



Regular Council Meeting for Public Hearings

Monday, June 18, 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.

PH12/6-1 It was moved and seconded

That the order of the agenda be varied to consider Item #2 after Item #12.

CARRIED

1. Zoning Amendment Bylaw 8750 (RZ 06-344606)

(Location: 22560, 22600, 22620 Gilley Road; Applicant: Kaiman Enterprises Co. Ltd.)

Applicant's Comments:

The applicant was available to answer questions.

Written Submissions:

- (a) Wendy Walker, 4525 Fraserbank Place (Schedule 1)
- (b) John and Heather Kaplan, 22611 Gilley Road (Schedule 2)
- (c) Wen Jun Ma, 22551 Rathburn Drive (Schedule 3)
- (d) Devpreet Mangat, 22591 Rathburn Drive (Schedule 4)
- (e) Sawroop and Ranjit Bains, 22520 Gilley Road (Schedule 5)



**Regular Council Meeting for Public Hearings
Monday, June 18, 2012**

Submissions from the floor:

Steve Whiteside, Rathburn Drive, expressed concern that his house would be adversely affected by pile driving, and by construction trucks driving by, and questioned who would pay if his home suffered damage as a result of the proposed development.

Wendy Walker, 4525 Fraserbank Place, expressed concern regarding: (i) Gilley Road, not Turner Street, providing vehicle access to the subject site; and (ii) safety hazards on Gilley Road due to the lack of sidewalks and the presence of ditches creating safety hazards for area residents.

Jerry Heed spoke on behalf of his client, Michael Del Villar, who lives at 5100 Turner Street, and raised the following concerns: (i) earlier problems due to construction projects that have taken place on Turner Street that have resulted in cracks at Mr. Del Villar's home; (ii) heavy construction trucks that shake area homes; (iii) the difficulty homeowners experience collecting from developers if damage is sustained by area homes; and (iv) poured concrete in the area that will always settle.

PH12/6-2

It was moved and seconded

That Zoning Amendment Bylaw 8750 be given second and third readings.

CARRIED

2. **Zoning Amendment Bylaw 8769 (RZ 10-516267)**
(Location: 9160 No. 2 Road; Applicant: Western Maple Lane Holdings Ltd.)

See Page 9 for Council action on this item.

3. **Zoning Amendment Bylaw 8825 (RZ 11-582830)**
(Location: 4820 Garry Street; Applicant: Armit Maharaj)

In accordance with Section 100 of the Community Charter, Councillor Linda Barnes declared herself to be in a potential conflict of interest because she owns property in the area, and left the meeting at 7:19 p.m.

Applicant's Comments:

The applicant was available to answer questions.



**Regular Council Meeting for Public Hearings
Monday, June 18, 2012**

Written Submissions:

None.

Submissions from the floor:

None.

PH12/6-3

It was moved and seconded

That Zoning Amendment Bylaw 8825 be given second and third readings.

CARRIED

Councillor Barnes returned to the meeting at 7:20 p.m.

**4. Official Community Plan Amendment Bylaw 8880 and Zoning
Amendment Bylaw 8881 (RZ 12-601319)**

(Location: 23591 Westminster Highway; Applicant: City of Richmond)

Applicant's Comments:

Staff was available to answer questions.

Written Submissions:

None.

Submissions from the floor:

None.

PH12/6-4

It was moved and seconded

***That OCP Amendment Bylaw 8880 and Zoning Amendment Bylaw 8881
each be given second and third readings.***

CARRIED

5. Official Community Plan Amendment Bylaw 8888

(Location: City Centre Area; Applicant: City of Richmond)

Applicant's Comments:

Staff was available to answer questions.

Written Submissions:

None.



**Regular Council Meeting for Public Hearings
Monday, June 18, 2012**

Submissions from the floor:

None.

PH12/6-5

It was moved and seconded

That OCP Amendment Bylaw 8888 be given second and third readings.

CARRIED

PH12/6-6

It was moved and seconded

That OCP Amendment Bylaw 8888 be adopted.

CARRIED

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

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

Applicant's Comments:

The applicant was available to answer questions.

Written Submissions:

(a) Wendy Leung, 5791 Garrison Road (Schedule 6)

(b) [REDACTED] [REDACTED]
(Schedule 7)

Submissions from the floor:

Mr. Rigit spoke on behalf of his brother who lives at 6451 Garrison Court, and expressed surprise that City staff had not communicated with his brother, or other residents to the west of the subject site, regarding the rezoning application.

Sam Sammy, spoke on behalf of his parents who reside on Colbeck Road expressing concern that the only egress from the subject site was a right turn onto No. 2 Road, and remarked that the intersection at Westminster Highway and No. 2 Road was an accident zone.

PH12/6-7

It was moved and seconded

That Zoning Amendment Bylaw 8890 be given second and third readings.

CARRIED



**Regular Council Meeting for Public Hearings
Monday, June 18, 2012**

7. **Zoning Amendment Bylaw 8893 (RZ 12-600991)**
(Location: 6471 Blundell Road; Applicant: Xi Chen (Chen Design Studio))

Applicant's Comments:

The applicant was available to answer questions.

Written Submissions:

None.

Submissions from the floor:

None.

PH12/6-8

It was moved and seconded

That Zoning Amendment Bylaw 8893 be given second and third readings.

CARRIED

8. **Zoning Amendment Bylaw 8895 (RZ 10-522194)**
(Location: 11340 Williams Road; Applicant: Khalid Hasan)

Applicant's Comments:

The applicant was not in attendance.

Written Submissions:

None.

Submissions from the floor:

None.

PH12/6-9

It was moved and seconded

That Zoning Amendment Bylaw 8895 be given second and third readings.

CARRIED

9. **Official Community Plan Amendment Bylaw 8900 and Zoning
Amendment Bylaw 8901 (RZ 11-596457)**

(Location: 7431 Francis Road; Applicant: Avion Homes Ltd.)

Applicant's Comments:

The applicant was available to answer questions.



**Regular Council Meeting for Public Hearings
Monday, June 18, 2012**

Written Submissions:

- (a) Roy Budai, 7451 Francis Road (Schedule 8)

Submissions from the floor:

None.

PH12/6-10

It was moved and seconded

That OCP Amendment Bylaw 8900 and Zoning Amendment Bylaw 8901 each be given second and third readings.

CARRIED

10. Zoning Amendment Bylaw 8902 (RZ 09-496145)

(Location: 7840 Bennett Road; Applicant: Timothy Tse)

Applicant's Comments:

The applicant was not in attendance.

Written Submissions:

- (a) Wen Jun Mo, 7808 Bennett Road (Schedule 9)
- (b) Rob Bodnar, 215 Creekside Drive, Saltspring Island (Schedule 10)

Submissions from the floor:

None.

PH12/6-11

It was moved and seconded

That Zoning Amendment Bylaw 8902 be given second and third readings.

CARRIED

11. Zoning Amendment Bylaw 8904

(Location: City-Wide; Applicant: City of Richmond)

Applicant's Comments:

Staff was available to answer questions.

Written Submissions:

- (a) Jerry Flynn (Schedule 11)
- (b) Leon Leroux, Rogers Communications, #1600-4710 Kingsway, Vancouver (Schedule 12)



**Regular Council Meeting for Public Hearings
Monday, June 18, 2012**

Submissions from the floor:

Ken Barlow, Rogers Communications, advised that Rogers fully supports the proposed amendment Bylaw 8904.

PH12/6-12

It was moved and seconded

That Zoning Amendment Bylaw 8904 be given second and third readings.

CARRIED

PH12/6-13

It was moved and seconded

That Zoning Amendment Bylaw 8904 be adopted.

CARRIED

12. 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:

- (a) Mike Rasberry, Tim Hortons Restaurant, 125-7771 Alderbridge Way (Schedule 13)
- (b) William Cao, Legal Counsel, Tim Hortons, The TDL Group Corp. (Schedules 14 and 15)
- (c) Helmut Eppich, Chairman of the Board, Richard Eppich, CEO and President, Ebco Industries Ltd., 7851 Alderbridge Way (Schedules 16 and 17)
- (d) Beau Jarvis, V.P. Development, ONNI Real Estate Development, 300-550 Robson Street, Vancouver (Schedule 18)
- (e) Sally Mercer, 303-8880 No. 1 Road (Schedule 19)

Submissions from the floor:

William Cao, Legal Counsel, Tim Horton's, TDL Group Corp., accompanied by Mike Rasberry, provided background, advising that no formal offer or written communications had been received from ONNI and none of the three alternate locations suggested by ONNI were suitable.



**Regular Council Meeting for Public Hearings
Monday, June 18, 2012**

Mr. Cao stated that the Tim Horton's restaurant has a right to continue to do business at its Alderbridge Road address. He then requested that Council consider allowing the parties sufficient time, between six and 12 months, to deal with the lease issues.

A representative of the Jones New York store, 7771 Alderbridge Way, stated that he had received no communication from ONNI. He employs eight people at his retail store that is on the subject site, and he commented that it was important for him to know what the future holds.

Beau Jarvis, V.P. Development, ONNI Real Estate Development, accompanied by John Middleton of ONNI, advised that ONNI has not issued notice to end tenancy agreements, nor has ONNI made any offers to retailers on the subject site. He stated that ONNI has the ability to build out the proposed development in phases, and construction could be phased around the Tim Hortons restaurant.

Council members urged ONNI to initiate a communication plan to keep the tenants apprised of further plans.

PH12/6-14

It was moved and seconded

That Zoning Amendment Bylaw 8884 be given third reading.

CARRIED

2. Zoning Amendment Bylaw 8769 (RZ 10-516267)

(Location: 9160 No. 2 Road; Applicant: Western Maple Lane Holdings Ltd.)

In accordance with Section 100 of the Community Charter, Councillor Derek Dang declared himself to be in a potential conflict of interest because he owns property in the area of 9000-block No. 2 Road. He left the meeting at 8:11 p.m., and he did not return.

Applicant's Comments:

Wayne Fougere of Fougere Architecture Inc., 230 West Broadway, Vancouver, Architect for Western Maple Lane Holdings, provided the following details regarding changes that the applicant has now committed to in regard to the proposed townhouse development:

- there is a reduction from 18 to 15 strata homes;
- instead of one adaptable home on the site there will be two;



**Regular Council Meeting for Public Hearings
Monday, June 18, 2012**

- each unit will have a garage that accommodates three vehicles parked side-by-side; and
- visitor parking has increased from three to five spaces.

Mr. Fougere noted the proposed development would be built at the existing grade and the City will control the final design concept.

Mr. Jackson advised that: (i) Council can add a restrictive covenant regarding the applicant's reduction from 18 to 15 units; (ii) the increase in parking spaces exceeds the bylaw requirements.; (iii) the applicant and architect have addressed concerns raised by residents of the neighbourhood; (iv) instead of 15 townhouse units the subject site could accommodate four large single-family homes, but at an increased grade and at the expense of all trees on the site; and (v) the City's 2006 Arterial Road Policy allows townhouse units on arterial roads, and No. 2 Road falls within that Policy. In addition Mr. Jackson noted that staff supports the changes as outlined.

Victor Wei, Director, Transportation, advised that: (i) traffic patterns in the neighbourhood have been studied by City staff; and (ii) the City has no plans to remove the barriers installed in the Maple Lane neighbourhood.

Written Submissions:

- (a) Kelvin Leung, 28-6099 Alder Street (Schedule 20)
- (b) Peter Kho, 9293 Romaniuk Drive (Schedule 21)
- (c) Rong Zhang, 6431 Maple Road (Schedule 22)
- (d) Anita Fung, 114-8751 General Currie Road (Schedule 23)
- (e) Ajmer Ghag, on behalf of 5260 Maple Road (Schedule 24)
- (f) Mun Ling Cheung, 5451 Maple Road (Schedule 25)
- (g) Man Ying Lee, 6240 Maple Road (Schedule 26)
- (h) Gord Turner, 6631 Juniper Drive (Schedule 27)
- (i) John Cantello, 6120 Maple Road (Schedule 28)
- (j) Felix Fei Lu, 6071 Martyniuk Place (Schedule 29)
- (k) Vincent Chan, 5386 Maple Road (Schedule 30)
- (l) Henry Borr, 9291 Romaniuk Drive (Schedule 31)
- (m) Frida Schweber, 6451 Juniper Drive (Schedule 32)
- (n) Dolly Bains, 5328 Maple Road (Schedule 33)



**Regular Council Meeting for Public Hearings
Monday, June 18, 2012**

- (o) Thomas C. Leung, Director, Western Maple Lane Holdings Ltd., 250-8833 Odlin Crescent (Schedule 34)
- (p) Ivo and Stane Bjelos, 6100 Maple Road (Schedule 35)
- (q) Annie Olivia Hau, 6491 Maple Road (Schedule 36)
- (r) Richard Fernyhough, 9211 Romaniuk Drive (Schedule 37)
- (s) Shirley Schwabe, 6600 Juniper Drive (Schedule 38)
- (t) Reg and Brenda Ewaskow, 6126 Rekis Avenue (Schedule 39)
- (u) Wade Gork and Jennifer Wong, 6140 Rekis Avenue (Schedule 40)
- (v) Nettie Walters, 6011 Maple Road (Schedule 41)
- (w) Sammy and Anna Chung (Schedule 42)

In addition, petitions in support of and opposed to this application are on file, City Clerk's Office.

Submissions from the floor:

Maureen Mcdermid, 6480 Juniper Drive, spoke in support of the project and commented that: (i) diversity enhances a neighbourhood; (ii) arterial roads can accommodate townhouse infrastructure; (iii) the applicant has made changes based on concerns stated by area residents; and (iv) the project is not only an asset, but also a good land use.

Roger Cheng, 3331 Trutch Avenue, spoke in support of the project and commented that in terms of land use, there is a strong demand for townhouse accommodation, and that this type of housing brings diversity to neighbourhoods.

Klaas Focker, 6220 Maple Road, spoke of the proposed new traffic lights and requested that they be installed before construction on the subject site.

Blane Powell, 6360 Martinyuk Place, spoke in opposition to the project and stated concerns regarding: (i) potential traffic problems in the area; and (ii) the lack of a sidewalk on one side of his street. units on a side street.

Resident, Juniper Drive, spoke in opposition to the project and stated that area residents want to continue to enjoy the nature of their neighbourhood and preserve it as a place with no exhaust fumes. He added that he was concerned about the densification along arterial roads.



**Regular Council Meeting for Public Hearings
Monday, June 18, 2012**

Michael Chu, 9226 Romaniuk Drive, spoke in opposition to the project and remarked that he wants the neighbourhood to remain safe and peaceful. He expressed concern about the area's traffic pattern and proximity of too many traffic lights. He remarked that his property value might be compromised, and questioned who would want to buy a single-family house with 15 townhouse units nearby.

Eric Yim, 10577 Koziar Drive, spoke in support of the project and noted that townhouse units would bring diversity to a single-family home area. He stated that the true value of a home is not always measured in dollars, and said that townhouse units would bring families into the area, thereby strengthening the community. He remarked that the project would have positive benefits, and would contribute to property values in the area.

Mr. Bhullar spoke in support of the project and stated that his adult children cannot afford to purchase a single-family home in the City, and that townhouse developments provide affordable housing for the next generation.

A resident of No. 2 Road, spoke on behalf of the residents of 10320 Williams Road, expressing support for the project and noted that young people who cannot afford a single-family dwelling can afford a townhouse unit.

Basil Kallner, 6951 Whiteoak Drive, spoke in support of the project and stated that townhouse units: (i) do not negatively impact the neighbourhood; and (ii) provide alternative housing choices for young adults the age of his grandchildren.

Paul Ly, 6571 Maple Road, spoke in opposition to the project and the densification it represented and described growing up in a townhouse unit. Experience taught him that townhouse unit residents use their garages for storage and park their cars on the street. He purchased his home on Maple Road because it was a safe and quiet area.

Garry Mcdermid, 6480 Juniper Drive, spoke in support of the project and disputed the idea that property values for single-family homes in the area would fall. He advised that property values would remain high if residents properly maintained their yards and houses.



**Regular Council Meeting for Public Hearings
Monday, June 18, 2012**

Denis Liao, 6191 Maple Road, spoke in opposition to the project and remarked that: (i) if a townhouse unit resident had a party, cars would be parked along Maple Road; (ii) the project would create traffic problems in the area; and (iii) car accidents would occur at area intersections despite the presence of traffic lights.

Nelson, 6571 Juniper Drive, spoke in opposition to the project for the following reasons: (i) it will bring many people to the area and the Maple Road neighbourhood will be the victim; (ii) No. 2 Road is already very busy; and (iii) there are not enough visitor parking stalls on the subject site and Maple Road will see an increase in parked cars.

Albert Ng, 6471 Magnolia Drive, spoke in opposition to the project and was concerned that one single-family house lot could not accommodate 15 to 18 townhouse units.

Resident of 6231 Maple Road, spoke in opposition to the project and stated that because the subject site is not a large one there would be problems with cars parking in front of his house.

Henry Soo, 6031 Martyniuk Place, advised that he spoke on behalf of ten residents and spoke in opposition to the project. He remarked that Richmond needed high density areas, but that the Maple Lane area benefited from the good environment created by single-family homes. He added that single-family homes can be economical if two or three generations of a family lived in them.

Mr Bjelos, 6100 Maple Road, spoke in opposition to the project and expressed concern that property values, and not safety issues, were not addressed. He preferred to see single-family homes on the subject site.

Trudy Lai, 6571 Maple Road, spoke in opposition to the project and commented that the Arterial Road Policy is not mandatory, nor is it a blanket endorsement for every site. She was concerned that after having enjoyed the serene environment of her neighbourhood the influx of 15 townhouse units would ruin the quality of her lifestyle. She added that townhouse units are out of character, not compatible and not harmonious with her neighbourhood. She drew Council's attention to the high number of homes and high number of residents who had filed petitions stating opposition to the project.



**Regular Council Meeting for Public Hearings
Monday, June 18, 2012**

Sandra Qi, 6060 Maple Road, spoke in opposition to the project and said that area residents work hard to protect their area's environment. She was concerned that if the townhouse units are built, drivers will make turns on the yards of residents, cars will be parked in front of residents' yards and garbage will be thrown into residents' yards.

Stephanie Ng, Martyniuk Place, spoke in opposition to the project and said that: (i) Maple Lane is not an arterial road; (ii) it was wrong to place the proposed development's vehicle access on Maple Lane; and (iii) drivers will have to take a long time to make a left turn onto No. 2 Road. She was concerned about the impact on the environment, the influx of population, the increased garbage, noise and light pollution if the townhouse units are built. She noted that the neighbourhood would be strangled with more cars.

Mr. Chow, Martyniuk Place, questioned: (i) why the proposed development's vehicle access was on Maple Lane; and (ii) how one block of No. 2 Road could accommodate four traffic lights.

Tiffany Wong spoke in support of the project and noted that a townhouse unit is an affordable housing choice for young people, and working people with various income levels, who want to live in the City.

John Galvin, Langley, spoke in support of the project and advised that he has collaborated with the applicant on a number of developments. He described the No. 2 Road project as worthwhile, and noted that the applicant had made a number of costly changes to the project. The expanding population and young people need homes.

Steve Yick, 6113 Maple Road, spoke in opposition to the project and stated that it would have a shocking impact on the neighbourhood. He added that: (i) the applicant's changes to the design did not solve the project's problems; (ii) density in the area was a problem; (iii) heavier traffic would be introduced into the area; and (iv) he had concerns with the project's frontage.

Mr. Pu, 6433 Maple Road, spoke on behalf of his family and stated their opposition to the project. They were concerned about the negative impact on the environment of the neighbourhood and that the tranquility and peacefulness of the neighbourhood would be affected by townhouse units.

A resident spoke in support of the project.



**Regular Council Meeting for Public Hearings
Monday, June 18, 2012**

Joyce Wong, 6280 Maple Road, spoke in opposition to the project and noted that single-family homes would be welcomed on the subject site but not townhouse units. She was concerned about: (i) increased traffic and a lack of parking in the area; and (ii) and the decline in safety.

Eddie spoke in support of the project and advised that he could not afford to purchase a single-family home, but that he had purchased a townhouse unit developed by the applicant. He added that his family enjoyed a nice townhouse unit that is close to single-family homes. Concerns expressed were unreasonable.

Carol Day, 11631 Seahurst Road, spoke in opposition to the project and cited her experience with a project of a similar nature in her own neighbourhood. She stated that the City should densify the City Centre, but not residential neighbourhoods outside the City Centre. She suggested that if a survey was undertaken by the City, that it would be helpful. Also, the Arterial Road Policy is a curse and needs to be changed to something more sensible.

Eddie Chan, Blundell Road, spoke in support of the project and said that he lives in a townhouse unit, and drives on No. 2 Road on a daily basis. He has observed how development had transformed the road, and added that townhouse units are an option for older residents who are downsizing from a single-family home.

PH12/6-15

It was moved and seconded

That the meeting be extended past 11:00 p.m.

CARRIED

Resident of 6131 Maple Road spoke in opposition to the project and stated that cars would be parked on Maple Road because there were not enough visitor parking stalls on the subject site. She was concerned that her peaceful lifestyle would be destroyed by the project and that the applicant would use the peaceful nature of the Maple Road neighbourhood to boost sales for the proposed townhouse units.



**Regular Council Meeting for Public Hearings
Monday, June 18, 2012**

Nick Loenen, President of the Christian Reformed Housing Society, No. 2 Road, spoke in support of the project and advised that twenty years ago his Society applied for, and received, rezoning to enable the construction of the 26-unit senior apartment building on No. 2 Road. Initially he was opposed to the current applicant's design, because the nine apartments facing north would be impacted by vehicular access to No. 2 Road, and he was pleased that the revised access was from Maple Road. He stated that residents of his facility were happy with the proposed new traffic signal, and that the subject site was a transition property, between a site with an apartment block and sites with single-family homes.

Gilbert Yeung spoke in support of the project and noted that a diversified population was an asset. He said that the only place to construct townhouse units was on the fringes of the City Centre, and that many young people can afford a townhouse unit, but not a single-family home. He stated that Maple Road residents are members of the whole community, not just their area, and he added that the proposed development would enhance the value of the area's single-family properties.

Diana Leung, 6099 Alder Street, spoke in support of the project and stated that the developer had addressed many of the concerns raised by area residents. In addition the developer had hired an appraiser who advised that property value in the area would increase, and had hired a traffic consultant who advised that there would be a minimal impact on the area with the addition of townhouse units and their residents' vehicles.

Tony Cheung, 6571 Juniper Drive, spoke in opposition to the project and noted that traffic issues would arise if townhouse units were constructed in a single-family home neighbourhood.

Resident, 6191 Maple Road, spoke in opposition to the project and stated that while she supports townhouse units, they are not suitable at the subject site. She then stated the following concerns: (i) traffic; (ii) speeding vehicles; and (iii) unsafe left hand turns.



**Regular Council Meeting for Public Hearings
Monday, June 18, 2012**

The applicant, Magdalen Leung, 6431 Juniper Drive, advised that as developers, she and her husband Thomas Leung, had developed sites in the City since the 1980s, and that some of those sites feature townhouse developments. She noted that they had heard comments from those who supported the project and those who opposed the project, and some comments were speculation and conjecture. She noted that the City's Arterial Road Policy creates alternatives in the housing market. In conclusion she advised that the development was given due process.

Trudy Lai, 6571 Maple Road, spoke a second time, and noted that the other townhouse developments the applicant referenced were not directly relevant to the proposed development at 9160 No. 2 Road.

PH12/6-16

It was moved and seconded

That Zoning Amendment Bylaw 8769 be given second and third readings.

CARRIED

OPPOSED: Councillor Chak Au
Councillor Harold Steves

PH12/6-17

It was moved and seconded

That as a requirement of fourth reading of Zoning Amendment Bylaw 8769 (RZ 10-516267) a restrictive covenant be registered limiting the number of townhouse units to fifteen (15).

CARRIED

Direction was given to staff to re-examine access being provided off No. 2 Road, during the Development Permit process.

ADJOURNMENT

PH12/6-18

It was moved and seconded

That the meeting adjourn (11:50 p.m.).

CARRIED



**Regular Council Meeting for Public Hearings
Monday, June 18, 2012**

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 18, 2012.

Mayor (Malcolm D. Brodie)

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

MayorandCouncillors

From: City of Richmond Website [webgraphics@richmond.ca]
Sent: June 14, 2012 8:21 AM
To: MayorandCouncillors
Subject: Send a Submission Online (response #690)
Categories: 12-8060-20-8750 - 22560/22600/22620 Gilley Rd - RZ 06-344606

To Public Hearing	
Date:	June 18, 2012
Item #	1
Re:	Bylaw 8150

Schedule 1 to the Minutes of the Council Meeting for Public Hearings held on Monday, June 18, 2012.

Send a Submission Online (response #690)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	6/14/2012 8:25:11 AM

Survey Response

Your Name:	Wendy Walker
Your Address:	4525 Fraserbank Place
Subject Property Address OR Bylaw Number:	RZ 06-344606
	<p>We wish to speak at Mondays hearing and also to submit the following written concern. We were shocked to receive a Notice of Public Hearing regarding the rezoning of 22560/22600/22620 Gilley Road (RZ 06-344606) with vehicle access being diverted to Gilley Road. This is completely contrary to what we have been sent in attachments from the city. We have been verbally told in the past that Gilley was not an option. The original documents state that all traffic will be diverted via Turner Street. In speaking with the city they also advised that once the dead end near Turner was completed it would actually create a greater traffic flow on Turner. Residents on Turner and surrounding streets say they do not want the additional traffic because many of their homes have secondary suites. In addition some say they have regular, large family gatherings that place a demand on parking. We have made it a point over the past several months to walk and drive through that area at various times of day and night on a very regular basis. It is a very</p>



Comments:

quiet street and area. There is always has plenty of street parking, easy access for passing, no traffic blocks and very little pedestrian traffic. Turner and other streets in that subdivision are 29.9 feet wide AND in addition they also have sidewalks that add to the safety of pedestrians. Gilley Road is only 16 feet wide with no sidewalks and virtually no parking. On Gilley, it is difficult for two vehicles to often pass each other especially if one is a truck or such. We live on Fraserbank Place and our kitchen window looks over Gilley. Over the past 20 years plus, I have witnessed many close calls as pedestrians have no choice but to walk on the road. There is a lot of foot traffic on Gilley from the subdivision above and it is the main access for a great many school children walking and biking to school as well as other residents. There are no sidewalks and minimal shoulders to walk on. Parking is very challenging for the homes already there. It is also a dead end street and at times is also popular with people racing mini bikes and such; many vehicles travel above the speed limit on this little dead end stretch – Canada Post and garbage trucks are amongst the worst. The ditches are full of wild life including beavers and a year ago we found a dead beaver on the should that had been hit by a car. Gilley is already so unsuited to the amount of foot traffic given its width and other conditions it is unimaginable it could become a main access for 35 new homes. We would like to request an update that everyone involved come to view Gilley and Turner to see the differences. Gilley Road at a mere 16 feet, with no sidewalks, the ditches etc. is absolutely the wrong street for access. We live on a cul de sac where many neighbours also have family gatherings and we manage. These events do not reflect the true traffic/parking conditions. Again, from the beginning, the city advised that once the dead end near Turner was completed it would actually create a greater traffic flow on Turner and the subdivision was designed with this in mind. Regards, Wendy and George Walker

To Public Hearing	
Date:	June 18, 2012
Item #	1
Re:	Bylaw 8750

MayorandCouncillors

From: City of Richmond Website [webgraphics@richmond.ca]
Sent: June 17, 2012 12:29 PM
To: MayorandCouncillors
Subject: Send a Submission Online (response #700)

**Schedule 2 to the Minutes of
the Council Meeting for
Public Hearings held on
Monday, June 18, 2012.**

Send a Submission Online (response #700)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	6/17/2012 12:33:23 PM

Survey Response

Your Name:	John & Heather Kaplan
Your Address:	22611 Gilley Rd, Richmond BC V6V 1E5
Subject Property Address OR Bylaw Number:	8750 (RZ 06-344606)
Comments:	<p>Hello Kevin, We were astonished to learn that, per the Notice of Public Hearing received from David Weber, scheduled for Monday, June 18, the rezoning for the proposed townhouse project now has a request for vehicle access provided from Gilley Road only. (!!!) The McLean subdivision was designed for growth and is completely set up with sidewalks and infrastructure, whereas Gilley Road is narrow, lacking sidewalks, bordered by ditches and the property in question is adjacent to an Agricultural Land Reserve (ALR) ... exactly as outlined in the Report to Committee dated March 30th, 2011. We walk our dog frequently through the McLean subdivision and have never found there to be excessive traffic nor parking problems. Living on Gilley Road, we see predominantly pedestrian traffic. Even opening up combined access to the McLean subdivision and Gilley Road would, we feel, create many traffic related problems, whereas having access from Rathburn Drive and Turner Street only will better serve the community's traffic requirements. We look forward to hearing a discussion of our</p>



concerns at the meeting on Monday.
Sincerely, John & Heather Kaplan 22611
Gilley Road Richmond BC V6V 1E5 604-521-
0031

To Public Hearing	
Date:	June 18, 2012
Item #	1
Re:	Bylaw 8150

MayorandCouncillors

From: City of Richmond Website [webgraphics@richmond.ca]
Sent: June 16, 2012 10:38 AM
To: MayorandCouncillors
Subject: Send a Submission Online (response #698)

**Schedule 3 to the Minutes of
the Council Meeting for
Public Hearings held on
Monday, June 18, 2012.**

Send a Submission Online (response #698)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	6/16/2012 10:41:08 AM

Survey Response

Your Name:	WEN JUN MA
Your Address:	22551 Rathburn Dr.
Subject Property Address OR Bylaw Number:	22560, 22600, 22620 Gilley Rd.
Comments:	The revised plan sound reasonable, as a neighbor, I support the new plan. I also expect city to develop Gilley Rd.



MayorandCouncillors

From: City of Richmond Website [webgraphics@richmond.ca]
Sent: June 17, 2012 3:33 PM
To: MayorandCouncillors
Subject: Send a Submission Online (response #702)

To Public Hearing
Date: <u>June 18, 2012</u>
Item # <u>1</u>
Re: <u>Bylaw 8750</u>

Send a Submission Online (response #702)

**Schedule 4 to the Minutes of
the Council Meeting for
Public Hearings held on
Monday, June 18, 2012.**

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	6/17/2012 3:37:55 PM

Survey Response

Your Name:	Devpreet Mangat
Your Address:	22591 Rathburn Dr
Subject Property Address OR Bylaw Number:	8750(RZ 06-344606) 22560, 22600, 22620 Gilley Road
Comments:	I strongly support Kaiman Enterprises Co. Ltd. to rezone the subject property. Being the next door neighbor to the property I have no objection to the rezoning. We think the upgrades to Rathburn & Turner connection will actually help smother the traffic flow to and from Rathburn to Westminster HWY. It will also make the area look better. The Pedestrian connection between Rathburn & Gilley will increase the Pedestrian connection on to Westminster HWY. Thanks Yours Sincerely Devpreet Mangat



To Public Hearing
Date: <u>June 18, 2012</u>
Item # <u>1</u>
Re: <u>Bylaw 8750</u>

MayorandCouncillors

From: Eng, Kevin
Sent: June 18, 2012 8:41 AM
To: MayorandCouncillors
Cc: Jackson, Brian
Subject: FW: 22560,22600,22620 Gilley Rd. Rezoning (RZ 06-344606)

**Schedule 5 to the Minutes of
the Council Meeting for
Public Hearings held on
Monday, June 18, 2012.**

Hi Gail – Correspondence for Public Hearing this evening.

Regards,
Kevin Eng
Policy Planning
City of Richmond
Ph: 604-247-4626
keng@richmond.ca

From: Sawroop Bains [mailto:sawroop@shaw.ca]
Sent: Sunday, 17 June 2012 21:54
To: Eng, Kevin
Subject: Re: 22560,22600,22620 Gilley Rd. Rezoning (RZ 06-344606)

Hi Kevin,

My wife and I own the house on 22520 Gilley Road and we are fully supportive of the development of the town house project that Kaiman Enterprises is proposing.

Regards,

Sawroop and Ranjit Bains



To Public Hearing
Date: <u>June 18, 2012</u>
Item # <u>6</u>
Re: <u>Bylaw 8890</u>

MayorandCouncillors

From: City of Richmond Website [webgraphics@richmond.ca]
Sent: May 21, 2012 1:35 PM
To: MayorandCouncillors
Subject: Send a Submission Online (response #649)
Categories: 08-4105-20-2011586782 - 6471/6491/6511 No 2 Rd

**Schedule 6 to the Minutes of
the Council Meeting for
Public Hearings held on
Monday, June 18, 2012.**

Send a Submission Online (response #649)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	5/21/2012 1:38:32 PM

Survey Response

Your Name:	Wendy Leung
Your Address:	5791 Garrison Rd, Richmond
Subject Property Address OR Bylaw Number:	6471,6491,6511 No 2 Rd (RZ 11-586782)
Comments:	<p>All the residents of 5791 Garrison Rd OPPOSE the proposed rezoning application to change from single detached houses to 15 townhouse units. This is due to the following reasons: 1) Increase traffic flow of No 2 Rd. At the moment, traffic jam occurs from Granville Ave up to Walton at No 2 Rd during rush hours. 2) Allow more residents in the concerned area will affect the quality of life of our neighbourhood due to noises. We no longer be able to enjoy the quietness, which is very important to us. 3) Our Community Resources, such as Thompson Community Centre and elementary and high school are designed for a neighbourhood of mostly single homes. Resources distributed is based on a designed density of people. If, more residents are coming to share the same resources. This will create problem of scarcity, and more competition on resources. Again, the deserved quality of life that the residents will be devastated. 4) Rezoning will drive down the property value of the neighbourhood, especially to the single house owners on</p>



Garrison Court, whose backyard is facing the rezoning area. Instead of having a quiet and nice view of seeing neighbours' garden/backyard. Their view will soon be buildings without a view. This is not fair to all home owners in the neighbourhood . Based on the above reasons, we hope the City of Richmond can re-evaluate this rezoning application and make a DECLINE decision on this application. Thank you.

MayorandCouncillors

From: City of Richmond Website [webgraphics@richmond.ca]
Sent: May 14, 2012 10:58 PM
To: MayorandCouncillors
Subject: Send a Submission Online (response #645)
Categories: 12-8060-20-8890 - RZ 11-586782 - 6511 No 2 Rd

To Public Hearing	
Date:	June 18, 2012
Item #	6
Re:	Bylaw 8890

**Schedule 7 to the Minutes of
the Council Meeting for
Public Hearings held on
Monday, June 18, 2012.**

Send a Submission Online (response #645)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	5/14/2012 11:01:32 PM

Survey Response

Your Name:	[REDACTED]
Your Address:	[REDACTED]
Subject Property Address OR Bylaw Number:	8890 (RZ 11-586782)
Comments:	<p>Dear Mr. Weber, We would like to thank you for giving us an opportunity to raise our concerns about the upcoming development that will be happening next to our house. We live on 6531 which is right next to 6511 on No. 2 Road. My wife and I have two small kids and my elderly parents are living with us as well. We are quite concern about the loss of privacy and the amount of commotion and the level of noise that will be created during the constructions and also after that. As a result, we are seriously considering selling our property to escape all that. We feel like we are, somehow, being forced to sell out because we were, initially, planning to live in this neighbourhood for a few more years until our kids are done with their primary schooling. In light of the recent developments, we were hoping that maybe City Hall has some kind of provisions in place for times like this for home owners who see themselves trapped and helpless. As I mentioned, at this point, we are quite open to the idea of selling. If City Hall can arrange a sell or buy our property at</p>



market price from us, it would be a big relief. Another idea is that maybe the developer would be interested in purchasing our house and adding the lot to the other three. Is it possible for City Hall to discuss that idea with the developer, perhaps?! We really would appreciate your help and advice on this issue that has become increasingly quite stressful to us and our family. Thank you, [REDACTED]
[REDACTED]

To Public Hearing
Date: <u>June 18, 2012</u>
Item # <u>9</u>
Re: <u>Bylaws</u>
<u>8900 + 8901</u>

MayorandCouncillors

From: City of Richmond Website [webgraphics@richmond.ca]
Sent: June 12, 2012 10:58 AM
To: MayorandCouncillors
Subject: Send a Submission Online (response #685)

**Schedule 8 to the Minutes of
the Council Meeting for
Public Hearings held on
Monday, June 18, 2012.**

Send a Submission Online (response #685)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	6/12/2012 11:01:15 AM

Survey Response

Your Name:	Roy Budai
Your Address:	7451 Francis Road
Subject Property Address OR Bylaw Number:	7431 Francis Road
Comments:	Re: Hearing for rezoning 7431 Francis Road to be held June 18, 2012. I am in favor of rezoning subject property to RS2E designation. Please ensure proper perimeter drainage is installed with any new construction. At present the back yard of 7451 Francis becomes flooded due to drainage from paved parking lot at 7431 Francis. Please ensure that noise, dust and congestion is kept to minimum during any new construction. Thank You, Roy & Machiko Budai



MayorandCouncillors

From: City of Richmond Website [webgraphics@richmond.ca]
Sent: June 13, 2012 9:19 PM
To: MayorandCouncillors
Subject: Send a Submission Online (response #688)
Categories: 12-8060-20-8902 - 7840 Bennett Rd (RZ 09-496145), 08-4105-20-2009496145

To Public Hearing	
Date:	June 18, 2012
Item #	10
Re:	Bylaw 8902

Send a Submission Online (response #688)

Schedule 9 to the Minutes of the Council Meeting for Public Hearings held on Monday, June 18, 2012.

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	6/13/2012 9:21:54 PM

Survey Response

Your Name:	Wen Jun Mo
Your Address:	7808 Bennett RD
Subject Property Address OR Bylaw Number:	8902 (RX 09-496145)
Comments:	I do not agree the construction. Recently, it has been very difficult to find a parking space along the road in our area for visit parking. As a result, turning one house into four duplexes will make the situation worse as more people will be strolling around working for spaces. What is more is that in order for the house to be reconstructed into four duplexes, some trees will need to be cut down. It will bring the negative affect to our environment.



Johnson, Gail

To Public Hearing
Date: <u>June 18, 2012</u>
Item # <u>10</u>
Re: <u>bylaw 8902</u>
<u>8902 (RZ 09-496145)</u>

Subject: FW: Public Hearing June 18, 2012 - Item 10 - Zoning Amendment Bylaw 8902 (RZ 09-496145)

Schedule 10 to the Minutes of the Council Meeting for Public Hearings held on Monday, June 18, 2012.

From: robert bodnar [mailto:yourbanker@shaw.ca]
Sent: Thursday, 14 June 2012 13:00
To: Lee, Edwin
Cc: robert.bodnar@bmo.com
Subject: rz 09-496145

hi, edwin.

i am receipt of the notice for this mondays meeting. i am an adjoining owner at 7800 bennett.

please clarify attachment 6 subdivision approval point 3. with the services being capped at the west side, and the requirement being for underground service, is the city finally (after 14 years of asking) insisting the hydro pole at 7800 bennett come down? the properties on all four sides of 7800 bennett will all be underground including the four new townhouses across the street. also, since the sidewalk is being added, curbs added, and the pavement being opened up and widened, it seems like an ideal time to actually improve the area. please advise.

it is becoming apparent, to me at least, the developer has been circumventing the ocp by developing only single lots (to avoid underground service). from minoru to 7926 bennett (also owned by myself) all owners (33 along the south side alone) have paid for the city to develop the street yet there has really been no improvement since 1999.

i am unable to support either the project as a whole or the outstanding variance request if the developer is unwilling to remove the pole at 7800 (nor will i accept additional equipment on the existing pole as it is already an eyesore).

please ensure this letter is added to the proceedings as i am unable to attend at this stage.

rob bodnar
215 creekside drive
saltspring island



**Schedule 11 to the Minutes of
the Council Meeting for
Public Hearings held on
Monday, June 18, 2012.**

MayorandCouncillors

To Public Hearing	
Date:	June 18, 2012
Item #	11
Re:	Bylaw 8904

From: Jerry Flynn [jerryjgf@shaw.ca]

Sent: May 27, 2012 10:55 PM

To: MayorandCouncillors

Subject: Cell Phone Towers

Categories: 10-6600-07-07-01 - Telecommunication - General, 01-0150-20-BCHY1 - BC Hydro - Includes Smart Meters

Attachments: Smart Meters - Hydro Says vs FACT.docx

Even though the attached deals with Smart Meters, the message is the same, i.e., "industry" is lying to you, taking advantage of your (our) ignorance on such an esoteric subject. Look at what independent scientists say in the "BioInitiative Report": they say NO to any antennas on the roofs of schools, hospitals, homes for seniors or the ill, etc.

Industry will tell you anything if they think it will get you to allow them to erect their towers where they want. Please show some leadership. Have them (industry) prove that their towers are safe --- because they can't. May you do the 'right' thing.

Sincerely,
Jerry Flynn



WIRELESS SMART METERS and EMR – SPIN vs FACTS

Hydro Says: “Smart Meters are safe, as confirmed by health and science authorities including B.C.’s Provincial Health Officer.”

FACT: The World Health Organization classifies EMR (electromagnetic radiation) a Class 2B carcinogen, meaning “Possibly cancer causing.” (applies to all wireless radio and microwave frequency-emitting devices.)

FACT: Dr. Annie Sasco MD, MPH, MS, Dr. Ph. D (Harvard U.) epidemiology for cancer prevention; previous Head of IARC (International Agency for Research on Cancer, an agency of the World Health Organization: WHO) programs on cancer prevention (www.youtube.com) "Exceedingly urgent that valid, independent, publicly-funded research be done into EMR re cell phone use. Despite the voices of industry-funded scientists saying otherwise there is concrete evidence that mobiles/cell phones and wi-fi cause cancer in humans."

FACT: The American Academy of Environmental Medicine asks (in part) for:

- a) An immediate caution on Smart Meter installation due to potentially harmful RF exposure;
 - b) Accommodation for health considerations regarding EMF and RF exposure, including exposure to wireless Smart Meter technology;
 - c) Independent studies to further understand the health effects from EMF and RF exposure.
- http://aaemonline.org/emf_rf_position.html

FACT: Independent scientists are urging governments everywhere to immediately observe the “precautionary principle” i.e., set exposure guidelines 1000 to 10,000 times lower than they are now: put the onus on industry to prove their products are safe; and prevent cell phone towers from being installed on roofs of schools, hospitals, homes for the elderly, etc.

FACT: Safety Code 6 was based on industry-funded studies, which consider only the thermal effects of EMR, while ignoring the low-intensity, long-term non-thermal biological effects which independent scientists say are harmful to - not just humans - but to all life forms. These scientists say Canada’s Safety Code 6 is obsolete, outdated and urgently in need of revision to reflect the non-thermal effects. Until that happens, our “guidelines” are among the lowest in the world.

FACT: EMR is accumulative (additive) from all such devices a person is exposed to. Damaged DNA is never repaired and can be passed on to subsequent generations.

FACT: Scientists say that the world is witnessing the largest technological experiment in human history - without the consent or knowledge of the subjects.

FACT: Now that they've had 30 years to study EMR, Scientists say they know that the latency period for cancers to develop is 10 years or more.

FACT: Scientists say brain cancers increased 50% from 1999 to 2009

FACT: Scientists say pregnant women have a 1-in-50 chance of giving birth to an autistic child.

FACT: Scientists say that the exponential growth of cancers and other illnesses corresponds to the spread of EMR-emitting devices in our society.

FACT: Insurance companies hired Independent Laboratory Scientists and these scientists also observed Cell Damage and DNA Chain Breaks and now the Insurance Companies will NOT insure Liability damage from Wireless Smart meters and other wireless devices. TV Video (3 minutes) (<http://eon3emfblog.net/?=382>)

Hydro says: "Smart meters will not be a security or privacy risk because they will have encryption just like the banks use."

FACT: Banks are now refusing to use wireless in their systems. Known victims of hacking include: the International Monetary Fund (IMF), Lockheed Martin Wireless, the Pentagon, Toronto Hydro (179,000 customer accounts). The recent Director of the CIA calls wireless "stupid, stupid." And Ontario's Privacy Commissioner says a Smart Grid system is a: "Treasure trove for hackers, thieves or marketers."

FACT: Any would-be criminal can easily determine when a home is occupied or empty by using readily-available EMR meters that read/measure radiation levels.

Hydro says: "The smart meter program ensures privacy and is protected."

FACT: Every electrical appliance in a home has its own unique "signature" and, by using currently available software, utilities can tell when each and every appliance was turned On, when it was turned Off and for how long it was in use. In California, it is known that Pacific Gas & Electric (PG&E) sells customers' data to 3rd parties (mass merchandisers, appliance manufacturers, marketers, insurance companies, lawyers, law enforcement agencies, etc.).

FACT: A wireless grid system is extremely vulnerable to both a cyber attack (insertion of "worms") as well as to having the wireless signals disrupted/blocked/jammed. Each and every link in a grid would be vulnerable, i.e., individual homes, neighborhoods, communities, substations, regions, whole provinces and even entire countries! The consequences to those affected would be catastrophic.

FACT: An Internet report states: "Insurance companies (e.g., Lloyds of London) won't insure smart meters due to biological damage seen by scientists they hired."

Hydro says: “Standing next to a Smart Meter for 20 years you’ll receive the same amount of radiation as is emitted in a 30 minute cell phone conversation.

FACT: Dr. Daniel Hirsch, Ph.D., Nuclear Physics, U of C (Santa Cruz) says that a Smart Meter radiates 100 or more times whole body radiation than does a cell phone.

FACT: Santa Cruz, California, Department of Public Health Services conducted its own comparative studies and found that a Smart Meter emits from 50 to 450 times whole body radiation than does a cell phone, depending on a person’s distance from the meter.

FACT: This statement is most misleading in that it speaks of a single meter, purposely ignoring what an actual, realistic meshed-grid installation would look like, with hundreds if not thousands of homes, each with its own Smart Meter, each home having up to 15 “Smart” appliances, each appliance being fitted with its own wireless microwave radio. Hydro makes no attempt to address, let alone quantify, the aggregate amount of radiation a community would experience in a realistic situation.

Hydro Says: “On average, a residential meter transmits customer data 4 to 6 times a day – for a total average of one minute per day.”

FACT:! In a California court of law, Pacific Gas & Electric (PG & E) admitted to the judge that, on average, Smart Meters emit 14,000 pulses per day (every 6 seconds) with the most active meter peaking at 190,000 pulses per day (every 0.45 seconds). Hydro does not mention the EMR that would be emitted within the home when the ZigBee radio is active with up to 15 “smart” appliances. Nor does it mention anywhere what level of EMR would bathe an entire community having a smart-grid installed.

Hydro Says: “The Smart Metering Program will help keep rates low by creating a more efficient power system and reducing power loss. They will save customers about \$70 million over the next three years through lower rates.”

FACT: CBC TV did a survey of Toronto residents having smart meters and found that 80% had experienced higher bills. Virtually every jurisdiction in North America that we’ve read about on the Internet has complained that electric bills have doubled, tripled even quadrupled - and more.

FACT: Dalton McGuinty, Premier of Ontario said that, on reflection, it was a mistake for Ontario to allow Smart Meters. The efficiencies and cost-savings he’d expected haven’t materialized.



To Public Hearing
 Date: June 18, 2012
 Item # 11
 Re: Bylaw 8904

Rogers Communications
 1600 - 4710 Kingsway
 Burnaby, British Columbia
 V5H 4W4
 rogers.com

June 13, 2012

**Schedule 12 to the Minutes of
 the Council Meeting for
 Public Hearings held on
 Monday, June 18, 2012.**

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

Dear Mayor Brodie and Council:

Re: Telecommunication Antennas; Amendments to Zoning Bylaw 8500 and
 Development Application Fees Bylaw 7984

Rogers Communications is pleased to support the amendments being considered to Zoning Bylaw 8500 and the Development Application Fees Bylaw 7984 recently passed by the Planning Committee and that will soon be considered by Richmond Council. Adopting this change to the bylaws will facilitate a more streamlined and certain process for our company as we continue to make investments in our network to ensure the citizens of Richmond have access to the most advanced wireless services.

Rogers also wishes to express appreciation to the City of Richmond and their staff for their efficient and effective management and development of the recently adopted Telecommunication Antenna Consultation and Siting Protocol and related bylaw changes. Richmond has been a pleasure to work with and we look forward to continuing this constructive working relationship.

Rogers will have a member of its staff at the Council meeting and will be pleased to speak in support if it would be helpful. We will follow up directly with the Planning Department to discuss.

Sincerely,

Leon Leroux
 Director, Network Implementation West



CC: Mr. Brian Jackson, Director of Development
 Ms. Gail Johnson, Manager of Legislative Services
 Mr. David Weber, City Clerk
 Mr. Mark McMullen, Senior Coordinator - Major Projects

**Schedule 13 to the Minutes of
the Council Meeting for
Public Hearings held on
Monday, June 18, 2012.**

To Public Hearing
Date: <u>May 22, 2012</u>
Item # <u>3</u>
Re: <u>Bylaw 8884</u>

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 rezoning 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,



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 14 to the Minutes of
the Council Meeting for
Public Hearings held on
Monday, June 18, 2012.**

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

To Public Hearing
Date: <u>June 18, 2012</u>
Item # <u>12</u>
Re: <u>Bylaw 8884</u>

Schedule 15 to the Minutes of
the Council Meeting for
Public Hearings held on
Monday, June 18, 2012.

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

June 15, 2012

HAND DELIVERED

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

Dear Mayor and Councillors:

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 located at 125-7771 Alderbridge Way, in Richmond, BC. We wish to voice our concerns regarding the proposed re-zoning application by Onni that, if approved in the current form, will cause irreparable harm to all of the businesses in and around 7731 Alderbridge Way and 7771 Alderbridge Way.
2. We had provided you with a letter dated May 16, 2012 in this regard and addressed Council at the May 22, 2012 public hearing.
3. We requested that as a condition of their re-zoning approval, Onni should be required to either include commercial or retail space in their development or settle any lease issues with the tenants.
4. We are thankful for Council's wise decision at the May 22 public hearing to adopt a Motion that provided:

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

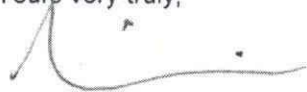
5. We felt that this was a sensible Motion and clearly within Council's legislative powers especially considering the various concerns with the Onni development while also taking into account TDL's submission and those of our franchisee, RCND Restaurants Ltd., as represented by Mike Rasberry.
6. We were subsequently advised in a letter dated June 5, 2012 that at in a Special Council meeting on June 4, 2012, the above Motion was rescinded. Unfortunately we were not provided with any reasons why the Motion was rescinded so it would be appreciated if Council would be so kind as to provide some rationale on why the Motion was rescinded.
7. We firmly believe that the Motion adopted by Council was appropriate given the circumstances and we would respectfully request Council to consider readopting the same Motion or adopting a new motion to allow the parties involved more time to deal with all of the issues prior to fourth reading of the rezoning application.
8. We feel that land owners who are asking Council to exercise its discretionary legislative powers when seeking a rezoning, should be willing to commit to either honouring the terms of their existing leases with tenants or reach alternative arrangements with the tenants before Council finally enacts the rezoning bylaw.
9. We hope that Council can see the wisdom in readopting the Motion. If Council does not wish to do so, we ask that Council consider withholding the approval of the rezoning until such time as Onni has resolved all of the lease issues with respect to this site.



10. TDL wishes to confirm that it is TDL's intention to honour its lease and it is our expectation that Onni will do the same. We want to continue to serve the local citizens of Richmond and to continue to maintain the ongoing employment of over 40 people at this location.
11. In addition, should the rezoning proceed in its current form, we are concerned that our business would be deemed legal non-conforming, thus restricting our ability to obtain any development or building permits to renovate or improve our restaurant as the zoning would no longer allow for restaurant use.
12. We confirm that we will act in good faith going forward and trust that Onni will as well. We would hope that the City will foster such good faith by encouraging, if not requiring, that Onni either honour its leases or reach a resolution of such issues with all of its tenants.

Thank you for your consideration.

Yours very truly,



THE TDL GROUP CORP.

William Cao
Legal Counsel

Schedule 16 to the Minutes of the Council Meeting for Public Hearings held on Monday, June 18, 2012.

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



938 ebco INDUSTRIES LTD. 2001

CELEBRATING 50 YEARS IN BUSINESS

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:	<u>MAY 22, 2012</u>
Item #	<u>3</u>
Re:	<u>8884</u>

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





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,



Harold 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)



Schedule 17 to the Minutes of the Council Meeting for Public Hearings held on Monday, June 18, 2012.



To Public Hearing	
Date:	June 18, 2012
Item #:	12
Re:	Bylaw 8884

June 18, 2012

The Mayor and Council,
City of Richmond,
6911 NO. 3 Road,
Richmond, BC, V6Y 2C1
Fax 604-276-4332
Email mayorandcouncilors@richmond.ca

Dear Mayor and Council:

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

Thank you for arranging another Pubic Hearing today in relation to the above development application.

Unfortunately, I was admitted to the Hospital for a pre-scheduled procedure on June 15, 2012 and am still in the Hospital. Therefore, I am not able to attend tonight's Council meeting in person to present our concerns related to the view corridor. Our key concerns and their reasons were stated in my previous letter to the Mayor and Council dated May 18, 2012. However, I re-state them as follows:

I respectfully request the Mayor and Council to NOT grant any "View Corridor " considerations (such as that included on Page 10 in the Report - File RZ 11-585209 - from Director of Development to Planning Committee dated April 10, 2012) and that the current view corridor language be removed entirely from here on prior to any further approvals.

Kindly note that the Developer too agreed with the above suggestion as per the email from Mr. Chris Evans of Onni Group to Mr. Brain Jackson of Richmond City dated May 22,2012.

I am hopeful that the Mayor and esteemed Councilors will grant our request.

Yours truly,

for Helmut Eppich
Helmut Eppich
Chairman of the Board

CC :
Ms. Gail Johnson, Manager, Legislative Services, Fax 604-278-5139
Brian Jackson, Director of Development



**Schedule 18 to the Minutes of
the Council Meeting for
Public Hearings held on
Monday, June 18, 2012.**

To Public Hearing	
Date:	June 18, 2012
Item #	12
Re:	Bylaw 8884

June 11, 2012

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

Attn: Brian Jackson, Director of Planning

Re: Onni Rezoning Application RZ 11 585209 – Objections by Tim Hortons (TDL Group Corp.) and Mike Rasberry, Owner/Operator Tim Hortons #2324

Mr. Jackson,

Pursuant to your request, I write in an effort to provide some background and clarification surrounding the above noted subject matter. I am in receipt of three documents; a letter from Mike Rasberry, Owner/Operator Tim Hortons #2324 dated May 10, 2013, a letter from William Cao, Legal Counsel TDL Group Corp., and the meeting minutes of the Regular Council Meeting for Public Hearings, May 22, 2012.

It is important to convey that Onni acquired this property with a lease to Tim Hortons in place. For clarity the tenant is The TDL Group Ltd. ("TDL") (Franchisor) and not Mike Rasberry Owner/operator of Tim Hortons Store # 2324 (Franchisee). In becoming the successor in interest to the lease, we began communicating directly with the tenant, TDL, as is appropriate. However, through correspondence in relation to the relocation of the store operated by Mr. Rasberry, we were led to believe Mr. Rasberry was being informed of what was being discussed surrounding his business. Mr. Rasberry informed us he has visited several potential alternative locations for his business as proposed by Onni. These locations were proposed directly to TDL who we can only conclude passed this information on to Mr. Rasberry.

With respect to TDL, we have been communicating with them since July, 2011. Our discussions have included our intentions regarding the future redevelopment of the property, the financial feasibility of an early lease termination, and relocation of the operation of Mr. Rasberry's store upon satisfactory terms. There has been a significant amount of formal communication in the form of emails, letters, phone calls and meetings commencing October, 2011 through to May, 2012. I point this out because in Section 4 of Mr. Cao's letter, he states Onni has not formally indicated to TDL Group its intentions for this development. This statement is factually false at best. For Council's interest I have outlined a timeline of our discussions below:

- July 8th, 2011 – formal written notice from Onni to TDL Group with notification of new ownership of the property.

Suite 300 – 550 Robson St.
Vancouver, British Columbia
Canada V6B 2B7

PHONE 604 602 7711
FAX 604 688 7907
onni.com

REAL ESTATE DEVELOPMENT
PROPERTY & CONSTRUCTION MANAGEMENT

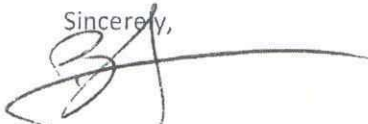


- October 31st, 2011 – formal written communication from TDL to Onni acknowledging that Onni has advised TDL of new ownership and its intent to redevelop the property into four condominium buildings. TDL notes Onni's rezoning application submitted to the City.
- November 2nd, 2012 – Email from Onni to TDL acknowledging receipt of TDL's October 31st letter and suggesting to TDL that both groups have some dialogue regarding TDL and Franchisee's concerns
- November 17th, 2012 – Video Conference call between Onni and Tim Hortons corporate officers: Jim Preston, Sr. Regional V.P. Western Canada, Greg Vogeli, Sr. Regional V.P. Development Western Canada, and David MacKeigan, Manager of Real Estate Development BC, William Cao, TDL Group Legal Counsel. Note: Onni participated in this video conference at Tim Horton's regional office in Langley, BC.
- December 6, 2012 – TDL issues meeting minutes of the November 17th conference call which include points on relocation of Franchisee's store and losses in consideration of early termination of the lease.
- December 19th, 2012 – formal written notice from Onni to TDL acknowledging receipt of the meeting minutes and requesting a breakdown of losses due to early termination.
- February 1st, 2012 – Correspondence between Onni and TDL regarding the sharing of more detailed information regarding Mr. Rasberry's business.
- February 23rd, 2012 – Onni and Dave MacKeigan, Manager of Real Estate and Development BC drive around to visit potential locations for the relocation of the Mr. Rasberry's store. Mr. MacKeigan met Onni representatives at Mr. Rasberry's store and drove around with them to potential locations.
- March 1, 2012 – email correspondence from TDL to Onni thanking Onni for continuing to work with TDL to find a relocation site and asking if we have received a Development Permit and if we have started pre-sales.
- March 19th, 2012 – Conference call between Onni and TDL to discuss matters further in particular related to relocation options for Mr. Rasberry's store.
- April 12th, 2012 – Email correspondence between Onni and TDL Group regarding relocation options for Mr. Rasberry's store including three specific locations.

In summary, based on the outline of correspondence to date, it is abundantly clear Onni and TDL have been engaged in detailed and formal communications for some time. What's more, we believe Mr. Rasberry who is the Franchisee has been kept up to speed by TDL with regards to the communication that has taken place to date.

In closing, it is unfortunate Council was not provided all of the relevant information with respect to the ongoing discussions surrounding the relocation of the Tim Horton's store prior to the May 22nd Public Hearing. I trust the information above provides a clearer picture of our efforts to engage Tim Hortons on matters related to the redevelopment of our property. Should you have any questions, please do not hesitate to contact me

Sincerely,

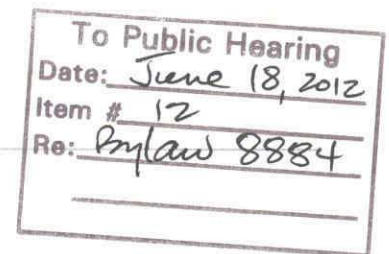


Beau Jarvis
V.P. Development

**Schedule 19 to the Minutes of
the Council Meeting for
Public Hearings held on
Monday, June 18, 2012.**

MayorandCouncillors

From: City of Richmond Website [webgraphics@richmondo.ca]
Sent: June 7, 2012 8:05 PM
To: MayorandCouncillors
Subject: Send a Submission Online (response #681)
Categories: 08-4100-02-01 - Development - Inquiries and Complaints - General



Send a Submission Online (response #681)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	6/7/2012 8:08:02 PM

Survey Response

Your Name:	Sally Mercer
Your Address:	303-8880 No. One Road
Subject Property Address OR Bylaw Number:	8884
Comments:	With all the High Density Apartments being Built on River Road and NO plans for New Bridges. Council has to Stop development of More Apartments until the Roadways are Given a Good Look. Industrial Retail used to be a priority.



KELVIN WAI-TUNG LEUNG

28-6099 ALDER STREET RICHMOND BC V7Y 0A8 · (P) 604.805.5323 · (F) 604.214.8844 · (E) KLINERS@SWA.LI.COM

To Public Hearing
Date: June 18, 2012
Item # 2
Re: Bylaw 8769

May 31, 2012

Mayor & Councilors
City of Richmond
6911 No. 3 Road
Richmond BC V6Y 2C1

**Schedule 20 to the Minutes of
the Council Meeting for
Public Hearings held on
Monday, June 18, 2012.**

Dear Mayor & Councilors,

Re: Maple Road Development RZ 10-516267.

During the Planning Committee Meeting held on May 23, 2012 with regards to the above mentioned rezoning application, we were told by a lawyer that Council must listen to the people and not always side with the developer. I totally agree. When the community has raised their concerns they should be attended too. However, their concerns should be based on facts, have common sense, and be judged on fairness to all those concerned. Let us do a small recap. It was first raised that the Maple Development will have a negative impact on property values. But the new development actually replaces a very old and run down house. A new and well-designed complex will increase the property value in the area. The Maple Development might even be the best looking homes on the street! It was then raised that traffic is and will be an issue. The Developer committed to have a traffic light installed on Maple and 2 Road. Then "they" rejected it because it didn't make sense. Lastly, the Maple Road barrier has been demanded to stay in place. It was said that the Developer has a hidden agenda to remove the barricade. Let's make this crystal clear. The City wants to keeps the barricade. And the Developer wants to keep the barricade. However, I find it funny that when I read through "some" of the comments made by the residents of Maple Street, I read, "please remove the barricade". It has become very clear to me that anything under the sun is said so that the Maple Development does not go ahead.

The residents of Maple Road have argued they have paid a premium to live on Maple Road and continue to pay this premium in property taxes. This is simply not true, especially if they have lived in the neighborhood before 2002. Richmond has become a popular place to live the last 10 years because City Staff and Council have designed an OCP that put into motion a balanced and organized development plan for the City and made it one of the most livable places in the world. A plan that the people of Richmond support. One of the policies in this plan is the ability to rezone on artery roads for multi family housing. These types of policies have made Richmond a prized destination, and this is the main driver in property value increases and predictably property taxes in Richmond. This in turn has made the owners of Maple Road millionaires if not multi millionaires. However, there is a caveat. Traffic will increase in the neighborhoods. Once in a while people might have to wait an extra minute or two at the intersection. Moreover, owners and their guests might not be able to park in front of their homes. They may have to park in a spot that is a short stroll away. I do not think we are taking



KELVIN WAI-TUNG LEUNG

28 – 6099 ALDER STREET RICHMOND BC V7Y 0A8 · (P) 604.805.5323 · (F) 604.214.8844 · (E) KLINERS@GMAIL.COM

these peoples' living standards but I do admit minor inconveniences are created, but not to a point where a pregnant woman has to worry about the safety of her unborn child. Is it fair to say that all 18-unit owners as well as the current residents will drive out of their driveway at the same time and come home at the same time creating a log jam? Looking at our previous townhouse purchasers, and the ages of the protestors, highly unlikely. You will be surprised how many people are retired, don't work and/or empty nesters. Along No. 2 Road, Lancer Road, Langton Road, Colville Road, street after street in Richmond has allowed their neighborhoods to be developed, and have made their small sacrifice. They have taken on these small inconveniences to increase the standard of living of Richmond as a whole. But the residents on Maple Road think they are above these other neighborhoods. They are above Richmond's policies. These residents want to be protected from these little inconveniences. What they want is what they want and that is the only things that matters. And they have said just as much. These people have shown up at the wrong place at the wrong time. Their voices should be heard at OCP meetings to change the artery road policy. This policy has been in operation for over 10 years and has been amended three times. But they have never showed up and probably never will. You know why? Because the policy is a good policy. They just don't want it to affect their street! Is this fair to all concerned, or does this sound a little selfish?

The Developers has given much time and thought into the Maple Development. My heart goes out to the architect who has spent many hours designing a beautiful project with a very pleasing landscape. For residents to make comments such as ugly and unattractive is unintellectual. To make a biased comment to get what they want is unbecoming. The Developer has compromised, compromised and compromised, listening to all of the neighbors' concerns. If staff and Council had always sided with Developers, this project would have been completed by now and the residents of Maple Road would have 18 new friends (at least 18 more homes paying property taxes into the City's coffers). The Development signs have been damaged and vandalized twice, and it was cut down and stolen the third time. Thomas, the Developer, who has lived in this community for the last 20 years has heard from some neighbors that the dissenting group have endlessly pressure them into signing their forms and putting up their signs. I personally have a friend who fully supports the project but is too scared to voice his opinion publicly because he does not want to be castrated by this dissenting group. He actually is rather scared of this mob. Furthermore, there has been a lot of disinformation created which are outright lies. One person was told that the subject property was a park, and we are destroying the park and killing the animals to make townhouses.

I would say that the residents have a legitimate concern that some developers are not the most faithful and are greedy. We are not one of them. We have operated in Richmond for over thirty years. I have lived in Richmond for 33 years and in this neighborhood for 15 (though not currently). Furthermore, as the future owner of Western Construction I can say we aren't going anywhere and have a vested interest in the City of Richmond, as well as a vested interest in our reputation. How many people

KELVIN WAI-TUNG LEUNG

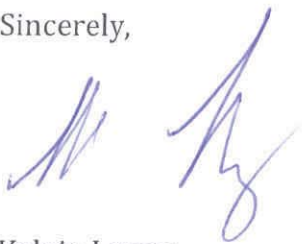
28 - 6099 ALDER STREET RICHMOND BC V7Y 0A8 · (P) 604.805.5323 · (F) 604.214.8844 · (E) KLINERS@GMAIL.COM

would buy our homes if they found out we ruined a neighborhood? We rely on expert opinions and experience. When two traffic experts say that traffic is not any different than any similar street in Richmond and the impact of 18 townhouses is minimal. We can only concur.

At the end of the day, the Maple Development is within the OCP and policies of Richmond, and most importantly the policy involved is an effective policy to encourage diversification of home ownership, to create an affordable form of housing close to single family homes, to encourage the use of public transportation and to support neighborhood commercial centers. A comprehensively designed townhouse project at the junction of No. 2 and Maple Road, next to a senior home apartment and church where day care facilities are available, a few blocks from the Blundell Centre, and across the street from a small convenience store, and with direct bus services, represents the best use of the land. It will enhance the property value of the neighborhood, increase the tax base and is exactly what the City had in mind when it effected the artery road development policy. I have attached a schedule showing 36 multi-family developments that have been built along No. 2 Road alone.

In closing, let's put this situation under a different light. If a gay couple moved into said neighborhood, do the residents of the community have a right to prevent their entry for fear that the area will be turned into a gay neighborhood? Should the neighborhood get their wish because 100% is against gay rights? Individual councilors may be for or against gay rights, but they are sitting in their seat to uphold the policies and bylaws of Richmond, whether or not they agree or disagree with some of them. The people of Richmond rely on Council to make the tough but right decisions, and some of these decisions might not be the most popular amongst some corners. Council's responsibility and obligation is to serve the better good of the City, not just the good of a special interest group. I hope and trust that you will not make a decision based on politics, and the popularity of this comparatively very very small group, who want to build a wall around themselves and jeopardize the well being of other Richmond citizens.

Sincerely,



Kelvin Leung.

List of Multi-family complex built along No.2 Road

Address	Location	Type	
1. 10795 No. 2 Road (10 units)	No. 2 & Steveston	Townhouse	
2. 10980 No. 2 Road (15 units)	No. 2 & Steveston	Townhouse	
3. 10900 No. 2 Road (12 units)	No. 2 & Steveston	Townhouse	
4. 10040 and 10042 No. 2 Road	No. 2 & Steveston		Duplex
5. 9733 No. 2 Road (13 units)	No. 2 & William	Townhouse	
6. 9688 No. 2 Road (15 units)	No. 2 & William	Townhouse	
7. 6100 Woodward Road (50 units)	No.2 & Woodward	Townhouse	
8. 9420 and 9440 No. 2 Road	No.2 & Woodward		Duplex
9. 9391 and 9393 No. 2 Road	No.2 & Woodward		Duplex
10. 9380 and 9382 No. 2 Road	No.2 & Woodward		Duplex
11. 9360 and 9362 No. 2 Road	No.2 & Woodward		Duplex
12. 9340 and 9342 No. 2 Road	No.2 & Woodward		Duplex
13. 9260 (old folks home 26 units)	No.2 & Maple	Senior Home	
14. 9100 and 9120 No. 2 Road	No. 2 & Francis		Duplex
15. 5651 Lackner Cr (22 units)	No. 2 & Lackner	Townhouse	
16. 6031 Francis Road (10 units)	No. 2 & Francis	Townhouse	
17. 8380 No. 2 Road (14 units)		Townhouse	
18. 5933 Colville Road (10 units)	No. 2 & Colville	Townhouse	
19. 8391 and 8392 No. 2 Road	No. 2 & Colville		Duplex
20. 8351 and 8371 No. 2 Road	No. 2 & Colville		Duplex
21. 8311 No. 2 Road (12 units)	No. 2 & Colville	Townhouse	
22. 8271 and 8273 No. 2 Road	No. 2 & Colville		Duplex
23. 8171 No. 2 Road (10 units)	No. 2 & Blundell	Townhouse	
24. 8133 and 8155 No. 2 Road	No. 2 & Blundell		Duplex
25. 5988 Lancing Road (24 units)	No. 2 & Lancing	Townhouse	
26. 7660 No. 2 Road (4 units)	No. 2 & Lancing	Townhouse	
27. 7560 and 7580 No. 2 Road	No. 2 & Lancing		Duplex
28. 7391 and 7411 No. 2 Road	No. 2 & Lancing		Duplex
29. 7260 Langton Road (15 units)	No. 2 & Langton	Townhouse	
30. 7240 Langton Road (20 units)	No. 2 & Langton	Townhouse	
31. 7231 No. 2 Road (26 units)		Townhouse	
32. 7240 and 7242 No. 2 Road	No. 2 & Comstock		Duplex
33. 6020 and 6022 Comstock Road	No. 2 & Comstock		Duplex
34. 5980 Granville Ave (7 units)	No. 2 & Granville	Townhouse	
35. 5740 Garrison Road (57 units)	No. 2 & Garrison	Townhouse	
36. 6675 No. 2 Road (9 units)		Townhouse	
		21	15
37. 9900 No.2 Road (24 units 3 storey)	No.2 & William	1	
Project re-zoning approved in Summer 2011			
	Total Project:	22	15

To Public Hearing
 Date: June 18, 2012
 Item #: 2
 Re: bylaw 8769

MayorandCouncillors

From: City of Richmond Website [webgraphics@richmond.ca]
Sent: June 11, 2012 10:33 AM
To: MayorandCouncillors
Subject: Send a Submission Online (response #683)
Categories: 08-4100-02-01 - Development - Inquiries and Complaints - Genera

Schedule 21 to the Minutes of the Council Meeting for Public Hearings held on Monday, June 18, 2012.

Send a Submission Online (response #683)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	6/11/2012 10:37:23 AM

Survey Response

Your Name:	Peter Kho
Your Address:	9293 Romaniuk Dr
Subject Property Address OR Bylaw Number:	8769
Comments:	This is TOO LARGE a development for this property. The access road from Maple is too close to the intersection. Cars turning left from No 2 Road would be backed up on No 2 Road. It is a short distance from Francis to Maple and this would create a lineup of cars on No 2 Road waiting to turn left. I have lived in this area for the past 22 years. I have been witness to numerous accidents on No. 2 Road between Francis and Maple. Adding more traffic to this intersection would create an even more hazardous situation. Densification is a good thing on the right property. This property is not a suitable property as it creates a dangerous road situation. Please keep in mind the residents of this area do NOT want to densify this property. The development does not conform to the character of this area. Does it make sense to satisfy the needs (profit) of 1 developer over the wishes of the citizens who have lived here for many years. This property would be best kept zoned as single housing. Thanks for your attention. P. Kho



To Public Hearing
Date: <u>June 18 2012</u>
Item # <u>2</u>
Re: <u>Bylaw 9769</u>

MayorandCouncillors

From: City of Richmond Website [webgraphics@richmond.ca]
Sent: June 11, 2012 5:50 PM
To: MayorandCouncillors
Subject: Send a Submission Online (response #684)
Categories: 12-8060-20-8769 - 9160 No 2 Road

**Schedule 22 to the Minutes of
the Council Meeting for
Public Hearings held on
Monday, June 18, 2012.**

Send a Submission Online (response #684)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	6/11/2012 5:53:33 PM

Survey Response

Your Name:	Rong Zhang
Your Address:	6431 Maple Road
Subject Property Address OR Bylaw Number:	9160 No.2 Road
Comments:	Dear Whomever This May Concern: Hello, I am writing to voice my concerns regarding the rezoning at 9160 No. 2 Road. The proposed townhouse development will create serious traffic and parking problems for the residence of Maple Road. Also, the amount of noise brought by the increased amount of traffic also creates a problem for our quiet neighbourhood. Lastly, as a parent, I no longer feel safe to let my young children play outside on our sidewalks due to the increased amount of traffic. Thank you.



To Public Hearing	
Date:	June 18, 2012
Item #	2
Re:	Bylaw 8769

May 30, 2012

Anita Fung
#114-8751 General Currie Road
Richmond, BC
V6Y 3T7

The Honorable Mayor and City Councillors
City of Richmond
6911 No.3 Road
Richmond, B.C.
V6Y 2C1

**Schedule 23 to the Minutes of
the Council Meeting for
Public Hearings held on
Monday, June 18, 2012.**

RE: 9160 No.2 Road - RZ 10-516267

Dear Sir and Madam,

My name is Anita Fung and I have lived in Richmond for the majority of my life. I graduated from UBC and am working in Richmond, a city where I grew up in and a city where my parents also have been long term residents. I understand that recently, there is a lot of opposition against the application for rezoning of lands to multi-family, such as townhouses uses. The above mentioned re-zoning application is an example. I also read in the newspapers that Richmond has become a "millionaire's city", where the average home costs over \$1 million. Some of these homes are too big and unpleasant looking, changing the way I imagined Richmond to present it. I believe one newspaper article states that Richmond is becoming a "Ghost Town" with big and dark houses all over the place, a sad but true reality.

Many of my high school and UBC friends who grew up in Richmond are now forced to live in places like Surrey, Langley, Coquitlam or further away into the Fraser Valley away from their parents and older relatives. Financially, Richmond is out of their reach and will soon become a city of seniors and wealthy citizens. City Council and City Planners should think seriously about this consequence. Better use of existing land and a balanced growth should be promoted. Single-family houses are indeed the predominant type of housing but as time progresses, more intense use of the land and smaller and denser units should be allowed. The quality rather than the quantity of the housing should receive attention.

For the inviting and close community that I believe Richmond is, the restriction of building monster homes should be intensified and the promotion of more affordable multi-family developments encouraged.

Yours truly,



Anita Fung



June 10, 2012

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

Attn: Director, City Clerk's Office

To Public Hearing	
Date:	June 18, 2012
Item #	2
Re:	Bylaw 8769

		INT
	DW	
✓	GJ	
	NY	
	DR	

**Schedule 24 to the Minutes of
the Council Meeting for
Public Hearings held on
Monday, June 18, 2012.**

Dear Mr. Lee,

RE: Zoning Amendment Bylaw 8769 (RZ 10-516267)

We are writing to express our opposition to the proposed development at 9160 No. 2 Road. Our concerns are similar to those of other residents of Maple Road, with the primary issues being:

1. The project design and density does not conform to the norm of the neighborhood. Presently, Maple Road consists primarily of single family homes on large lots, introducing a townhouse development to this area will upset the current neighborhood aesthetics in addition to devaluing properties immediately surrounding the proposed development site.
2. The potential for increased traffic from this development has been deemed negligible by Bunt & Associates, however we feel that the analysis does not fully account for the fact that this area of Richmond is not nearly as well served by public transit as central Richmond, thus necessitating each new household in the development will add an additional 2 cars, at minimum. This increased traffic, in addition to the large potential number of visitors to the development is significant when the current intersection services just over 100 households to the East (approximation based on number of households on the eastern side of Maple Road needing to use the No. 2 Rd intersection). This would be an addition of nearly 20%.

One proposed solution to this issue was the installation of a full traffic signal. This would create several other significant issues. We fervently oppose the installation of a full traffic signal at the intersection of Maple Road and No. 2 Road. The portion of Maple Road to the West of No. 2 Road is currently a through street, connecting to both No. 2 Road and Railway Avenue. Implementing a traffic signal at No. 2 Road and Maple Road would encourage traffic to use the Western section of Maple Road as a shortcut between No. 2 Road and Railway Avenue. As a resident of this side of Maple Road I can attest to the current poor design in terms of pedestrian safety on this side of Maple Road. On several occasions in the 4 years we have lived here, we have seen pedestrians nearly struck by traffic speeding down our street. Were a traffic light to be



MayorandCouncillors

From: City of Richmond Website [webgraphics@richmond.ca]
Sent: June 13, 2012 4:03 PM
To: MayorandCouncillors
Subject: Send a Submission Online (response #686)

Categories: 12-8060-20-8769 - 9160 No 2 Rd RZ 10-516267 - Western Maple Lane Holdings

To Public Hearing	
Date:	June 18, 2012
Item #	2
Re:	Bylaw 8769

Send a Submission Online (response #686)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	6/13/2012 4:05:49 PM

Schedule 25 to the Minutes of the Council Meeting for Public Hearings held on Monday, June 18, 2012.

Survey Response

Your Name:	Mun Ling Cheung
Your Address:	5451 Maple Road Richmond BC V7E 1G2
Subject Property Address OR Bylaw Number:	RZ 10-516267
Comments:	My family and I have been living in the neighborhood for over 13 years. I have notified many developments in recent years and I would like to object this one even though I have not objected any before. My reasons are as below: 1) 18 three-storey townhouse units are too too much in such a proposed rezoning area. 2) Traffic is one of my main concerns as many southbound vehicles will turn left on No.2 Road at Maple Road. 3) Safety, noises, nuisances, parkings, and many many others are problems when rezoning is approved. 4) To be honest I don't have a single reason to accept this rezoning except that I am the developer. Finally, I strongly object this rezoning.



To Public Hearing
Date: <u>June 18, 2012</u>
Item # <u>2</u>
Re: <u>Bylaw 8769</u>

Man Ying Lee
6240 Maple Road
Richmond BC
V7E 1G5

- 8 JUN 2012

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

**Schedule 26 to the Minutes of
the Council Meeting for
Public Hearings held on
Monday, June 18, 2012.**

Dear Sir / Madam:


Re: Rezoning Application on 9160 No. 2 Road Richmond (File No. RZ10-516267)

I am writing to oppose the abovementioned rezoning application. The concerns include the following:

1. This project will not conform to the norm, stereotype of our neighborhood as the size of each proposed individual dwelling would be too small and too dense (size of each of the neighborhood single-family house is over 2,000 sq. ft.).
2. Increased flow of traffic and corresponding increased parked cars along Maple Road and its interception with No. 2 Road will be hazardous to the drivers and the residents living in this area.
3. It will be even more dangerous when the main entrance of this site is set on Maple Road as it is too close to the junction of No. 2 Road. Cross-traffic accidents may be easily occurred.
4. The proposed 3-storey building would no doubt affect the private lives of our neighbors, especially when the proposed 3-storey building is constructed facing the East and/or facing the North of Maple Road.
5. Increased density of population will inevitably hamper the quality of life, the harmony and peaceful environment of this quiet community.

In view of the foregoing, your decision to decline this rezoning application would be highly appreciated.

Yours faithfully


Man Ying Lee
Owner and Occupant



MayorandCouncillors

From: City of Richmond Website [webgraphics@richmond.ca]
Sent: June 13, 2012 7:14 PM
To: MayorandCouncillors
Subject: Send a Submission Online (response #687)

Categories: 12-8060-20-8769 - 9160 No 2 Rd RZ 10-516267 - Western Maple Lane Holdings

To Public Hearing
Date: <u>June 18, 2012</u>
Item # <u>2</u>
Re: <u>Bylaw 8169</u>

Send a Submission Online (response #687)

Survey Information

Schedule 27 to the Minutes of the Council Meeting for Public Hearings held on Monday, June 18, 2012.

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	6/13/2012 7:18:20 PM

Survey Response

Your Name:	Gord Turner
Your Address:	6631 Juniper Dr
Subject Property Address OR Bylaw Number:	RZ 10-516267
Comments:	We have no objection to this development as long as it does not include the removal of the traffic barricade on Maple Road. This structure was put in place over 25 years ago to prevent through traffic, If it was a good idea then, it is an even better idea now when there are many more homes both sides of the barricade. It's about livable neighbourhoods.



To Public Hearing	
Date:	June 18, 2012
Item #	2
Re:	Bylaw 8769

MayorandCouncillors**From:** City of Richmond Website [webgraphics@richmond.ca]**Sent:** June 14, 2012 9:55 AM**To:** MayorandCouncillors**Subject:** Send a Submission Online (response #691)**Categories:** 12-8060-20-8769 - 9160 No 2 Rd RZ 10-516267 - Western Maple Lane Holdings**Send a Submission Online (response #691)**

Survey Information

**Schedule 28 to the Minutes of
the Council Meeting for
Public Hearings held on
Monday, June 18, 2012.**

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	6/14/2012 9:59:08 AM

Survey Response

Your Name:	John Cantello
Your Address:	6120 Maple Road
Subject Property Address OR Bylaw Number:	(RZ 10-516267) 9160 No. 2 Road.
Comments:	My wife & I can not make it to this hearing this time as we have an end of season meeting to go to. We have been to three meetings before this about this property. So we would like to submit one last word on this by E-mail. Our plea is that you will not let the wishes of one developer stand against our whole neighbourhood of Maple Road. Thank You, Richmond Councillors, John & Eleanor Cantello.



**Schedule 29 to the Minutes of
the Council Meeting for
Public Hearings held on
Monday, June 18, 2012.**

MayorandCouncillors

To Public Hearing	
Date:	June 18, 2012
Item #	2
Re:	Bylaw 8769

From: City of Richmond Website [webgraphics@richmond.ca]
Sent: June 14, 2012 12:09 PM
To: MayorandCouncillors
Subject: Send a Submission Online (response #692)
Categories: 12-8060-20-8769 - 9160 No 2 Rd RZ 10-516267 - Western Maple Lane Holdings

Send a Submission Online (response #692)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	6/14/2012 12:13:04 PM

Survey Response

Your Name:	Felix Fei Lu
Your Address:	6071 Martyniuk Place, Richmond BC
Subject Property Address OR Bylaw Number:	Zoning Amendment Bylaw 8769 (RZ 10-516267)
Comments:	I strongly oppose proposed rezoning for townhouse in this quiet community. I believe that everyone in this neighbourhood oppose this rezoning. Also I want to let you know: I have faith that city council will listen to the voice of majority people in this community over one developer. After all , it's the people in the community matters. if I were still in China, I wouldn't bother to write this email or something else , because government always side with real estate developer. I had really bad experience about that and today I'm so lucky to live in such great country! Thanks!



MayorandCouncillors

To Public Hearing
Date: <u>June 18, 2012</u>
Item # <u>2</u>
Re: <u>Bylaw 8769</u>

From: City of Richmond Website [webgraphics@richmond.ca]**Sent:** June 14, 2012 9:02 PM**To:** MayorandCouncillors**Subject:** Send a Submission Online (response #693)**Categories:** 12-8060-20-8769 - 9160 No 2 Rd RZ 10-516267 - Western Maple Lane Holdings**Send a Submission Online (response #693)**

**Schedule 30 to the Minutes of
the Council Meeting for
Public Hearings held on
Monday, June 18, 2012.**

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	6/14/2012 9:05:39 PM

Survey Response

Your Name:	Vincent Chan
Your Address:	5386 Maple Road, Richmond, B.C.
Subject Property Address OR Bylaw Number:	Zoning Amendment Bylaw 8769 (RZ 10-516267) 9160 No.2 Road
Comments:	Although this location carries a No.2 Road house number, the property actually belongs to Maple road. First the width on No.2 Road is only 50.29m which is much shorter than the 62.18m on Maple Road. Secondly, the proposed future vehicle access to the site is also on Maple Road. All the properties on Maple Road at present are of maximum two storeys. Therefore I strongly oppose that three-storey houses to be built on Maple Road.



To Public Hearing	
Date:	<u>June 18, 2012</u>
Item #	<u>2</u>
Re:	<u>Bylaw 8769</u>

MayorandCouncillors

From: City of Richmond Website [webgraphics@richmond.ca]
Sent: June 15, 2012 9:18 AM
To: MayorandCouncillors
Subject: Send a Submission Online (response #695)

Schedule 31 to the Minutes of the Council Meeting for Public Hearings held on Monday, June 18, 2012.

Send a Submission Online (response #695)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	6/15/2012 9:21:23 AM

Survey Response

Your Name:	Henry Borr
Your Address:	9291 Romaniuk Drive, Richmond, V7E 5G6
Subject Property Address OR Bylaw Number:	9160 No. 2 Road. Bylaw 8769 (RZ 10-516267)
Comments:	I am concerned that extra traffic will be trying to turn into and out of Maple Road, especially in the morning and afternoon rush hours. The property is described as No. 2 Road - the traffic should use No. 2 Road for access and not the smaller residential Maple Road. I also feel that having the extra traffic using Maple road is a danger considering the proximity of the pedestrain crossing. Some traffic already ignores the light there as it turns to red. I trust this will be recoreded as a genuinie concern.



To Public Hearing	
Date:	June 18, 2012
Item #	2
Re:	Bylaw 8769

MayorandCouncillors

From: City of Richmond Website [webgraphics@richmond.ca]
Sent: June 15, 2012 11:30 AM
To: MayorandCouncillors
Subject: Send a Submission Online (response #696)

Schedule 32 to the Minutes of the Council Meeting for Public Hearings held on Monday, June 18, 2012.

Send a Submission Online (response #696)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	6/15/2012 11:33:45 AM

Survey Response

Your Name:	Frida Schweber
Your Address:	6451 Juniper Drive
Subject Property Address OR Bylaw Number:	8769 (RZ 10-516267)
Comments:	I oppose to the development of 18 townhouses because I don't think this is a "medium density", considering the size of the land. It will affect parking on all the houses on Maple Road, because you can't park on # 2 road. I OPPOSE the opening of Maple Road, from # 2 Road to Gilbert, because it will have a lot more traffic, and we are directly affected.



MayorandCouncillors

From: City of Richmond Website [webgraphics@richmond.ca]
Sent: June 17, 2012 10:26 AM
To: MayorandCouncillors
Subject: Send a Submission Online (response #699)

To Public Hearing	
Date:	June 18 2012
Item #	2
Re:	Bylaw 8769

Send a Submission Online (response #699)

**Schedule 33 to the Minutes of
the Council Meeting for
Public Hearings held on
Monday, June 18, 2012.**

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	6/17/2012 10:30:37 AM

Survey Response

Your Name:	Dolly Bains
Your Address:	5328 Maple Road richmond BC
Subject Property Address OR Bylaw Number:	8769(rz 10-516267)
Comments:	The inersaction is already too busy. It takes 5-8 minutes to turn left and at least three to turn rigtt.there isa lways a line up of cars turning left or right from Maple to two road.Cosntrucitons of town homes is going to make it worse. We are not in favour of multifamily dwellings at the two and Maple corner, accidents are bound to happen sicne so many people use Maple raod for their daily walks.



Western Maple Lane Holdings Ltd

#250 – 8833 Odlin Crescent, Richmond, B.C., V6X 3Z7 • Tel: (604) 214-8833 • Fax: (604) 214-8844 • Email: mcooper@westernmba.ca

To Public Hearing
Date: <u>June 18, 2012</u>
Item # <u>2</u>
Bylaw <u>8769</u>

June 15, 2012

City of Richmond Planning Department
Mr. Edwin Lee

**Schedule 34 to the Minutes of
the Council Meeting for
Public Hearings held on
Monday, June 18, 2012.**

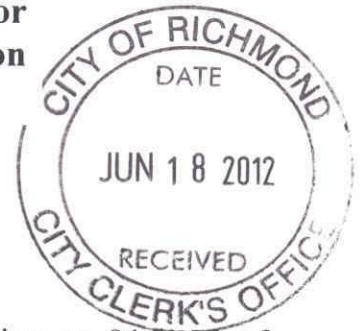
Ref : RZ-10-516267 (9160 No. 2 Road)

Dear Edwin:

I enclose a stack of signed letters in support of our re-zoning application on 9160 No. 2 Road. The summary shows **708** signatures from **479** households. The supporters are from all over Richmond, some live either in the Maple Road neighbourhood or very nearby. A lot of them are residents in a townhouse or condo complex. They are of different ages and various walks of life, a lot of them took the effort to go and see the subject site.

The following is a summary of the typical reaction I and my associates received from the supporters.

1. What is wrong with a townhouse complex on this site?! There are so many of them built or pending construction along No. 2 road and all the main roads of Richmond. The houses near the junction of No.2 Road on Maple are not that fancy. As usual, a house on a small lot, the prominent feature is the big garage. A well-built townhouse complex will look much better.
2. Townhouse dwellers are not second class citizens. The people who are fortunate to live in single family homes have no right to look down on townhouse residents. The way the complaint was voiced sounded that the townhouse dwellers are unruly and unlawful citizens. There is a lot of negative feeling against this point of view.
3. The business people that we talked to are very concerned that the City is putting so much energy and effort on a small group of complainers whose complains were based on unfounded fear, speculation and worries. They are not backed by facts and are going against the popular trend of a growing city. The business people are particularly concerned that the City can go against their own established policy and change the rules without public consultation and due process. It will set a very poor precedent in the minds of all law abiding citizens.



Western Maple Lane Holdings Ltd

#250 – 8833 Odlin Crescent, Richmond, B.C., V6X 3Z7 • Tel: (604) 214-8833 • Fax: (604) 214-8844 • Email: mcooper@westernmba.ca

4. There are a lot of opposing signs among the houses situated on the east side of the centre barricade separating Maple Road from Gilbert Road and No.2 Road. The residents living on the east side of this barricade have bigger and nicer homes. They do not belong to the same neighbourhood where the project is being developed. Voicing the same concerns as the people living on the west side of the barricade is very unreasonable and the City should ask for the real reason of the opposition.

There will be more support letters to come. I will submit them with another summary as soon as I get them. I believe quite a few of these supporters will speak out at the Public Hearing.

Sincerely



Thomas C. Leung
Director

TCL/fy

Mayor and Councillors

From: Paulina Bjelos [pbjelos@yahoo.ca]
Sent: June 18, 2012 12:13 PM
To: Mayor and Councillors
Cc: Mom & Dad
Subject: Opposition to Rezoning at 9160 No. 2 Road

To Public Hearing	
Date:	June 18, 2012
Item #	2
Re:	Bylaw 8769

**Schedule 35 to the Minutes of
the Council Meeting for
Public Hearings held on
Monday, June 18, 2012.**

Good day Mr. Mayor and Councillors,

In the event that I am unable to attend the public hearing or may not be given the chance to voice my opinion I am writing to you to express my OPPOSITION to the proposed Rezoning at 9160 No. 2 Road, Richmond, BC. to Medium Density Townhouses.

This proposal does not fit into the character of the neighbourhood whatsoever. The proposal of 18 townhouses will create significant traffic issues. You are well aware that NO. 2 Road is already so busy that it is more like a highway than an family neighbourhood type road. Adding even more traffic between Maple Road and No. 2 Rd will make it unsafe for the residents of the neighbourhood. It is already very difficult to catch a break in traffic with 4 lanes of highway and now you want to add even more traffic. You are well aware of the number of accidents that currently happen on this stretch of 2 road....please do not add to the stress of your citizens and deny them safe access in their neighbourhood.

I feel that the City of Richmond is only concerned with revenues and not worried about the health and safety of their citizens and their feelings about changes to their neighbourhoods when development is concerned. Development in general is good, but it needs to be done carefully and with input from the residents and take into consideration existing neighbourhood character.

I sincerely hope that you will take a serious look at this development proposal and will thus deny this application.

Sincerely,

Ivo & Stane Bjelos
 6100 Maple Road
 Richmond, BC V7E 1G5



To Public Hearing	
Date:	June 18, 2012
Item #	2
Re:	Bylaw 8769

MayorandCouncillors**From:** City of Richmond Website [webgraphics@richmond.ca]**Sent:** June 18, 2012 11:38 AM**To:** MayorandCouncillors**Subject:** Send a Submission Online (response #703)**Categories:** 12-8060-20-8769 - 9160 No 2 Rd RZ 10-516267 - Western Maple Lane Holdings**Send a Submission Online (response #703)**

Schedule 36 to the Minutes of the Council Meeting for Public Hearings held on Monday, June 18, 2012.

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	6/18/2012 11:41:57 AM

Survey Response

Your Name:	AnnieOlivia Hau
Your Address:	6491 Maple Road Richmond BC V7E 1G4
Subject Property Address OR Bylaw Number:	Public Hearing for Rezoning 9160 No. 2 Rd, Richmond BC
	<p>Dear Councils, I hereby object to application for the above mentioned. I do not object to development for single family houses but I disagree with building townhome in my neighbourhood for the following reasons: 1. Our current neighbourhood is very family oriented neighbourhood which is all single houses with families of more than one child. Children often walk to elementry and high school in our neighbourhood, children play in our front yards and often go over to each others neighbours house to play with their children and is a very safe, quite, and not very high traffic area at the moment and I personally do not wish for all these to change which safety is a big concern for myself as a parent and for others in our neighbourhood as we all have had discussion and felt the same. 2. Our home is our biggest investment in our finance and we work really hard and feel that when I come home from work I want to come back to quite place with low density of traffic for quality of life and to enjoy family life. 3. We pay high property taxes at the moment and</p>



Comments:

feel that I and we should have a voice to new developments and that our opinion should be heard and should be respected and to be given a fair chance to ask for what I/we want.

4. There are currently a lot of townhomes and condos being built in Richmond and we have preserve low density family dwelling houses as much as we can so that we can preserve quality of life just like back in my days when I was a child safety wasn't much of an issue and our back door was never locked and I was free to play in front yard without having to worry about too many strangers in the neighbourhood since everyone in the neighbourhood knows eachother. That was the way "Canadian" family life was. I very much so want to preserve that.

5. We have over 500 signatures on file in our area we all oppose to this rezoning. That is almost 100% of the population in our neighbourhood area and we are all working towards the same goals, we have the same concerns, and we all want the same thing which is single house developments only. I hope the concils can understand I/we are not trying to be disrespectful or offend anyone but for all our concerns with traffic, safety, preservation of single family life, interruptions of harmony in our quality of life and appreance of our neighbourhood we hope for you all to feel our pain and put yourselves in our shoe and make a fair decision. I cannot be there today because I've just delivered my third child and hope my opinion can be heard. Thank you.

To Public Hearing	
Date:	June 18, 2012
Item #	2
Re:	Bylaw 8169

MayorandCouncillors**From:** City of Richmond Website [webgraphics@richmond.ca]**Sent:** June 18, 2012 2:37 PM**To:** MayorandCouncillors**Subject:** Send a Submission Online (response #705)**Categories:** 12-8060-20-8769 - 9160 No 2 Rd RZ 10-516267 - Western Maple Lane Holdings**Send a Submission Online (response #705)****Schedule 37 to the Minutes of the Council Meeting for Public Hearings held on Monday, June 18, 2012.**

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	6/18/2012 2:41:09 PM

Survey Response

Your Name:	Richard Fernyhough
Your Address:	9211 Romaniuk Drive
Subject Property Address OR Bylaw Number:	9160 No. 2 Road
Comments:	<p>I wish to state for the record my objection to the proposed re-zoning of the subject property to allow for the development of 18 townhouses on a property that, prior to the re-zoning application, had one single family dwelling situated thereon. When this matter was before the planning committee, both city staff and the developer made submissions. City staff supported the application to rezone because the application was not inconsistent with a city policy that re-zoning ought to be allowed on arterial roads to allow for multi family developments. While that policy may have been laudable when it was initially formulated, the realities of present day Richmond suggest that that policy is outmoded and ought to be brought in line with the expectations of the current residents of Richmond. Neither the city staff nor the developer suggested that the building of 18 townhouses on the proposed site would not negatively affect the traffic situation in Richmond generally and at that particular intersection specifically. Both suggest that the</p>



increased traffic would be manageable if traffic lights were erected at the intersection of #2 Road and Maple Road. With all due respect, given the close proximity of Maple to Francis where an existing traffic light is located, that suggestion is ill thought out and unworkable. I have seen traffic back up past Maple Road when the north bound traffic on #2 Road faces a red light at Francis. I can only imagine the traffic chaos resulting from another set of lights at Maple. What I did not hear from either city staff or the developer is how the development of 18 townhouses on the subject site would benefit anyone other than the developer. And if the developer is the only one to benefit from this development, shouldn't the fact that close to 100% of the current residents already living in the neighborhood oppose the development carry the day?

To Public Hearing
Date: <u>June 18, 2012</u>
Item # <u>2</u>
Re: <u>Bylaw 8769</u>

MayorandCouncillors**From:** City of Richmond Website [webgraphics@richmond.ca]**Sent:** June 18, 2012 1:48 PM**To:** MayorandCouncillors**Subject:** Send a Submission Online (response #704)**Categories:** 12-8060-20-8769 - 9160 No 2 Rd RZ 10-516267 - Western Maple Lane Holdings

Send a Submission Online (response #704)

Schedule 38 to the Minutes of the Council Meeting for Public Hearings held on Monday, June 18, 2012.

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	6/18/2012 1:52:04 PM

Survey Response

Your Name:	Shirley Schwabe
Your Address:	6600 Juniper Drive, Richmond, B.C. V7E 4Z6
Subject Property Address OR Bylaw Number:	Zoning Amendment Bylaw 8769 (RZ 10-516267)
Comments:	I am not in favour of this development being approved relating to rezoning from Single Detached to Medium Density Townhouses.



June 18, 2012

To Public Hearing	
Date:	June 18, 2012
Item #	2
Re:	Bylaw 8769

To: Richmond City Planning Committee

RE: Western Maple Holding Project

Address: 9160 #2 Rd Richmond

Schedule 39 to the Minutes of the Council Meeting for Public Hearings held on Monday, June 18, 2012.

To Whom It May Concern;

We are residents of Rekis Ave. in Richmond BC. many long-time residents of this area. In this letter we would like to express our concern that we strongly oppose the construction rezoning of 18 townhomes from single family lots.

This area's original design was for low density single families. Roads, parking, park facilities and traffic light systems, are able to support lighter traffic and low density single family living. The rezoning will significantly affect our quiet neighborhood and living enjoyment due to increase in population (18 units x average 4 people in each unit = 72 individuals) and traffic (18 units x average 2 cars per family = 36 cars). This would cause increased traffic in a residential area.

This project would affect daily life for the families already in the area rezoning from single family lots to multifamily lots. The City of Richmond should put resident's concerns first before the profit of individual companies. We are tax payers in the city and would also like to keep the area a green, family friendly community for the future residents.

Thank you;



Reg & Brenda Ewaskow

Property Owners 6126 Rekis Ave

Richmond BC



June 15th, 2012

To: The Richmond City Planning Committee.

Re: Western Maple Lane Holding Project.

Address: 9160 No, 2 Road Richmond.

To Public Hearing	
Date:	June 18, 2012
Item #	2
Re:	Bylaw 8769

To whom it may concern,

Schedule 40 to the Minutes of the Council Meeting for Public Hearings held on Monday, June 18, 2012.

We are the resident of 6140 Rekis Ave. We have been living here since year 2000. We are currently out of town and won't be able to come to the hearing on June 18th. In this letter we would like to express our concern that we strongly oppose the construction rezoning 18 townhome from single family lots.

This area original was designed for low density single family. Roads, parking, park facilities and traffic light system are able to support lighter traffic and low density single family living. The rezone will significantly affect our quite neighborhood and living enjoyment due to increasing population (18units X average 4 people in each unit=72 individuals) and traffic (18units X average 2cars per family=36cars). It will cause traffic problem and increase conflict.

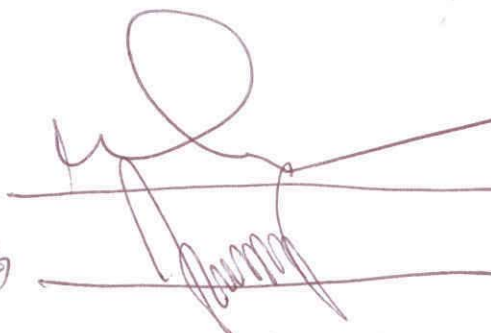
Based on this project seriously affect our daily living, the application of rezoning should be rejected. Single family lot should be only for single family home. Developer should not use single family lots to rezone to multi-family properties for increase their profit regardless objections. City of Richmond should put residents in first place and address our concerns. Please note we are paying tax every year in the past and in the future.

Thank you.

Property owners:

WADE GORK

JENNIFER WONG



JUNE 18, 2012

DIRECTOR, CITY CLERK'S OFFICE
CITY OF RICHMOND.

Schedule 41 to the Minutes of
the Council Meeting for
Public Hearings held on
Monday, June 18, 2012.

RE: ZONING AMENDMENT BYLAW 8769 (RZ10-516267)
LOCATION: 9160 No. 2 Road

I STRONGLY OPPOSE THIS TYPE OF DEVELOPMENT
ON THIS PROPERTY.

- a) IT IS TOO DENSE FOR MAPLE ROAD. IT IS
THE EQUIVALENT OF 18 HOMES ON 3 LOTS
- b) MAPLE ROAD IS NOT AN ARTERIAL ROAD.
THE DEVELOPMENT IS ON MAPLE ROAD AND
NO. 2 ROAD IS ONLY THE PROPERTY ADDRESS.

PLEASE TAKE A VISUAL LOOK AT THIS AREA AND
DOWNSIZE TO A PLAN THAT IS MORE SUITABLE TO
MAPLE ROAD. ONE DEVELOPER'S WISHES SHOULD
NOT BE ALLOWED TO IMPACT SO NEGATIVELY
ON THE REST OF THE NEIGHBOURHOOD

Nettie Walters
NETTIE WALTERS
6011 MAPLE ROAD.

June 18, 2012

Schedule 42 to the Minutes of
the Council Meeting for
Public Hearings held on
Monday, June 18, 2012.

Attention: Director, City Clerk's Office

Re: Zoning Amendment Bylaw 8769 (RZ 10-516267)

We strongly oppose the Zoning Amendment Bylaw 8769 (RZ 10-516267). We believe that we are affected by the proposed bylaw. We moved from Burnaby to Richmond and selected the location Maple Road just because this area is quiet and not much traffic. But the most important is that our neighbourhood is single-family detached houses.

Do you know 18 townhouses will have about 36 vehicles? If each townhouse has double garage, then there will be no parking problem for the 36 vehicles.

If each townhouse has more than Two Cars, can you tell us where they park their cars? They cannot park their cars by the roadside of No 2 Road. So they have no choice they must park their cars by the roadside of Maple Road. That means they will park their cars in front of our houses. We absolutely don't want that.

If you go to Heather Street - the townhouse area between Blundell and Granville, to have a look at night, you can see there are a lot of cars park by the roadside of Heather Street. Why does it happen like that? It is because many townhouses have more than Two Cars and the Bylaw of the townhouses do not allow them to park their cars in the visitor parking overnight and do not allow them to park their cars by the roadside inside the townhouse areas. They have no choice and they park their cars by the roadsides of Heather Street. Heather Street is originally two lanes traffic. Now it becomes one lane traffic. We don't want our Maple Road become another Heather Street and we don't want any car parks in front of our houses all the time. The most important is that we only want our neighbourhood is single-family detached houses, quiet and not much traffic.

From



Sammy Chung & Anna Chung