Alexandra Road and May Drive are a requirement of rezoning. Staff was directed to respond to Ms. Lee's correspondence with respect to the offsite improvements associated with the development. It was noted that the value transfer for the affordable housing is designated for the Kiwanis development.

PH13/5-7

It was moved and seconded

*That Official Community Plan Amendment Bylaws 9016 and 9021, Zoning Amendment Bylaw 9017, and Termination of Housing Agreement Bylaw 9022 be given second and third readings.*

CARRIED

## ADJOURNMENT

PH13/5-8

It was moved and seconded

*That the meeting adjourn (8:56 p.m.).*

CARRIED



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Tuesday, May 21, 2013**

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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 21, 2013.

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Mayor (Malcolm D. Brodie)

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

**Jansson, Michelle**

**From:** City of Richmond Website [webgraphics@richmond.ca]  
**Sent:** Friday, 17 May 2013 3:20 PM  
**To:** MayorandCouncillors  
**Subject:** Send a Submission Online (response #734)  
**Categories:** 12-8060-20-8907

<p><b>To Public Hearing</b>  <b>Date:</b> <u>May 21, 2013</u>  <b>Item #</b> <u>1</u>  <b>Re:</b> <u>7460 Ash St.</u>  <u>Zoning Amendment</u>  <u>Bylaw 8907</u></p>
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Send a Submission Online (response #734)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	<a href="http://cms.richmond.ca/Page1793.aspx">http://cms.richmond.ca/Page1793.aspx</a>
Submission Time/Date:	5/17/2013 3:28:30 PM

Survey Response

Your Name	Sharon MacGougan on behalf of Joyce MacGougan
Your Address	7500 Ash Street
Subject Property Address OR Bylaw Number	Bylaw 8907
Comments	<p>Re: File Reference No. 12-8060-20-8907 My name is Sharon MacGougan and I am submitting comments on the proposed rezoning on behalf of my 89 year-old mother, Joyce. She lives at 7500 Ash Street and she has lived there since 1948. Her property borders the property in question. These are her comments: there is already too much development in this area. There is too much traffic. She does not feel safe on Ash Street. She describes having to keep as far as possible from the road when travelling on Ash in her scooter or with her walker. She doesn't feel safe because, as she says, "I'm too slow". I also asked her about the trees. She is very upset that virtually all of them will be cut. She is worried for the birds. She also states that the neighborhood will look worse without the trees. Submitted on behalf of Joyce MacGougan by her daughter, Sharon MacGougan (7411 Ash</p>

Street) 604.278-8108

To Public Hearing
Date: <u>May 21, 2013</u>
Item # <u>1</u>
Re: <u>Zoning Amendment</u>
<u>Bylaw 8907</u>
<u>7460 Ash St.</u>

Schedule 2 to the Minutes of the Council Meeting for Public Hearings held on Monday, May 21, 2013.

May 17, 2013

Attention: Director, City Clerk's Office

**Re: Zoning Amendment Bylaw 8907 (RZ 11-586861)**

My name is Sharon MacGougan. I live at 7411 Ash Street. I have a few comments about this proposed development.

### **Extension of Ash Street sidewalk**

I request that the proposed new sidewalk/street improvements on Ash Street be extended to include my mother's house at 7500 Ash Street.

I believe my mother to be the last remaining "homesteader" still living on Ash Street (between Blundell and Granville). My father built their house in 1948. In 1949 - the year of the Great Flood - my father was one of the men who voluntarily sandbagged Richmond's dikes (after working a full day). My parents paid taxes in Richmond for 65 years. I think it would be a nice gesture and a real commitment to sense of community to provide my mother with a safe place to walk.

### **Traffic calming**

Traffic calming and a full street upgrade were promised to Ash Street as part of the redevelopment process. According to the city's plan for South McLennan the money was to come from development cost charges. New homes have been built on our street. Now 6 more are planned. Do I understand correctly that development cost charges from these (built and to be built) homes will now go towards traffic calming and a street upgrade, as was promised?

### **Loss of Mature Trees**

Our area has lots of mature trees. I am disappointed that plans for new housing developments in our area have seemingly not considered this unique aspect of our neighbourhood. We lost 24 trees on the Keefer extension (southeast of Ash). Barely any trees were replanted and none on the boulevard (something about pipes or wires). With this proposed new development 56 trees will be lost. And "Because of site constraints for new planting, no tree of significant size was recommended", pg.3.

What this really means is there is no room for trees. How is this possible? If the lots were a larger size there would be space for trees, bird habitat could be restored and the area would continue to reflect a respect for the natural world. Instead what we will get is lots of concrete and a few decorative trees that no bird will ever build a nest in. What a loss.

**Supplementary comment:** I have alerted city staff that there is an active hawk nest in the area slated to be clearcut. According to provincial regulations and common decency, the tree with the hawk nest and the immediate area surrounding it should not be cut while the nest is active.

### **Little Things Matter**

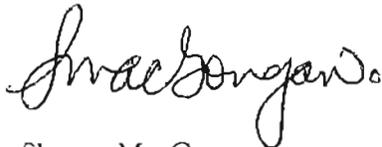
Safety is important. Good neighbourhoods are places where people can safely walk. And that should mean everyone, not just the sure-footed.

Overall planning would be nice when redevelopments of neighbourhoods are taking place. We have multiple sections of sidewalks that abruptly end. How about figuring out some way of connecting these walkways to nowhere?

Encouraging people to get out and walk (high density, park and shopping centre close by) is good but not in combination with speeding cars. Real traffic calming (not just cars parked at the side of roads) would deter some cars from rat running our street but it could also preserve lives.

Thank you for your consideration of these matters.

Yours truly,

A handwritten signature in black ink that reads "Sharon MacGougan". The signature is written in a cursive, flowing style.

Sharon MacGougan

7411 Ash Street

Richmond, B.C. V6Y 2R9

604.278-8108

Schedule 3 to the Minutes of the Council Meeting for Public Hearings held on Monday, May 21, 2013.

May 17, 2013

To Public Hearing
Date: <u>May 21, 2013</u>
Item # <u>1</u>
Re: <u>Zoning Amendment</u>
<u>Bylaw 8907</u>
<u>7460 Ash St.</u>

CITY OF RICHMOND  
INFO CENTRE  
MAY 17 2013

CITY OF RICHMOND  
INFO CENTRE  
MAY 15 2013

Attention: Director, City Clerk's Office

Re: Written Submission Re: Zoning Amendment Bylaw 8907 [RZ 11-586861]

From: Douglas Nazareth - Owner of 7480 Ash Street, Richmond

I am the immediate neighbor on the south and west of this proposed rezoning. While I understand that the applicant is within his rights to increase the density of the said lot to ZS14 and I wish him well, I wish to place on record the following points and request Council to please act upon them.

1] Trees and Wildlife: From the report you will see that of the 56 mature trees on the land, 45 will be cut down. While I understand that the developer will financially compensate the city to plant saplings elsewhere, this is in direct contradiction to the OCP for South MacLellan where you said that the mature trees in this neighbourhood give it its distinct character and will be protected. I would like to suggest that the number of lots on this property be reduced from 6 to 4. This will allow for many more of the 45 mature and magnificent tree's to be retained. We will also be able to say that we did not have to create a concrete jungle for future generations to come and have stood behind our commitment to the environment that we in Richmond are so proud of. We are spending millions on conservation efforts and going green, yet we will take down such mature trees for two extra lots? There is also a plethora of wildlife in this area such as hawk's nests, coyotes, raccoons and squirrels. Please give this your serious consideration. My request here is to also include a condition that the tree's will only be removed once a building permit is issued for the individual lot. This will ensure that all the trees are not simply razed upon rezoning and an eyesore created for an undetermined period of time.

2] Boulevard: While I understand that the zoning conditions require that the front of my property be developed, my request to Council is that they find the marginal additional funds to extend this boulevard to my neighbour at 7500 Ash Street, immediately to the south. This is because she is a very old, original inhabitant [since 1948] of Ash street and is not very mobile. The sidewalk would be a great help for her to maneuver her motorized scooter to get to her daughters house across this busy street. Please consider using your considerable authority to extend one of our original Richmond residents this convenience.

3] Traffic Calming: Since the mid nineties when the overall plan for South McLellenan was drafted, we have been promised traffic calming along Ash Street and unfortunately after many complaints and traffic studies by the city, we still have vehicles going through at breakneck speeds. Please consider using speed humps along Ash to avoid making our neighbourhood a death trap.

4] Street Lighting: I see that one of the conditions of the rezoning is lighting along Ash street. There is only one light in the front of 7460 Ash and I would like to request that these be changed to two lamp posts, the second one being in front of my property as it is very dark and even pedestrians coming out of Paulik Park or my property run the risk of being hit by traffic due to the poor lighting conditions.

Thank you for your attention to this.

Sincerely,

A handwritten signature in black ink, appearing to read 'Douglas Nazareth', written in a cursive style.

Douglas Nazareth  
Owner, 7480 Ash St., Richmond, BC V6Y 2S1  
Tel: 604 279 5491  
Cell: 604 728 6283

Schedule 4 to the Minutes of the Council Meeting for Public Hearings held on Monday, May 21, 2013.

To Public Hearing
Date: <u>May 21, 2013</u>
Item # <u>1</u>
Re: <u>Zoning Amendment</u>
<u>Bylaw 8907</u>
<u>7460 Ash St.</u>

May 17, 2013

Attention: Director, City Clerk's Office

Re: Written Submission Re: Zoning Amendment Bylaw 8907 [RZ 11-586861]

From: Annie and Wolfgang Schroeder  
Owners of 9360 and 9380 General Currie Road, Richmond

Dear Council,

As long term residents of Richmond, we are very upset that you are planning on cutting down 45 mature trees in our neighbourhood just to allow for 5 houses to be built! Please do not be so heartless. I would like to suggest that you only allow for 3 houses in the backlands so that much of those magnificent trees are allowed to remain standing. Have we not cut down enough number of trees already in this once so environmentally friendly and beautiful neighbourhood?

Please rezone this centre of South MacLellan for a total of 4 houses only, so there will only be 3 that can be developed in the back plus one that faces Ash Street [already standing]. You have considerably increased the density in South MacLellan over the last 10 years so please do not ruin our neighbourhood further just for a couple of houses.

Thank you,



Annie and Wolfgang Schroeder

Owners of 9360 and 9380 General Currie Road,  
Richmond



CITY OF RICHMOND  
INFO CENTRE  
MAY 17 2013

CITY OF RICHMOND  
INFO CENTRE  
MAY 15 2013

**MayorandCouncillors**

From: City of Richmond Website [webgraphics@richmond.ca]  
 Sent: Monday, 13 May 2013 10:22 AM  
 To: MayorandCouncillors  
 Subject: Send a Submission Online (response #732)

Categories: 12-8060-20-9015 -

<p>To Public Hearing                  Date: <u>May 21, 2013</u>                  Item # <u>5</u>                  Re: <u>7400, 7420, 7440</u>  <u>Railway. R212-619835</u></p>
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Send a Submission Online (response #732)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	<a href="http://cms.richmond.ca/Page1793.aspx">http://cms.richmond.ca/Page1793.aspx</a>
Submission Time/Date:	5/13/2013 10:30:00 AM

Survey Response

Your Name	yanjie he
Your Address	7488 railway ave
Subject Property Address OR Bylaw Number	9015 (RZ 12-619835)
Comments	<p>High density housing is not welcome in our single family neighbourhood, especially inserting between single family houses. It totally messes up the street view, making it ugly and inconsistant. We also do not think townhouses will add any value to our neighbourhood, instead, it may add noise, security, crime etc, all things bad. We have peace as a single family residential area. Railway Ave is a single lane street with increasing traffics. We do not want more cars on the street especially during peak hours. We paid a price to live in a nice area. Developers do not live here, the rezoning brings them profits, but brings all things bad to us. I strongly object to this rezoning. Sorry I am not able to attend the hearing. Please help make my voice heard. Thank you.</p>

RE: File NO. RZ 12-619835 to rezone 7400, 7420, 7440 Railway Avenue from single detached (RS1/E) to low density townhouse (RTL4) in order to construct 15 townhouse units

To: Whom it may concern:

Schedule 6 to the Minutes of the Council Meeting for Public Hearings held on Monday, May 21, 2013.

To Public Hearing
Date: <u>May 21, 2013</u>
Item # <u>5</u>
Re: <u>Zoning Amendment</u> <u>Bylaw 9015</u> <u>7460, 7420, 7440 Railway Ave</u>

I am the homeowner of 7373 Lindsay Road. My property is exactly behind the proposed townhouse site. My home is only 8 years old and I have purchased this property only for two years. Today I just came back from China; unfortunately, I heard about this unacceptable townhouse proposal. I strongly oppose this townhouse proposal.

One of the most important reasons I spent over a million dollars to purchase my property is the environment. My home is on a single detached residential block. I have my private backyard which facing my neighborhood's yard. This gave me enough privacy and safety. Moreover, the quiet environment and enough sunshine make me feel wonderful when I live in my property.

In fact, the nice environment would be destroyed if the townhouse proposal would get approved. Firstly, those townhouses would be built too close to my property line shutting out sunlight onto my backyard. Secondly, my backyard would directly face those townhouses. I would have no privacy and unsafe in my backyard. This makes me feel very upset. Thirdly, the environment would be noisier and noisier due to more and more people and vehicles move in those townhouses. That noise pollution would have strong influence on my life quality. This rezoning proposal is unfair me. It is totally unacceptable.

The residents of 7371, 7391, and 7431 Lindsay Road will all have the same issues, no privacy, unsafe, noise pollution and reduce sunshine.

I am strongly against this rezoning. Townhouses will not be acceptable and will depreciate the value of our property. Please consider my worry seriously. I appreciate.

Sincerely yours,



XiaoFeng He

Schedule 7 to the Minutes of the Council Meeting for Public Hearings held on Monday, May 21, 2013.

To Public Hearing
Date: <u>May 21, 2013</u>
Item # <u>5</u>
Re: <u>Zoning Amendment</u>
<u>Bylaw 9015</u>
<u>7400, 7420, 7440</u>

April 5, 2013  
Railway Ave

RE: File No. RZ 12-619835 to rezone 7400, 7420, 7440 Railway Avenue from single detached to low density townhouses to construct 15 townhouses

Dear 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 intersection of Granville and Railway. Putting the townhouses in the middle of Railway will ruin the character of the avenue. 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

To Public Hearing
Date: <u>May 21, 2013</u>
Item # <u>5</u>
Re: <u>Zoning Amendment</u>
<u>Bylaw 9015</u>
<u>7400, 7420, 7440</u>
<u>Railway Ave</u>

Schedule 8 to the Minutes of the Council Meeting for Public Hearings held on Monday, May 21, 2013.

April 11<sup>th</sup>, 2013

RE: 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 15 townhouse units.

To: Whom it may concern:

We live at 7231 Lindsay Road. We oppose the rezoning application RZ 12-619835 on the properties of 7400, 7420 and 7440 Railway Avenue. Single detached houses are the only acceptable type of housing for those properties.

Traffic is already a problem. Railway is a single lane street both ways with bicycle lanes, no street parking and the busy #410 bus route.

We live across from the Lindsay apartments and our back lane is the entry to the new Cornerstone 7140 Railway Avenue townhouse complex. This puts a lot of strain on Linfield Gate as traffic enters into and off of Railway Avenue.

This fifteen townhouse complex proposal only 4 houses from Linfield Gate will only add to the traffic problem and make matters worse.

There are only 3 visitor parking spaces at the Cornerstone Townhouse Complex and only three visitor parking spaces for the proposed site. Visitors are already parking on surrounding streets, namely Linfield Gate, Lindsay Road and jaywalking from McCallan Road.

Sincerely,



Mabel Yu

Jansson, Michelle

Schedule 9 to the Minutes of the Council Meeting for Public Hearings held on Monday, May 21, 2013.

From: City of Richmond Website [webgraphics@richmond.ca]  
Sent: Tuesday, 21 May 2013 10:57 AM  
To: MayorandCouncillors  
Subject: Send a Submission Online (response #735)

<b>To Public Hearing</b>
Date: <u>May 21, 2013</u>
Item # <u>5</u>
Re: <u>Zoning Amendment</u>
<u>Bylaw 9015</u>
<u>7400, 7420, 7440</u>
<u>Railway Ave</u>

## Send a Submission Online (response #735)

### Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	<a href="http://cms.richmond.ca/Page1793.aspx">http://cms.richmond.ca/Page1793.aspx</a>
Submission Time/Date:	5/21/2013 11:04:42 AM

### Survey Response

Your Name	Lan Nguyen
Your Address	5028 Linfield Gate
Subject Property Address OR Bylaw Number	7400, 7420 and 7440 Railway Ave
Comments	<p>RE: File No. RZ-12-619835 to rezone 7400, 7420 and 7440 Railway Avenue from single detached (Rs1/E) to low density townhouses (RTL4) in order to construct 15 townhouse units. We are the homeowners of 5028 Linfield Gate. We oppose the rezoning application of RZ-12-619835 and want the city of Richmond to deny this rezoning application. There is already a problem with traffic coming in and out of Linfield Gate as it is the main corridor to access the homes on Lindsay Road, the Lindsay apartments as well as the Cornerstone townhouse complex on 7140 Railway Avenue. Cars are parked on both sides of the street on Linfield Gate as well as Lindsay Road and there is constant traffic all day long. Although it is a residential zone, motorists treat it like a main road and most of the time, you will find drivers speeding in excess of 50 km/h through Linfield Gate and Lindsay Road. It is unsafe as children are walking to school. With the new proposal of the construction of these 15 townhouses, visitors to these townhouses are going to need parking and it will add more traffic as</p>

well. The Cornerstone townhouses on 7140 Railway Avenue only have three visitor parking spaces. This new proposal for the development of these 15 townhouses will only have three visitor parking spaces as well. This will only lead to more traffic through Linfield Gate as well as Lindsay Road as visitors scramble to find parking while visiting the residents of this new proposed complex. For this reason, we are objecting the approval of the rezoning application.





Attention to Director, City clerk's office

To the Council Chambers

FOX 604-2785139

Subject: Zoning Amendment Bylaw 9015 (RZ12-619835)

Location: 7400, 7420 & 7440 Railway Avenue

Applicant: 664241 B.C Ltd.

Purpose: To rezone the subject property from  
Single Detached to low density townhouse

I am the resident of 7411 McCallan Rd. V7C2H6 B.C  
I am going to let you know that I am objected  
to build the townhouse there. The reason is that  
there will be too many people living there  
and they would park their cars in McCallan Rd  
and cause us inconvenience.  
Anyway, I absolutely object to build  
the townhouse there.

Schedule 11 to the Minutes of the  
Council Meeting for Public  
Hearings held on Monday, May  
21, 2013.

To Public Hearing  
Date: May 21, 2013  
Item # 5  
Re: Zoning Amendment  
Bylaw 9015  
7400, 7420, 7440  
Railway Ave



Resident of 7411  
McCallan Rd



Schedule 12 to the Minutes of the Council Meeting for Public Hearings held on Monday, May 21, 2013.

Date: April 21st, 2013

To Public Hearing
Date: <u>May 21, 2013</u>
Item # <u>5</u>
Re: <u>Zoning Amendment</u>
<u>Bylaw 9015</u>
<u>7400, 7420, 7440</u>
<u>Railway Ave</u>

RE: File No. RZ12-619835 to rezone 7400,7420,7440 Railway Avenue from single detached (RS/E) to low density townhouses (RTL4) in order to construct 15 townhouse units.

To: The City Clerk's Office

We are the home owners of 7391 Lindsay Road (the house behind the rezoning proposal site). We strongly oppose the rezoning application RZ-12619823 and want the City of Richmond to deny this rezoning application.

We have been living in the neighborhood for around 10 years. This proposed townhouse complex will be plunked right in the middle of our single residential home community with single residential homes on both sides and behind the proposed townhouse site. There are no townhouses on the entire length of Railway Avenue except for the tip of Railway Avenue where it ends when it meets with Granville Avenue.

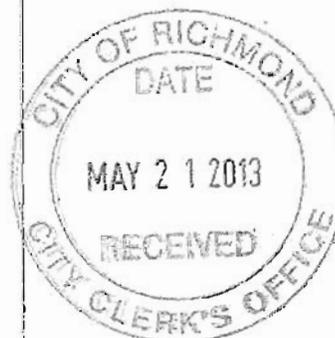
This rezoning proposal if it goes through will ruin the larger home character of the street and neighborhood. There are many nice homes along our street and this proposal will ruin the overall character of the street as well as these homes prices.

As well traffic would be a major concern. Railway Avenue is a single lane street both ways and traffic would be blocked on the street going south since a large volume of cars would be trying to turn left into the proposed townhouse complex backing cars behind them since it is a single lane road. Parking would also be an issue since there is no street parking allowed on Railway Avenue since again it is a single lane street both ways. Also this proposed townhouse site isn't on a corner street which would maybe allow a solution to the potential parking nightmare. These types of townhouse proposal's are suited for streets that have double lanes going both ways which would solve the problems we have listed above that would occur on our street if this rezoning application is approved.

Again, we ask the City of Richmond can consider all above our concern and refute this rezoning proposal to construct 15 townhouse units instead of single homes.

Sincerely,

Xiao Min Mai ( House Owner)



**MayorandCouncillors**

**From:** City of Richmond Website (webgraphics@richmond.ca)  
**Sent:** Monday, 13 May 2013 9:24 PM  
**To:** MayorandCouncillors  
**Subject:** Send a Submission Online (response #733)

**Categories:** 12-8060-20-9016 & 9021 - 9311 to 9471 Alexandra Rd

To Public Hearing  
 Date: May 21, 2013  
 Item # 6  
 Re: DCP Bylaw 9000, Amendment  
Bylaw 9016 & 9021  
Zoning Bylaw 8500, Amendment  
Bylaw 9017 and Termination  
of Housing Agreement @  
9393 Alexandra Rd  
Bylaw 9022

**Send a Submission Online (response #733)**

**Survey Information**

Site:	City Website
Page Title:	Send a Submission Online
URL:	<a href="http://cms.richmond.ca/Page1793.aspx">http://cms.richmond.ca/Page1793.aspx</a>
Submission Time/Date:	5/13/2013 9:32:03 PM

**Survey Response**

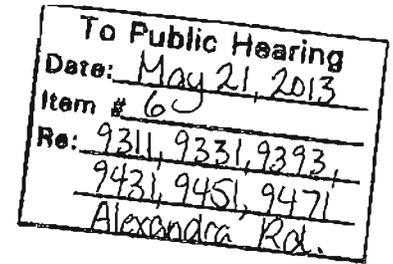
Your Name	ZHE WANG
Your Address	408-9299 Tomicki Ave, Richmond
Subject Property Address OR Bylaw Number	RW: 9311, 9331, 9393, 9431, 9451 and 9471 Alexandra Rd

Comments	As a local resident, I do not agree with this plan. Now I really fell inconvenience living in this community. The whole community is like a big construction site, dirty and noisy. The population of the Community are too much now, while the the relevant supporting facilities is not enough. This plan will have 546 units, that means at least 1600 people will move in. Throughout Richmond, is there any communities have such a large population density? With the increase of population, the security situation is getting worse, the crime rate is also increased. I think that the city hall should not approve more project for tax pourpose, yout should think about how to make our communities more livable. Urban planning should be visionary, rather than the pursuit of short-term economic benefits.
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CityClerk

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From: Alvina L [alvinapoly@hotmail.com]  
Sent: Tuesday, 21 May 2013 1:57 PM  
To: CityClerk  
Subject: Submissions of Public Hearing on 5/21/2013



To: Mr. David Weber  
Director, City Clerk's Office

Dear Mr. Weber,

Re: RZ 12-598503

I refer to the above application and wish to raise my concern that the whole area has become densely populated, namely: Meridian Gate ZLR20 (250 units), Cambridge Park ZLR24 (approx. 200 units), Omega Living between ZLR20 and ZLR24 (245 units). I think the City of Richmond should plan and construct better road networks to serve the huge population if approval will be made for the RZ 12-598503 project which will bring a total of 546 apartment units to the area.

I also wish to comment that the Dubbert Road and Tomicki Avenue have to be widened in future.

Thank you for your kind attention.

Regards,  
Alvina Lee  
202-9299 Tomicki Ave.  
Richmond, B.C.  
V6X 0C5

