



Regular Council Meeting for Public Hearings

Tuesday, May 22, 2012

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

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

Gail Johnson, Acting Corporate Officer

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

AGENDA ADDITIONS & DELETIONS

PH12/5-1 It was moved and seconded
That Item 6, Zoning Amendment Bylaw 8890 (RZ 11-586782) for 6471, 6491, and 6511 No. 2 Road, be deleted from the May 22, 2012 Public Hearing agenda and referred to the Public Hearing to be held at 7:00 p.m. on Monday, June 18, 2012, in the Council Chambers, Richmond City Hall.

CARRIED

- 1. Zoning Amendment Bylaw 8878 (Child Care Reserve Fund)**
(Location: All of Richmond; Applicant: City of Richmond)

Applicant's Comments:

Brian J. Jackson, Director of Development, was available to answer questions.



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Written Submissions:

None.

Submissions from the floor:

None.

PH12/5-2

It was moved and seconded

That Zoning Amendment Bylaw 8878 be given second and third readings.

CARRIED

PH12/5-3

It was moved and seconded

That Zoning Amendment Bylaw 8878 be adopted.

CARRIED

**2. Zoning Amendment Bylaw 8882 (Affordable Housing Reserve Fund)
(Location: All of Richmond; Applicant: City of Richmond)**

Applicant's Comments:

Brian J. Jackson, Director of Development, was available to answer questions.

Written Submissions:

Deirdre Whalen, 13631 Blundell Road (Schedule 1)

Lynda Brummit, Richmond Poverty Response Committee (Schedule 2)

Submissions from the floor:

Deirdre Whalen, 13631 Blundell Road, spoke in support of the proposed amendment. Her comments are attached to these Minutes as Schedule 1.

Lynda Brummit, Richmond Poverty Response Committee, spoke in support of the proposed amendment. Her comments are attached to these Minutes as Schedule 2.

PH12/5-4

It was moved and seconded

That Zoning Amendment Bylaw 8882 be given second and third readings.

CARRIED

PH12/5-5

It was moved and seconded

That Zoning Amendment Bylaw 8882 be adopted.

CARRIED



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3. Zoning Amendment Bylaw 8884 (RZ 11-585209)

(Location: 7731 & 7771 Alderbridge Way; Applicant: Onni 7731 Alderbridge Holding Corp. and Onni 7771 Alderbridge Holding Corp.)

Applicant's Comments:

The applicant was available to answer questions.

Written Submissions:

Mike Rasberry, Tim Hortons Restaurant, #125-7771 Alderbridge Way (Schedule 3)

Helmut Eppich, Chairman of the Board, Richard Eppich, CEO and President, Ebco Industries Ltd., 7851 Alderbridge Way (Schedule 4)

William Dao, Legal Counsel, Tim Hortons, The TDL Group Corp., (Schedule 5)

Submissions from the floor:

Mike Rasberry, Tim Hortons Restaurant, #125-7771 Alderbridge Way, expressed concern that the proposed residential development by Onni would have a negative impact on the Tim Hortons Restaurant he owns and operates. He explained that the lease for his restaurant extends through 2032. The lease has no termination or demolition clause so there are no legal grounds available to Onni for the termination of his lease.

Mr. Rasberry noted that the developer had not communicated with him, nor engaged in any discussion regarding the proposed development.

Mr. Rasberry stated that if the requested rezoning took place, it would make his restaurant business non-conforming, and that by rezoning the property, the City would encourage the termination of his lease.

In closing, Mr. Rasberry requested that Council add the following conditions: (i) the City require the inclusion of retail/commercial space; and (ii) the satisfactory resolution of the lease tenure matter.

David McKeegan, a representative from the TDL Group Corp. that operates Tim Hortons Restaurants, spoke in support of Mr. Rasberry's comments, and reiterated concerns regarding Onni's failure to indicate its development intentions to the businesses operating at the subject site.



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Mr. McKeegan also requested that as a condition of the rezoning, Onni include some commercial or retail space in the development that could accommodate a Tim Hortons Restaurant, and settle any lease issue with Tim Hortons, and the other businesses, at the subject site.

Chris Evans, Onni representative, advised that the developer has spoken to Tim Hortons corporate office throughout the past two years. He noted that Onni understands the need to resolve the lease issue before the rezoning bylaw is adopted by Council. He added that Onni has spoken with landowners, and tenants, affected by the proposed development, but he agreed that better communication could have been undertaken.

PH12/5-6

It was moved and seconded

That, in relation to this rezoning, as a further condition of fourth reading of the Bylaw, that any leases registered on title, including the lease in favour of Tim Hortons Canada, would be discharged.

CARRIED

PH12/5-7

It was moved and seconded

That Zoning Amendment Bylaw 8884 be given second and third readings.

CARRIED

4. Zoning Amendment Bylaw 8886 (RZ 12-596719)

(Location: 7091 and 7111 Bridge Street; Applicant: Parkland Development Ltd.)

Applicant's Comments:

The applicant was not in attendance.

Written Submissions:

Jeremy Sze, #9-7071 Bridge Street (Schedule 6)

Ting, 7071 Bridge Street (Schedule 7)

Wei Gan, #38-7071 Bridge Street (Schedule 8)

Submissions from the floor:

None.

PH12/5-8

It was moved and seconded

That Zoning Amendment Bylaw 8886 be given second and third readings.

CARRIED



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5. Official Community Plan Amendment Bylaw 8889
(Location: City Centre Area; Applicant: City of Richmond)

Applicant's Comments:

Brian J. Jackson, Director of Development, was available to answer questions.

Written Submissions:

None.

Submissions from the floor:

None.

PH12/5-9

It was moved and seconded

That Zoning Amendment Bylaw 8889 be given second and third readings.

CARRIED

PH12/5-10

It was moved and seconded

That Zoning Amendment Bylaw 8889 be adopted.

CARRIED

6. Zoning Amendment Bylaw 8890 (RZ 11-586782)

(Location: 6471, 6491, and 6511 No. 2 Road; Applicant: Matthew Cheng Architect Inc.)

See Page 1 for Council action on this matter.

7. Zoning Amendment Bylaw 8891 (ZT 11-593771)

(Location: 10880, 10820 and 10780 No. 5 Road and 12733 Steveston Highway; Applicant: Townline Gardens Inc.)

Applicant's Comments:

The applicant was available to answer questions.

Written Submissions:

None.



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Submissions from the floor:

None.

PH12/5-11

It was moved and seconded

That Zoning Amendment Bylaw 8891 be given second and third readings.

CARRIED

ADJOURNMENT

PH12/5-12

It was moved and seconded

That the meeting adjourn (8:00 p.m.).

CARRIED

Certified a true and correct copy of the Minutes of the Regular Meeting for Public Hearings of the City of Richmond held on Tuesday, May 22, 2012.

Mayor (Malcolm D. Brodie)

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

**Schedule 1 to the Minutes of
the Council Meeting for
Public Hearings held on
Tuesday, May 22, 2012.**

Submission to City of Richmond Public Hearing May 22, 2012.

My name is Deirdre Whalen. I reside at 13631 Blundell Road, Richmond.

Thank you for the opportunity to make a presentation to the City of Richmond public hearing on the Affordable Housing Statutory Reserve Fund Policy. I speak in support of the policy amendment regarding the operating reserve fund, in particular "...other activities related to carrying out the Richmond Affordable Housing Strategy or any part thereof."

My aim in speaking tonight is to encourage the city of Richmond to reserve part of the operating fund to create a Community Grant Program. The model I would use is the City of Surrey and the Surrey Homelessness and Housing Fund. This fund was established in 2007 with initial seed funding from the City of Surrey Affordable Housing Reserve Fund. The Surrey Homelessness and Housing Fund provides financial support to organizations and projects that work towards reducing homelessness and increasing access to housing in Surrey. The funds reside with the Vancity Community Foundation and the interest generated funds the grants program.

The funds are granted in accordance with four ideals: homelessness prevention, creating access for housing, support services, and sector capacity. Some of the projects that have been funded are: the Surrey Rent Bank, Surrey Homeless Connect, Transition housing, a Supported recovery house, and an Aboriginal community housing project.

Grants from such a grants program in Richmond could be used by community agencies to leverage other grant monies and provide enhanced programming around homelessness prevention and access to housing. Once you put money into the community, agencies can make it go far.

One of Surrey's grantees is in line with the Affordable Housing Strategy's goal of establishing an emergency shelter for women; that is a rent bank. A women's shelter certainly is a laudable goal, but perhaps it is a bit far off in the future. In the meantime, a grant could be used to create a Rent Bank that would give short-term micro-loans for such things as first/last months rent, a utility payment or a damage deposit. Women that apply and are approved for a loan would be able to stay in their homes and avoid being evicted or move out and find more suitable accommodations. Whereas a women's shelter would require substantial capital as well as ongoing operating funding, a Richmond Rent Bank could accomplish much the same thing at a reduced cost.

What gave me this idea was I was at a rent bank forum recently and one of the speakers was from the City of Toronto Rent Bank. The way they started it was to provide a micro-loan to women and their children to prevent them being evicted and to provide more stability in their housing. The program had grown over the years to cover anyone seeking a micro-loan for housing needs and the statistics show it is a huge success.

Suggested resources are as follows:

<http://surreyhomelessnessandhousing.org/about/2010-annual-grants-report/>

<http://ontariorentbank.net/Toronto>

LOAN DETAILS

Amount of Loan

The maximum loan amount is \$1600, and are limited to:

- \$1200 for a single person
- \$1600 for a family
- \$500 for Hydro Utilities

A loan may be issued for more than one need (i.e. a family can be issued \$1200 for rent arrears and \$400 for utility arrears, as long as the overall maximum of \$1600 is not exceeded).

Interest Rate

- The annual rate of interest charged on loans will 1.5% above the current Bank of Canada prime lending rate.
- The interest will be refunded if the Borrower has paid back the loan in its entirety and has participated in a Financial Literacy Coaching / Counselling and one workshop.
- The term of each loan is 24 months.
- Loans may be paid in full at any time in advance of the payment schedule with no penalty.

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THE SURREY RENT BANK

*"Rent arrears grants
loans for low income
families and
individuals to cover
a short-term
housing crisis"*

We thank you!

Phone: 604-547-0123
SurreyRentBank@gmail.com

LOAN QUALIFICATIONS LOAN PROCEDURE

Do you meet the following criteria?

Personal

- Have 2 pieces of ID
- Are 19 years of age or older
- Have a bank account
- Free from impairing addictions for at least one year
- Will be able to repay the loan once the situation has been stabilized

Financial

- Have (will have) a *consistent & verifiable* source of income (EI, Income Assistance, Pension, PWD, employment or any other source of legal income). Have no un-discharged bankruptcies
- Have a sincere reason for any delinquency in loan payments (ie, due to the current crisis)
- Are not able to access any other form of government Financial assistance
- Have rental costs that do not exceed ongoing ability to pay rent

Residential

- Currently resides or will reside in Surrey, White Rock, Delta or New Westminster at the rental property for which the loan is issued

1. Client enquiry at a Service Agency or the Newton Advocacy Group Society and expresses need for financial support for their rental and/or hydro arrears.
2. If potential suitability is established during the enquiry then a "Pre-Assessment Form" is completed by the client and returned to the Surrey Rent Bank. This form is the first stage of application and will be followed by (if client found suitable) a *Rent Bank Application*.
3. The Rent Bank Committee reviews the pre-assessment to determine if a *Rent Bank Application* needs to be completed. The client will be contacted by SRB staff regarding their decision about program suitability. This process can take from 1-3 days.
4. If found suitable a *Rent Bank Application* will be emailed to the client, or the Rent Bank can be notified to leave it at Newton Advocacy Group's front desk for client pick-up.
5. The completed application must be faxed to 604.596.2319, emailed to surreyrentbank@gmail.com, mailed or dropped off in person.
6. The application will be again reviewed by the SRB Committee to determine if the client meets the criteria of the program. If more information is needed Rent Bank Staff will contact the client.
7. Staff will follow due diligence by doing credit checks and will speak to the current landlord.
8. The client will be asked to provide 3 months of bank statements and proof of income.
9. Once the final decision has been made (to approve or decline the loan) SRB staff will contact the client to inform them of the outcome.
10. If the application is approved SRB staff arranges an appointment with the client to sign the loan documents. Thereafter a **Questionnaire** will be completed that will be used in the Coaching/Counselling session when the cheque is picked up (within one week).
11. **Coaching/Counselling Session:** A 1-2 hour session involving Financial Literacy and/or Life Coaching with the goal to develop a Personal Enhancement Plan.
12. The cheque (made out to the Landlord and/or BC Hydro) and will be given to the client immediately following the Coaching/Counselling session.
13. Monthly repayment of the loan by the client.
14. Loan repayment monies are reinvested into new/future client loans!

"The Surrey Rent Bank: Where your repayments help support others in need"

**Schedule 2 to the Minutes of
the Council Meeting for
Public Hearings held on
Tuesday, May 22, 2012.**

City of Richmond
Zoning Bylaw Amendment 8882
Affordable Housing Reserve Fund
Public Hearing
May 22, 2012

Submission from the Floor

Lynda Brummitt, Representative of Richmond Poverty Response Committee

Thank you for the opportunity to speak tonight in this hearing regarding the Affordable Housing Reserve Fund. I am speaking in favour of the proposed bylaw which will give Council the flexibility to direct both capital and operating reserve funds to financially support City approved affordable housing development projects and initiatives.

Richmond Poverty Response Committee is currently engaged in a pilot project Richmond Rental Connect. This project will establish a housing registry for Richmond that will match landlord of secondary suites and affordable rents with Richmond residents in need of affordable housing.

We recently held a conversation circle with landlords and those who attended fell into different categories - some who are currently renting out a suite or contemplating opening a suite in their home or may have had a suite in the past that is now no longer in use. The purpose of the conversation circles was to get input on how a registry could work to best meet their needs. They suggested the following as actions that they felt would encourage themselves and others to develop secondary suites:

- Landlords would like to have more information about the permitting requirements for secondary suites so that they can make an assessment of the viability of a secondary suite in their home.
- They would like workshops/information to help them in their role as landlord in terms residential tenancy – suggested topics included rights and responsibilities, appropriate screening, conflict resolution
- Mentorship - the group that attended the session had a range of experience as landlords and the idea of mentorship where more experienced landlords could help those just starting out was highly supported

It was acknowledged that the monetary/financial benefit of a secondary suite was an important consideration – for some it provides the opportunity to get into the housing market, for others, preparing for retirement, a secondary suite might mean a resident can remain in Richmond instead of moving. But it was also seen as a way to give back to the community by providing an affordable place for a renter to live and work in Richmond.

Secondary suites are one of the ways identified under the affordable housing strategy for providing affordable housing; the supports outlined by the landlords at our conversation circle could easily be organized and would encourage new landlords as well as those who may have a suite not currently in use. More flexibility to use the Affordable Housing Operating Reserve Fund would allow council to support innovative approaches for a pressing community need for affordable housing.

A full report on the Landlord conversation circle can be viewed at https://docs.google.com/document/d/1wfgKuRS9b5eHcfNXhXgg4LD7M_cSt1g5sB6riAaiHSY/edit#

A newsletter that explains the role of Rental Connect can be viewed at: <http://richmondprc.org/wordpress/wp-content/uploads/2012/03/rprc-newsletter-march-for-disturbution.pdf>

To Public Hearing	
Date:	May 22, 2012
Item #	3
Re:	Bylaw 8884

May 10, 2012

City of Richmond
 6911 No. 3 Road
 Richmond, British Columbia V6Y 2C1
Delivered by hand

**Schedule 3 to the Minutes of
 the Council Meeting for
 Public Hearings held on
 Tuesday, May 22, 2012.**

Attention: Richmond City Council

**Re: Objection to Re-Zoning Application RZ11 585209
 Onni 7731 Alderbridge Holding Corp. and Onni 7771 Alderbridge Holding Corp.
 Affecting: 7731 Alderbridge Way and 7771 Alderbridge Way, Richmond, BC**

This submission is in response to the proposed Onni condo development and the negative impact it will have on the community and businesses located at 7731 Alderbridge Way and 7771 Alderbridge Way.

As noted in the "Report to Committee" by Brian Jackson, dated April 10th 2012, a Tim Hortons Restaurant is currently located at 125-7771 Alderbridge Way.

As the Owner and Operator of this Tim Hortons franchised restaurant, I strongly object to the re-zoning and redevelopment of this site as it is currently proposed. My objection is based on the fact that there appears to be numerous issues that were not considered in the Report to Committee. I believe these issues are important to the sustainable growth and prosperity of our community. It is my sincere hope that Council will take sufficient time to adequately consider these issues before approving this development.

1. Within the Official Community Plan (OCP), Section 2.4, Objective 3, Policy (a) identifies the need to reinforce the regional town centre role of the City Centre by continuing to support uses which meet the daily shopping and personal service needs of the significant resident and worker populations. This Policy also refers to the desire for the integration into mixed-use, pedestrian-friendly character of the downtown. Policy (d) also encourages small, pedestrian-friendly streetfront convenience and personal service facilities on major roads to complement neighbourhood service centres and meet the needs of the surrounding residents. The City of Richmond would not be achieving the objectives of the mixed-use policies of the OCP if it were to allow Onni to develop only residential condos at this site. The attached Appendix B outlines the cited sections of the OCP.
2. While the Report to Committee may feel that the proposed development is consistent with the OCP, it appears to not consider items 9.4.4D a) and b), which reinforce the need to incorporate mixed-use areas, specifically commercial uses at grade into new developments. I think it is established policy that promoting pedestrian related activity helps foster a safer environment by creating a public environment.



3. We urge Council to consider the addition of a retail component to this residential development because it appears there are no retail plans by Onni. As Council may know, a retail component would provide readily accessible services to the community by making it more walkable and less dependent on the automobile and therefore better for the environment.
4. Furthermore, adding ground level retail businesses to a residential development would provide additional security by adding “eyes on the street” in conformance with CPTED (Crime Prevention Through Environmental Design) principles. This principle is particularly true at this location because this Tim Hortons operates 24 hours a day.
5. In addition, 7731 & 7771 Alderbridge Way are located within the T5 zone, in the Lansdowne Village section of the City Center (as detailed on Specific Land Use Maps: Lansdowne Village 2031 in the City Center Area Plan). The attached Appendix A outlines the permitted uses for T5 zoned land.
6. T5 zoning is described by the City of Richmond in its Land Use and Developing Framework as “a mixed-use development designed to help reinforce the downtown core”. The Onni development as proposed is not consistent with the City’s desire for mixed-use, as no accommodation has been made for retail or commercial use.
7. Further to the T5 zoning issue, there is an application currently under review to the South of the Onni site which respects the importance of mixed-use within that proposed development. I think there should be a discussion on why Onni’s current proposal does not do the same.

The above are my policy issues against the proposed Onni development as it currently stands. Having been a long time resident, business owner, and employer in the City of Richmond I feel strongly that there other community issues that are equally important factors, which I hope Council will consider.

8. The Tim Hortons Restaurant mentioned has been at this location and serving this community since September 2002, and in this time has become part of the community. We serve as a community meeting place for residents and workers. We are a place where family and friends gather together to share their thoughts and greet their neighbors. If the development were to go forward as proposed, this would be lost to the community as relocating within the immediate area is highly unlikely.
9. Onni has had little or no engagement with myself or the other affected businesses at this site. Despite our long standing in the community, and almost ten-year history at this location, this is my first opportunity for consultation.

10. As a member of the community, this Tim Hortons has supported and been involved with countless community events, and has contributed charitable donations and sponsorships focused in the local area surrounding this location. These involvements and contributions enrich the community, and this enrichment would be lost if Onni's development were to continue as proposed.

11. Over the years, we have employed hundreds of Richmond residents. Our employment often provides an opportunity for new residents to develop better language skills, meet their neighbors, and become comfortable in the community. The absence of commercial/retail space in this development would result in a loss of these jobs, and the associated benefits for the community.

Taking these factors into consideration, the development as proposed would result in a community that offers considerably less of what makes an area a desirable place to live.

The many benefits provided by maintaining businesses in the community, such as Tim Hortons, relate directly to the mixed-use benefits of improving the downtown core that the T5 zoning and the OCP policies aim to achieve.

The businesses in the area would benefit the growing community and the new development, by providing conveniently located services, employment, as well as charitable contributions, while maintaining the sense of community that has been established through the longstanding presence of these businesses.

I believe that further consultation with local businesses and residents would allow for the interest of the community to be served, while also meeting the needs of the developers.

As a concerned Richmond resident and business owner, and on behalf of the forty employees at our restaurant, I respectfully urge Council to direct Onni to rework their proposal to include opportunities for commercial/retail space in keeping with the T5 zoning and OCP policies, as well as for the betterment of the community as a whole.

Sincerely,

A handwritten signature in black ink, appearing to read "Mike Rasberry". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Mike Rasberry

Owner/Operator Tim Hortons #2324

Appendix A: T5 Zoning Details

T5 Zoning allows for the following uses:

Mixed Multiple-Family Residential/Commercial Use and Multiple-Family Residential, *provided that ground floor dwelling units are:*

- a) for Pedestrian Oriented Retail Precincts – “High Streets & Linkages”: Not permitted;

- b) for Pedestrian-Oriented Retail Precincts – “Secondary Retail Streets & Linkages”: Live/Work Dwellings.
 - Hotel
 - Office
 - Retail Trade & Services
 - Restaurant
 - Neighbourhood Pub
 - Institutional Use
 - Recreation Studio (Studio spaces that provide for a high degree of transparency and public access along fronting streets and open spaces shall be considered to satisfy requirements for retail continuity in Pedestrian-Oriented Retail Precincts.)
 - Community Use
 - Accessory Uses

Appendix B: City of Richmond Official City Plan (OCP) cited sections:

Section 2.4, Objective 3:

Maintain a hierarchy of retail and personal service locations to meet community-wide and neighbourhood needs.

POLICIES:

a) Reinforce the Regional Town Centre role of the City Centre by continuing to support:

- The regional shopping centres and their integration into the mixed-use, pedestrian-friendly character of the downtown;
- The specialty retail and personal service districts which cater to Richmond's diverse population and contribute to the City Centre's tourist appeal;
- Uses which meet the daily shopping and personal service needs of the significant resident and worker populations;

d) Encourage the development of small, pedestrian-friendly, streetfront convenience and personal service facilities on major roads to complement neighbourhood service centres and meet the needs of surrounding residents;

Section 9.4.4.D Retail Development on Major Streets

- a) New development on major streets, particularly at intersections, should reinforce the establishment of mixed-use areas that provide special retail focal points and promote pedestrian activity in the City;
- b) Mixed-use developments on major streets should accommodate commercial uses at grade and residential uses above;

Schedule 4 to the Minutes of the Council Meeting for Public Hearings held on Tuesday, May 22, 2012.



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May 18, 2012

The Mayor and Council, City of Richmond, 6911 No. 3 Road, Richmond, BC, V6Y 2C1 Via Fax: 604-278-5139



To Public Hearing Date: MAY 22, 2012 Item #: 3 Re: 8884

Dear Mayor and Council:

RE: Development Application by Onni at 7731 and 7771 Alderbridge Way, Richmond

We are the owners of the property at 7851 Alderbridge Way and the property at 7280 River Road in Richmond. We have owned these properties since 1968 and 1972 respectively. As the Mayor and Council is aware, we established and have been operating two family owned manufacturing Companies, namely Ebco Industries and Advanced Cyclotron Systems Inc. at these premises since 1969. Currently, there are about 300 employees between the two Companies ranging from Engineers and Scientists to uniquely qualified technicians and licensed tradesmen.

We are well aware that with the availability of the Canada line, ours and other adjacent lands in the area have become suitable for redevelopment to "higher land uses" including commercial and high density residential. To this end, we, as the owners of these lands for over 44 years, wish to ensure that re-development of any properties in our immediate vicinity do not in any way interfere with the current and future "highest and best" land use of our lands. May we respectfully submit that the highest land values and the equity in our lands are critical to the operation & success of our current Companies. Furthermore, protecting the "highest and best" land values is even more critical for the future relocation of the current Companies.

For all of the above reasons, we must respectfully inform the Mayor and Council of our objections related to "View Corridor" considerations included on Page 10 in the Report (File RZ 11-585209) from Director of Development to Planning Committee dated April 10, 2012 in support of application by Onni for properties at 7731 and 7771 Alderbridge Way from Industrial Retail to High Density Low Rise Apartments. We firmly believe that any view corridor considerations, implied or express by the City of Richmond, for this application will adversely affect the market value of our property at 7280 River Road.

Your Worship Mayor Brodle and esteemed Councilors, we have owned the property at 7280 River Road since 1972 and we do not now want the future market value or the redevelopment potential of this property diminished or limited or constrained in any way by virtue of the expectations for a view corridor directly opposite our property mentioned in a City of Richmond Planning Report. Furthermore, we believe any consideration of a view corridor by the City of Richmond in favor of a private property owner is equivalent to Council conferring a significant benefit for that developer while at the same time negatively impacting our lands as the view



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corridor is being given or implied over our lands thus limiting or diminishing or causing additional constraints on our lands.

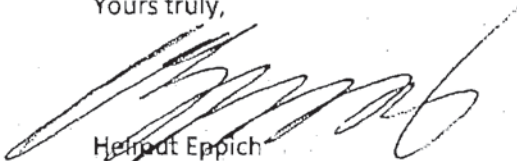
Given that any view corridor considerations, however minimal, still negatively affect our property at 7280 River Road and 7851 Alderbridge (in way of future redevelopment), we must respectfully request the Mayor and Council to NOT grant any view corridor considerations to the above development and that the current view corridor language be removed entirely from here on prior to any further approvals.

We are hopeful that the Mayor and Council would grant our request given that:

- our request only seeks to protect our lands and does not in any way limits the scope of the above development.
- that we have owned these lands for over 44 years.
- that the success of our two Companies, Ebco Industries and Advanced Cyclotron Systems Inc, with 300 highly paid jobs and growing heavily depends on the continuing " highest and Best " land values for financing of the two Companies.
- we have been a strong Corporate stakeholder for the City of Richmond providing significant support to the city of Richmond 's cultural goals including Museums , etc.

We will be pleased to meet the Mayor and Council in person should it be so required.

Yours truly,



Helmut Eppich
Chairman of the Board



Richard Eppich
CEO and President

CC :

George Duncan, CAO, City of Richmond (Via email: gduncan@richmond.ca)
Brian Jackson, Director of Development (Via email: bjackson@richmond.ca)

May 16, 2012

VIA HAND DELIVERED

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

Dear Sirs & Mesdames:

Tim Hortons[®]

OPERATED BY THE TDL GROUP Corp.
7460 - 51ST STREET S.E., CALGARY, ALBERTA T2C 4B4
TELEPHONE (403) 203-7400 • FACSIMILE (403) 203-7430

**Schedule 5 to the Minutes of
the Council Meeting for
Public Hearings held on
Tuesday, May 22, 2012.**

Re: Tim Hortons Restaurant located at 125-7771 Alderbridge Way, Richmond, BC

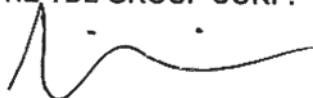
1. This letter is a submission from the TDL Group Corp. which operates as the franchisor for the Tim Hortons restaurant #2324 located at 125-7771 Alderbridge Way, in Richmond, BC.
2. We wish to voice our objection to the proposed re-zoning application by Onni. If the re-zoning is approved in the current form, it will cause irreparable harm to all of the businesses in and around 7731 Alderbridge Way and 7771 Alderbridge Way.
3. Tim Hortons has been operating at this location since 2002 and our lease of the premises continues through to 2032. Onni recently purchased this property from the previous landlord and our understanding is that Onni plans to re-develop all of the property located in the vicinity of the Tim Hortons into residential condominiums.
4. Our concern is that Onni has not formally indicated to us, or to any of the other businesses in the area, their intentions for this development. We think it is only fair that Onni should inform the tenants of their re-development plans, as they plans will ultimately have a major impact on all of the stakeholders, including the community at large.
5. As a condition of their re-zoning approval, Onni should be required to either settle any disagreements with the tenants regarding their existing leases or permit the tenants to continue operating until the end of their term as agreed to in the leases.
6. We wish to inform City Council that the Tim Hortons lease has no early termination clause or demolition clause, so it is abundantly clear that there are no legal grounds for termination available to Onni.
7. We feel that if City Council were to approve Onni's application as it stands, Onni would be encouraged to breach the terms of their leases and effectively close down the Tim Hortons, as well as the other businesses, causing many employees to lose their jobs.
8. Further, we are concerned that Onni's development plans will affect the access and parking for all of the businesses at this location. We would like to know if Onni's construction plans will impede access to our property and effectively kill our business.
9. Finally, the proposed re-zoning would force all of the businesses into a legal limbo because they would be non-conforming with the proposed zoning, a status that no business owner would want. Non-conforming status could impact our ability to refurbish, renovate and alter our operations at this location, which would most certainly occur over the remaining 20 year term of our lease.

10. Tim Hortons and our Franchisee are positive contributors to the Richmond community. We operate several locations in Richmond that have employed hundreds of local residents over the years.
11. We have been, and continue to be, a strong supporter of numerous local charities and organizations thru the Timbits Minor Sports Program, the Tim Hortons Community Cruiser, and the Tim Horton Children's Foundation. This could all be lost if Onni re-zoning application were to proceed as planned.
12. We would respectfully request that if the City wishes to proceed with the re-zoning, that the City require as a condition of the re-zoning that Onni:
 - (a) include some commercial or retail space in the development that could accommodate our operations; and
 - (b) settle any lease issue with Tim Hortons and the other businesses at this location.

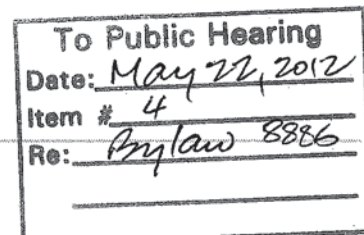
Thank you for your consideration.

Yours very truly,

THE TDL GROUP CORP.



William Cao
Legal Counsel



MayorandCouncillors

From: City of Richmond Website [webgraphics@richmond.ca]
Sent: May 16, 2012 7:45 PM
To: MayorandCouncillors
Subject: Send a Submission Online (response #646)
Categories: 12-8060-20-8886 - RZ 12-596719 -

Schedule 6 to the Minutes of the Council Meeting for Public Hearings held on Tuesday, May 22, 2012.

Send a Submission Online (response #646)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	5/16/2012 7:48:26 PM

Survey Response

Your Name:	Jeremy Size
Your Address:	Unit 9, 7071 Bridge Street, Richmond, BC
Subject Property Address OR Bylaw Number:	Bylaw 8886 (RZ 12-596719)
Comments:	I strongly oppose the rezoning of the subjected property as such rezoning would brign extreme disturbance to my current townhouse: 1. By cutting down so many trees in this property, the surrounding area is less "green". The area is too crowded, and we need a good balance of residential area and eco-friendly surrounding. 2. I have a newborn baby, such rezoning and development would create too many dust and noise which might affect my baby's health. 3. My backyard currently has an unobstructed view of all the trees. With the rezoning, I not only lose sight of all the trees but also my privacy since the rezoning will bring noisy neighbours overseeing my backyard. Based on my reasons above, such rezoning and development will significant affect my family's quality of life and significant reduce my property value. Therefore, I strongly oppose rezoning and developing the subjected property.



MayorandCouncillors

From: City of Richmond Website [webgraphics@richmond.ca]
Sent: May 17, 2012 1:47 PM
To: MayorandCouncillors
Subject: Send a Submission Online (response #648)
Categories: 12-8060-20-8886 - RZ 12-596719 -

To Public Hearing
Date: <u>May 22, 2012</u>
Item #: <u>4</u>
Re: <u>Bylaw 8886</u>

**Schedule 7 to the Minutes of
the Council Meeting for
Public Hearings held on
Tuesday, May 22, 2012.**

Send a Submission Online (response #648)**Survey Information**

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	5/17/2012 1:51:02 PM

Survey Response

Your Name:	Ting
Your Address:	7071 Bridge street, richmond, bc
Subject Property Address OR Bylaw Number:	Bylaw 8886 (RZ 12-596719)
Comments:	I do not want this area to be rezoned from 2 houses to 8 houses as this will create a lot of traffic congestion. Also, why do we need to cut down so many trees to develop houses when there's other empty lot in Richmond? It is unfair to nearby residents for such rezoning to occur.



MayorandCouncillors

From: City of Richmond Website [webgraphics@richmond.ca]
Sent: May 21, 2012 11:44 PM
To: MayorandCouncillors
Subject: Send a Submission Online (response #655)
Categories: 12-8060-20-8886 - RZ 12-596719 -

<p>To Public Hearing Date: <u>MAY 22, 2012</u> Item # <u>4</u> Re: <u>Bylaw 8886</u></p>

Schedule 8 to the Minutes of the Council Meeting for Public Hearings held on Tuesday, May 22, 2012.

Send a Submission Online (response #655)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	5/21/2012 11:47:52 PM

Survey Response

Your Name:	Wei Gan
Your Address:	#8-7071 Bridge Street, Richmond, BC
Subject Property Address OR Bylaw Number:	Zoning Amendment Bylaw 8886 (RZ 12-596719)
Comments:	I strongly oppose on zoning and developing this subject property: the rezoning will cut down over 40 trees, which is very bad to the environment. The surrounding area will be more crowed and less green. We need a good balance of residential area and Eco friendly surrounding.

