



Regular Council Meeting for Public Hearings

Tuesday, May 22, 2007

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

Present: Mayor Malcolm D. Brodie
Councillor Linda Barnes
Councillor Cynthia Chen
Councillor Derek Dang
Councillor Evelina Halsey-Brandt
Councillor Sue Halsey-Brandt
Councillor Bill McNulty
Councillor Harold Steves

Gail Johnson, Acting Corporate Officer

Absent: Councillor Rob Howard

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

1. **Zoning Amendment Bylaw 8085 (RZ 06-333534)**
(8671 Heather Street; Applicant: 450470 B.C. Ltd.)

Applicant's Comments:

The applicant was not present.

Written Submissions:

None.

Submissions from the floor:

None.

PH07/5-1

It was moved and seconded

That Zoning Amendment Bylaw 8085 be given second and third readings.

CARRIED



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2. **Zoning Amendment Bylaw 8217 (RZ 05-319627)**

(7080 and 7100 Bridge Street and 7111, 7131 and 7151 No. 4 Road;
Applicant: Bridge CWL Investments Inc.)

Applicant's Comments:

The applicant was available to answer questions.

Written Submissions:

David and Jennifer Price, 7140 Bridge Street (Schedule 1)

Submissions from the floor:

Linda Hawryluk 7120 Bridge Street, expressed concern about the 10.5 meter road dedication that will encroach on her property to provide the future Sills Avenue off Bridge Street. Ms. Hawryluk concluded by stating that she is not objecting to the proposal, but is seeking reassurance that (1) her property will not suffer from devaluation as a result of the road dedication, and (2) she will be left with options other than selling her property to a developer in the future.

In answer to several queries, the Director of Development, Jean Lamontagne provided the following advice:

- 7120 Bridge Street is subject to road dedication to provide for Sills Avenue which is on the DCC program, making it eligible for credits. The current developer will pay for the full design and full width of Sills Avenue as well as 50% of the total construction costs;
- lots being developed in the future will be subject to a similar mixture of road dedication and road right-of-ways to achieve the ultimate width of Sills Avenue, and will be treated fairly;
- during the rezoning application process, the Planning Department works with applicants to ensure that they receive the highest value and best use of their property in keeping with the Local Area Plan designation.

PH07/5-2

It was moved and seconded

That Zoning Amendment Bylaw 8217 be given second and third readings.

CARRIED



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3. **Zoning Amendment Bylaw 8219 (RZ 06-351471)**
(2560 Shell Road/2633 Simpson Road; Applicant: Eagle Ridge Enterprises Ltd.)

Applicant's Comments:

The applicant was available to answer questions.

Written Submissions:

None.

Submissions from the floor:

None.

PH07/5-3

It was moved and seconded

That Zoning Amendment Bylaw 8219 be given second and third readings.
CARRIED

4. **Official Community Plan Amendment Bylaw 8221 and Zoning Amendment Bylaw 8222 (RZ 04-279819)**
(8140 No. 5 Road; Applicant: Matthew Cheng Architect)

Applicant's Comments:

The applicant was available to answer questions.

Written Submissions:

Erik Karlsen, Chair, Agricultural Land Commission (Schedule 2)

Cecilia Ting, 411 – 8120 Jones Road (Schedule 3)

Alex Chang, 1506 – 8171 Saba Road (Schedule 4)

Jean Lamontagne, Director of Development (Schedule 5)

Submissions from the floor:

Mr. Lamontagne referred to his memo (Schedule 5) providing clarification regarding the future height variance for the proposed project in relation to height variances granted to other similar developments along No. 5 Road.



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Stephen Cheung 10060 Nishi Court, spoke on behalf of the Richmond Environmental Concerns Group, and requested that Council not approve this application until an environmental impact study has been completed. Concern was expressed that the influx of people, traffic, noise, and pollution generated by the proposed development will have a long term impact on the environmentally sensitive site. Visitors to the monastery will park along No. 5 Road, causing traffic safety concerns. Mr. Cheung also voiced his concern about the massing of the proposed structure.

Michael Wolfe, 9731 Odlin Road spoke in opposition to the proposed development, stating that as an Environmentalist, he would like to adopt this site as an Environmentally Sensitive Area (ESA), and provide stewardship work on it. He referred to a map illustrating ESA's in Richmond, and spoke about the affect on future farmers from loss of habitat and pollination, and the impact from hydrology. Mr. Wolfe concluded by stating that reducing the ESA to 40 meters will result in a monoculture overgrown with invasive species such as blackberries.

Richmond resident Kent Law, objected to the proposal, noting that parked vehicles along No. 5 Road make it difficult to see oncoming traffic when turning from the side streets onto No. 5 Road. The proposed development would add more parked vehicles to No. 5 Road and thus create greater traffic safety concerns.

Chad Law, a volunteer for the Richmond Environmental Concerns Group, spoke in opposition to the proposal. He spoke about the strong and overwhelming visual impact the structure's height and width will create. Mr. Law stated that exceptionally large congregations are customary for this type of temple, with tourists arriving on buses. He then expressed concern that the current parking proposal will be insufficient and unable to accommodate tour buses and emergency vehicles.



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In answer to several queries, staff provided the following advice:

- as a requirement prior to development, the applicant acquired the services of Phoenix Environmental Services. As a result of the Environmental assessment, a strip of approximately 40 meters will be retained as an ESA area;
- a traffic impact study detailing provisions for special events and off street parking was provided as part of this application. The applicant has met the current parking bylaw requirements, and demonstrated the ability to accommodate the congregation;
- 65 general public parking spots are located at the back of the property, which is actually where the front of the temple will be located, with a passage-way large enough to accommodate buses and emergency vehicles;
- in an effort to retain farming and to provide a habitat for sparrows and other birds, the proposed development includes planting of fruit and native trees;
- the massing of the proposed building will be similar to other buildings along No. 5 Road.

In response to comments and queries, the applicants provided the following advice:

- the structure's volume and massing meets the site coverage F.A.R. requirements, and a height variance has been requested. The top of the parapet is 12 meters, anything beyond that is non functional and for decorative purposes only;
- a monastery is different from a church, as it provides a residence for monks. Tour buses with visitors are not expected, and limited number of special events will take place. The monastery's supporting community consists of 50 – 60 members;
- overflow traffic will not become a street hazard; public consultation has taken place with neighbouring temples and churches about sharing parking facilities during special events;



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- the monastery is very cognisant of protecting the ESA, and according to environmental consultants, the current plan to retain the 40 meters of ESA and plant an orchard will enhance wildlife;
- a prominent decorative shrine approximately 35 feet x 35 feet in size will be featured at the front of the monastery, and a smaller feature will be located at the back.

With regard to a writer's concern about plans to place a 140 foot statue of Buddha on the site, the applicants clarified that the writer had been misinformed, and there are no such plans.

PH07/5-4

It was moved and seconded

That Official Community Plan Amendment Bylaw 8221 and Zoning Amendment Bylaw 8222 each be given second and third readings.

CARRIED

5. **Zoning Amendment Bylaw 8223 (RZ 07-359348)**
(8451 No. 1 Road; Applicant: Malhi Construction Ltd)

Applicant's Comments:

The applicant was available to answer questions.

Written Submissions:

None.

Submissions from the floor:

None.

PH07/5-5

It was moved and seconded

That Zoning Amendment Bylaw 8223 be given second and third readings.

CARRIED

6. **Zoning Amendment Bylaw 8224 (RZ 07-361386)**
(10391 Williams Road; Applicant: Parmjit S. Randhawa)

Applicant's Comments:

The applicant was available to answer questions.



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Written Submissions:

None.

Submissions from the floor:

None.

PH07/5-6

It was moved and seconded

That Zoning Amendment Bylaw 8224 be given second and third readings.

CARRIED

7. **Zoning Amendment Bylaw 8228 (RZ 06-350825)**
(11451 Williams Road; Applicant: Raman Kooner)

Applicant's Comments:

The applicant was available to answer questions.

Written Submissions:

None.

Submissions from the floor:

None.

PH07/5-7

It was moved and seconded

That Zoning Amendment Bylaw 8228 be given second and third readings.

CARRIED

8. **Zoning Amendment Bylaw 8230 (RZ 06-354537)**
(13951 Bridgeport Road; Applicant: Loon Properties Inc.)

Applicant's Comments:

The applicant was available to answer questions.

Written Submissions:

None.

Submissions from the floor:

None.



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PH07/5-8

It was moved and seconded

That Zoning Amendment Bylaw 8230 be given second and third readings.

CARRIED

9. Zoning Amendment Bylaw 8233 (RZ 05-308086)

(9091 and 9071 Williams Road; Applicant: Matthew Cheng Architect)

Applicant's Comments:

The applicant was available to answer questions.

Written Submissions:

Que, 10251 Aragon Road (Schedule 6)

Anna Pietraszek, 9111 Williams Road (Schedule 7)

Lynda Murdoch (Schedule 8)

Submissions from the floor:

None.

In answer to queries, Mr. Lamontagne provided the following advice:

- staff has reviewed the perimeter drainage of the property, and a requirement of the building permit is that storm water remains within the property and will not spill over to neighbouring properties;
- there is an internal lane located in the middle of this multi-family project.

PH07/5-9

It was moved and seconded

That Zoning Amendment Bylaw 8233 be given second and third readings.

CARRIED

10. Zoning Amendment Bylaw 8234 (RZ 04-287969)

(8391 and 8411 Williams Road; Applicant: Matthew Cheng Architect)

Applicant's Comments:

In answer to a question about acquisition of the lot between Pigott Drive and the site for the proposed development, the applicant advised that his client has been unsuccessful at attaining the lot.



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The applicant was then very strongly encouraged to try and acquire the lot, which would enable access within the project and not to Williams Road.

Written Submissions:

Cassy Wittermann, 8711 Pigott Road (Schedule 9)
Richard and Wendy Anderson, 8400 Pigott Road (Schedule 10)
Lynda Murdoch, (Schedule 8)

Submissions from the floor:

Wendy Anderson, 8400 Piggot Road spoke in opposition to the proposal and voiced her concerns stating that this area is very busy and it is already difficult to cross the road. An access onto Piggot Drive will further disrupt the quiet neighbourhood.

PH07/5-10

It was moved and seconded

That Zoning Amendment Bylaw 8234 be given second and third readings.

CARRIED

11. Zoning Amendment Bylaw 8212 (RZ 07-359525)

(A portion of 8840 River Road and a portion of the rail right-of way on Lot 102, Sections 21 and 22 Block 5 North Range 6 New Westminster District Plan 46989; Applicant: Great Canadian Gaming Corporation)

Applicant's Comments:

In answer to a question about construction dust and the impact on neighbours, Terrance Doyle, Executive Director of Construction for Great Canadian Gaming advised that dust control methods such as wetting down the site during construction will be implemented.

Written Submissions:

George Woodward, 8980 River Drive (Schedule 11)



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Submissions from the floor:

Peter Mitchell, 6271 Nanika Crescent spoke in general support of the proposal, stating that the Park and Ride will help the City's rapid transit system as well as generate community policing for the area. He made reference to some trees that have died on the parkade of the existing Great Canadian Casino (GCC) building, and suggested hanging vines. Also, Mr. Mitchell believed the proposed building should be tapered and shifted as it will block surrounding views.

PH07/5-11

It was moved and seconded

That Zoning Amendment Bylaw 8212 be given second and third readings.
CARRIED

12. Zoning Amendment Bylaw 8229 (RZ 06-355420)

(4000 No. 3 Road (formerly 4020, 4040 and 4060 No. 3 Road); Applicant: Fairchild Developments Ltd.)

Jean Lamontagne drew Council's attention to a revision which has been made to the rezoning conditions for this application to ensure that construction of the Canada Line is not impeded by this development.

Applicant's Comments:

The applicant was available to answer questions.

Written Submissions:

Jack Bu, owner of King of Karaoke, 110 – 4160 No. 3 Road (Schedule 12)
Richmond Chamber of Commerce, 5811 Cooney Road (Schedule 13)
Mario Pavlakovic, Manager Properties, Canada Line (CLCO) (Schedule 14)
Revised Rezoning Considerations Concurrence for RZ 06-355420
(Schedule 15)

Submissions from the floor:

In answer to a query, Mr. Lamontagne advised that the developer is integrating the use of bus passes for a period of one year to promote transit use.



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Peter Mitchell, 6271 Nanika Crescent spoke in support of the plan, expressing his appreciation to the developers of Aberdeen Mall for resolving previous parking issues. This proposal will reduce parking but the developer is providing an opportunity to train the public to use the rapid transit system. The construction of the connection from the Aberdeen Mall to the rapid transit area will create a transit corridor to the new No. 3 Road station to Hazelbridge Way and adjacent properties.

In answer to a query about this development blocking the logo and business facility of King of Karaoke, Danny Leung, Vice President of Fairchild Developments advised that the building in question is set back and has never been very visible. He agreed that if an opportunity arose, assistance with this problem might be possible.

PH07/5-12

It was moved and seconded

That the Revised Rezoning Considerations Concurrence for RZ 06-355420 be substituted for the original set of rezoning conditions (Schedule 15 to the minutes of the Regular Meeting of Council for Public Hearings held on Monday, May 22, 2007).

CARRIED

PH07/5-13

It was moved and seconded

That Zoning Amendment Bylaw 8229 be given second and third readings.

CARRIED

13. Official Community Plan Amendment Bylaw 7882 and Zoning Amendment Bylaws 7883, 8113 & 8117 (RZ 03-254977)

(3200, 3220, 3240, 3280, 3300, 3320 & 3360 No. 3 Road, 3131, 3171, 3191, 3211, 3231, 3251, 3271, 3291, 3331, 3371, 3391 & 3411 Sexsmith Road, 8511 Capstan Way, and a portion of City Road Right-of-Way North of Capstan Way; Applicant: Andrew Cheung Architects Inc.)

Applicant's Comments:

The applicant reviewed the many community amenities to be provided within this project including a gateway feature to be located at the entrance with public art and a gathering plaza, and accessible roof top green spaces.



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Staff was requested to receive further information about the square footage of green roof for the project from the applicant.

Written Submissions:

Ken Morris, Secretary Treasurer, Richmond School District (Schedule 16)

Jose Gonzalez, 8935 Cook Crescent (Schedule 17)

Anne Murray, Vice President, YVR Airport Authority (Schedule 18)

Terry Crowe, Manager, Policy Planning (memorandum) (Schedule 19)

Submissions from the floor:

Anne Murray, Vice-President, Community and Environmental Affairs with the Vancouver Airport Authority indicated that the proposed development will be affected by high levels of aircraft noise which is anticipated to get worse over time. She noted that in other provinces this type of development may be prohibited. She also spoke about increased traffic congestion, indicating that every effort should be made to ensure that traffic flow on the airport roads and bridges isn't affected.

Kushla Curtis, 9400 Pattison Road raised questions about the level of land and if it will be raised, and whether pile drivers will be used during construction.

In answer to Ms. Curtis' questions, Mr. Lamontagne advised that the land will be raised in accordance with the flood protection policy, and the applicant will need to provide full storm water protection for area residents. Information regarding pile drivers will be available in the geo-technical report during the building permit process.

Peter Mitchell, 6271 Nanika Crescent commented that the proposed rapid transit station in the area is very desirable, and questioned if the affordable housing for the project will be sufficient, and if the public amenity space could be configured for daycare. He felt that since the project is so large, the building site lines should be given careful consideration. Mr. Mitchell also spoke about the roof gardens, stressing the need for a greater ratio to be accessible.



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Michael Wolfe, 9731 Odlin Road indicated that he did not expect Council to approve this proposal. He felt the proposal provided insufficient amenities, lacked in planning affordable housing, and as a result of the proposal, many trees will be lost, and a traffic crisis will be created.

In answer to comments and several queries, staff provided the following advice:

- the letter submitted by Mr. Jose Gonzalez was reviewed and issues relating to amenities will be addressed at a future Parks, Recreation and Cultural Services Committee meeting (tentative date: June 2007), prior to integration of the implementation strategy and the City Centre Area Plan;
- the estimated number of affordable units is currently based on 500 square feet per unit, however, there may be a mix of smaller and larger units to accommodate single residents and families;
- the Richmond School Board has indicated in previous discussions that it is prepared to address school needs arising from this project;
- covenants conditional to rezoning ensure adequate acoustical measures are taken to address noise impacts in accordance with the OCP aircraft noise sensitive area;
- aircraft noise warnings will be included in each disclosure statement stating that there will be aircraft noise, and all measures will be taken to make potential buyers fully aware before signing purchasing agreements;
- signs will be placed on the site to warn of the aircraft noise;
- as part of the development permit process, the applicant must provide a professional acoustical report;
- the Parks, Recreation and Cultural Services department is currently finalizing a facilities study to be brought forward in June or July 2007, addressing a variety of City Centre facilities, including provision of child care spaces,
- access to the development for people with disabilities will be reviewed in further detail;



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- there are no Geothermal initiatives planned by the developer for this project at this point;
- construction of the Capstan Station without the voluntary \$15 million developer contribution could be delayed for years; this station will make a huge difference in the City with regards to traffic.

PH07/5-14

It was moved and seconded

That Official Community Plan Amendment Bylaw 7882 and Zoning Amendment Bylaws 7883, 8113 and 8117 all be given second and third readings.

CARRIED

14. Zoning Amendment Bylaw 8238 (RZ 06-344033)

(9200, 9240, 9280, 9300 and 9320 Odlin Road; Applicant: Polygon Meridian Gate Homes Ltd.)

Councillor Dang, in accordance with Section 100 of the Community Charter, declared a potential conflict of interest for this item and item #15 as he owns property in the area. He left the meeting at 10:04 p.m. and did not return.

Applicant's Comments:

The applicant was available to answer questions.

Written Submissions:

V.J. Sidhu, 9211 Odlin Road (Schedule 20)

Submissions from the floor:

Michael Wolfe, 9731 Odlin Road spoke in opposition to the proposal and voiced his concerns regarding illegal removal of trees, pollution caused by idling trucks, speeding traffic and disturbances to the neighbourhood.

In answer to a question, Mr. Lamontagne advised that the applicant has worked with an arborist, and tree cutting permits were given for tree removal, along with timelines.



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PH07/5-15

It was moved and seconded

That Zoning Amendment Bylaw 8238 be given second and third readings.

CARRIED

15. Zoning Amendment Bylaw 8241 (RZ 06-354959)

(9680, 9700, 9720, 9740, 9760, 9762 and 9800 Odlin Road; Applicant: Polygon Development 172 Ltd.)

Applicant's Comments:

The applicant was available to answer questions.

Written Submissions:

Susan Thompson, 9620 Odlin Road (Schedule 21)

Submissions from the floor:

Michael Wolfe 9731 Odlin Road spoke in opposition to the proposal, feeling the area should be designated as one large park. Mr. Wolfe spoke about environmental issues including loss of habitation for hawks and eagles, and soil conservation. He referred to traffic safety letters sent out by Thompson School and voiced concerns about fast travelling large diesel trucks, effects of traffic congestion upon emergency vehicle accesses and a shortage of bike lanes.

In response to the Thompson School and traffic safety concerns, Victor Wei advised that traffic counters will be implanted in the area and if warranted, traffic measures will be taken to address these concerns in combination with RCMP enforcements. The future development of Odlin Road will provide a permanent solution regarding traffic issues, and at this time, staff is satisfied with the staging of construction in terms of safety.

PH07/5-16

It was moved and seconded

That Zoning Amendment Bylaw 8241 be given second and third readings.

CARRIED

ADJOURNMENT



Regular Council Meeting for Public Hearings

Monday, May, 22 2007

PH07/5-17

It was moved and seconded

That the meeting adjourn (10:36 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 22, 2007.

Mayor (Malcolm D. Brodie)

Acting Corporate Officer, City Clerk's Office
(Gail Johnson)

To Public Hearing	
Date:	May 22, 2007
Item #	4
Re:	Bylaws 8221 + 8222

9060-20-8222

MayorandCouncillors

From: Webgraphics [webgraphics@richmond.ca]
Sent: Monday, 21 May 2007 4:24 PM
To: MayorandCouncillors
Subject: Send a Submission Online (response #132)

SCHEDULE 3 TO THE MINUTES OF
 THE REGULAR MEETING OF
 COUNCIL FOR PUBLIC HEARINGS
 HELD ON MONDAY, MAY 22, 2007

Send a Submission Online (response #132)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.city.richmond.bc.ca/CM/WebUI/PageTypes/Survey/Survey.aspx?PageID=1793&PageMode=Hybrid
Submission Time/Date:	2007-05-21 4:23:19 PM

Survey Response

Your Name:	Cecilia Ting
Your Address:	411-8120 Jones Road Richmond BC V6Y 4K7
Subject Property Address OR Bylaw Number:	The planned temple on no.5 Road
Comments:	I object to approve the built of the 140ft Buddha at temple of on no.5 Road. I respect different religions. But not to build a statue in the open public of our City. This does not match the whole environment.



SCHEDULE 4 TO THE MINUTES OF
THE REGULAR MEETING OF
COUNCIL FOR PUBLIC HEARINGS
HELD ON MONDAY, MAY 22, 2007

May 16, 2007

5060-20-8222

Mr. Kevin Eng,

P & D Department, City of Richmond, British Columbia

To Public Hearing
Date: <u>May 22, 2007</u>
Item # <u>4</u>
Re: <u>Bylaws 8221 +</u>
<u>8222</u>

Dear Sir,

I, the undersigned one, is a citizen of Canada and the resident of Richmond, British Columbia

* 19 other similar letters attached

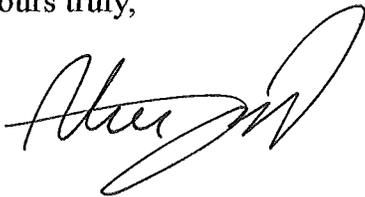
I write to give my hand to agree the

- 1) OCP amendment by law 8221
- 2) Zoning amendment by law 8222 REZ 04-279819

Congenial atmosphere usually prevail at religious gathering and to my knowledge this monastery will be first Tibetan style temple at west coast of Canada which surely be one of the landmarks of Richmond

Thank you for counting my absolute for the above mention amendment.

Yours truly,



Name: Alex Chang

Address: 1506-8171 Saba Road, Richmond BC V6Y4B3



May 16, 2007

Mr. Kevin Eng,

P & D Department, City of Richmond, British Columbia

Dear Sir,

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Thank you for counting my absolute for the above mention amendment.

Yours truly,



Name: Lau SuetChu
Address: 107 - 8100 Jones Road
Richmond, V6Y 4B1



May 16, 2007

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P & D Department, City of Richmond, British Columbia

Dear Sir,

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Yours truly,



Name: Wong Sing Chu
Address: 107 - 8100 Jones Road
Richmond, V6Y 4B1



May 16, 2007

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P & D Department, City of Richmond, British Columbia

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Name:

Address:

6140 Annim Place V7C 2N2 Richmond,



May 16, 2007

Mr. Kevin Eng,

P & D Department, City of Richmond, British Columbia

Dear Sir,

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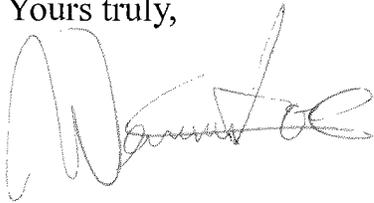
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Yours truly,

✓ 

✓ Name: Warren Kong

✓ Address: #3 - 8540 Cook Road
Richmond. B.C V6Y 1V7



May 16, 2007

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P & D Department, City of Richmond, British Columbia

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Yours truly,

Name:

MARTA NG

Address:

3. 8540 COOK ROAD
RICHMOND B.C. V6Y 1V7



May 16, 2007

Mr. Kevin Eng,

P & D Department, City of Richmond, British Columbia

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Yours truly,



Name: Justin CHEN

Address:

22240 GARRATT DR.
RICHMOND B.C. V6V 2P6



May 16, 2007

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P & D Department, City of Richmond, British Columbia

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Thank you for counting my absolute for the above mention amendment.

Yours truly,



Name: LEE I. FEI

Address:

2118 - 12811 ROWAN PLACE
RICHMOND B.C. V6V 2S6



May 16, 2007

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P & D Department, City of Richmond, British Columbia

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Name: LEE - MEI

Address:

22240 GARRATT DR.
RICHMOND B.C. V6V 2P6



May 16, 2007

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P & D Department, City of Richmond, British Columbia

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Yours truly,



Name: Li-Mei, Hsieh
Address: 7340 Barkerville Crt.
Richmond, B.C
V7A 1K9



May 16, 2007

Mr. Kevin Eng,

P & D Department, City of Richmond, British Columbia

Dear Sir,

I, the undersigned one, is a citizen of Canada and the resident of Richmond, British Columbia

I write to give my hand to agree the

- 1) OCP amendment by law 8221
- 2) Zoning amendment by law 8222 REZ 04-279819

Congenial atmosphere usually prevail at religious gathering and to my knowledge this monastery will be first Tibetan style temple at west coast of Canada which surely be one of the landmarks of Richmond

Thank you for counting my absolute for the above mention amendment.

Yours truly,



Name: Burl Lu

Address: 7340 Barkerville Cr.
Richmond, B.C.
V7A 1K9



May 16, 2007

Mr. Kevin Eng,

P & D Department, City of Richmond, British Columbia

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Yours truly,



Name: Lai-fa, Lu

Address: 7340 Barkerville crt.
Richmond. B.C
V7A 1K9



May 16, 2007

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Yours truly,



Name: Dennis Chuang
Address: 9628 Woodward's Place
Richmond, B C



May 16, 2007

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P & D Department, City of Richmond, British Columbia

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Yours truly,



Name:

Address:

9611 WOODWARDS PL.
RICHMOND. V7E 1H5



May 16, 2007

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P & D Department, City of Richmond, British Columbia

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Thank you for counting my absolute for the above mention amendment.

Yours truly,

Name:

Address:

Yi-Chun Li (Yichun Liu)

11140 MCKENZIE RD

R.M.D. VTA154



May 16, 2007

Mr. Kevin Eng,

P & D Department, City of Richmond, British Columbia

Dear Sir,

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I write to give my hand to agree the

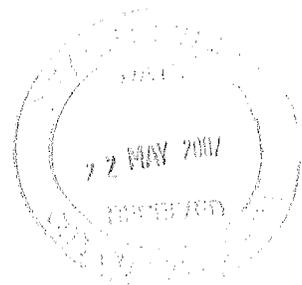
- 1) OCP amendment by law 8221
- 2) Zoning amendment by law 8222 REZ 04-279819

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Thank you for counting my absolute for the above mention amendment.

Yours truly,


Name: Eugenia da Luz Felgar
Address: 2255 McLennan Ave.
Richmond, BC, V6X 1N6



May 16, 2007

Mr. Kevin Eng,

P & D Department, City of Richmond, British Columbia

Dear Sir,

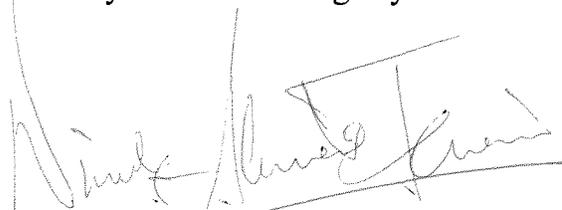
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Yours truly,

Name: Nicole Almeida Ferreira
Address: 2255 McLennan Ave.
Richmond, BC, V6X 1N6



May 16, 2007

Mr. Kevin Eng,

P & D Department, City of Richmond, British Columbia

Dear Sir,

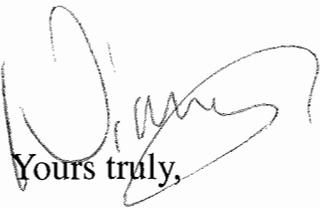
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Thank you for counting my absolute for the above mention amendment.



Yours truly,

Name: Winnie Luk

Address: 8740 Wheeler Road

Richmond, BC, V6Y 2M5



May 18, 2007

Mr. Kevin Eng,

P & D Department, City of Richmond, British Columbia

Dear Sir,

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- 2) Zoning amendment by law 8222 REZ 04-279819

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Thank you for counting my absolute for the above mention amendment.

Yours truly,



Name:

Shaily Chan

Address:

#28-18920 Jack Bell Dr. Pmd. B.C., V6V2V9



May 18, 2007

Mr. Kevin Eng,

P & D Department, City of Richmond, British Columbia

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I write to give my hand to agree the

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Yours truly,


Name:

Address: #28, Jack Bell Dr, Richmond B.C. V6V 2V9





SCHEDULE 5 TO THE MINUTES OF
THE REGULAR MEETING OF
COUNCIL FOR PUBLIC HEARINGS
HELD ON MONDAY, MAY 22, 2007

City of Richmond
Planning and Development Department

To Public Hearing	
Date:	May 22, 2007
Item #	4
Re:	Bylaws 8221 + 8222

Memorandum

		INT
	DW	
	GJ	JL
	KY	
	DB	
	WB	

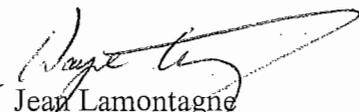
To: Mayor and Council
From: Jean Lamontagne
Director of Development

Date: May 22, 2007
File: RZ 04-279819

Re: Application by Matthew Cheng Architect for Rezoning of the Westerly 114 m of 8140 No. 5 Road from Agricultural District (AG1) to Assembly District (ASY) 8060-20-822

Please note the following clarification regarding the future height variance noted in the staff report to Planning Committee dated March 29, 2007 from the Director of Development regarding the above project:

- The Assembly District (ASY) permits a maximum building height of 12 m (39 ft.);
- The applicant is currently proposing a building where a portion of the building would exceed the maximum height permitted within the ASY District, as shown in Attachment 1;
- The applicant has submitted a Development Variance Permit application (DV 06-337315) to review the proposed variances associated with the project, including building height, as noted in the Report to Planning Committee; and
- The processing of this Development Variance Permit application, to the satisfaction of the Director of Development, is required prior to Final Adoption of Rezoning Bylaw No. 8222.

for 
Jean Lamontagne
Director of Development
JL:blg

pc: Gail Johnson, Manager, Legislative Services
Kevin Eng, Planner



ATTACHMENT 1

event (Annual teaching seminar) is expected to exceed off-street parking number provided on site by 30 stalls. As a result, the transportation consultant has recommended the following:

- Overflow parking (on-street) can be accommodated during limited times along No. 5 Road and Blundell Road. Time restrictions vary depending on the portion of the street.
- Encourage transportation demand measures (i.e., carpooling and shuttle service).
- Arrangements with adjacent or nearby properties to allow for overflow parking to be accommodated during the peak events. As an initial step, a letter submitted from the Dharma Drum Mountain Buddhist Association (8240 No. 5 Road) has been submitted granting permission to staff and members of the Thrangu Monastery during the identified peak events for use of 18 off-street parking stalls (refer to **Attachment 9** for a copy of the traffic study and letter). These parking stalls are located approximately 100 m (328 ft.) from the subject site.
- Arrange for remote off-street parking if parking is not available for nearby properties and arrange for shuttle service to and from the site during the event.
- Implement a ticketing system to the event in order to forecast and control attendance as it relates to available on and off-site parking.
- Implement a traffic management plan during peak traffic events to coordinate directional/informational signage, personnel to direct traffic and inform participants, prior to the event, of the parking arrangements.

The City's Transportation Division has reviewed report and recommendations prepared to examine traffic and parking during peak period events and concurs with the findings and recommendations. The total number of on-site parking provided (65 Stalls) complies with off-street requirements based on assembly uses and regular daily usage expected for this type of facility.

Forthcoming Development Variance Permit Application

Through the processing of the rezoning application and review of site and building elevation drawings, a number of variances were identified by the applicant in regards to the following:

- Increase the maximum building height from 12 m (39.37 ft.) to 21.48 m (70.46 ft.) for portions of the 3rd and 4th storey containing architectural features (shrine hall roof) associated with the monastery. The following are examples of height variances approved for other assembly buildings located along No. 5 Road:
 - India Cultural Centre (8600 No. 5 Road): Height variance to 17.5 m (57.37 ft.) for portions of the "onion" dome.
 - Shia Muslim Centre (8580 No. 5 Road): Height variance to 20.1 m (66 ft.) for minarets and 15.4 m (51 ft.) for the architectural dome.
 - Lingyen Mountain Temple phase 1&2 (10060 No. 5 Road): Height of 23 m (75 ft.) for the main temple hall.
- Decrease the side yard setbacks along the north and south edge from 7.5 m (24.6 ft.) to 7.31 m (24 ft.) for small building projections associated with exit corridors.
- Decrease the minimum manoeuvring-aisle width for access to parking spaces from 7.5 m (24.6 ft.) to 6.71 m (22 ft.).
- Decrease the off-street parking setback from 1.5m (4.9 ft) to 0.9 m (3 ft.) along the north and south property line.



MATTHEW CHENG ARCHITECT INC.

110 EAST 10TH AVENUE, SUITE 100
 DENVER, COLORADO 80202
 TEL: 303.733.8888 FAX: 303.733.8889
 WWW.MATTHEWCHENGARCHITECT.COM

- 1. ARCHITECT
- 2. CONTRACTOR
- 3. GENERAL CONTRACTOR
- 4. MECHANICAL CONTRACTOR
- 5. ELECTRICAL CONTRACTOR
- 6. PLUMBING CONTRACTOR
- 7. ROOFING CONTRACTOR
- 8. INTERIOR FINISH CONTRACTOR
- 9. EXTERIOR FINISH CONTRACTOR
- 10. LANDSCAPE ARCHITECT
- 11. STRUCTURAL ENGINEER
- 12. CIVIL ENGINEER
- 13. ENVIRONMENTAL ENGINEER
- 14. HISTORIC PRESERVATION ARCHITECT
- 15. LIGHTING DESIGNER
- 16. SOUND DESIGNER
- 17. VIDEO DESIGNER
- 18. SIGNAGE CONTRACTOR
- 19. FURNITURE CONTRACTOR
- 20. AV SYSTEMS CONTRACTOR
- 21. SECURITY SYSTEMS CONTRACTOR
- 22. ACCESSIBILITY CONTRACTOR
- 23. ENERGY EFFICIENCY CONTRACTOR
- 24. GREEN BUILDING CONTRACTOR
- 25. OTHER TRADES

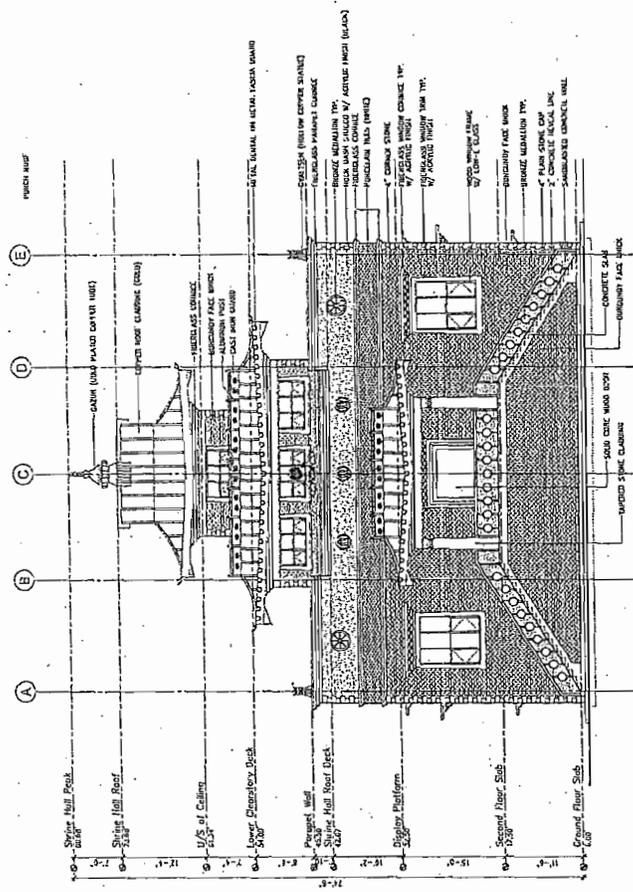
DATE: 10/15/10

THUVANGU MONASTERY
 8140 No. 5 ROAD
 RICHMOND, B.C.

WEST ELEVATION (No. 5 Road)

Project No.	10101
Client	THUVANGU MONASTERY
Scale	1/8" = 1'-0"
Project Name	THUVANGU MONASTERY
Revision Date	10/15/10
Drawn By	MATTHEW CHENG
Checked By	MATTHEW CHENG
Scale	1/8" = 1'-0"
Project Name	THUVANGU MONASTERY
Revision No.	01
Revision Description	

12 m (39 Ft.)
 Height Limit
 in ASY District



WEST ELEVATION

D3.1



MATTHEW CHENG ARCHITECT INC.

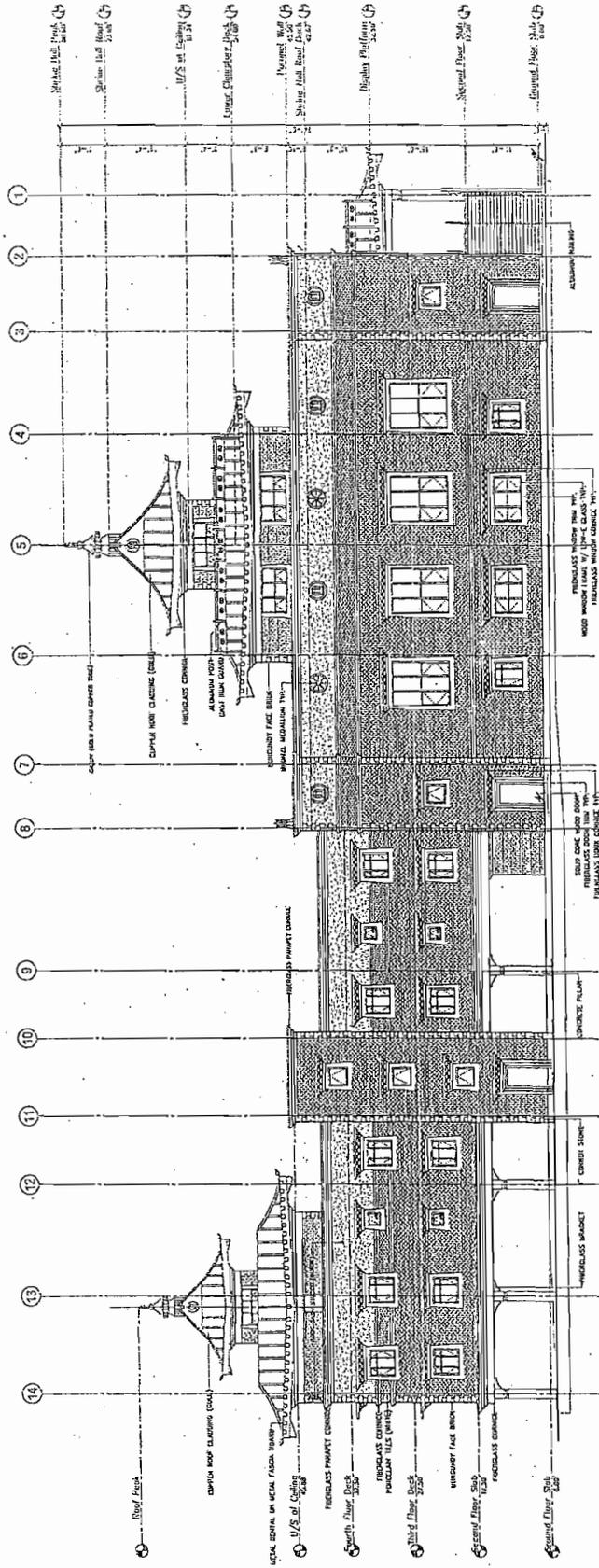
100-1000 WEST 10TH AVENUE, SUITE 100
 VANCOUVER, BC V6H 1T6
 TEL: (604) 276-8888
 FAX: (604) 276-8889
 WWW.MATTHEWCHENGARCHITECT.COM

PROJECT NO. 2018-001
 CLIENT: HIRANGU MONASTERY
 ADDRESS: 8740 NO. 5 ROAD, RICHMOND, B.C.
 DATE: 2018/01/20

12m (39 ft.)
 Height Limit
 in ASY District

HIRANGU MONASTERY
 8740 NO. 5 ROAD
 RICHMOND, B.C.

NORTH ELEVATION



NORTH ELEVATION

DATE: 2018/01/20
 SCALE: 1/8" = 1'-0"
 PROJECT NUMBER: 2018-001
 DRAWING NUMBER: D33.3



City of Richmond

To Public Hearing
Date: May 22, 2007
Item # 9
Re: Bylaw 8233

SCHEDULE 6 TO THE MINUTES OF THE REGULAR MEETING OF COUNCIL FOR PUBLIC HEARINGS HELD ON MONDAY, MAY 22, 2007

Notice of Public Hearing

Tuesday, May 22, 2007 – 7 pm

Council Chambers, 1st Floor, Richmond City Hall
6911 No. 3 Road, Richmond, BC V6Y 2C1

Zoning Amendment Bylaw 8233 (RZ 05-308086)

- Location/s:** 9091 & 9071 Williams Road
- Applicant/s:** Matthew Cheng Architect
- Purpose:** To rezone the subject properties from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Townhouse District (R2 – 0.6)" in order to permit development of a 9 unit townhouse project.
- City Contact:** Kevin Eng, 604-247-4626, Planning and Development Department

How to obtain further information:

- **By Phone:** If you have questions or concerns, please call the CITY CONTACT shown above.
- **On the City Website:** Public Hearing Agendas, including staff reports and the proposed bylaws, are available on the City Website at <http://www.richmond.ca/cityhall/council/agendas/hearings/2007.htm>
- **At City Hall:** Copies of the proposed bylaw, supporting staff and Committee reports and other background material, are also available for inspection at the Planning and Development Department at City Hall, between the hours of 8:15 am and 5 pm, Monday through Friday, except statutory holidays, commencing May 11, 2007 and ending May 22, 2007, or upon the conclusion of the hearing.
- **By FAX or Mail:** Staff reports and the proposed bylaws may also be obtained by FAX or by standard mail, by calling 604-276-4007 between the hours of 8:15 am and 5 pm, Monday through Friday, except statutory holidays, commencing May 11, 2007 and ending May 22, 2007.

Participating in the Public Hearing process:

The Public Hearing is open to all members of the public. If you believe that you are affected by the proposed bylaw, you may make a presentation or submit written comments at the Public Hearing. If you are unable to attend, you may send your written comments to the City Clerk's Office by 4 pm on the date of the Public Hearing as follows:

- **By E-mail:** using the on-line form at <http://www.richmond.ca/cityhall/council/hearings/about.htm>
- **By Standard Mail:** 6911 No.3 Road, Richmond, BC, V6Y 2C1, Attention: Director, City Clerk's Office
- **By Fax:** 604-278-5139, Attention: Director, City Clerk's Office

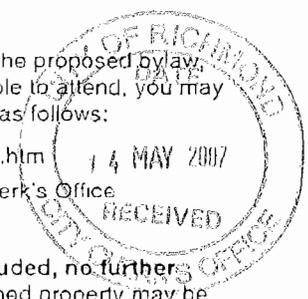
All submissions will form part of the record of the hearing. Once the Public Hearing has concluded, no further information or submissions can be considered by Council. It should be noted that the rezoned property may be used for any or all of the uses permitted in the "new" zone.

David Weber
Director, City Clerk's Office

*DIRECTOR
CITY CLERK'S OFFICE*

1 OBJECTION ON THE ABOVE REZONING.

*QUE
10251 ARAGON RD
RICHMOND, B.C.*



To Public Hearing
Date: <u>May 22, 2007</u>
Item # <u>9 x 10</u>
Re: <u>Bylaw 8233 & 8234</u>

8060-20-8233

8060-20-8212

MayorandCouncillors

From: Webgraphics [webgraphics@richmond.ca]
Sent: Tuesday, 22 May 2007 11:35 AM
To: MayorandCouncillors
Subject: Send a Submission Online (response #134)

SCHEDULE 8 TO THE MINUTES OF
 THE REGULAR MEETING OF
 COUNCIL FOR PUBLIC HEARINGS
 HELD ON MONDAY, MAY 22, 2007

Send a Submission Online (response #134)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.city.richmond.bc.ca/CM/WebUI/PageTypes/Survey/Survey.aspx?PageID=1793&PageMode=Hybrid
Submission Time/Date:	2007-05-22 11:35:08 AM

Survey Response

Your Name:	Lynda Murdoch
Your Address:	
Subject Property Address OR Bylaw Number:	8233 and 8234
Comments:	<p>I am writing to object to the proposed rezoning of 9091, 9071, 8391 and 8411 Williams Road. The proposed rezonings will result in the construction of 19 townhouses in the place of 4 homes. Williams Road has already been extensively rezoned. Most of the larger lots have been divided into two lots, with the resulting increase in population and traffic. Whiteside Elementary, in whose catchment the bylaw 8233 homes would be, is already using portables. It is also our local French Immersion School and, as you know, the school board recently had to go to a lottery system because the number of students wanting French Immersion exceeds the number of available spots. The properties under bylaw 8234 are within Bridge Elementary's catchment, which is the other relatively close school that offers French Immersion. By increasing the density so much in our neighbourhood, you are overcrowding our parks, streets and schools. We bought in this area because it was a quiet area of homes. We do not want it redeveloped into a</p>



maze of townhomes like those that exist in other parts of Richmond. Thank you.

To Public Hearing
Date: <u>May 22, 2007</u>
Item # <u>10</u>
Re: <u>Bylaw 8234</u>

8060-20-8234

MayorandCouncillors

From: Webgraphics [webgraphics@richmond.ca]
Sent: Tuesday, 22 May 2007 12:58 AM
To: MayorandCouncillors
Subject: Send a Submission Online (response #133)

SCHEDULE 9 TO THE MINUTES OF
 THE REGULAR MEETING OF
 COUNCIL FOR PUBLIC HEARINGS
 HELD ON MONDAY, MAY 22, 2007

Send a Submission Online (response #133)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.city.richmond.bc.ca/CM/WebUI/PageTypes/Survey/Survey.aspx?PageID=1793&PageMode=Hybrid
Submission Time/Date:	2007-05-22 12:57:31 AM

Survey Response

Your Name:	Cassy Wittermann
Your Address:	8711 Pigott Rd
Subject Property Address OR Bylaw Number:	8391 & 8411 Williams Rd
Comments:	I am objecting to the proposed rezoning. As a resident of this neighbourhood, I am gravely concerned of all the negative impact this development would cause: - deflation on surround property values - aesthetic impact and intrusion of a 3 story building - increase in crime due to increased density of dwelling - traffic impacts / pedestrian safety - parking overspill into surrounding streets - potential overcrowding of McRoberts School



MayorandCouncillors

To Public Hearing	
Date:	<u>MAY 22, 2007</u>
Item #:	<u>10</u>
Re:	<u>Bylaw 8234</u>

8060-20-8234

From: Webgraphics [webgraphics@richmond.ca]
Sent: Monday, 21 May 2007 1:35 PM
To: MayorandCouncillors
Subject: Send a Submission Online (response #131)

SCHEDULE 10 TO THE MINUTES OF
 THE REGULAR MEETING OF
 COUNCIL FOR PUBLIC HEARINGS
 HELD ON MONDAY, MAY 22, 2007

Send a Submission Online (response #131)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.city.richmond.bc.ca/CM/WebUI/PageTypes/Survey/Survey.aspx?PageID=1793&PageMode=Hybrid
Submission Time/Date:	2007-05-21 1:33:44 PM

Survey Response

Your Name:	Richard M Anderson / Wendy G Anderson
Your Address:	8400 Pigott Road, Richmond BC V7A 2C4
Subject Property Address OR Bylaw Number:	Zoning Amendment Bylaw 8234 (RZ 04-287969)
Comments:	To fit 10 units into the proposed site, the buildings will be high and situated very close to the property lines. This will create serious problems for owners of adjacent properties, including mine. (1) The PRIVACY of our back yards will be severely compromised. (2) The buildings will block the sun and cast shadow into our yards. (3) The buildings will form a high wall by our properties that will make our space feel confined and claustrophobic. (4) Putting 10 homes into the space of 2 will also increase the noise level significantly. (5) Likewise, traffic will be increased in an area where it is already difficult to cross the road. (6) Our property values will decrease with such a development adjacent. We purchased our home over twenty years ago on the premise that we were in a single family area, with large properties and quiet private space. We enjoy the sun and the open feeling of our yards. Many of the older homes in the area are being replaced with new, but the character of the neighbourhood is being largely maintained. Why should the enjoyment



and value of our property be diminished to provide a developer with money? The developer changes our neighbourhood forever and he disappears with his money and we are left with the consequences. It is not like we made a mistake and bought a home in an area already zoned for other uses. Please respect our rights and do not re-zone this property. Respectfully, Richard & Wendy Anderson

continuously blown eastward from this construction site, covering parked vehicles with layers of dust and coming into the interior building work spaces in our area. When the “ River Rock “ complex was being built it was a continuous problem that was brought to the contractors attention on several occasions, without any positive results. I expect that the same disregard of this annoying problem will again occur.

If the rezoning is approved this dust situation should be addressed.

3 – PARKING

This is a huge problem in this area currently and will be aggravated during the construction phase of the proposed parkade and new hotel.

Parking should be addressed before any rezoning is completed.

The proposed parking arrangements in the new facility outlines, the spaces allotted for the use of Canada Line / Casino & new hotel. However there is no break down as to how “River Rock” will use their spaces ie. That is Free parking spaces for casino customers / spaces for hotel & casino Employees and how many spaces will be reserved for River Rock Theater Patrons and how many spaces will be reserved for the paid for “ Valet “ parking operation.

4 – Undeveloped currently zoned parkade property

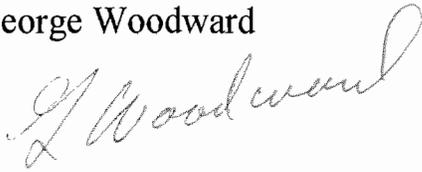
The property at the east end of the current “River Rock” development

was previously zoned for a 4 floor parkade, which has not been developed to date. If this rezoning for 8840 River Road proceeds, the approval for the previously approved parkade on the north side of River Road at the east end of the River Rock complex should be cancelled and the property remain with only ground level improvements.

This rezoning will lead to a huge building in terms of height. and general impact on our area. I hope that the other immediate neighborhood properties will be considered favourably in the future for the same type zoning and height of buildings on those respective properties.

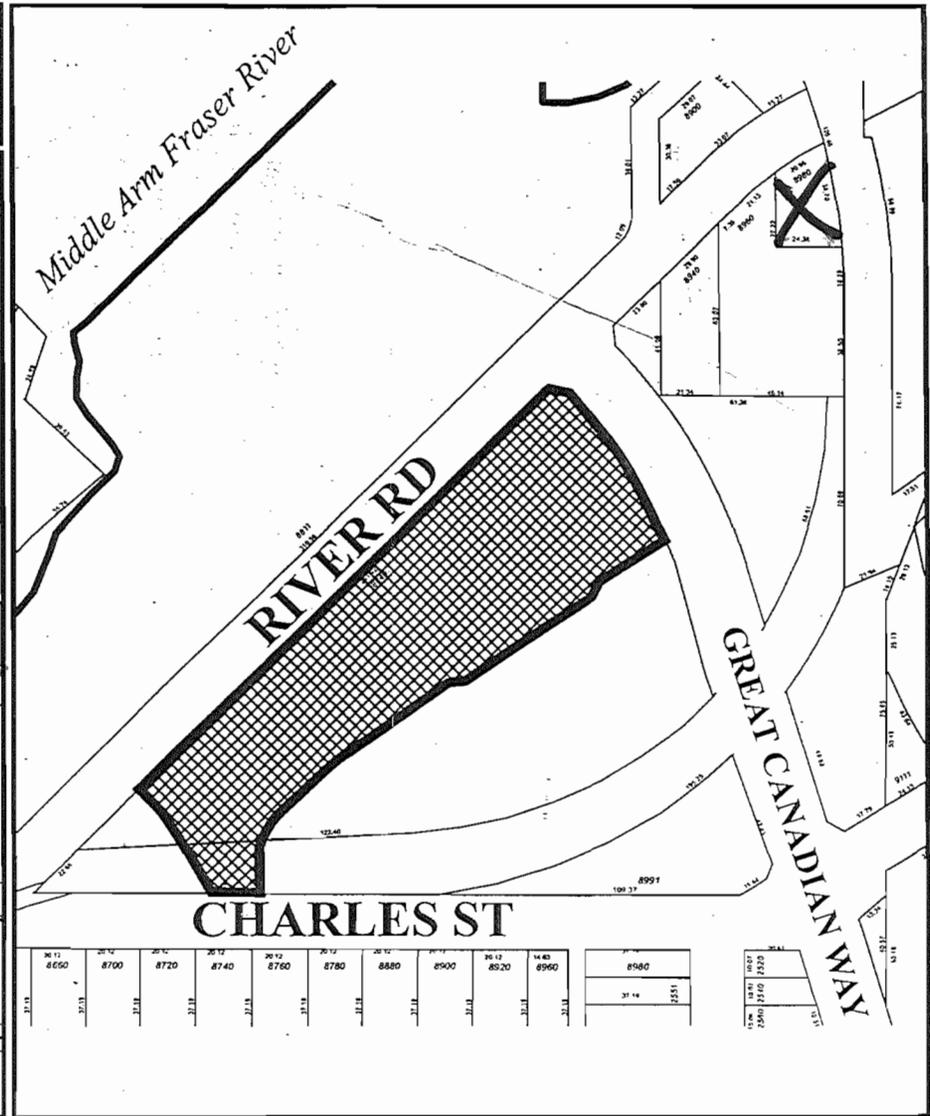
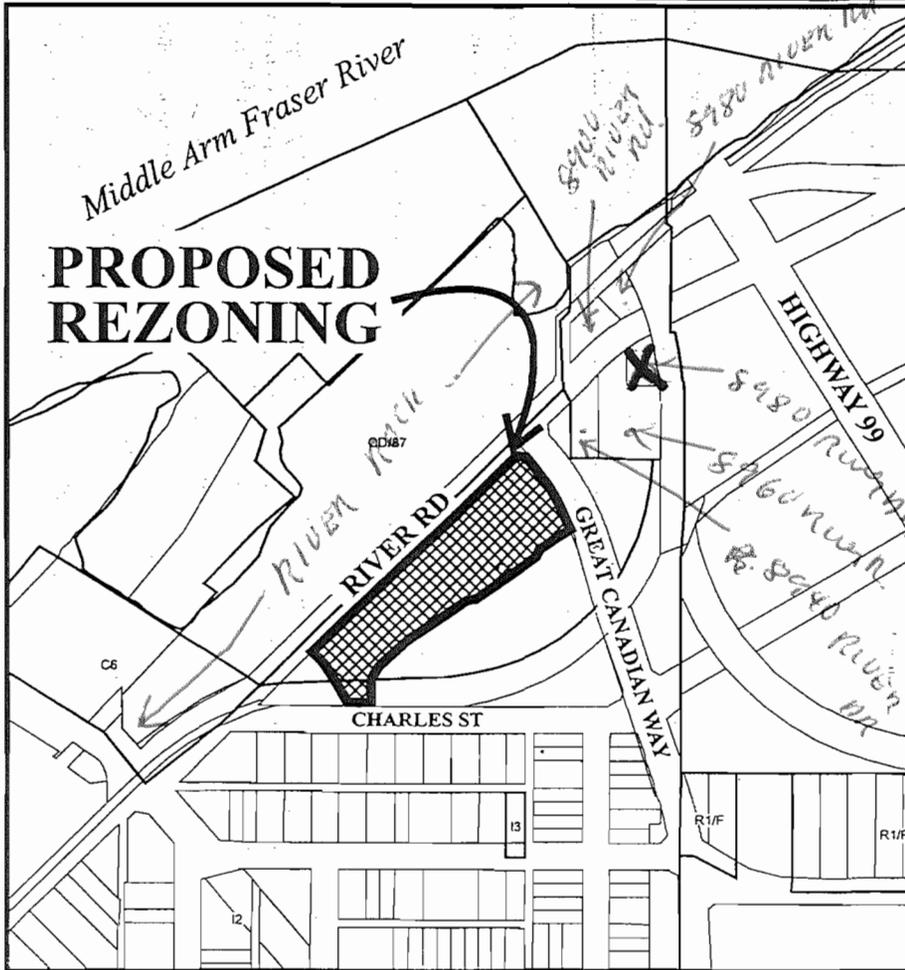
Your Sincerely,

George Woodward

A handwritten signature in cursive script that reads "George Woodward". The signature is written in dark ink and is positioned below the printed name.



City of Richmond



RZ 07-359525

Original Date: 01/29/07

Revision Date: 04/17/07

Note: Dimensions are in METRES

SCHEDULE 12 TO THE MINUTES OF
THE REGULAR MEETING OF
COUNCIL FOR PUBLIC HEARINGS
HELD ON MONDAY, MAY 22, 2007

To Public Hearing	
Date:	May 22, 2007
Item #	13
Re:	Bylaw 8229

ATTENTION: Director, City Clerk's Office

Public Hearing, bylaw 8229
Zoning amendment--Disagree

From:
King of karaoke
Owner: Jack Bu
Tel: 604-2440106
#110- 4160 No.3 Road. RMD
May 12th 2007



Rezoning affection

I am the owner of king of karaoke. Address is 4160 no.3 rd, unit #110-130. I will get lots affection by rezoning the property 4000 no.3 rd, which from "automobile-oriented commercial (c6)" to "Comprehensive development (cd/183)". They will development of an 8 storey addition to existing Aberdeen center consisting of retail space, and approximately 150 room hotel and associated parking.

Before, it is ground shopping mall in front of my business. My business and logo are visible from both No.3 road and Cambie road. Right now, Canada ling is under construction. It's already affecting my business. Sooner, the line will be block front of my business. If rezoning approved, the new 8 storey building will totally block my business from intersection. Business and logo will become invisible. My business will sit back in the deep well. And it will be dead for sure.

I am running business to make my live. Canada line is already block business but I support it, because it's good for the future, But if the 8 storey building is approved. My Business will lose only last hope. I hope they can have a plan to fix the problem, otherwise I strongly disagree the zoning amendment.

Owner: Jack, Bu

Tel: 604-2440106

King of karaoke

May 12th 2007



**RICHMOND
CHAMBER
of
COMMERCE**

SCHEDULE 13 TO THE MINUTES OF
THE REGULAR MEETING OF
COUNCIL FOR PUBLIC HEARINGS
HELD ON MONDAY, MAY 22, 2007

May 22, 2007

To Public Hearing
Date: May 22, 2007
Item # 12
Re: Bylaw 8229

*Serving the Community
Since 1925*

		INT
	DW	
✓	GJ	gt
	KY	
	DB	
	WB	

Mayor Brodie & Council
City of Richmond
6911 No. 3 Road
Richmond, BC
V6Y 2C1

PO60-20-8229

Dear Mayor & Council;

RE: EXPANSION OF ABERDEEN CENTRE

We are writing to you on behalf of Fairchild Developments regarding the proposed expansion of Aberdeen Centre and the development of a hotel on the Aberdeen Station Lands.

With the construction of the Canada Line and the development of the Oval for the 2010 Winter Olympics, there is no doubt that Richmond will continue to grow and that our business sectors will benefit from that growth. Richmond will continue to be a destination for both international business travellers and leisure tourism markets.

Therefore, there will be a need for further development to meet the increased demand for shopping and for accommodation from overnight visitors. As a result, The Richmond Chamber of Commerce supports Fairchild's proposed development project which includes the expansion of Aberdeen Centre and the addition of more hotel rooms.

We wish Fairchild Developments the best of success with the proposed project.

Regards,
RICHMOND CHAMBER OF COMMERCE
per:

B. Tinson

Barbara Tinson
Chair



**Richmond Chamber of Commerce
101 S.T. 5811 Cooney Road, Richmond, BC V6X 3M1
Phone: (604) 278-2822 Fax: (604) 278-2972**

SCHEDULE 14 TO THE MINUTES OF
THE REGULAR MEETING OF
COUNCIL FOR PUBLIC HEARINGS
HELD ON MONDAY, MAY 22, 2007

Item #12



May 22, 2007

Via email

City of Richmond
6911 No. 3 Road
Richmond, B.C. V6Y 2C1

Attention: George Duncan

Dear George:

Re: Application by Fairchild Developments Ltd. for Rezoning at 4000 No. 3 Road

I write in connection with the above referenced rezoning.

Following a public advertisement for sale, Fairchild Development Ltd. was the successful purchaser from Canada Line Rapid Transit Inc. of a piece of property on the south east corner of No. 3 Road and Cambie Road, adjacent to the Canada Line station that is currently under construction.

Since that time, Fairchild Developments Ltd. has worked closely with Canada Line Rapid Transit Inc. and with our Concessionaire, InTransitBC in the design of a development adjacent and over the Canada Line guideway. These discussions have been productive and the proposed development compliments Canada Line.

Canada Line Rapid Transit Inc. supports transit oriented developments because they are esthetically pleasing, and increase ridership.

Transit oriented development is part of CLCO's strategic objective and will compliment the significant transportation investment and the City's vision for No. 3 Road streetscape improvements.

Yours truly,

A handwritten signature in black ink, appearing to read "Mario Pavlakovic". The signature is fluid and cursive, written over a horizontal line.

Mario Pavlakovic
Manager Properties, CLCO

c: D..Leung, Fairchild Development



Serving the Community
Since 1925

May 22, 2007

Mayor Brodie & Council
City of Richmond
6911 No. 3 Road
Richmond, BC
V6Y 2C1

Dear Mayor & Council;

RE: EXPANSION OF ABERDEEN CENTRE

We are writing to you on behalf of Fairchild Developments regarding the proposed expansion of Aberdeen Centre and the development of a hotel on the Aberdeen Station Lands.

With the construction of the Canada Line and the development of the Oval for the 2010 Winter Olympics, there is no doubt that Richmond will continue to grow and that our business sectors will benefit from that growth. Richmond will continue to be a destination for both international business travellers and leisure tourism markets.

Therefore, there will be a need for further development to meet the increased demand for shopping and for accommodation from overnight visitors. As a result, The Richmond Chamber of Commerce supports Fairchild's proposed development project which includes the expansion of Aberdeen Centre and the addition of more hotel rooms.

We wish Fairchild Developments the best of success with the proposed project.

Regards,

RICHMOND CHAMBER OF COMMERCE

per:

A handwritten signature in cursive script that reads "B. Tinson".

Barbara Tinson
Chair

Richmond Chamber of Commerce
101 S.T. 5811 Cooney Road, Richmond, BC V6X 3M1
Phone: (604) 278-2822 Fax: (604) 278-2972

rcc@richmondchamber.ca



RICHMOND
CHAMBER
of
COMMERCE

Serving the Community
Since 1925

cc: Councillors'

Councillor Linda Barnes

Councillor Cynthia Chen

Councillor Derek Dang

Councillor Evelina Halsey-Brandt

Councillor Sue Halsey-Brandt

Councillor Rob Howard

Councillor Bill McNulty

Councillor Harold Steves

Richmond Chamber of Commerce
101 S.T., 5811 Cooney Road, Richmond, BC V6X 3M1
Phone: (604) 278-2822 Fax: (604) 278-2972

rcc@richmondchamber.ca www.richmondchamber.ca



Honorary Patron : *The Honourable Iona V. Campagnolo, P.C., C.M., O.B.C., Lieutenant-Governor of B.C.*
Patrons : *The Honourable David C. Lam, C.V.O., C.M., K.St.J., LL. D.H.L., D.Mil. Sc., D.H.*
Mr. Daniel T.T. Chan, B.Sc.

S.U.C.C.E.S.S.
S.U.C.C.E.S.S. Multi-Level Care Society
www.success.bc.ca

May 17, 2007

Mayor Malcolm Brodie & City Councilors
City of Richmond
6911 No. 3 Road
Richmond, B.C.
V6Y 2C1

Dear Mayor Brodie and City Councilors:

Re: Support Letter for the Proposed Expansion of Aberdeen Centre and Hotel Development

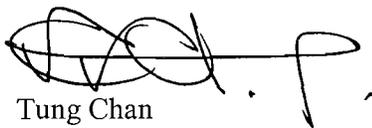
Recently we were requested by Fairchild Developments Ltd. to write a letter to the City of Richmond in support of the proposed rezoning for the expansion plan of Aberdeen Centre and hotel development on No. 3 Road.

We feel comfortable to write this letter with pleasure as the proposed project would surely be beneficial to the community. The Aberdeen Centre has been actively involved in charitable activities organized by S.U.C.C.E.S.S. and other non-profit organizations. Throughout the years, the Aberdeen Centre has provided S.U.C.C.E.S.S. complimentary use of the venue to promote our programs, services and fundraising events, such as the Annual Fundraising Gala and the Walk With The Dragon.

We believe the proposed expansion of Aberdeen Centre would allow it to broaden its scope to reach out to a growing and diversified community, while also providing us a suitable and vital venue to reach out to those in need in the community. The development of the hotel component adjacent to the new Aberdeen Centre will help the city to cope with the increasing demand from the overnight visitors visiting the Lower Mainland, especially during the 2010 Winter Olympics.

We all look forward to seeing a successful expansion of the Aberdeen Centre and hope that the City of Richmond will expedite the approval process for Fairchild's hotel development so that we will have a well-established complex for all before year 2010.

Yours sincerely,



Tung Chan
CEO, S.U.C.C.E.S.S.

c.c. Danny Leung, Fairchild Developments Ltd.



○ **Social Service Centre**
Dr. Dorothy Lam Building (Head Office)
28 West Pender St., Vancouver, B.C. V6B 1R6
Tel: 604-684-1628 Fax: 604-408-7236

○ **Fraser Service Centre**
5834 Fraser Street, Vancouver, B.C. V5W 2Z5
Tel: 604-324-1900 Fax: 604-324-2536

○ **Keefe Career Resource Centre**
#218-181 Keefe Place, Van., B.C. V6B 6C1
Tel: 604-684-1681 Fax: 604-608-1689

○ **Burnaby-Coquitlam Service Centre**
435B North Rd., Coquitlam, B.C. V3K 3V9
Tel: 604-936-5900 Fax: 604-936-7280

○ **Simon K.Y. Lee Seniors Care Home**
555 Carrall St., Vancouver, B.C. V6B 2J8
Tel: 604-608-8800 Fax: 604-408-6728

○ **Granville Service Centre**
#203-8268 Granville St., Van., B.C. V6P 4Z4
Tel: 604-323-0901 Fax: 604-323-0902

○ **Richmond Service Centre**
#220-Caring Place
7000 Minoru Blvd., Richmond, B.C. V6Y 3Z5
Tel: 604-279-7180 Fax: 604-279-7188

○ **Tri-City Service Centre**
#2058 Henderson Place
1163 Pinetree Way, Coquitlam, B.C. V3B 8A9
Tel: 604-468-6000 Fax: 604-464-6830

○ **S.U.C.C.E.S.S. Training Institute**
#118-5021 Kingsway, 8th, B.C. V5H 4A5
Tel: 604-438-2100 Fax: 604-438-9100

○ **Business Development Centre**
#200-1755 West Broadway, Van., B.C. V6J 4S4
Tel: 604-732-3278 Fax: 604-732-9818

○ **C.A.N.N. Office**
28 West Pender St., Vancouver, B.C. V6B 1R6
Tel: 604-270-0077 Fax: 604-270-6008

○ **Surrey Service Centre**
#206-10090 152nd St., Surrey, B.C. V3R 8X8
Tel: 604-588-6869 Fax: 604-588-6823

Revised Rezoning Considerations Concurrence RZ 06-355420

Prior to final adoption of Zoning Amendment Bylaw 8229, the developer is required to complete the following:

1. Registration of an Aircraft Noise Sensitive Use Covenant on title .
2. Registration of a Flood Indemnity Covenant on title .
3. Registration of legal agreements to the satisfaction of the Director of Transportation for the proposed off-site parking located at the existing Aberdeen Mall at 4151 Hazelbridge Way for users of the mall expansion and the proposed hotel.
4. Registration of legal agreements to the satisfaction of the Director of Transportation to limit the use of the proposed parkade on the subject site (4000 No. 3 Road) to non-transient use only and to include signage for the parkade to clearly indicate that the parkade is for employees and valet hotel parking only, and that all visitors to the mall and hotel are redirected to the existing Aberdeen Mall parkade.
5. Registration of legal agreements to the satisfaction of the Director of Transportation for the cross-access between the parkades of the two buildings on Level 4 (roof deck level).
6. The developer is required to enter into a Servicing Agreement*, in addition to the Servicing Agreement for frontage work along No. 3 Road and Cambie Road, to the satisfaction of the Director of Engineering, for the relocation of sanitary sewer serving 4151 Hazelbridge Way. (Note: The existing sanitary sewer system which services the condos, runs east/west through this development site under the proposed development, at approximately 63 or 64m south of Cambie Road. It will need to be relocated PRIOR to the commencement of any preload. This process is addressed under its own separate Servicing Agreement because the construction of these works will precede the balance of the off site requirements, by a significantly time frame).
7. Registration of legal agreements to provide the required rights-of-way for utility services, if required, as determined by City Engineering Department and the Director of Engineering.
8. Registration of legal agreements to the satisfaction of the Director of Development and the Director of Engineering to design, construct and secure Public-Rights-of-Passage along No. 3 Road frontage (public plaza) and assumption of liabilities.
9. Registration of legal agreements on title, , for cross-access from the new addition at the subject site (4000 No. 3 Road) to the existing Aberdeen Mall at 4151 Hazelbridge Way and the Residence at 8060 Cambie Road to allow free pedestrian movement to and from the exiting mall through the designated corridor on Level 2.
10. Registration of legal agreements on title of 4151 Hazelbridge Way to allow encroachment of a portion of the proposed building on the subject site (4000 No. 3 Road) to encroach onto 4151 Hazelbridge Way.
11. The City's acceptance of the developer's offer to provide a voluntary payment to the City identified Water, Storm and Sanitary Sewer upgrades, totalling \$515,442.07. (*If the Building Permit is issued after the new Development Cost Charges (DCCs) come into place in July, 2007, then the developer will pay the new DCCs instead of this voluntary contribution.*)
12. The submission and processing of a Development Permit* to a level where the application can be referred to the Development Permit Panel for consideration by the Director of Development that addresses the following Development Permit requirements.

Preliminary Development Permit Requirements:**

Clarification of the following provisions:

- Provision for future transformer location for CLCo;
 - Provision for parking stalls for CLCo's maintenance vehicles;
 - Integrated glazing on the Aberdeen Station façade; and
 - The status of sky bridge link from the north bound Canada Line platform to 4020 and 4060 No. 3 Road and the location of remote YVR airport check-in. If the sky bridge is permitted by CLCo/InTransit BC, then the developer is to provide evidence of legal agreements securing public access thereto.
 - On-site bicycle parking and facilities in accordance with the Richmond Official Community Plan (OCP) Development Permit guidelines.
1. Design development to address Advisory Design Panel comments outlined in the February 21, 2007 minutes.
 2. Applicant is to address comments from February 21, 2007 Advisory Design Panel comments (**Attachment 5**) as part of Development Permit submission. Additional urban design comments will be provided as part of the Development Permit application review.
 3. Provide grade elevation information related to geodetic datum as provided by a land surveyor on the site plan and the elevation drawings.
 4. Clarify CPTED measures by addition notations and details where appropriate.
 5. Clarify universal accessibility measures.
 6. Clarify metric setback dimensions comply with requirements outlined in Comprehensive Development District (CD/183).
 7. Consider provision of continuous pedestrian weather protection between Aberdeen Station and the proposed mall entrance on No. 3 Road.
 8. Design development to strengthen the streetscape interface on Cambie Road to incorporate treed boulevard, sidewalk and lay by into cross-sectional drawings.
 9. Provide detail design concept and provide proof of commitment to construct the Aberdeen Station transit plaza. Design and cost details to be addressed as part of the Servicing Agreement.
 10. Provide detailed landscape design and roof treatments including planting schemes, quantity, species, common names and sizes of plant material, as well as details of any landscape structures such as trellis, arbours, fences and gates. A minimum of two (2) replacement trees of 7 cm calliper (minimum) will be required along Cambie Road to replace the tree to be removed to accommodate the "kiss-and-ride" lay by.
 11. Developer to work with City's Public Art Planner on the voluntary Public Art contribution on this site.
 12. Additional issues/requirements as determined by the Director of Development as a result of the Development Permit process.

Prior to the issuance of a Building Permit:

1. The developer to enter into a Servicing Agreement* (separate from the sanitary sewer relocation) for the design and construction of off-site work including, but not limited to:
 - frontage work from behind the curb to the building façade including the plaza along the No. 3 Road, to the satisfaction of the Director of Development, Director of Engineering and Director of Transportation; and
 - the frontage improvement along Cambie Road including a narrow urban median, to restrict left turn from Cambie Road to and from the proposed parkade driveway, designed to the satisfaction of the Director of Transportation.
2. Submission of a construction parking and traffic management plan to the satisfaction of the Transportation Department to include: location for parking for services, deliveries and workers and loading, application for request for any lane closures (including dates, times and duration), and proper construction traffic controls as per Traffic Control Manual for Works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulations Section 01570. See <http://www.richmond.ca/services/ttp/special.htm> for details.
3. Any other Building Permit requirements as determined by the Director of Building Approvals.

Transportation Demand Management (TDM) Measure after Occupancy of the shopping mall:

- the developer will provide up to \$100,000 for the purchase of 2-zone faresavers tickets for use by both employees and customers.

General Notes:

1. * This requires a separate application.
2. Notwithstanding the foregoing, legal agreements must be secured to the satisfaction of the City Solicitor and, where deemed necessary by the City Solicitor, must be fully registered in the Land Title Office prior to issuance of the rezoning or applicable permit.

[Signed Original on file] _____

Signed

_____ Date



Memorandum

To Public Hearing
Date: <u>May 22, 2007</u>
Item # <u>13</u>
Re: <u>Bylaw 7882</u>

Note: This report will be considered by the School Board at their meeting scheduled for May 22, 2007.

Date : May 17, 2007

To: The Board of School Trustees (Richmond)

From: K.L. Morris, Secretary Treasurer

Subject: Official Community Amendment Bylaw 7882

Recommendation:

WHEREAS the Board of School Trustees (Richmond previously received information from the City of Richmond regarding extensive densification of the north end of the City Centre (RZ 03-254977 and RZ 04-275910);

AND WHEREAS one specific major development in the area bounded by Capstan, Number Three Road, Sea Island Way and Sexsmith Road was initially expected to see approximately 1,700 residential dwelling units;

AND WHEREAS the Board has previously advised the City of Richmond that the Board planned to accommodate the elementary school-age students at Talmey Elementary School initially through the use of portable classrooms and later through doubling the size of the school;

AND WHEREAS the City has now advised that Council has given first reading to an Amendment Bylaw that would see the number of dwelling units increase from 1,700 to over 2,100;

AND WHEREAS the Board advise the City of Richmond that Cambie Secondary School and Talmey Elementary schools are within the 4.8 kilometer walk-limits of the development;

AND WHEREAS Cambie Secondary School presently has an operating capacity of 1,000 and a core capacity to accommodate 1,500 students

AND WHEREAS south end of Cambie Secondary school has been pre-loaded for a 500 student addition to the school;

BE IT RESOLVED THAT, in the absence of any detailed demographic information that the City had previously committed to provide the Board in order to accurately determine the number of school-age children that might arise from such developments, the Board advise the City of Richmond of its intent to increase the operating capacity of Talmey Elementary School and Cambie Secondary School.

Background

January 2001

Local Government Act changed such that it required the City of Richmond to consult with the Board for all changes to the Official Community Plan (OCP). In December 2005 City staff met with District staff to discuss these changes and agreed that changes to the OCP that would result in a potential increase of more than 50 school-aged children would be forwarded to the Board.

December 23, 2005

Letter dated RZ 03-254977 and RZ 04-275910 from the City regarding two pending applications for rezoning in the north end of Richmond's City Centre for consideration by the Board.

January 16, 2006

038/2006 THAT the Board of School Trustees respond to the City of Richmond's proposed city centre rezoning applications confirming that Talmey Elementary School could accommodate elementary school-aged children moving into the area; and further that the school district's capital plan may be impacted by such additional enrollment.

Carried

January 17, 2006

Letter to City (attached) advising of Board Resolution 038/2006 and **advising that the Board will be able respond to these changes to the OCP within 3 weeks of receipt of such changes.**

May 10, 2007

Letter and 85-page report received from the City Clerk on May 10th, 2007 advising of Official Community Amendment Bylaw 7882 which was given first reading by City Council on Tuesday May 8th, 2007. The bylaw amendment is for the same area as described, in part, in the City's letter of December 23, 2005.

The City had requested written responses by May 16, 2007 or within five working days.

In brief, Amendment Bylaw proposes to increase the number of residential dwelling units from 1,700 to over 2,100.

K.L. Morris

/gh

encls.



City of Richmond

6911 No.3 Road, Richmond, BC V6Y 2C1
Telephone (604) 276-4000
www.city.richmond.bc.ca

May 9, 2007
File: /Bylaw 7882

City Clerk's Office
Telephone: (604) 276-4007
Fax: (604) 278-5139

Richmond School District No. 38
7811 Granville Avenue
Richmond, BC V6Y 3E3

Attention: Mr. Ken Morris
Secretary-Treasurer

Dear Mr. Morris:

Re: Official Community Amendment Bylaw 7882

Please find enclosed a copy of the above-noted Official Community Amendment Bylaw 7882 which was given first reading by City Council on Tuesday, May 8, 2007. This bylaw amendment is part of a land use application for property bounded by Sea Island Way, Sexsmith Road, Capstan Way and No. 3 Road. Also enclosed is a copy of the staff report dated April 19, 2007.

In accordance with the City Policy on Consultation during OCP Development, this bylaw is being referred to the Richmond School Board for comment and response by Tuesday, May 22, 2007. If possible, we would appreciate receiving your written response by May 16, 2007 so that we may provide a School Board submission in advance of the meeting as part of the published agenda.

If you have any questions or need additional information on the content of this bylaw, please contact Mr. Terry Crowe, Manager, Policy Planning at 604-276-4139 or Mr. Jean Lamontagne, Director of Development at 604-276-4138.

Yours truly,

David Weber
Director, City Clerk's Office

DW:rms

Att.

pc: Director of Development
Manager, Policy Planning

Mayor and Councillors

<p>To Public Hearing Date: <u>May 22, 2007</u> Item # <u>13</u> Re: <u>Bylaw 7882,</u> <u>7883, 8113 & 8117</u></p>
--

From: on behalf of Mayor and Councillors
 SCHEDULE 17 TO THE MINUTES OF
 THE REGULAR MEETING OF
 COUNCIL FOR PUBLIC HEARINGS
 HELD ON MONDAY, MAY 22, 2007

Your Name:	Jose Gonzalez
Your Address:	8935 Cook Crescent
Subject Property Address OR Bylaw Number:	Official Community Plan Bylaw 7882 and Zoning Amendment Bylaws 7883, 8113 and 8117, and Related Byla
Comments:	<p>With respect, Mayor and Council: It is exciting to see a vibrant development proposed for the Capstan area along with the new Canada Line station. As a past Director of the City Centre Community Association and resident of City Centre, I support the concept of a significant mixed-use development but have great concerns about the impact of the proposed development. While the concept of mixed-use development in North City Centre is attractive, the proposal has significant shortcomings which are glossed-over in the report:</p> <p>1) Park Space: The development provides a 1.4 acre park, ignoring the fact that page 11 of the staff report lists the greatly reduced park requirements for City Centre as 3.25 acres per 1000 residents. Therefore the park provision by this development of over 2100 units (or over 3000 residents) should be almost 10 acres. How many millions of taxpayer dollars will be required to provide over 8 more acres of parkland in City Centre for future residents? Why are Richmond taxpayers subsidizing this development instead of requiring the developer to provide parkland or cash in lieu?</p> <p>2) Community Services: Attachment 8 of the staff report describes the "community facilities" of the development as providing only 25 childcare spaces. There is ZERO funding and no other specific commitment to the many community services that the 3000+ residents of the development will require. Does Council support having Richmond taxpayers fund all community services for these residents? Does Council realize the distance to the nearest Community Centre? What should residents do - take the Canada Line to South City Centre, which also has no Community Centre? What will it take for Council to start the multi-year planning process to establish the either of the Community Centres that have been in the</p>

Official Community Plan for over 15 years with zero activity by Council due to "other priorities"? 3) Safety: As North City Centre densifies, resident safety is a major concern. This is especially true along the Canada Line. There are no significant provisions in the staff report for ensuring safety of residents in the new development near the Canada Line. How does Council proposed to keep the neighborhood from becoming a crime haven with local residents as victims and easy access to the Canada Line for escapes? Thank you for considering my submission. Sincerely, Jose Gonzalez

SCHEDULE 18 TO THE MINUTES OF
THE REGULAR MEETING OF
COUNCIL FOR PUBLIC HEARINGS
HELD ON MONDAY, MAY 22, 2007



To Public Hearing	
Date:	May 22, 2007
Item #:	13
Re:	Bylaw 7882

		INT
	DW	
	GJ	gs
	KY	
	DB	
	WB	

8060-20-7882

May 22, 2007

Mayor Malcolm Brodie and Council
6911 No. 3 Road
Richmond, BC V6Y 2C1

Dear Mayor Brodie and Council,

Re: Official Community Amendment Bylaw 7882

Thank you for the opportunity to comment on the proposed OCP Amendment Bylaw 7882. We understand the Bylaw would enable the Capstan Village project which includes 16 new residential towers with approximately 2000 residential units for 4500 new residents.

Our concerns over the Pinnacle Capstan proposal are significant. We believe that if fully developed this project could seriously impair the future success of YVR, and thus the success of Richmond, by:

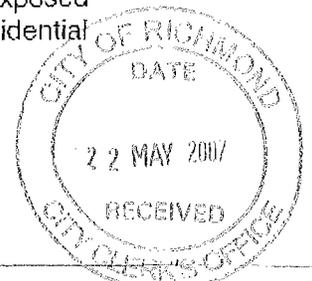
- o Increasing the number of residents living in areas impacted by aircraft noise; and
- o Adding additional vehicle traffic to already congested Sea Island roads and bridges.

Transport Canada recommends against residential development within areas above 30 NEF (Noise Exposure Forecast). The entire site for the proposed Pinnacle Capstan Village development is within the 30 NEF contour. The Airport Authority cannot support the project as it will result in significantly increased residential development in an area affected by high levels of aircraft noise.

The NEF is a sophisticated forecasting process which results in contours expressed numerically based on anticipated community reaction to aircraft noise. Air traffic volume, aircraft types, noise certification levels, flight patterns, and airport configuration are some of the criteria used in the production of these contours.

As you know, Vancouver International Airport (YVR) is an asset of strategic importance to the nation, province, region and to the City itself. Effective land use controls can protect the airport and allow it to serve the public now and in the future. In several other Canadian jurisdictions including Ontario and Alberta this type of development would be prohibited by law. We are very disappointed that the City of Richmond is ignoring provincial, national and international standards and regulations in not only allowing but encouraging this incompatible development.

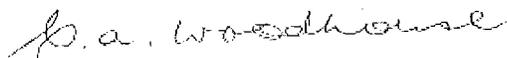
The Aircraft Noise Sensitive Development Policy and accompanying map does not accurately reflect levels of aircraft noise and the number of aircraft operations that people will experience now and in the future. The entire Pinnacle Capstan Village site is exposed to aircraft noise at levels significantly higher than other areas of Richmond where residential developments are prohibited due to aircraft noise (shown in red).



Several of the airport roads and bridges, including the Arthur Laing, were constructed by the Airport for airport users. Many of these are significantly congested by non airport traffic moving between Richmond and Vancouver. The Airport Authority is opposed to any new developments that will result in more non airport traffic on these access ways. We have already invested \$300 million in the Canada Line rapid transit project to address this situation. If the Capstan Village project results in an increase in traffic on Sea Island the Airport Authority will need to aggressively pursue new methods to protect airport roads and bridges for airport related traffic including considering all forms of transportation demand management.

If you have any questions regarding these comments please contact me at 604.276.6357.

Yours sincerely,



For:
Anne Murray
Vice-President
Community and Environmental Affairs

ACM;caw

School District No. 38 (Richmond) - Letter of Support



School District No. 38 (Richmond)
7811 Granville Avenue, Richmond, BC V6Y 3E3

Tel: (604) 668-6000 Fax: (604) 668-6161

Office of the Secretary - Treasurer

January 17, 2006

Mr. David Weber
City Clerk
City of Richmond
6911 No 3 Road
Richmond, B.C.
V6Y 2C1

Dear Mr. Weber:

In January of 2001 the Local Government Act changed such that the City of Richmond was required to consult with the Board of School Trustees (Richmond) for all changes to the Official Community Plan (OCP). In December 2005 representatives from the City of Richmond's Planning Department met with myself regarding changes to the OCP that would result in an increase in the number of school-aged children. We agreed that changes to the OCP that resulted in a potential increase of more than 50 school-aged children would be forwarded to the Board of School Trustees. In this regard the Board of School Trustees received correspondence from the City of Richmond's Planning Department regarding a significant residential development at the intersection of No. 3 Road and Capstan Way.

The development (RZ 03-254977) contemplates the construction of approximately 1689 dwelling units. Since this was the first change to the OCP that had been forwarded to the Board of School Trustees, pursuant to Section 881 of the Local Government Act, the Board referred this to its January 9, 2006 Personnel & Finance Committee Meeting in order to discuss not only the application but the process whereby such matters would be considered by the Board.

At the January 9, 2006 Personnel & Finance Committee Meeting a recommendation was made to the Board. The Board at its January 16, 2006 public meeting passed the following resolution:

038/2006 THAT the Board of School Trustees (Richmond) respond to the City of Richmond's proposed city centre zoning applications confirming that Talney Elementary School could accommodate elementary school-aged children moving in to the area; and further that the school district's capital plan may be impacted by such additional enrollment.

CARRIED

"OUR FOCUS IS ON THE LEARNER"

It is anticipated that in the future the Board of School Trustees (Richmond) will be able to respond to these changes to the OCP within 3 weeks of receipt of such changes. The exception may be during the months of July and August where the Board would normally meet once in the early part of July and then again in early September.

If you have any questions regarding this matter, I can be reached at 604.668.6011.

Sincerely,



K.L. Morris
Secretary Treasurer

cc: *Trustees*
B. Bealisto, Superintendent of Schools
Mayor and Councillors
T. Crowe, Manager - Policy Planning

Attachments: Correspondence from S. Carter-Huffman and Section 881, Local Govt. Act

ATTACHMENT 2

From: Ken Morris [mailto:kmorris@richmond.sd38.bc.ca]
Sent: Thursday, 17 May 2007 10:43 AM
To: Weber, David
Cc: Carlile, Cathryn; Bruce Beairsto; Crowe, Terry; Linda McPhail
Subject: Staff response to OCP Amendment BYLAW 7882
Importance: High

David

I have attached the draft report that will be sent to the Board for its consideration on Tuesday May 22nd.

The timeline for response the Board and the school district is being provided is presently not reasonable to allow for a fully informed response.

I will be suggesting that to the Board that this matter be raised again with Council in order to seek an amicable solution. Perhaps the 'communications-visioning session' between Council and Board that is being scheduled will be an opportunity to raise this specific example.

I will ask Cathy Carlile to add this matter as an agenda item to the Joint City/School District Management Committee.

If you have any suggestions I would appreciate hearing from you.

Regards

Ken Morris

Secretary Treasurer

School District No. 38 (Richmond)

7811 Granville Avenue

Richmond, B.C.

V6Y 3E3

604-668-6011

604-668-6161 (fax)

kmorris@richmond.sd38.bc.ca (e-mail)

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Memorandum

Date : May 17, 2007

To: The Board of School Trustees (Richmond)

From: K.L. Morris, Secretary Treasurer

Subject: Official Community Amendment Bylaw 7882

Recommendation:

WHEREAS the Board of School Trustees (Richmond previously received information from the City of Richmond regarding extensive densification of the north end of the City Centre (RZ 03-254977 and RZ 04-275910);

AND WHEREAS one specific major development in the area bounded by Capstan, Number Three Road, Sea Island Way and Sexsmith Road was initially expected to see approximately 1,700 residential dwelling units;

AND WHEREAS the Board has previously advised the City of Richmond that the Board planned to accommodate the elementary school-age students at Talmey Elementary School initially through the use of portable classrooms and later through doubling the size of the school;

AND WHEREAS the City has now advised that Council has given first reading to an Amendment Bylaw that would see the number of dwelling units increase from 1,700 to over 2,100;

AND WHEREAS the Board advise the City of Richmond that Cambie Secondary School and Talmey Elementary schools are within the 4.8 kilometer walk-limits of the development;

AND WHEREAS Cambie Secondary School presently has an operating capacity of 1,000 and a core capacity to accommodate 1,500 students

AND WHEREAS south end of Cambie Secondary school has been pre-loaded for a 500 student addition to the school;

BE IT RESOLVED THAT, in the absence of any detailed demographic information that the City had previously committed to provide the Board in order to accurately determine the number of school-age children that might arise from such developments, the Board advise the City of Richmond of its intent to increase the operating capacity of Talmey Elementary School and Cambie Secondary School.

Background

January 2001

Local Government Act changed such that it required the City of Richmond to consult with the Board for all changes to the Official Community Plan (OCP). In December 2005 City staff met with District staff to discuss these changes and agreed that changes to the OCP that would result in a potential increase of more than 50 school-aged children would be forwarded to the Board.

December 23, 2005

Letter dated RZ 03-254977 and RZ 04-275910 from the City regarding two pending applications for rezoning in the north end of Richmond's City Centre for consideration by the Board.

January 16, 2006

038/2006 THAT the Board of School Trustees respond to the City of Richmond's proposed city centre rezoning applications confirming that Talmey Elementary School could accommodate elementary school-aged children moving into the area; and further that the school district's capital plan may be impacted by such additional enrollment.

Carried

January 17, 2006

Letter to City (attached) advising of Board Resolution 038/2006 and advising that the Board will be able respond to these changes to the OCP within 3 weeks of receipt of such changes.

May 10, 2007

Letter and 85-page report received from the City Clerk on May 10th, 2007 advising of Official Community Amendment Bylaw 7882 which was given first reading by City Council on Tuesday May 8th, 2007. The bylaw amendment is for the same area as described, in part, in the City's letter of December 23, 2005.

The City had requested written responses by May 16, 2007 or within five working days.

In brief, Amendment Bylaw proposes to increase the number of residential dwelling units from 1,700 to over 2,100.

K.L. Morris
/gh
encls.

SCHEDULE 20 TO THE MINUTES OF
THE REGULAR MEETING OF
COUNCIL FOR PUBLIC HEARINGS
HELD ON MONDAY, MAY 22, 2007

Weber, David

To Public Hearing	
Date:	May 22, 2007
Item #	14
Re:	Bylaw 8238

From: Weber, David
Sent: Wednesday, 16 May 2007 9:14 AM
To: 'vj sidhu'
Subject: RE: re. public hearing Polygon Meridian Gate RZ 06-344033

Dear Mr. Sidhu,

This is to acknowledge and thank you for your email regarding the Polygon Meridian Gate project which is scheduled for the agenda of the May 22nd, 2007 Public Hearing. Your letter will be made available as part of the public hearing material that will be considered by Council on May 22nd.

In addition, your message has been forwarded to staff for response. You should be contacted shortly by a City staff member regarding the concerns outlined in your email.

Thank you for taking the time to make your concerns known to Council.

Yours truly,

David Weber

David Weber
Director, City Clerk's Office
City of Richmond
6911 No.3 Road, Richmond, BC, V6Y 2C1
voice: (604) 276-4098
fax: (604) 278-5139
email: dweber@richmond.ca
web: www.richmond.ca

From: vj sidhu [mailto:vjss@shaw.ca]
Sent: Monday, 14 May 2007 2:16 PM
To: Weber, David
Subject: re. public hearing Polygon Meridian Gate RZ 06-344033

Attention Diana Nikolic/ Eric Fiss

I live across the street from subject development. Polygon and staff at the site have been very accommodating regarding construction process. In speaking to my neighbors I bring to attention some common concerns.

- 1) Ditch on North side of Odlin Rd. across from site to Garden City Rd. is not flowing well due to blockage from compacting river sand washed off the road.
- 2) Limited street parking causes congestion when construction vehicles park in front of our homes, perhaps there can be a designated area for that purpose in the future. Street parking may also be a problem when the project is completed from new residents.
- 3) Potential purchasers of Polygon Meridian Gate should be informed of future development around them to prevent future residents complaining to the City of Richmond regarding the impact of their views and open green spaces. Perhaps include West Cambie Area Plan page in Polygon Meridian Gate sales brochure.
- 4) Moisture in neighboring properties has increased due to soil compression of site area; septic tanks are not draining properly. We need the option to connect to sewer system when it is installed.
- 5) Landscape plan should address future wall of windows overlooking neighborhood homes and impact of headlights pointing into windows of existing homes from new roads.

2007-05-16

V.J. Sidhu
9211 Odlin Rd.

MayorandCouncillors

To Public Hearing
Date: <u>May 22, 2007</u>
Item # <u>Item 15</u>
Re: <u>Bylaw 8241</u>

From: on behalf of MavorandCouncillors
 SCHEDULE 21 TO THE MINUTES OF
 THE REGULAR MEETING OF
 COUNCIL FOR PUBLIC HEARINGS
 HELD ON MONDAY, MAY 22, 2007

Your Name:	Susan Thompson
Your Address:	9620 Odlin Road
Subject Property Address OR Bylaw Number:	8241
Comments:	<p>May 17, 2007 Re: Zoning Amendment Bylaw 8241 (RZ 06-354959) To Members of City Council I would like to submit both comments and questions. As the resident of 9620 Odlin Road, this proposal certainly affects me. I am dismayed at the changes in our quiet family neighbourhood. Homes at both ends of our street have been bulldozed and giant construction vehicles travel at breakneck speeds in both directions. Odlin Road has been used as a high speed alternative roadway to Cambie since construction of the Fishergate townhouse development east of 4 Road. We have had a neighbour struck and killed while walking along the narrow shoulder of the street. My family and I have rented our home here for the past 15 years. And quite frankly we had no intentions of going anywhere. I have raised three children here; my husband and I both work and are involved in our community. I want you to be aware how horrified we were to be informed that our previous landlord had sold the property to the City of Richmond and how heartsick we were to learn that we will eventually be thrown out of our home which is apparently going to be torn to the ground in order to become the future Alexandra NeighbourHood Park ! This proposal has created a terrible anxiety and stress in our family. We feel totally helpless as someone else decides our future, not knowing when this is going to take place and the complications and uncertainty that permeate our every decision. I insist that in fairness to those kept uniformed, home owners and renters alike, you should state during this hearing the actual timetable for contruction and completion of this project. I believe you owe our family personally a date that the Park will be developed do that we can decide for ourselves how long we have to start our lives all over again. Susan Thompson</p>

