



**Regular Council meeting for Public Hearings
Monday, June 20, 2016**

Place: Council Chambers
Richmond City Hall

Present: Mayor Malcolm D. Brodie
Councillor Chak Au
Councillor Derek Dang
Councillor Carol Day
Councillor Ken Johnston
Councillor Alexa Loo
Councillor Bill McNulty
Councillor Linda McPhail
Councillor Harold Steves

David Weber, Corporate Officer

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

**1. RICHMOND OFFICIAL COMMUNITY PLAN BYLAW 7100 AND
RICHMOND OFFICIAL COMMUNITY PLAN BYLAW 9000,
AMENDMENT BYLAW 9489**

(Location: Several Locations across the City; Applicant: City of Richmond)

Applicant's Comments:

The applicant was available to respond to queries.

Written Submissions:

(a) Turk Chann, 12880 Railway Avenue (Schedule 1)

Submissions from the floor:

Julie Halfnights, President, Thompson Community Association, 5184 Sapphire Place, spoke in support of Item 2 with respect to the property on Lynas Lane. She noted that by approving the application, there is an opportunity to open up the park and complete a project that was started over 30 years ago.



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George Atkinson, Thompson Community Association, noted that the property located at 6691 Lynas Lane was promised to the Association over 20 years ago. The addition of this piece of property will allow for the completion of park.

Marie Murtagh, 4771 Dumont Street, requested that Council reconsider the proposed Official Community Plan (OCP) amendment for the properties located on No. 5 Road and Cambie Road (Item 3). She noted that King George Park is well utilized. She shared concerns related to traffic and safety, noting that the intersection at Cambie Road and No. 5 Road is dangerous and the problems would only be exacerbated by the addition of townhomes.

Balwant Sanghera, President, East Richmond Community Association, shared his opinion that King George Park is the best park in East Richmond, noting that the Association has provided \$24,000 to improve the park. He advised that previous discussions with the City had indicated that King George Park would be one of the top priorities in terms of expansion and encouraged Council to purchase the property and add it to the park.

In response to questions from Council, Mr. Sanghera advised that (i) anytime a Public Hearing or Open House has been held, the Association has requested that the City purchase properties that become available to expand the park, and (ii) the Association would have to work with staff to determine the best use of the land, but land would have to be acquired for the park first.

In response to questions from Council, staff provided the following information:

- city-wide park acquisition is based on growth and distribution standards, including population standards and acreage standards;
- the distribution standards for King George Park are extremely well met;
- the priority for land acquisition is for those parks that are near completion, such as Thompson Park;
- the review of Cambie Road and No. 5 Road properties resulted from the business owner at the corner lot being interested in redevelopment;
- Parks staff advised that the land proposed to be re-designated was not needed for parkland;
- should the application be referred to staff, the existing business on Cambie Road and No. 5 Road can continue to operate provided it is in conformance with existing zoning, but could not expand his business;



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- the rezoning process would provide the funding and opportunity for road improvements in the Cambie Road and No. 5 Road area; and
- as the proposed OCP amendment bylaw presents a number of properties bound in one bylaw, the entire bylaw would have to be referred to staff in order to separate one or more properties from the rest.

PH16/6-1

It was moved and seconded

That Richmond Official Community Plan Bylaw 7100 and Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 9489 be given second and third readings.

The question on Resolution was not called as a referral motion was presented.

PH16/6-2

It was moved and seconded

That the application be referred to staff to remove any reference of the properties located at No. 5 Road and Cambie Road (Item 3) from the proposed bylaw.

The question on Resolution was not called as discussion took place on the proposed referral. Advice was provided that should the referral motion be adopted, the separated bylaws could be included on the next Council agenda for referral to the July 18, 2016 Public Hearing.

Councillor McNulty rose on a Point of Order advising that the referral motion notes two parts of the bylaw being separated, whereas the bylaw has three separate portions. Mayor Brodie clarified that the referral motion would provide direction to staff to remove any reference of properties located at No. 5 Road and Cambie Road only.

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

As a result of further discussion, the following motion was introduced:

PH16/6-3

It was moved and seconded

That staff provide comments related to upgrading the intersection and traffic control at Cambie Road and No. 5 Road.

CARRIED



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**2. RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9538
(RZ 16-723542)**

(Location: 10726/10728 River Drive; Applicant: Madan & Chalinder Aheer and Khial Chand & Harbakhas Aheer)

Applicant's Comments:

The applicant was available to respond to queries.

Written Submissions:

None

Submissions from the floor:

None

PH16/6-4

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9538 be given second and third readings.

CARRIED

**3. RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9548
(RZ 16-728740)**

(Location: 7671 Bridge Street; Applicant: Kenneth Jarmana)

Applicant's Comments:

The applicant was available to respond to queries.

Written Submissions:

None

Submissions from the floor:

None

PH16/6-5

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9548 be given second and third readings.

CARRIED



**Regular Council meeting for Public Hearings
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PH16/6-6

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9548 be adopted.

CARRIED

4. **RICHMOND OFFICIAL COMMUNITY PLAN BYLAW 7100, AMENDMENT BYLAW 9553, RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9551 AND RICHMOND LAND USE CONTRACT DISCHARGE BYLAW 9562 (RZ 15-693220)**

(Location: 5660, 5680 and 5700 Williams Road; Applicant: Sandhill Developments Ltd.)

Applicant's Comments:

Zubin Billimoria of DF Architecture, provided an overview of the application with respect to (i) parking, including visitor parking, (ii), site coverage, (iii) setbacks, (iv), floor area calculation, (v) massing and building design, and (vi) street elevations including overall streetscape. The architect added that in response to neighbourhood concerns regarding privacy, the developer has removed second storey balconies from the proposed design.

In response to a query from Council, the architect advised that the developer has not considered reducing the number of dwellings, as that would significantly increase the size of the remaining dwellings.

Written Submissions:

- (a) Dan M. (Schedule 2)
- (b) Wilfred Gary Sutherland, 10077 Lawson Drive (Schedule 3)
- (c) Eric Campbell, (Schedule 4)
- (d) P. Sandhu, 5420 Williams Road (Schedule 5)
- (e) Andrew Chan, Williams Road (Schedule 6)
- (f) Ester Brown (Schedule 7)
- (g) Luk Tak Kin Tony, 5711 Williams Road (Schedule 8)



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Submissions from the floor:

Dan Rusen, 10079 Lawson Drive, spoke in opposition to the application expressing concerns with respect to encroachment, loss of privacy, affordability, the current unkempt condition of the site, drainage, density and noise. In addition, he advised that he has attempted to contact the developer on many occasions and has not received responses to his queries. He requested that Council consider delaying the approval of the application until such time that the concerns from the neighbourhood are addressed.

In response to a query from Council, Mr. Rusen noted that if even the garages were oriented towards Williams Road, the application would still be concerning due to the proposed density.

In response to queries from Council, staff advised:

- the developer has reached out to the neighbourhood and held individual meetings;
- in response to concerns raised, the second storey decks were removed and the buildings were set further back from the street;
- site specific zoning is common and is used on a case-by-case basis;
- an Arterial Road Strategy is being reviewed by staff and will be brought to Council for endorsement in the coming months; and
- with respect to townhouses on arterial roads, two storeys next to single-family lots are recommended to help the interface with single family dwellings.

PH16/6-7

It was moved and seconded

That Richmond Official Community Plan Bylaw 7100, Amendment Bylaw 9553 be given second and third readings.

CARRIED

Opposed: Cllr. Day

PH16/6-8

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9551 be given second and third readings.

CARRIED

Opposed: Cllr. Day



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PH16/6-9

It was moved and seconded

That Richmond Land Use Contract 149 Discharge Bylaw 9562 be given second and third readings.

CARRIED

**5. RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9557
(RZ 13-641554)**

(Location: 10060 No. 5 Road; Applicant: DA Architects + Planners, on behalf of Lingyen Mountain Temple (LMT))

Applicant's Comments:

The applicant was available to respond to queries.

Written Submissions:

- (a) Stephen Cheung, Richmond Resident (Schedule 9)
- (b) Marty McKinney, 11520 Seahurst Road (Schedule 10)
- (c) Paul Ping Kuen Yu, 10431 Swinton Crescent (Schedule 11)
- (d) Terry J. Batts, 9631 Shell Road (Schedule 12)
- (e) Meixiang Lin, 11160 Seaport Ave (Schedule 13)
- (f) Regan Hawe, 11560 Sealord Road (Schedule 14)
- (g) Kwan Chiu, 9151 No. 5 Rd (Schedule 15)
- (h) Dallas Smith, 9791 Seabright Road (Schedule 16)
- (i) Amarjit Bhangu, 10400 Anahim Drive (Schedule 17)

Submissions from the floor:

Balwant Sanghera, Chairperson, Highway to Heaven Association, spoke in support of the application advising that the Lingyen Mountain Temple (LMT) is a great neighbour. He noted that the places of worship on No. 5 Road always work collaboratively to accommodate tour groups and to support the building of the Highway to Heaven Association's float in the annual Canada Day parade.

Edna Davey, 10191 No. 5 Road, spoke in support of the application noting that she has been a neighbour of the temple for many years. She spoke of the great work that the LMT does including providing free vegetarian lunches and Mandarin lessons.



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Linda Wong, 6360 Clematis Drive, spoke in support of the application noting the many benefits that the LMT provides to the community. She encouraged Council to support the LMT expansion to allow more community members to enjoy the benefits it offers.

Carie Sun, 9733 No. 2 Road, discussed the benefits she has received from the temple. She urged Council to approve the application so that others could have access to the care she was provided by the LMT.

Joey Miles, 8240 No. 2 Road, spoke of the effect the LMT has had on his personal well-being. He noted that the expansion is needed to accommodate the number of people who wish to participate in LMT programs. He added that there will be adequate parking for the proposed facility and the design of the driveway would allow cars to queue on the driveway, instead of No. 5 Road.

Shouo, a nun Lingyen Mountain Temple, 10060 No. 5 Road, noted that LMT has been her home since 2002. She spoke in support of the application noting the need to expand the temple to further give back to the community. She noted that this expansion has been in progress for ten years and has seen many versions. The current proposal is the result of a collaborative effort between the neighbourhood, City staff, and the architect.

Brad Dorey, 9051 Blundell Road, spoke of the improvements of the current application from the previous application noting the reduction in floor space ratio, reduction to massing and building height, improved parking and traffic management plan and conformity to the OCP and the Backlands Policy. He added that the application provides an opportunity to create a beautiful buffer from Highway 99.

Kevin Fung, 8751 Citation Drive, spoke in support of the application noting the benefits the temple has had on creating a stronger sense of community and belonging for society. He commented that permitting the temple expansion will create a better community.

PH16/6-10

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9557 be given second and third readings.

CARRIED



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6. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9558
(RZ 15-710852)**

(Location: 3471 Moncton Street, 12060 and 12040 3rd Avenue, 3560, 3580 and 3600 Chatham Street; Applicant: Platform Properties (Steveston) Ltd.)

Applicant's Comments:

The applicant was available to respond to queries.

Written Submissions:

- (a) Linda Barnes, Chairperson, Steveston 20/20 Group (Schedule 18)
- (b) Dave Mander, 3551 Moncton Street (Schedule 19)
- (c) [REDACTED] (Schedule 20)
- (d) Deborah Viccars, 4791 Trimaran Drive (Schedule 21)
- (e) Suzy Worthington-White and Keith Boughton, 4111 Garry Street (Schedule 22)
- (f) Shannon Billings, 11500 Pintail Drive (Schedule 23)
- (g) Jess Baxter, 5800 Andrews Road (Schedule 24)
- (h) Sean Lawson, 6463 Dyke Road (Schedule 25)
- (i) Louise Bell, 10631 No. 4 Road (Schedule 26)
- (j) Grace Campbell, 5631 Ludlow Road (Schedule 27)
- (k) Dana Westermarck, 12235 No. 1 Road (Schedule 28)
- (l) Alisa Sakamoto, 8531 Rosemary Avenue (Schedule 29)
- (m) Kelly Booth, 12300 Imperial Drive (Schedule 30)
- (n) Eric Schroter, 5311 Bunting Avenue (Schedule 31)
- (o) Robert Taylor, 11900 Flamingo Court (Schedule 32)
- (p) Graeme Johnson, 11591 No. 2 Road (Schedule 33)
- (q) Karen Barclay, 11591 No. 2 Road (Schedule 34)
- (r) Bryan Wevers, 4911 Duncliffe Road (Schedule 35)
- (s) Dereck Hamada, 5540 Cantrell Road (Schedule 36)
- (t) [REDACTED], [REDACTED] (Schedule 37)
- (u) Marion Taylor, 11471 Plover Drive (Schedule 38)



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(v) Una MacPherson, 3666 Garry Street (Schedule 39)

Submissions from the floor:

None

PH16/6-11

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9558 be given second and third readings.

CARRIED

**7. RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9561
(RZ 16-721609)**

(Location: 7651 Bridge Street; Applicant: Paul Atwal)

Applicant's Comments:

The applicant was available to respond to queries.

Written Submissions:

None

Submissions from the floor:

None

PH16/6-12

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9561 be given second and third readings.

CARRIED

ADJOURNMENT

PH16/6-13

It was moved and seconded

That the meeting adjourn (8:50 p.m.).

CARRIED



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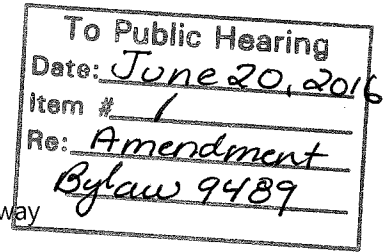
Certified a true and correct copy of the Minutes of the Regular meeting for Public Hearings of the City of Richmond held on Monday, June 20, 2016.

Mayor (Malcolm D. Brodie)

Corporate Officer
(David Weber)

MayorandCouncillors

From: Turk Chann <turkchann@gmail.com>
Sent: Wednesday, 27 April 2016 1:11 PM
To: MayorandCouncillors
Subject: Railway Avenue corridor
Categories: 06-2400-20-RAIL1 - Railway Avenue Trail/Park/Greenway



Dear Mayor and councillors,

As a local resident who lives on Railway Avenue, I support Councillor Harold Steves' idea on designating the Railway Avenue corridor (Railway Greenway) as a park AND environmental friendly LRT in the future.

I also support the policy to encourage densification along certain arterial roads to accommodate the City's share of normal regional growth outside of the City Centre. Supporting this visionary thinking from Mr Steves would be the best way to grow our city with densification in mind and public transportation together.

Let's settle this one in writing now instead of having another debate on this matter a decade later.

Regards,

Turk Chann
12880 Railway Ave
Richmond, BC V7E 6G2

Relates to Planning
Committee - Item 5

Schedule 2 to the Minutes of the
Public Hearing meeting of
Richmond City Council held on
Monday, June 20, 2016.

Subject:

May 17/16
FW: Planning Committee today - REZONING AT 5660, 5680 AND 5700 WILLIAMS ROAD

From: D.M. [dannym1211@yahoo.com]

Sent: Tuesday, May 17, 2016 7:32 AM

To: McPhail, Linda

Subject: Planning Committee today - REZONING AT 5660, 5680 AND 5700 WILLIAMS ROAD

Councillor:

I hope that you will not allow this rezoning application today.

First of all, I have asked Planning Department many times to develop duplexes on arterial road but the answer is always NO because there is no policy. Why this one is allowed when there is no policy? It is not fair.

Secondly, there is another duplex application on Williams Road, also between Railway and No. 2 Road, same developer. Why the 2 applications are not being considered at the same time? I know there are oppositions to the other application. If this rezoning is allowed, will this set an example? and the other rezoning will be allowed even if there are oppositions?

thirdly, the city call the proposal duplex, but it is really a smaller townhouse project. 4 units share a driveway and a parking stall, it is like the small townhouse projects on other arterial roads. Why not call it what it is? and why allow 3 small projects in a row instead of a larger townhouse project with 12 units and 1 driveway? I thought the city do not allow driveways on arterial road with bike lanes.

fourthly, the total floor area to be allowed on each lot will a be over 2000 sq.ft. more than if a single family unit is built on the same lot. and 4 garages will be allowed instead of 1. the buildings will look so much bigger than the neighbours.

fifthly, the units will be big, and will be a lot more expensive than townhouse units. it seems like the developer will make a lot more money but this won't help people who want to find something more affordable.

I do not disagree with duplex but I don't think what is being proposed is suitable at this location. Thank you for time reading my comments.

Dan M.

MayorandCouncillors

From: Webgraphics
Sent: Thursday, 16 June 2016 3:14 PM
To: MayorandCouncillors
Subject: Send a Submission Online (response #946)

To Public Hearing
 Date: June 20, 2016
 Item # 4
 Re: BZ 15-693220
Amendment
Bylaw 9551

Send a Submission Online (response #946)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	6/16/2016 3:13:40 PM

Survey Response

Your Name	Wilfred Gary Sutherland
Your Address	10077 Lawson Drive
Subject Property Address OR Bylaw Number	5660,5680,5700 Williams Road.
Comments	<p>My neighbours and I have been involved in the development of these properties since 2011. We made our concerns known with numerous letters, emails and meetings with some members of the Council and the City Planner Mr. Edwin Lee. Our primary concern is with the density, ie the number of units (12) even though they are now proposing duplexes and not townhouses. We are concerned with the number of vehicles ie 2 per unit making 24 vehicles and 3 for visitors and the increased noise and traffic congestion this will cause. We are also concerned with the drainage aspects between these properties and ours. In regards to the density I feel that 9 duplex units rather than 12 would meet my needs considering the policy on arterial roads. This would semi fit into the character of the neighbourhood to the west and to the south (the homes on Lawson Drive that would be directly affected). This would also alleviate some of our concerns on the number of vehicles as there would be 18 vehicles and 3 for visitors. It would also allow</p>



for more green space. Having looked at many developments on William over the last 5 years I have noticed a complete disregard for green space. Yes they plant a few trees and a white picket fence but behind it is all concrete and asphalt. That area on Williams is very congested. You have the vehicles on the north side of Williams and #2 road coming out of the townhouse complex, you have the Telus vehicles coming out and you have the heavy traffic on Williams Road in the morning rush hour and 3:00pm to 6:00pm. Many times there has been horn honking and screeching of brakes and fender benders and road rage. As for the drainage we are assuming that the Municipal rules and regulations would ensure that there was no flooding of our backyards.

MayorandCouncillors

From: Webgraphics
Sent: Sunday, 19 June 2016 2:20 PM
To: MayorandCouncillors
Subject: Send a Submission Online (response #952)
Categories: 12-8060-20-9551

To Public Hearing	
Date:	<u>June 20, 2016</u>
Item #	<u>4</u>
Re:	<u>R215-693220</u>

Send a Submission Online (response #952)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	6/19/2016 2:20:09 PM

Survey Response

Your Name	Eric Campbell
Your Address	n/a
Subject Property Address OR Bylaw Number	5660 Williams Road
Comments	<p>There is a Lot Size Policy requiring 13.5 m wide lot, I prefer to see all the lots at the same width rather than narrower lots in the middle of the block. I think they can have 5 lots. If you must allow duplexes, they can have 10 units, which is quite dense already. I don't understand why do you want to allow a proposal that does not follow your current policy (which is single family only and 13.5 m wide lot). If you really want to allow this, should you update the policy before you allow a development? What is the benefit to the City to allow this developer to build 12 duplex units? Other than letting this developer to yield more units and higher density, I don't see any benefit to the residents in this neighbourhood. If you want to allow higher density and provide more units to make the selling price lower, you are kidding yourself. I don't think the developer would sell any unit for less than 1 million dollar. A townhouse on No. 2 Road is</p>



already over a million. why don't you allow townhouse instead and make the units smaller and make it more affordable? why don't you required affordable housing units to be built as part of the project when developer is getting such a land lift on a rezoning that is not supported by the current policy? why don't you just allow 1 driveway instead of 3? what is the purpose of your arterial road policy? didn't you want to eliminate driveways and allow better flows for vehicle, bikes, and pedestrian? The development at 5280 Williams might be a better fit in this area, 1 driveway, 6 individual units, more green space, rather than paved areas for vehicles all over the lot. I oppose to this rezoning.

MayorandCouncillors

From: Webgraphics
Sent: Sunday, 19 June 2016 8:33 PM
To: MayorandCouncillors
Subject: Send a Submission Online (response #953)
Categories: 12-8060-20-9551

To Public Hearing	
Date:	June 20, 2016
Item #	4
Re:	R215-693220

Send a Submission Online (response #953)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	6/19/2016 8:32:45 PM

Survey Response

Your Name	P Sandhu
Your Address	5420 Williams
Subject Property Address OR Bylaw Number	5600 Williams Road
Comments	I oppose this application. It is not clear why this should be allowed when the current policy does not allow duplexes. Please do not allow piece meal development. The proposed duplexes are too big, much bigger than the single home we have now, it is out of character. And please do not allow subdivision, 1 house into 1 duplex, ok, but no more than that.



Schedule 6 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, June 20, 2016.

MayorandCouncillors

From: Webgraphics
Sent: Sunday, 19 June 2016 12:23 AM
To: MayorandCouncillors
Subject: Send a Submission Online (response #951)
Categories: 12-8060-20-9551

To Public Hearing
Date: <u>June 20, 2016</u>
Item # <u>4</u>
Re: <u>R215-693220</u>

Send a Submission Online (response #951)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	6/19/2016 12:21:51 AM

Survey Response

Your Name	Andrew Chan
Your Address	Williams Road
Subject Property Address OR Bylaw Number	5660 Williams
Comments	opposite to 12 duplexes, too many units



Schedule 7 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, June 20, 2016.

MayorandCouncillors

From: MCH <mtechvan@yahoo.com>
Sent: Monday, 20 June 2016 7:53 AM
To: MayorandCouncillors
Subject: duplex on Williams Road

Categories: 12-8060-20-9551

To Public Hearing
Date: <u>June 20, 2016</u>
Item #: <u>4</u>
Re: <u>RZ 15-693220</u>

Mayor and Councillors

I do not want to see duplexes on Williams Road and want to object to the rezoning application at tonight's public hearing. the duplex won't be more affordable, the units are still very big, and people will have many cars, looks like there will be a lot of paving and lots of driveways. it is too tight to have 2 large units in a small lot.

townhouse is the best to make homes more affordable along Williams Road, just build smaller units. I prefer to see townhouses at this locations, maybe limited to 2 storeys and maybe limited to duplex style instead of huge long tall townhouse buildings we see else where on the arterial road?

Please build more relatively more affordable units, duplex/triplex is not the solution. family needs to share facilities to keep the cost low.

Ester Brown



MayorandCouncillors

From: Webgraphics
Sent: Monday, 20 June 2016 2:04 PM
To: MayorandCouncillors
Subject: Send a Submission Online (response #955)
Categories: 12-8060-20-9551

To Public Hearing	
Date:	June 20, 2016
Item #	4
Re:	RZ 15-693220

Send a Submission Online (response #955)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	6/20/2016 2:03:13 PM

Survey Response

Your Name	Luk Tak Kin Tony
Your Address	5711, Williams Road
Subject Property Address OR Bylaw Number	7100
Comments	I believe that I will be affected by the proposed bylaw as follows : 1. Increase traffic congestion 2. increase the density of our neighbourhood Base on the above inconvenience, I prefer building single detached house to duplex units.



Relates to Planning
Item 6 - May 17/16

Schedule 9 to the Minutes of the
Public Hearing meeting of
Richmond City Council held on
Monday, June 20, 2016.

Mayor and Councillors

From: Mayor and Councillors
Sent: Tuesday, 17 May 2016 9:32 AM
To: 'Stephen Cheung'
Subject: RE: Lingyen Proposal 2016 (File Ref. No. 12-8060-20-009557; RZ 13-641554)

cc. Wayne Craig
Diana Nikolic

Dear Stephen Cheung,

This is to acknowledge and thank you for your correspondence in relation to the application by DA Architects and Planners on behalf of Lingyen Mountain Temple for a rezoning at 10060 No. 5 Road. A copy of your email has been forwarded to the Mayor and each Councillor.

Your correspondence has also been forwarded to Planning and Development staff for information and inclusion in the development application file. Please feel free to contact the Director of Development, Mr. Wayne Craig, at 604-247-4625 if you have are looking for more detailed information regarding this development application.

Again, thank you for your email.

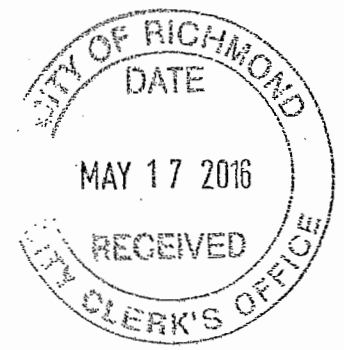
Sincerely,
Dovelle

Dovelle Buie
Acting Manager, Legislative Services
City Clerk's Office

From: Stephen Cheung [<mailto:cheung@stargate.ca>]
Sent: Monday, 16 May 2016 21:41
To: Craig, Wayne
Cc: Mayor and Councillors
Subject: Lingyen Proposal 2016

Hi,

Lingyen Proposal 2016



The height is still too high. Higher than the existing..... Always wanting to go beyond the by-law.

City of Richmond should not grant exceptions to heights. (most did not get it, Mega building were scaled back.)

It is not like.... to push hard enough and again and again that the City of Richmond had to compromise.

After all these years, the city of Richmond stand should be ' follow the rules and no exceptions.'

And after the draft and if approved, what stop them to modify the plan to to gradually go back to the previous bigger / taller plans ?

Is the area able to handle mega traffic...you build it and they will come and the traffic in the area ??

I remember there will be a big number of rooms for guest that sounds like hostel or hotel, is this in the original zoning ?

How does it fit into the new bridge ? if ever the Province will build the new bridge ? in some schedule. How does the traffic look ?

I suggest no exception to any city bylaws...

Stephen Cheung

(604) 889-9988

Richmond

CityClerk

From: CityClerk
Subject: Lingyen Proposal 2016

Relates to Planning
Committee - Item 6 -
May 17, 2016

From: Marty McKinney [<mailto:chiefhvfd@hotmail.com>]
Sent: Monday, 16 May 2016 13:21
To: Craig, Wayne
Subject: Fw: Lingyen Proposal 2016

Copy for the records.

Hi Carol,
Questions:

Is there any thought to a controlled traffic light at Seacliff to allow traffic to exit the subdivision North bound onto #5 Road and regulate pedestrian use of the crosswalk on the busy event days? (Like Seaward Gate)

The Pedestrian operated flashing amber lights are still not fully understood by many drivers and drivers tend to start moving as soon as the pedestrians move past the front of their vehicle.

On event days people will tend to move into the crosswalk at anytime the lights are flashing and drivers may not notice the new pedestrians.

In Alberta the flashing lights are Red and drivers must remain stopped until the lights stop flashing.

Would Temporary parking restriction be in effect on the West and East sides of #5 Road between Williams and Seacliff during events?

Vehicles parking on either side of #5 Road during an event will decrease the traffic flow to one lane each direction which would cause heavy congestion in the area and possibly stop South bound traffic due to back-ups in the South Bound Left Turn entrance into the site.

The traffic light controlled Williams Road entrance seems like a good option to me but left turn in by South bound #5 Road traffic could present a problem.

I am unable to attend the May 17 meeting as I have a previous engagement.

*Marty McKinney
11520 Seahurst Road
Richmond, BC
V7A 3P2*

From: Carol Day <carol@carolday.net>
Sent: May 15, 2016 10:46 PM
To: Carol Day
Subject: Lingyen Proposal.2016

Hi There

How are you today ? I have attached the Lingyen mountain temple expansion plans which have been submitted to Richmond planning committee for May 17 at 4;00pm in the Anderson room of City hall.

This plan obeys the bylaws and limits the construction to the front 110 meters and requires the rear 220 metres to be farmed. The Proposal is 48 % smaller than the last proposal and the most of the parking is enclosed.

The plan included underground parking and a total of 386 parking spots. The access would be from Number five road at two locations.

Staff have recommended not having access at Williams road so i will be asking questions as to why not.

The main temple height is height 85 feet and with the decoration at the top of the main temple 90 feet., the existing temple is 16' shorter.

I feel it was worth all the effort the last 10 years to finally have a plan that is respectful of the neighborhood and allows the temple to expand.

Please tell me your thoughts or come to the the meeting..

--
Best regards,

Carol Day
Richmond City Councillor

T [604.240.1986](tel:604.240.1986)
F [604.271.5535](tel:604.271.5535)
carol@carolday.net
www.carolday.net

Carol Day
Change you can TRUST!



--
Best regards,
Carol Day
Richmond City Councillor

T [604.240.1986](tel:604.240.1986)
F [604.271.5535](tel:604.271.5535)
carol@carolday.net
www.carolday.net

Carol Day
Change you can TRUST!



Schedule 11 to the Minutes of Public Hearing meeting of Richmond City Council held on Monday, June 20, 2016.

MayorandCouncillors

From: Webgraphics
Sent: Tuesday, 7 June 2016 6:08 PM
To: MayorandCouncillors
Subject: Send a Submission Online (response #923)

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: 12-8060-20-9557 (RZ 13-641554) - 10060 No 5 Road

To Public Hearing
Date: <u>June 20, 2016</u>
Item # <u>5</u>
Re: <u>RZ 13 - 641554</u>
<u>12-8060-20-9557</u>

Send a Submission Online (response #923)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	6/7/2016 6:07:34 PM

Survey Response

Your Name	Yu , Paul Ping Kuen
Your Address	10431 Swinton Crescent,
Subject Property Address OR Bylaw Number	10060 no. 5 road
Comments	I am against the amendment bylaw 9557 (RZ13 - 641554

Schedule 12 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, June 20, 2016.

MayorandCouncillors

From: Webgraphics
Sent: Wednesday, 8 June 2016 1:12 PM
To: MayorandCouncillors
Subject: Send a Submission Online (response #924)
Categories: 12-8060-20-9557 (RZ 13-641554) - 10060 No 5 Road

To Public Hearing
Date: <u>June 20, 2016</u>
Item # <u>5</u>
Re: <u>RZ 13-641554</u>
<u>12-8060-20-9557</u>

Send a Submission Online (response #924)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	6/8/2016 1:11:48 PM

Survey Response

Your Name	terry j. batts
Your Address	9631 shell road
Subject Property Address OR Bylaw Number	9557(rz13-641554)
Comments	does rezoning allow provisions for area traffic management?

MayorandCouncillors

From: Webgraphics
Sent: Wednesday, 8 June 2016 10:56 PM
To: MayorandCouncillors
Subject: Send a Submission Online (response #925)

To Public Hearing
Date: <u>June 20, 2016</u>
Item # <u>5</u>
Re: <u>RZ 13-641554</u>
<u>12-8060-20-9557</u>

Send a Submission Online (response #925)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	6/8/2016 10:55:04 PM

Survey Response

Your Name	Meixiang Lin
Your Address	11160 Seaport Ave Richmond BC
Subject Property Address OR Bylaw Number	RZ 13-641554
Comments	I am out of town that day. So I can not attend to the hearing.

MayorandCouncillors

From: Webgraphics
Sent: Monday, 13 June 2016 3:12 PM
To: MayorandCouncillors
Subject: Send a Submission Online (response #932)
Categories: 12-8060-20-9557 (RZ 13-641554) - 10060 No 5 Road

To Public Hearing	
Date:	<u>June 20/16</u>
Item #	<u>5</u>
Re:	<u>R2 13-641554</u>
<u>Amendment</u>	
<u>Bylaw 9557</u>	

Send a Submission Online (response #932)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	6/13/2016 3:11:27 PM

Survey Response

Your Name	Regan Hawe
Your Address	11560 Sealord Road, Richmond BC, V7A 3L2
Subject Property Address OR Bylaw Number	Lingyen Mountain Temple Expansion
Comments	As a longtime Richmond resident, I have seen the diminishing effects of over development on our agricultural lands- any opportunity for more development of agricultural lands is integral to maintaining the rich history of Richmond's farming community and creating a space that will not only physically feed the community but that will also feed it spiritually. There could also be an opportunity through temple expansion and potential partnerships with educational institutions to promote and develop agriculture with a new generation of Richmondites. The temple provides free vegetarian meals to the community at large as a means to not only foster community involvement but to also nurture one's compassion towards living things. Furthermore the temple promotes a healthy lifestyle and by implementing crops, it also promotes self-sufficiency and a solution to reducing our environmental footprint The temple offers



meditation classes to provide a calm environment to reflect on life and vanquish stress. In this crowded, stress filled society; having a place to go which supports inner reflection, calm and quiet is always a benefit to any community. This expansion would allow those at Lingyen Mountain Temple to continue and develop their support of the neighborhood. Having been a neighbor of the temple since its inception, I have seen the professional, efficient manner in which they handle traffic during large events as to minimize the impact on the neighborhood. With this new expansion, the temple will have even more on site parking stalls and through partnerships with local businesses, be more than able to handle parking and traffic during major events. Thank you for taking the time to review my submission.

Schedule 15 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, June 20, 2016.

Mayor and Councillors

From: Webgraphics
Sent: Thursday, 9 June 2016 18:57
To: Mayor and Councillors
Subject: Send a Submission Online (response #927)

Categories: 12-8060-20-9557 (RZ 13-641554) - 10060 No 5 Road

To Public Hearing
Date: <u>June 20/16</u>
Item #: <u>5</u>
Re: <u>RZ 13-641554</u>
<u>Amendment</u>
<u>Bylaw 9557</u>

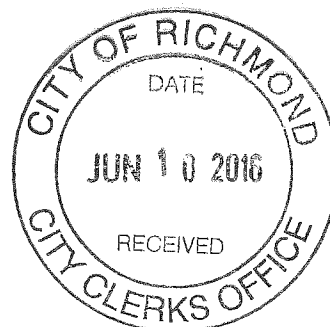
Send a Submission Online (response #927)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	6/9/2016 6:57:06 PM

Survey Response

Your Name	Kwan Chiu
Your Address	9151 No. 5 Road, Richmond, BC V7A 4T9
Subject Property Address OR Bylaw Number	RZ 13-641554
Comments	I do not agree the proposal. Thank you.



MayorandCouncillors

From: Webgraphics
Sent: Tuesday, 14 June 2016 3:12 PM
To: MayorandCouncillors
Subject: Send a Submission Online (response #934)

TO PUBLIC HEARING	
Date:	JUNE 20, 2016
Item:	5
Re:	RZ 13-641554
	12-8060-20-9557

Send a Submission Online (response #934)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	6/14/2016 3:11:13 PM

Survey Response

Your Name	Dallas Smith
Your Address	9791 Seabright Rd
Subject Property Address OR Bylaw Number	10060 No 5 Rd/ Bylaw 9557 (RZ 13-641554)
Comments	I vehemently oppose the expansion of this temple. The traffic and noise is already beyond what should be allowed in a residential area. The traffic the current temple creates is already an issue on days when the temple is most attended. I can currently hear the music from the temple in my own backyard and trying to navigate down No. 5 Rd is already problematic.



Schedule 17 to the Minutes of Public Hearing meeting of Richmond City Council held on Monday, June 20, 2016.

MayorandCouncillors

From: Webgraphics
Sent: Sunday, 19 June 2016 9:55 PM
To: MayorandCouncillors
Subject: Send a Submission Online (response #954)
Categories: 12-8060-20-9557 (RZ 13-641554) - 10060 No 5 Road

To Public Hearing
Date: June 20, 2016
Item #: 5
Re: RZ-13-641554
Bylaw 9557

Send a Submission Online (response #954)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	6/19/2016 9:54:28 PM

Survey Response

Your Name	Amarjit Bhangu
Your Address	10400 anahim dr
Subject Property Address OR Bylaw Number	9557
Comments	Cannot make it due to work



From: loulindy50@gmail.com
Sent: Sunday, 15 May 2016 23:10
To: McPhail,Linda
Cc: McNulty,Bill; Au,Chak; Day,Carol; Steves,Harold; Weber,David
Subject: Planning Committee re: Rod's Building rezoning

*Related to Item 7
on Planning Committee
Agenda - May 17/16*

Ms. McPhail; Chairperson Planning Committee and members

Re: Rod's Building Supplies redevelopment

As the Chairperson of the Steveston 20/20 Group it is my pleasure to let you know that Mr. Kyle Shury of Platform Development and his team, including architect Mr. Patrick Cotter presented twice - Sept 29/15 and Feb/16 - to our organization, making themselves available for questions and comments at the meetings. As well, they offered to attend any of the individual board meetings to present and or answer any questions or concerns that may arise.

Many logistical questions, including second floor setbacks and views along Moncton St., were asked at both well attended 20/20 meetings of Mr. Shury's team that were answered and members appeared satisfied. There were no large concerns identified at the meetings with the information presented.

While I cannot speak on behalf of the member organizations I can attest to the openness and willingness of Mr. Shury and his team to answer questions and work with the points of view expressed at our meetings.

Linda Barnes
Chairperson, Steveston 20/20 Group

Sent from Linda Barnes' ipad



MayorandCouncillors

From: Webgraphics
Sent: Thursday, 9 June 2016 2:45 PM
To: MayorandCouncillors
Subject: Send a Submission Online (response #926)

<p>To Public Hearing Date: <u>June 20, 2016</u> Item #: <u>6</u> Re: <u>RZ 15-710852</u> <u>12-8060-20-9558</u></p>
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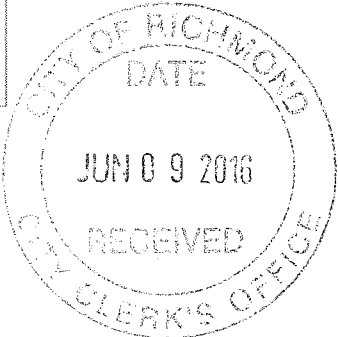
Send a Submission Online (response #926)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	6/9/2016 2:43:53 PM

Survey Response

Your Name	Dave Mander
Your Address	3551 Moncton Street, Richmond
Subject Property Address OR Bylaw Number	RZ 15-710852 (Rods Building Supplies)
Comments	I co-own Nikka Fishing at 3551 Moncton Street. My property neighbours Rod's Building Supplies. I attended the open houses held by the developer and I found them to be informative and engaging. I am writing in support of the proposed mixed-use development because it will increase the vibrancy of Steveston Village. Livable, inclusive and highly-amenitized communities offer residents a better quality of life by offering everything within reach. This proposal will include a new grocery store, which is the most valuable amenity for any neighbourhood. It is the kind of amenity that makes a neighbourhood a community. I hope mayor and council will support the development at Rod's Building Supplies.



MayorandCouncillors

From: Webgraphics
Sent: Sunday, 12 June 2016 4:52 PM
To: MayorandCouncillors
Subject: Send a Submission Online (response #928)

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: 12-8060-20-9558

<p>To Public Hearing Date: <u>June 20, 2016</u> Item # <u>6</u> Re: <u>R215-710852</u> <u>Amendment</u> <u>Bylaw 9558</u></p>

Send a Submission Online (response #928)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	6/12/2016 4:51:12 PM

Survey Response

Your Name	[REDACTED]
Your Address	[REDACTED]
Subject Property Address OR Bylaw Number	Third Ave & Moncton
Comments	I am in favour of this development. I believe the grocery store will be a good asset to the neighbourhood and the tasteful design suits the area.



Schedule 21 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, June 20, 2016.

MayorandCouncillors

From: Webgraphics
Sent: Sunday, 12 June 2016 4:57 PM
To: MayorandCouncillors
Subject: Send a Submission Online (response #929)

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: 12-8060-20-9558

To Public Hearing
Date: <u>June 20, 2016</u>
Item # <u>6</u>
Re: <u>RZ 15-710852</u>
<u>Amendment</u>
<u>Bylaw 9558</u>

Send a Submission Online (response #929)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	6/12/2016 4:56:25 PM

Survey Response

Your Name	Deborah Viccars
Your Address	4791 Trimaran Drive
Subject Property Address OR Bylaw Number	3471 Moncton Street
Comments	Regarding the subject property application for rezoning, I have attended the community information sessions and appreciated the considered and reasoned approach undertaken by the developers. While I initially had questions, I felt they were thoroughly answered and provided me with confidence that the proposed rezoning and development is in the best interest of the community. As a resident of Steveston, I strongly support considered and appropriate mixed residential and commercial development in the area and particularly like the developer's proposed inclusion of a grocery store and a style and design that reflects the community well. I also think there is considerable benefit to the site of the rezoning and its potential to draw commercial traffic



	westward in the Village.
--	--------------------------

MayorandCouncillors

From: Webgraphics
Sent: Sunday, 12 June 2016 4:58 PM
To: MayorandCouncillors
Subject: Send a Submission Online (response #930)

<p>To Public Hearing Date: <u>June 20, 2016</u> Item # <u>6</u> Re: <u>RZ 15-710852</u> <u>Amendment</u> <u>Bylaw 9558</u></p>

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: 12-8060-20-9558

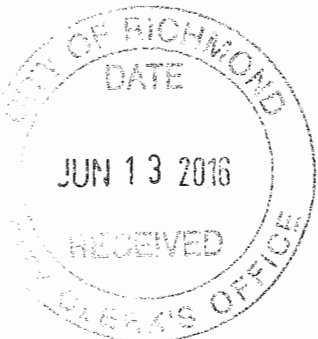
Send a Submission Online (response #930)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	6/12/2016 4:57:13 PM

Survey Response

Your Name	Suzy Worthington-White & Keith BOUGHTON
Your Address	#7 - 4111 Garry Street
Subject Property Address OR Bylaw Number	3471 Moncton Street
Comments	We would just like to share our support for the proposed new development in our neighbourhood. A grocery store and housing development (with parking!) would be a welcome addition.



MayorandCouncillors

From: Webgraphics
Sent: Sunday, 12 June 2016 8:23 PM
To: MayorandCouncillors
Subject: Send a Submission Online (response #931)

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: 12-8060-20-9558

<p>To Public Hearing Date: <u>June 20, 2016</u> Item # <u>6</u> Re: <u>RZ 15-710852</u> <u>Amendment</u> <u>Bylaw 9558</u></p>

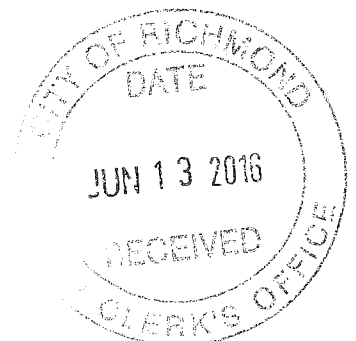
Send a Submission Online (response #931)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	6/12/2016 8:22:53 PM

Survey Response

Your Name	Shannon Billings
Your Address	11500 Pintail Dr
Subject Property Address OR Bylaw Number	Bylaw 8500
Comments	I'm in favour of the proposed rezoning and am looking forward to the possibility of a new grocery store for Steveson.



MayorandCouncillors

From: Webgraphics
Sent: Tuesday, 14 June 2016 3:36 PM
To: MayorandCouncillors
Subject: Send a Submission Online (response #938)

To Public Hearing
Date: JUNE 20, 2016
Item # 6
Re: RZ 15-710852
12-8060-20-9558

Send a Submission Online (response #938)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	6/14/2016 3:34:52 PM

Survey Response

Your Name	Jess Baxter
Your Address	5800 Andrews Road
Subject Property Address OR Bylaw Number	Amendment Bylaw 9558 (RZ 15-710852)
Comments	We are in favor of this development. It should be positive for the neighborhood.



MayorandCouncillors

Schedule 25 to the Minutes of Public Hearing meeting of Richmond City Council held on Monday, June 20, 2016.

From: Webgraphics
Sent: Tuesday, 14 June 2016 3:35 PM
To: MayorandCouncillors
Subject: Send a Submission Online (response #937)

To Public Hearing
Date: JUNE 20, 2016
Item # 6
Re: RZ 15-710852
12-8060-20-9558

Send a Submission Online (response #937)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	6/14/2016 3:34:47 PM

Survey Response

Your Name	Sean Lawson
Your Address	6463 Dyke Road
Subject Property Address OR Bylaw Number	Amendment Bylaw 9558 (RZ 15-710852)
Comments	Appropriate proposed mix, great fit for the community, has my full support.



MayorandCouncillors

From: Webgraphics
Sent: Tuesday, 14 June 2016 3:33 PM
To: MayorandCouncillors
Subject: Send a Submission Online (response #936)

To Public Hearing
Date: JUNE 20, 2016
Item # 6
Re: RZ 15-710852
12-8060-20-9558

Send a Submission Online (response #936)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	6/14/2016 3:31:52 PM

Survey Response

Your Name	Louise Bell
Your Address	10631 No. 4 Road
Subject Property Address OR Bylaw Number	Amendment Bylaw 9558 (RZ 15-710852)
Comments	I am in favour of the rezoning application underway at the Rod's site!



MayorandCouncillors

From: Webgraphics
Sent: Tuesday, 14 June 2016 3:32 PM
To: MayorandCouncillors
Subject: Send a Submission Online (response #935)

To Public Hearing
Date: JUNE 20, 2016
Item # 10
Re: RZ 15-710852
12-8060-20-9558

Send a Submission Online (response #935)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	6/14/2016 3:31:24 PM

Survey Response

Your Name	Grace Campbell
Your Address	5631 Ludlow Road
Subject Property Address OR Bylaw Number	Amendment Bylaw 9558 (RZ 15-710852)
Comments	Steveston needs a new mix of retail services and residential units. this proposal meets those needs and I am in favour.



Schedule 28 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, June 20, 2016.

MayorandCouncillors

From: Webgraphics
Sent: Tuesday, 14 June 2016 4:15 PM
To: MayorandCouncillors
Subject: Send a Submission Online (response #939)

To Public Hearing
Date: <u>JUNE 20, 2016</u>
Item # <u>6</u>
Re: <u>RZ 15-710852</u> <u>12-8060-20-9558</u>

Send a Submission Online (response #939)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	6/14/2016 4:13:30 PM

Survey Response

Your Name	Dana Westermark
Your Address	12235 # 1 Road, Richmond, BC
Subject Property Address OR Bylaw Number	Amendment Bylaw 9558 (RZ 15-710852)
Comments	I wish to voice my support for this application. I am looking forward to this fine addition to the Steveston community.



Schedule 29 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, June 20, 2016.

MayorandCouncillors

From: Webgraphics
Sent: Wednesday, 15 June 2016 1:18 PM
To: MayorandCouncillors
Subject: Send a Submission Online (response #940)

To Public Hearing
Date: <u>June 20/16</u>
Item # <u>6</u>
Re: <u>RZ15-710852</u>
<u>Bylaw 9558</u>

Send a Submission Online (response #940)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	6/15/2016 1:18:02 PM

Survey Response

Your Name	Alisa Sakamoto
Your Address	8531 Rosemary Ave, Richmond, BC, V7A 2L1
Subject Property Address OR Bylaw Number	9558 (RZ 15-710852)
Comments	I support this

Schedule 30 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, June 20, 2016.

MayorandCouncillors

From: Webgraphics
Sent: Wednesday, 15 June 2016 4:32 PM
To: MayorandCouncillors
Subject: Send a Submission Online (response #941)

To Public Hearing
Date: <u>June 20, 2016</u>
Item # <u>6</u>
Re: <u>RZ 15-710852</u>
<u>Amendment Bylaw</u>
<u>9558</u>

Send a Submission Online (response #941)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	6/15/2016 4:32:07 PM

Survey Response

Your Name	Kelly Booth
Your Address	12300 Imperial Drive, Richmond, BC V7E 6J6
Subject Property Address OR Bylaw Number	Rod's Building Supplies rezoning
Comments	I think the proposed project will add a great benefit to our community in Steveston. I support the rezoning.



Schedule 31 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, June 20, 2016.

MayorandCouncillors

From: Webgraphics
Sent: Wednesday, 15 June 2016 7:37 PM
To: MayorandCouncillors
Subject: Send a Submission Online (response #942)

To Public Hearing
Date: June 20, 2016
Item # 6
Re: R2-15-710852
Amendment Bylaw
9558

Send a Submission Online (response #942)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	6/15/2016 7:36:05 PM

Survey Response

Your Name	Eric Schroter
Your Address	5311 Bunting Avenue, Richmond, BC V7E 5X3
Subject Property Address OR Bylaw Number	Redevelopment of Rod's Building Supplies Property in Steveston
Comments	I am a long time resident of Steveston and wish to express my support for the proposed development of the Rod's Building Supplies site. I like the fact that there will be the possibility of a boutique grocery in the Village and believe the development will re-vitalize that end of Moncton Street. I have been impressed with the public consultations undertaken by the developer and they have my full support.



MayorandCouncillors

From: Webgraphics
Sent: Wednesday, 15 June 2016 7:52 PM
To: MayorandCouncillors
Subject: Send a Submission Online (response #943)

To Public Hearing
 Date: June 20, 2016
 Item # 6
 Re: RZ 15-710852
 Amendment Bylaw 955B

Send a Submission Online (response #943)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	6/15/2016 7:51:47 PM

Survey Response

Your Name	Robert Taylor
Your Address	11900 Flamingo Court
Subject Property Address OR Bylaw Number	Rod's Building Supplies, Steveston
Comments	<p>Creating some housing inventory on that end of the village is a good balance for the community. I think having some residents in that side of the village will help businesses and create traffic from both ends. In addition, a good quality grocer would create a wonderful enhancement and option for residents in the area. And finally the potential for good parking would be a welcome benefit as well as parking is a challenge in the area even for the existing business of Rod's. Overall a resounding yes for this development. On the other hand, the completed development (Onni I believe) on the east side of village on bayview across from Starbucks under no scenario or terms should be granted a variance to insert a grocer. That area lacks the infrastructure for such a business and I feel would negatively impact the appeal to tourist and resident pedestrian traffic. A variance should include businesses like coffee shops, bistros etc to encourage or support the existing pedestrian traffic.</p>



Schedule 33 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, June 20, 2016.

MayorandCouncillors

From: Webgraphics
Sent: Wednesday, 15 June 2016 10:01 PM
To: MayorandCouncillors
Subject: Send a Submission Online (response #944)

To Public Hearing	
Date:	June 20, 2016
Item #	6
Re:	RZ 15-710852 Amendment Bylaw 9558

Send a Submission Online (response #944)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	6/15/2016 10:00:37 PM

Survey Response

Your Name	Graeme Johnson
Your Address	11591 No 2 Road, Richmond, BC
Subject Property Address OR Bylaw Number	Rods Building Supplies
Comments	Rods site is the best location for a mixed use project in Steveston. To have the street front retail and grocery store located there is the most central location to draw customers in both on foot and by vehicle (car and bus). Also having residents living in the heart of Steveston will add an always active feel to the Village that it is currently missing.



Schedule 34 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, June 20, 2016.

MayorandCouncillors

From: Webgraphics
Sent: Wednesday, 15 June 2016 10:50 PM
To: MayorandCouncillors
Subject: Send a Submission Online (response #945)

To Public Hearing
Date: June 20, 2016
Item # 6
Re: RZ 15-710852
Amendment Bylaw
9558

Send a Submission Online (response #945)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	6/15/2016 10:49:30 PM

Survey Response

Your Name	Karen Barclay
Your Address	11591 No 2 Road
Subject Property Address OR Bylaw Number	Rod's Building Supply
Comments	I think this is a good central location for a much-needed grocery store in Steveston village. It is easily accessible on foot, by car and via public transit.



Schedule 35 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, June 20, 2016.

MayorandCouncillors

From: Webgraphics
Sent: Thursday, 16 June 2016 3:47 PM
To: MayorandCouncillors
Subject: Send a Submission Online (response #947)

To Public Hearing
Date: June 20, 2016
Item #: 6
Re: RZ 15-710852
12-8060-20-9558

Send a Submission Online (response #947)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	6/16/2016 3:45:57 PM

Survey Response

Your Name	Bryan Wevers
Your Address	4911 Duncliffe Road
Subject Property Address OR Bylaw Number	Zoning Bylaw8500 / Amendment bylaw9558
Comments	3471 Moncton Street. As a Steveston resident, I am in full favour of this development. I have thoroughly looked at the proposal and feel the village and Richmond residents will benefit with the upgraded shops and ammenities.



Schedule 36 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, June 20, 2016.

MayorandCouncillors

From: Webgraphics
Sent: Thursday, 16 June 2016 4:15 PM
To: MayorandCouncillors
Subject: Send a Submission Online (response #948)

Categories: 12-8060-20-9558

To Public Hearing
Date: <u>June 20, 2016</u>
Item # <u>6</u>
Re: <u>RZ-15-710852</u> <u>12-8060-20-009558</u>

Send a Submission Online (response #948)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	6/16/2016 4:14:43 PM

Survey Response

Your Name	Dereck Hamada
Your Address	5540 Cantrell Road
Subject Property Address OR Bylaw Number	3471 Moncton St, 12060 and 12040 Third Avenue, 3560, 3580 and 3600 Chatham St
Comments	I have reviewed the development proposal for the subject property and find the proposal reasonable and consistent with the development of the local area. The development proposal is reasonable and fits well with the growth and change in the community.



MayorandCouncillors

From: Webgraphics
Sent: Saturday, 18 June 2016 7:20 PM
To: MayorandCouncillors
Subject: Send a Submission Online (response #950)
Categories: 12-8060-20-9558

Schedule 37 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, June 20, 2016.

To Public Hearing
Date: <u>June 20, 2016</u>
Item # <u>6</u>
Re: <u>RZ 15-710852</u>
<u>Bylaw 9558</u>

Send a Submission Online (response #950)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	6/18/2016 7:18:50 PM

Survey Response

Your Name	[REDACTED]
Your Address	[REDACTED]
Subject Property Address OR Bylaw Number	Richmond Zoning Bylaw 8500, Amendment Bylaw 9558
Comments	I support this development.



MayorandCouncillors

From: Webgraphics
Sent: Saturday, 18 June 2016 1:28 PM
To: MayorandCouncillors
Subject: Send a Submission Online (response #949)
Categories: 12-8060-20-9558

To Public Hearing
Date: June 20, 2016
Item # 6
Re: RZ 15-710852
Bylaw 9558

Send a Submission Online (response #949)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	6/18/2016 1:27:30 PM

Survey Response

Your Name	Marion Taylor
Your Address	11471 Plover Drive
Subject Property Address OR Bylaw Number	Richmond Zoning Bylaw 8500, Amendment Bylaw 9558.
Comments	I am writing to inform the City of Richmond that I am in support of rezoning the Rod's Building Supplies site. There is limited availability of produce and grocery items in Steveston. A grocery store in the Steveston Village would allow residents to travel by foot or bike to obtain their food. As well, there are many older adults in the area who are not able to drive vehicles and a grocery store in Steveston would allow them to navigate by foot to purchase their food. There are many families and individuals who are seeking out residences in the Lower Mainland and the development of residential space would add to available housing to people in the Lower Mainland.



MayorandCouncillors

From: Webgraphics
Sent: Monday, 20 June 2016 3:31 PM
To: MayorandCouncillors
Subject: Send a Submission Online (response #956)
Categories: 12-8060-20-9558

<p>To Public Hearing Date: <u>June 20, 2016</u> Item # <u>6</u> Re: <u>R215-710852</u> <u>Amendment</u> <u>Bylaw 9558</u></p>
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Send a Submission Online (response #956)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	6/20/2016 3:30:26 PM

Survey Response

Your Name	Una MacPherson
Your Address	3666 Garry Street, Richmond, B.C.
Subject Property Address OR Bylaw Number	Ammendment Bylaw 9558 (RZ 15-710852)
Comments	I have attended the community information sessions held by the developer and am very satisfied with the proposal. I support the mixed use development of this property.