



Regular Council Meeting for Public Hearings

Monday, July 16, 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

David Weber, Corporate Officer

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

PH12/7-1 It was moved and seconded
*That the order of the agenda be varied to consider Item #4 after Item #1,
and that Items #2 and #3 be considered together.*

CARRIED

1. **Zoning Amendment Bylaw 8917 (RZ 04-265950)**
(Location: 8751 Cook Road; Applicant: Matthew Cheng Architect Inc.)

Applicant's Comments:

The applicant was available to answer questions.

Written Submissions:

(a) Lin Yu Jie, 6-8691 Cook Road (Schedule 1)

Submissions from the floor:

None.

PH12/7-2 It was moved and seconded

That Zoning Amendment Bylaw 8917 be given second and third reading.

CARRIED



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2. Zoning Amendment Bylaw 8908 (ZT 12-610945)

(Location: 16540 River Road; Applicant: Viridi Pacific Holdings Ltd.)

Applicant's Comments:

The applicant was available to answer questions.

Written Submissions:

(a) Steve Easterbrook (Schedule 2)

Submissions from the floor:

Steve Easterbrook, 17740 River Road, spoke in opposition to the application and using a Power Point presentation stated his concerns, including: most trucks parking in Richmond come from Surrey or other lower mainland communities thereby transferring their truck traffic problems to Richmond; ongoing filling activities since 2000 have taken place on the subject site ruining soil based agriculture; Richmond farmers have stated concerns regarding noise, pollution, road safety and degradation of the environment; road infrastructure of River Road, specifically 14000 to 16000 Blocks, is not adequate for the trucks that already congest the area; removal of restrictions at 16540 River Road sets a precedent and would lead to the approval of three rezoning applications at three sites neighbouring the subject site; diesel exhaust contributes to pollution and to health risks; and wildlife along River Road pays a toll with increased intensity of trucking.

Mr. Easterbrook encouraged Council to enforce a ban on pollution from trucks, and to build a better community by not inheriting truck parking and truck activity from other communities.

Harold Loughheed, 19000 River Road, spoke in opposition to the application and stated that: City Bylaws staff cannot stop moving trucks on River Road that exceed the posted weight restrictions; it is not necessary to park trucks on the subject site as demonstrated by having had no truck parking in the area for the past year; there is no job creation component to the application; the application brings no benefit to the community except increased taxes; refuelling has taken place on the site and this is an illegal activity; refuelling and oil changes on the site could result in fuel spills, or seepage of oil through the soil, leading to oil permeating the ditch, which is a riparian habitat, and ultimately the Fraser River; and the soil on the site might be capped with asphalt grindings, these could liquefy, become muck, and seep onto River Road and into the ditches.



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Mr. Lougheed requested that Council impose a better surfacing technique at the subject site.

Miles Smart, who farms at a site at the corner of Bridgeport and No. 4 Roads, spoke in opposition to the application and stated that farmers face pressures from rural/urban conflicts. He wants to see the character of the City preserved, but stated that the more pressure put on farmers from industrial and trucking activities leads to some of the City's farmers relocating to other parts of the Fraser Valley. Mr. Smart added that farmers pay City taxes, and he hoped that Council would not allow more truck and dumping activities on River Road.

PH12/7-3

It was moved and seconded

That Zoning Amendment Bylaw 8908 be given second and third readings.

The motion was not called as discussion ensued among Council.

As a result of the discussion the following **amendment** motion was introduced:

PH12/7-4

It was moved and seconded

That Zoning Amendment Bylaw 8908 be amended to include a prohibition on servicing, refuelling and on-site cleaning.

CARRIED

OPPOSED: Councillor Ken Johnston
Councillor Bill McNulty

Further discussion ensued among Council. At the conclusion of the discussion the question on second and third readings of the bylaw, as amended, was then called and it was **CARRIED** with Councillor Linda Barnes and Councillor Harold Steves OPPOSED.

PH12/7-5

It was moved and seconded

That Zoning Amendment Bylaw 8908 be adopted.

CARRIED

OPPOSED: Councillor Linda Barnes
Councillor Harold Steves



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3. **Official Community Plan Amendment Bylaws 8915 and 8916
(Affordable Housing Provisions in Special Development Circumstances)**
(Location: City Centre Area and West Cambie Area; Applicant: City of Richmond)
4. **Official Community Plan Amendment Bylaw 8910
Repeal of Housing Agreements (Mayfair Place and Cambridge Park)
Bylaw 8911
Zoning Text Amendment Bylaw 8912 and Bylaw 8913
and Zoning Amendment Bylaw 8914 (RZ 11-591685)**
(Location: 6251 Minoru Boulevard, 6111 through 6651 Minoru Boulevard, 9331 – 9411 Odlin Road, 9566 Tomicki Avenue, 9399 Odlin Road, 9500 Odlin Road; Applicant: Polygon Carrera Homes Ltd. and City of Richmond)

Applicant's Comments:

Jack Mullen, 5-6588 Barnard Drive, representing the Richmond Kiwanis Senior Citizen Housing Society, was accompanied Chris Ho, Vice President Development, Polygon Homes Ltd.

Jack Mullen provided a brief history of the Kiwanis cottages and suites, built in the early 1960s and known as Kiwanis Court, at 6251 Minoru Blvd. He noted that the Kiwanis accommodation has reached its end of life and has to be replaced, but that Kiwanis, a not-for-profit senior citizens service organization, does not have the resources to replace the aging facility.

In partnership with Polygon, Kiwanis made a redevelopment proposal to the City, to allow Kiwanis to replace its current 14 low rise buildings containing 122 suites, with two new high-rise residential towers with one-bedroom suites, accommodating 296 affordable senior housing units.

With the aid of a model of the proposed development, Mr. Ho gave a brief description of the proposed project. He then noted that: the development comprises three high-rise towers owned by Polygon, and two high-rise towers owned by Kiwanis: a new east/west half road along the existing property's north property line will connect with Minoru Blvd. and be an internal private road; the three Polygon owned towers will have a combined total of approximately 335 residential units; and the Kiwanis owned towers will include a games room, fitness facility and hair salon.



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Written Submissions:

- (a) Vicky So, 1503-6088 Minoru Blvd. (Schedule 3)
- (b) Jacinto So, 10791 Roselea Cres. (Schedule 4)
- (c) Robert Wright, 318-6931 Cooney Road (Schedule 5)
- (d) John Cheng, 1101-6088 Minoru Blvd. (Schedule 6)
- (e) Amy Chung, 1207-6080 Minoru Blvd. (Schedule 7)
- (f) Adrian Sandu, 1207-6080 Minoru Blvd. (Schedule 8)
- (g) Cindy Howard, 1004-6631 Minoru Blvd. (Schedule 9)
- (h) Diane Lanston, 121-6271 Minoru Blvd. (Schedule 10)
- (i) Melba Jacobsen, 123-10100 No 3 Road (Schedule 11)
- (j) [REDACTED] (Schedule 12)
- (k) Daniel Choi, 6080 Minoru Blvd. (Schedule 13)
- (l) Ivor Johnson, 1209-6080 Minoru Blvd. (Schedule 14)
- (m) Max Messelink, 242-6291 Minoru Blvd. (Schedule 15)
- (n) Andrew and Agnes Gondos, 7700 Francis Road (Schedule 16)
- (o) Dawn and Shaf Zafar, 314-7295 Moffat Road (Schedule 17)
- (p) Don and Dorothy Gordon, 8031 Colonial Drive (Schedule 18)
- (q) Abdulrehman Premji, 104-6271 Minoru Blvd. (Schedule 19)
- (r) Deirdre Whalen, 13631 Blundell Road (Schedule 20)
- (s) Peter Li, 1201-6080 Minoru Blvd. (Schedule 21)
- (t) Eduardo Yap, 6088 Minoru Blvd. (Schedule 22)
- (u) Louise Young, 34-8551 General Currie Road (Schedule 23)
- (v) Peter Mitchell, 6271 Nanika Crescent (Schedule 24)

Submissions from the floor:

Deirdre Whalen, 13631 Blundell Road, advised that she represented the Richmond Poverty Response Committee (PRC) and spoke in support of the application. She noted that the hard work undertaken by Kiwanis, with Polygon, would provide much needed rental housing. The agreement reached by Kiwanis and Polygon provides more than a one-to-one replacement of Kiwanis' current and outdated rental units, which means that current Kiwanis residents, and other Richmond seniors seeking affordable rental units, will be housed in the proposed high-rises.



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The PRC believes that Richmond has to keep up with housing starts to accommodate its aging population. Ms. Whelan expressed pleasure in seeing the City commit to making affordable rental housing a priority.

Mr. Sorensen, 6611 Minoru Blvd., spoke in opposition to the application and noted that the City is inundated with high-rise developments and that this creates a huge wall around the City Centre. He was concerned that changes to the Official Community Plan (OCP) would turn low-rise neighbourhoods into high-rise areas, and that views of Minoru Park, located to the west of the subject site, would be compromised.

Mr. Sorensen also stated that seniors who live on Minoru Blvd. opposite the Richmond Centre Mall do not have easy or direct access to the Canada Line station on No. 3 Road, as the Mall acts as an impediment. He concluded his remarks by requesting that the City withdraw from high-rise development activities.

Peter Li, 1201-6080 Minoru Blvd., spoke in opposition to the application and noted the rising population of the City Centre. He stated that high rises have been built to the east, north and south of the Richmond Centre Mall, and that the only area with an open view is to the west, through Minoru Park. He stated his concern that if the five towers proposed by Kiwanis and Polygon are built, the entire City Centre will be a 'basin' not unlike that in the cities of Los Angeles and Taipei.

Mr. Li stressed the importance of planning for the future, and requested that to ensure clear unpolluted air for the City Centre, the proposed buildings be low-rise and not high-rise.

Adrian Sandu, 1207-6080 Minoru Blvd., spoke in opposition to the application and expressed the following concerns: it will negatively impact visual and physical access to Minoru Park; it is unsafe for seniors to be in buildings higher than three-stories; it is unknown if firefighters responding to call-outs at buildings higher than three-stories can reach residents; only 1/3 of the subject site is for seniors, while 2/3 of the subject site is a Polygon development; and traffic congestion along Minoru Blvd. is a concern, if the application is successful.



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Ms. Humphries, 10631 No. 3 Road, spoke in support of affordable housing on the subject site but stated her concern that residents who lived in the outdated Kiwanis rental units do not have the funds to live in the proposed Kiwanis high-rise towers. She further expressed concern regarding three of the current Kiwanis residents who have not found alternative accommodation. She requested that Council ask Polygon to assure that the those people who have yet to find alternative housing will be able to do so before the current Kiwanis site undergoes demolition.

Johnny Jung, 802-6088 Minoru Blvd., spoke in opposition to the application and used a Power Point presentation (on file in the City Clerk's Office) to state the following concerns: seniors, many of whom have mobility problems, should live in buildings no higher than three stories for safety reasons; it is unclear whether Kiwanis or Polygon will be responsible if, when fire alarms are activated in the proposed high-rise senior towers, evacuation is not possible; as more high-rise developments are proposed for the City the quality of living decreases; Richmond's great park is Minoru Park, but great parks in every city in the world requires deep setbacks, and the proposed development will permanently change the skyline around Minoru Park; and busier traffic on Minoru Blvd. is a concern.

Mr. Jung questioned the notice process undertaken for the Public Hearing, and in conclusion he requested that lower density and safety concerns prevail.

Peter Damchuck, 6611 Minoru Blvd. spoke in opposition to the application and to high-rise development in the City. He was concerned with: finding a place for seniors; the rise in density on Minoru Blvd. between Granville Avenue and Westminster Highway and how, in order to travel north on Minoru Blvd., it takes too much time due to traffic volume. He added that he questions Polygon's motivation behind the proposed project, and that a further look should be given to low-rise development on the site.



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Eduardo Yap, 6088 Minoru Blvd., spoke in opposition to the application, and using a Power Point presentation, listed the following concerns: the project deviates from the City's Official Community Plan; Minoru Park should be visible from Minoru Blvd. and should be accessible; the proposed project will shade Minoru Park; and the proposed project will deprive the City from improving/expanding Minoru Park and it will harm the environment and aesthetic appeal of the City. Mr. Yap requested that Council turn down the proposed rezoning.

Joanne Will, 6631 Minoru Blvd., spoke in opposition to the application and noted that the City's population has grown but that the hospital has not grown very much. She was concerned with the idea of seniors living in units in high-rise buildings and questioned whether firefighters and their ladders could reach seniors on upper floors in an emergency. She questioned: the location of the proposed new east/west road along the north side of the subject site and if it would impact the lawn bowling facility; what is considered "affordable"; and who would manage and maintain the two proposed seniors affordable housing high-rises.

(Councillor Linda McPhail left the meeting at 9:01 p.m., and returned at 9:03 p.m.)

Jennifer Larson spoke in support of the application and noted that Richmond has not stayed the same as it was "in the past", and that the City and its residents must adapt to the present and plan for the future. She added that the recent process to update the City Centre Area Plan included opportunities for residents to provide input.

Mervyn Palmer, 6088 Minoru Blvd., spoke in opposition to the application and questioned the notice process undertaken for the Public Hearing. He stated that he worried about the proposed high-rises facing Minoru Park and was concerned that the whole park would become enclosed. He questioned whether the people affected by these proposed high-rises would have an opportunity to make a formal statement for or against them; and what would stop the hotels currently situated at the northwest corner of Westminster Highway and Minoru Blvd. from adding more stories to their buildings to grow them to 22 stories.



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Simon Nautauck, 6451 Minoru Blvd., spoke in support of affordable housing units. He requested that Council think not only in terms of affordable units for seniors, but also in terms of affordable units for non-seniors, such as young working families.

Louise Young, 34-8551 General Currie Road, spoke in support of the application and addressed what she thought were misunderstandings where senior's needs were concerned. She noted that it was better that the proposed towers for seniors affordable housing face the street, rather than the park, because seniors require access to transportation networks, and to shops. Low-rise buildings, usually constructed of wood not concrete, are less safe than high-rise buildings, and elevators in high-rise buildings provide are convenient for seniors.

Ms. Young noted that the proposed project is a creative one that addresses the critical shortage of affordable housing for Richmond's growing number of seniors. Seniors' housing must be kept in the City Centre in order to keep seniors independent, prevent isolation, marginalization and vulnerability. The percentage of seniors on fixed income, or at risk of becoming homeless, increases as the gap between income and cost of housing widens.

Alex Hanken, 6651 Minoru Blvd., advised that he was not speaking in opposition, nor was he speaking in support of the application, but questioned how the proposal would affect the residents to the south of the subject site.

(Councillor Au left the meeting at 9:25 p.m. and returned at 9:27 p.m.)

(Councillor Barnes left the meeting at 9:26 p.m. and returned at 9:28 p.m.)

(Councillor Dang left the meeting at 9:27 p.m. and returned at 9:29 p.m.)

Jennifer Wong, 10840 Ryan Road, spoke about the residents of the current and outdated Kiwanis rental units and noted the vulnerability of the 3 remaining residents who were seeking alternative accommodations by July 31, 2012. She said the City must take care of people, as well as land development. She requested that before the application is approved, Council ensure a dwelling place for each of the remaining 3 residents of the subject site, and questioned how the City can guarantee compensation for stress suffered throughout the past two or three years, by the Kiwanis residents, as well as how to allow the residents to pay the same amount in rent for the proposed high-rise units as they paid for the outdated rental units.



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Peter Mitchell, 6271 Nanika Crescent, spoke in support of the application and noted that the proposed project provides an opportunity for seniors who have lived in the City Centre to stay within walking distance of many amenities, including the park, the hospital and recreational facilities. He noted that it is likely that many seniors in the proposed two high-rise towers would walk, or use public transit, thereby not adding to vehicular traffic.

He noted that the City should consider the already overburdened local recreational facilities, in light of the addition of approximately 631 residential units on the subject site. He said that seniors are the largest growing segment of Richmond's population, and that the City has to work to plan for more future seniors daytime programs. In closing he suggested: a walkway on the north side of the subject site; and view corridors between the proposed buildings.

Susanna Cobin spoke in support of the City's Affordable Housing Policy, but stated concern for Minoru Park. She noted that the Yaletown neighbourhood is one of the densest areas in Vancouver and yet it has affordable housing mixed in with market housing units. She said that perhaps the proposed project on Minoru would raise the value of the properties.

Daniel Choi, 6080 Minoru said that he was not opposed to the application, but questioned the high-rise nature of the proposed buildings. He was concerned with the health and safety of the seniors who would live in the two high-rise seniors affordable housing towers, especially due to the lack of air conditioning, and only two elevators per building. He questioned how seniors, on fixed incomes, could afford the proposed units.

Chris Ho, Polygon Homes Ltd., provided further details regarding the proposed development, including comments related to: no formal notices of eviction were given to those living in the outdated rental units on the Kiwanis site; a relocation program was established in March, 2012, and Polygon's on-site staff worked with a number of agencies and were able to find 68 residents new places; the target date for relocation of those living in the original residences is July 31, 2012, and he assured Council that Polygon will continue to work with the last few residents to relocate them; 98% of former residents have indicated that they want to return to the site to live in the proposed high-rises; Polygon is working with the City to establish rent levels, and Kiwanis will be in charge of rental agreements;



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there are no building codes specific to high-rises targeted at senior residents and all safety requirements in the building code apply to all buildings and will be met; handbooks will be provided by Polygon to senior residents of the proposed high-rise buildings to explain safety procedures, and in addition, Kiwanis management personnel will undergo safety training; studies indicate that two elevators are sufficient to service the proposed high-rise towers; it is a benefit to the security of the park to have “eyes on the park” by residential units facing, and overlooking, Minoru Park; 89% of the proposed seniors affordable housing units meet the City’s “universal design” with required grab bars, etc., and 100% of the proposed units can be easily adapted for full accessibility; the seniors affordable housing units are defined as “independent living” units; and Kiwanis, not Polygon, owns the land where the two proposed seniors affordable housing towers are sited.

Eduardo Yap, 6088 Minoru Blvd., spoke for a second time and refuted the idea that the proposed project would enhance the visibility of Minoru Park.

PH12/7-6

It was moved and seconded

That Official Community Plan Amendment Bylaws 8915 and 8916 each be given second and third readings.

CARRIED

PH12/7-7

It was moved and seconded

That Official Community Plan Amendment Bylaws 8915 and 8916 each be adopted.

CARRIED

PH12/7-8

It was moved and seconded

That Official Community Plan Amendment Bylaw 8910 and Zoning Amendment Bylaws 8911, 8912, 8913 and 8914 be given second and third readings.

CARRIED

ADJOURNMENT



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PH12/7-9

It was moved and seconded
That the meeting adjourn (10: p.m.).

CARRIED

Certified a true and correct copy of the
Minutes of the Regular Meeting for Public
Hearings of the City of Richmond held on
Monday, July 16, 2012.

Mayor (Malcolm D. Brodie)

David Weber, Director
City Clerk's Office

Mayor and Councillors

From: City of Richmond Website [webgraphics@richmond.ca]
Sent: Friday, 6 July 2012 5:16 PM
To: Mayor and Councillors
Subject: Send a Submission Online (response #709)
Categories: 12-8060-20-8917 - 8751 Cook Road

To Public Hearing	
Date:	July 16, 2012
Item #	1
Re:	Bylaw 8917

Send a Submission Online (response #709)

Survey Information

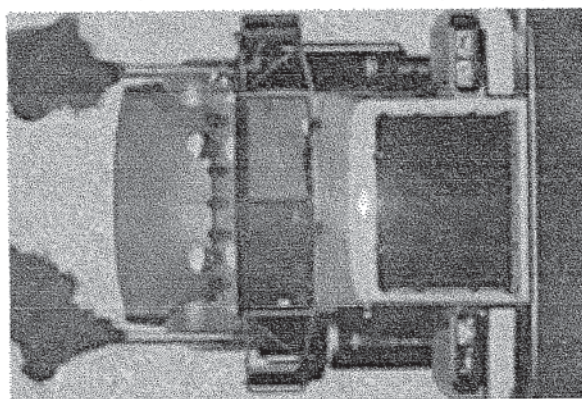
Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	7/6/2012 5:19:50 PM

Survey Response

Your Name:	Lin Yu Jie
Your Address:	6 8691 Cook Rd
Subject Property Address OR Bylaw Number:	8751 Cook Road (Bylaw 8917)
Comments:	<p>The members of my residence are opposed to rezoning the property adjacent to our own. We feel that the raucous process of the operation would disturb many if not all of the residents living within the vicinity. Furthermore, the general consensus of residents is that this area is congested enough without construction adding to that.</p>



Rezoning Application 16540 River Road



**Schedule 2 to the Minutes of
the Council Meeting for
Public Hearings held on
Monday, July 16, 2012.**

Richmond adopting problem exported by Surrey & Vancouver

- Surrey bylaw changes have kicked trucks out of their community
- Most trucks being parked in Richmond are operated by owners living in Vancouver and Surrey
- Other communities are transferring their problem to create truck traffic and parking demand in Richmond
- Absentee owners park truck in Richmond but conduct transport business
 - Dump trucks - Vancouver excavation
 - Semi trailers – U.S. Freight to Vancouver
 - **Creates no new jobs in Richmond**
 - **Creates no additional property tax revenue**

16000 Block Rezoning History

- Agricultural Land Reserve until 1999
- Removed from ALR but remained zoned for Agriculture
- 2000 ongoing filling – ruined for soil based agriculture
- * Approx 2010 rezoning for truck storage denied
- Approx 2011 rezoning for furniture mfg and restricted agri trucks
- July 2012 – repeat of 2010 proposal – deceptive and wasteful of Council's time and City staff resources and tax payers dollars

20+ letters from farmers concerned re: noise, pollution, safety, degradation of the environment, community and farmland

To Richmond Council

Four Generations of our Family have resided on River Road. I strongly oppose rezoning this property and others in the area. We have continually been farming our properties since 1939. This area has unlimited agricultural opportunities being located so close to a large urban population. The city of Richmond should protect its agricultural land base for future generations; instead it seems to be chipping away at its edges. The rezoning of these properties will put heavy truck traffic on # 7 Road disrupting the many farms along there, as they move equipment between fields. This property and others were ALR land and were bought by nonresident speculators hoping for rezoning and large profits. As a Richmond taxpayer I feel the city has done a terrible job protecting farmland and listening to the concerns of its residents

Roy Jantunen & Family
19300 River Road
Richmond
604-270-0057
778-808-5252 Cell

- ii. The truck parking onsite will be restricted in the new zoning to a maximum of 40 truck & trailers
- iii. The new zoning will require all trucks and trailers parking on the site to be associated with the Agricultural Industry in Richmond.
- iv. Trucks will connect to the subject site only via No. 6 Road to River Road and only from the west. Trucks will not arrive or depart eastward of the site.
- v. Trucks accessing the site will not use No. 7 Road. The Nelson Rd interchange is scheduled to be completed by end of this April. Trucks accessing our site will then use the new East-West Truck Route. As a result, large trucks will be restricted on Westminster Hwy between No. 6 Road and Nelson Road therefore eliminating any through traffic to Westminster Highway on No. 7 Road.

I hope this information will give you some peace of mind regarding our application. If you have any further questions or would like to discuss anything further, please feel free to contact me at 778.997.1415 or dominionwoodworking@gmail.com

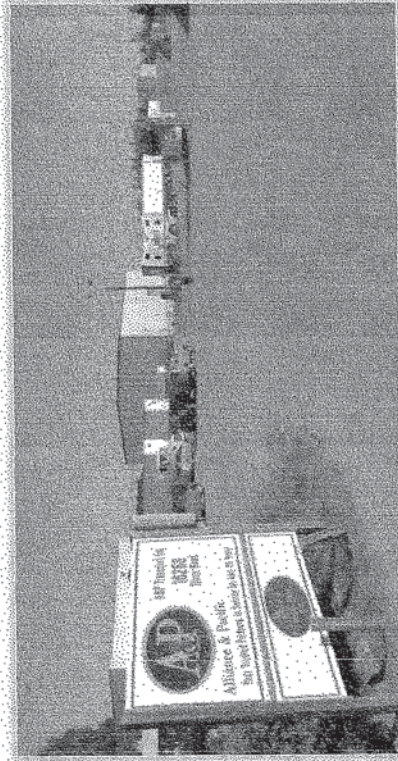
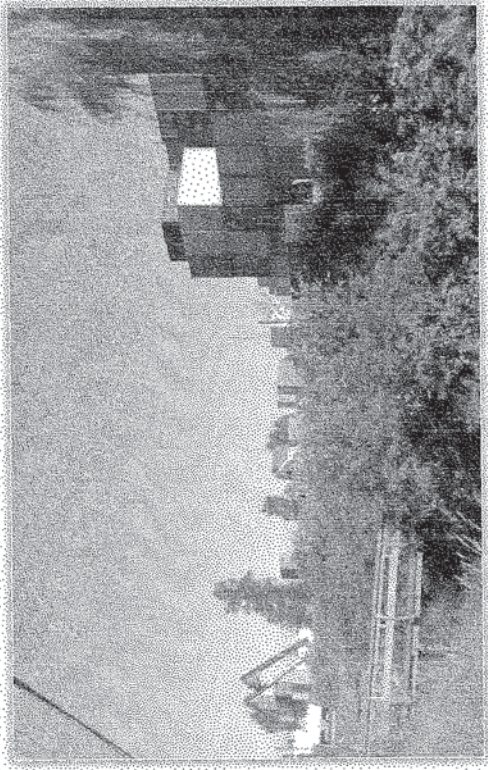
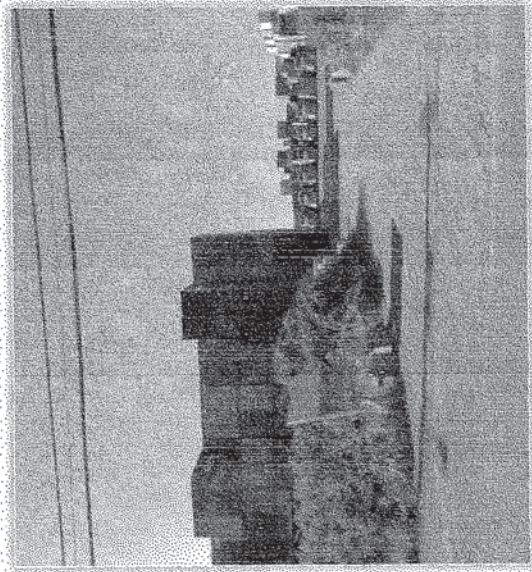
Sincerely,

Kulwant Virji
Kulwant Virji

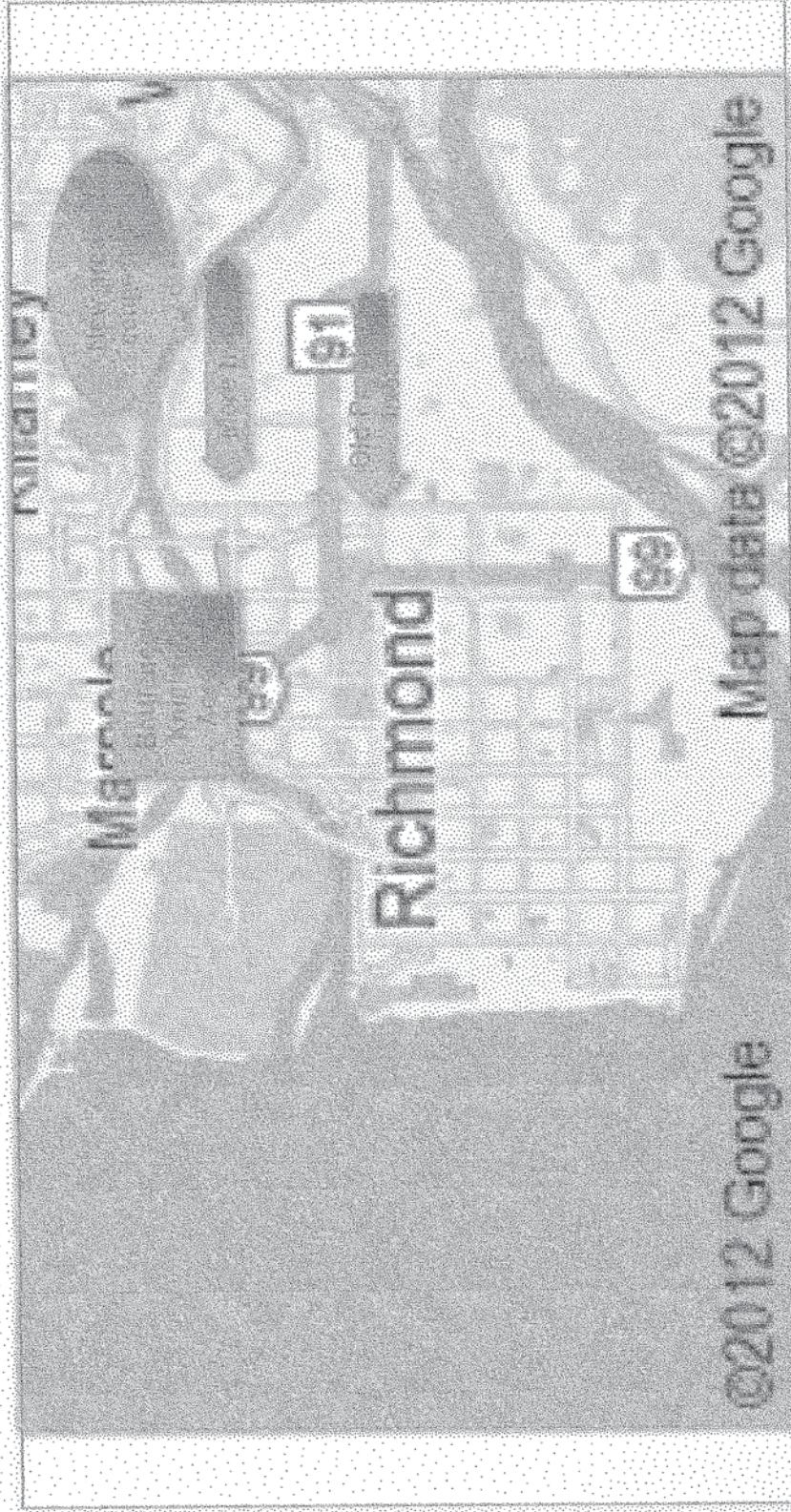


Rezoning application is contrary to written assurance from Mr Virdi:

- ii Maximum 40 trucks
- iii only trucks related to Agriculture in Richmond



14000 - 16000 blocks of River Road are already
congested with commercial trucking businesses – road
infrastructure is not adequate – narrow & unsafe



\$Millions to finally resolve Richmond truck congestion – Nelson Road Exch

Creates new problem in NE Richmond by zoning for more trucks – already
intensely congested with overweight vehicles.

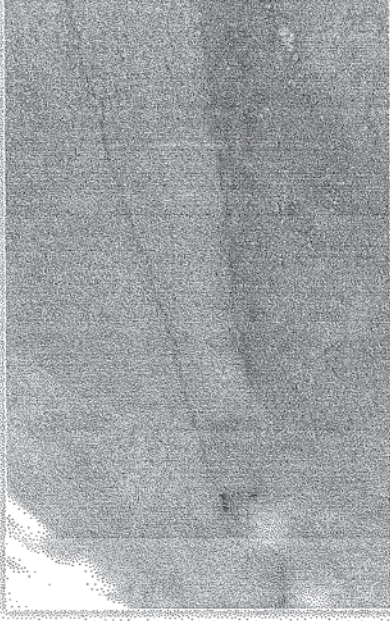
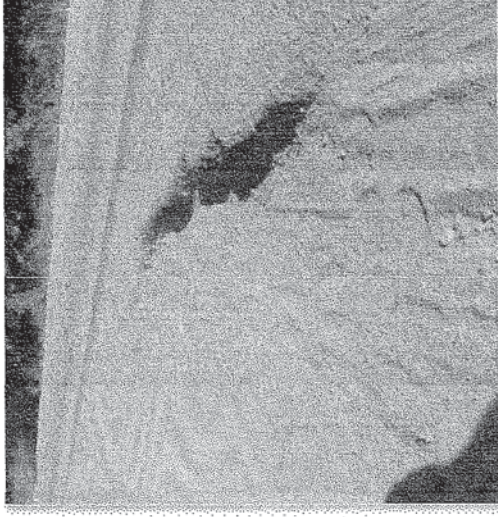
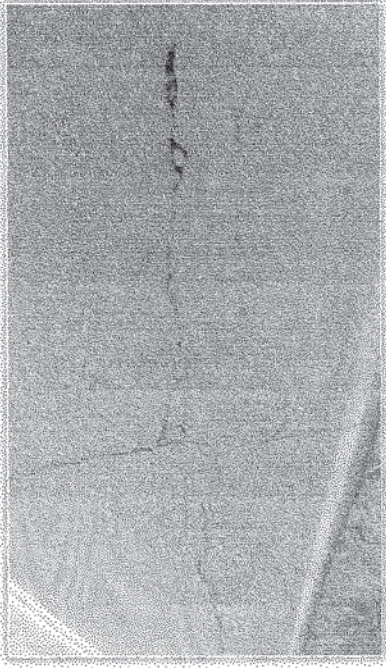
Encourages more trucks to access from No. 7 Road & Westbound River Road –
shortcuts from Alex Fraser & New West

Thin Edge of the Wedge

- Removing restrictions from 16540 implies a decision to approve the neighboring 3 rezoning applications
- 19 acres x 43,560 sq ft =
- $827,640 \text{ sq ft} / (\text{dump truck sq ft} + 50\%) = 2,900$ additional dump trucks in Richmond
- Consider the scale of pollution and additional traffic bottlenecks & safety issues

Costs Richmond Taxpayers

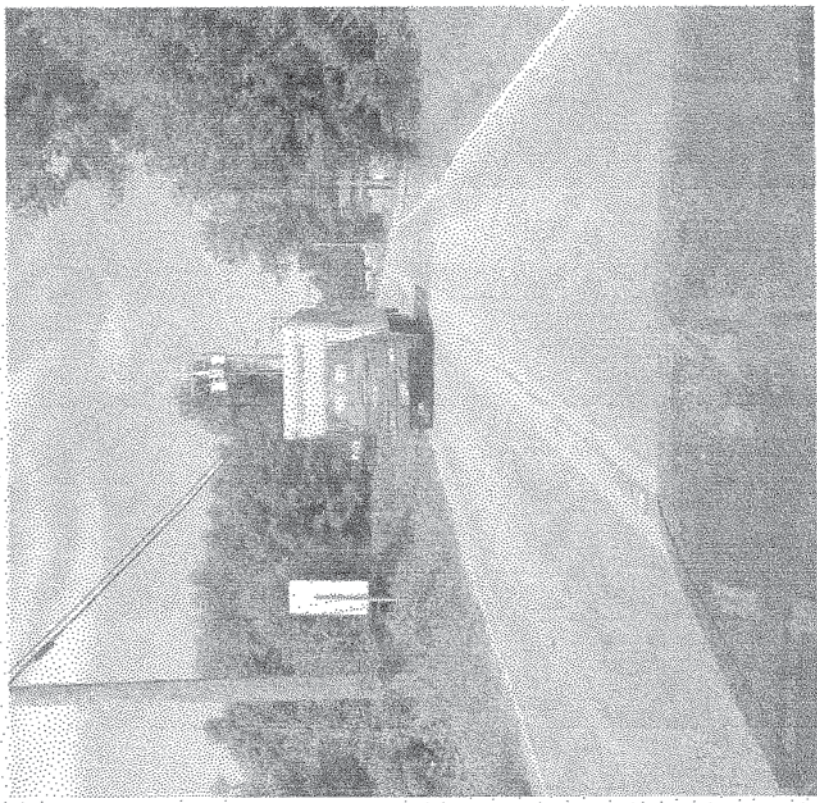
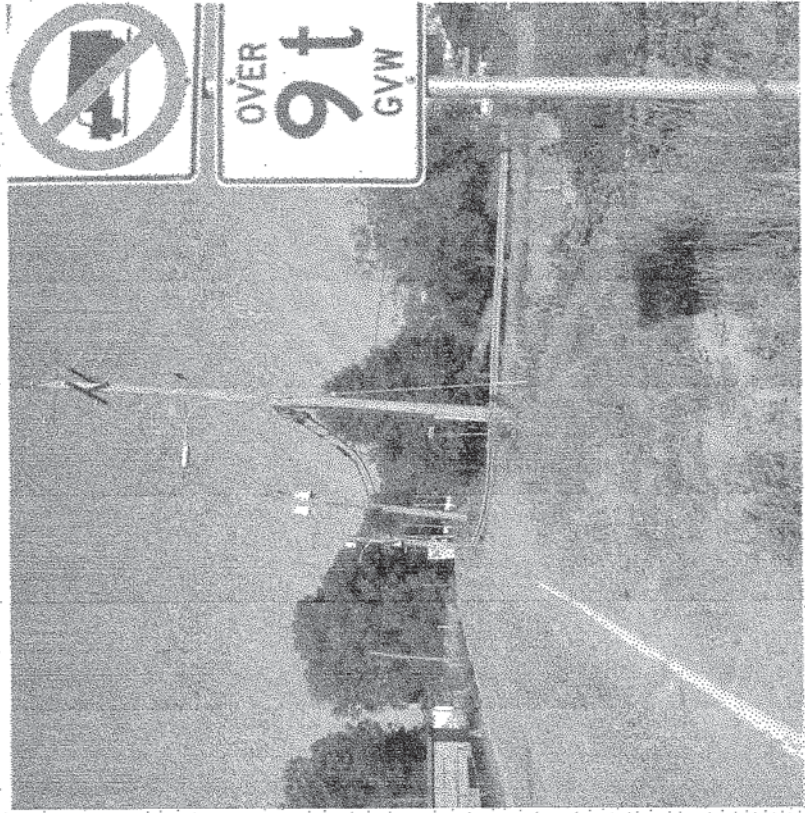
- Annual road repair
- Annual dyke bank shoring
- New traffic signal required at No 6 Road & Vulcan Way
- Substantial increase in deisel fuel pollution



- River Road is a Dyke road - not engineered for vehicles over 9tonnes such as dump truck & semi trailers
 - Constant pounding & vibration from existing truck traffic is fracturing the road, pot holes and eroding dyke banks
- Richmond tax payers bear R & M expenses
Residents face safety threat of dyke failure

WIKIPEDIA: Diesel exhaust has been found to contain many toxic air contaminants. It is a carcinogen (see List of IARC Group 1 carcinogens) which causes lung cancer and is associated with bladder cancer.[1] Among these pollutants, fine particle pollution is perhaps the most important as a cause of diesel's deleterious health effects

“Diesel exhaust increases the risk of cancer.” “Diesel exhaust contributes to smog and fine-particle pollution”



Trucks don't obey road signs & there is no enforcement by Richmond City or RCMP

Truck drivers always take short cuts to save time aggravating neighborhood peace & safety

Wildlife also pay a toll with increasing intensity of trucking in this rural area

- East River Road runs through territories of many species of wildlife seeking access to the river bank by crossing the dyke:

Beaver

Ducks

Eagles

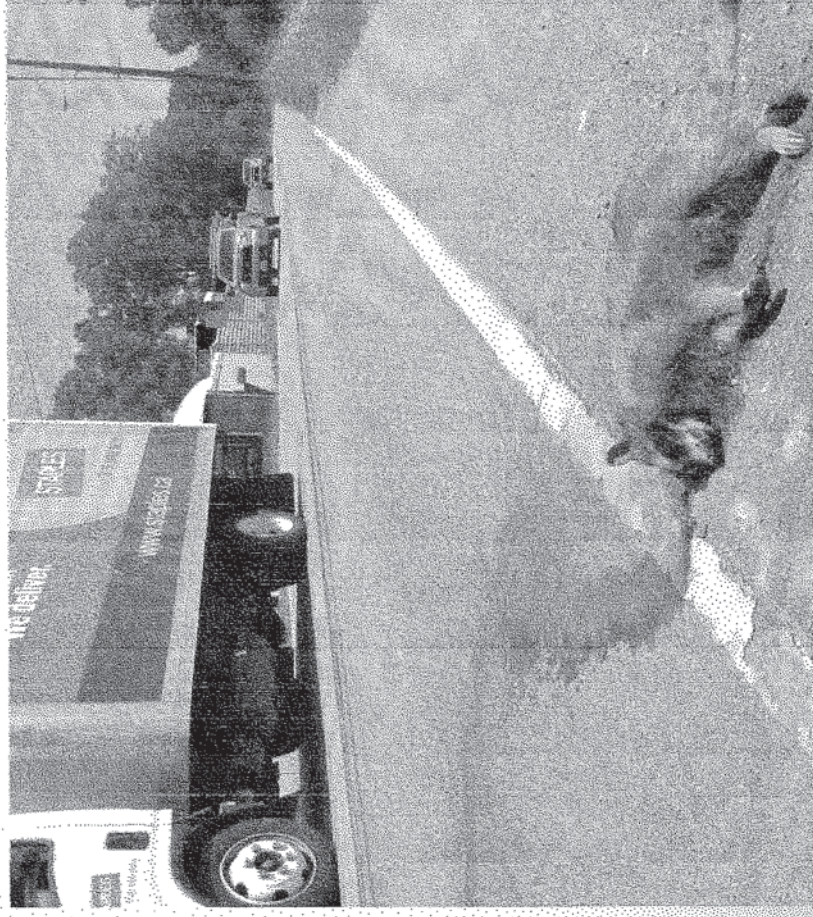
Geese

Great Grey Herons

Racoons

Skunk

Owls



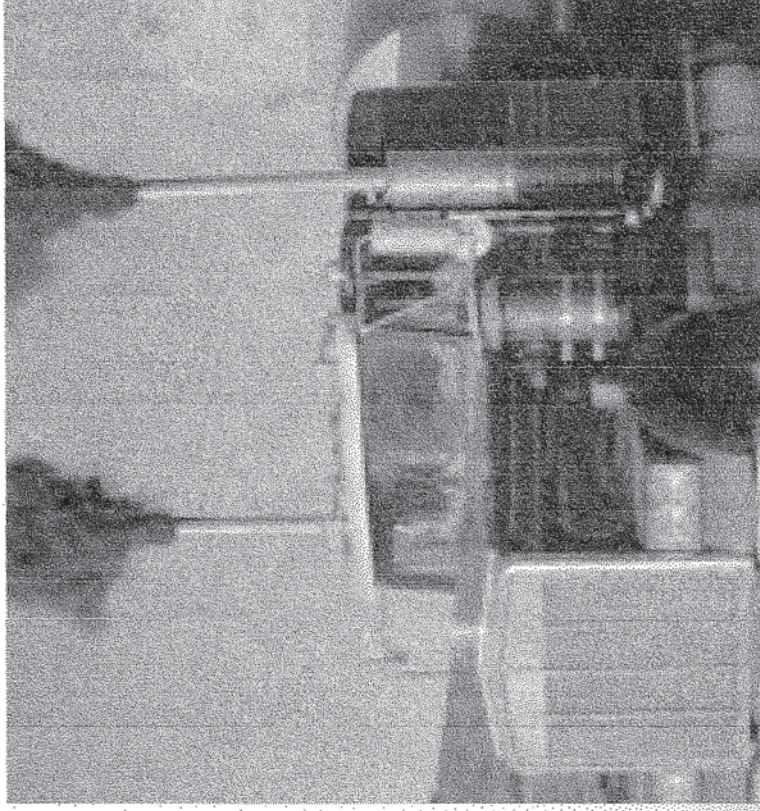
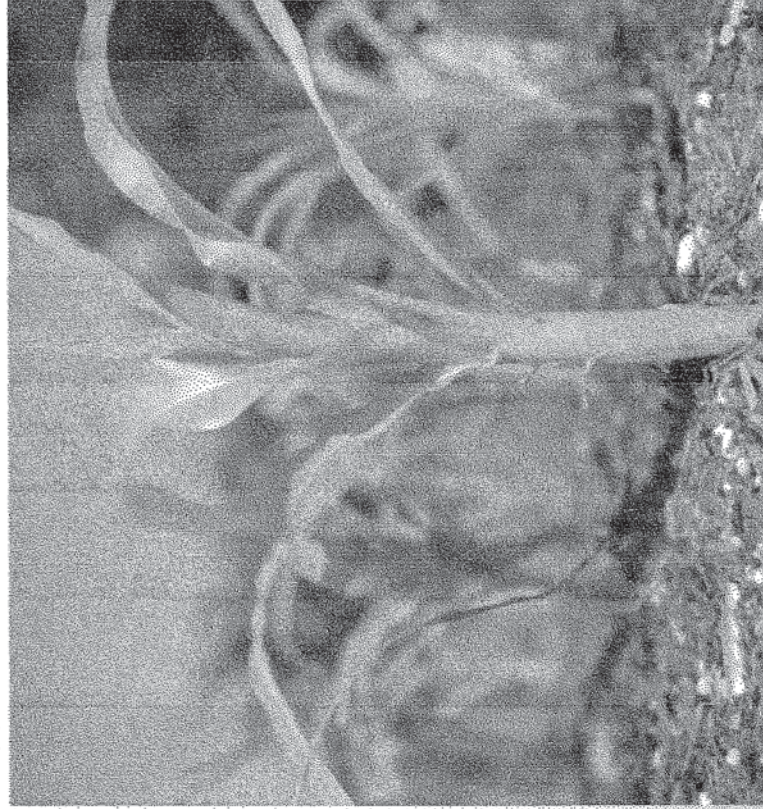
The Vancouver Sun

“The motion passed unanimously by Richmond City Council . . .”

Promote Truck

Pollution ??? ☒

Ban GMO's ☒

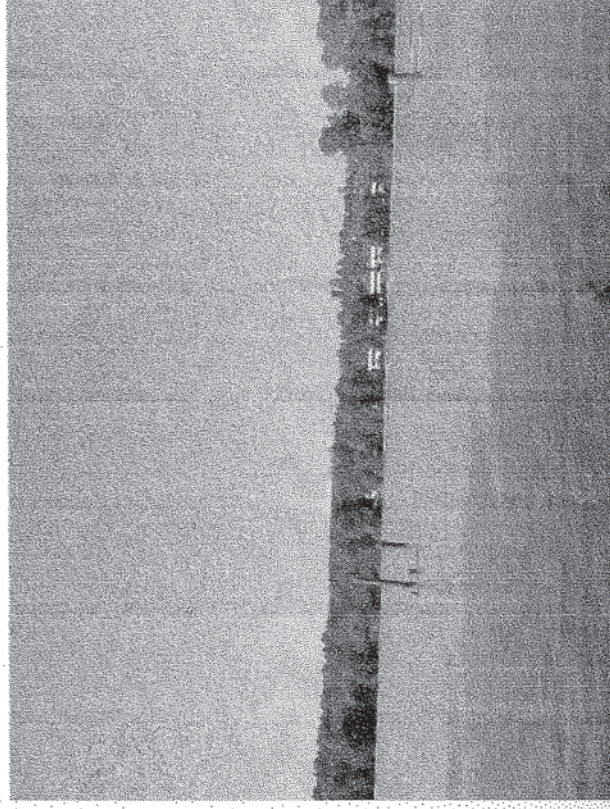


North Fraser River Bank performance comparison

Richmond Riverside – current
storage site operator



Vancouver Riverside – condo's
and walking trails



Increasing truck intensity on River Road does not align with the Official Community Plan

City of Richmond

1.1 VISION

It is not merely a matter of “where do we go from here?” - but also a question of “where do we want to go?”

- The City of Richmond, as an organization or City Hall, guides its activities using a vision that:
- “The City of Richmond be the most appealing, livable, and well-managed community in Canada.”
- This guiding principle is consistent with the community’s aspirations for Richmond’s future, as described eloquently by a local resident:

“...I would like to be able to say in 2021 that I live in

MayorandCouncillors

From: City of Richmond Website [webgraphics@richmond.ca]
Sent: June 25, 2012 8:10 PM
To: MayorandCouncillors
Subject: Send a Submission Online (response #706)
Categories: 12-8060-20-8914 - RZ 11-591685 - Kiwanis - 6251 Minoru Blvd

To Public Hearing
Date: <u>July 16, 2012</u>
Item #: <u>3</u>
Re: <u>Bylaws</u>
<u>8910, 8911,</u>
<u>8912, 8913, 8914</u>

Schedule 3 to the Minutes of the Council Meeting for Public Hearings held on Monday, July 16, 2012.

Send a Submission Online (response #706)**Survey Information**

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	6/25/2012 8:14:30 PM

Survey Response

Your Name:	Vicky So
Your Address:	1503-6088 Minoru Boulevard
Subject Property Address OR Bylaw Number:	6251 Minoru Boulevard
Comments:	Please do not approve the rezoning application. There are enough buildings as it is. Increased population, Traffic jam, High rise buildings will block off and isolate Minoru Park from outside and alter the skyline. Population surge will further strain our small park and over-crowded recreation facilities. Allow only few low-rise low-density buildings. Improve access to park with wide greenway from Minoru. Preserve the beauty of Richmond.



Mayor and Councillors

From: City of Richmond Website [webgraphics@richmond.ca]
Sent: June 25, 2012 8:29 PM
To: Mayor and Councillors
Subject: Send a Submission Online (response #707)
Categories: 12-8060-20-8914 - RZ 11-591685 - Kiwanis - 6251 Minoru Blvd

To Public Hearing	
Date:	July 16, 2012
Item #	3
Re:	Bylaws 8910 8911, 8912, 8913 8914

**Schedule 4 to the Minutes of
the Council Meeting for
Public Hearings held on
Monday, July 16, 2012.**

Send a Submission Online (response #707)**Survey Information**

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	6/25/2012 8:33:32 PM

Survey Response

Your Name:	Jacinto So
Your Address:	10791 Roselea Crescent
Subject Property Address OR Bylaw Number:	6251 Minoru Boulevard
Comments:	Do not need more buildings in that area. Already too congested. Traffic is already bad as it is with limited parking. Street conditions are not well maintained.



**Schedule 5 to the Minutes of
the Council Meeting for
Public Hearings held on
Monday, July 16, 2012.**

SUBJECT: Richmond Kiwanis Senior Citizens Housing Society

To Public Hearing	
Date:	July 16, 2012
Item #	3
Re:	Bylaws 8910, 8911, 8912, 8913, 8914

I wish to support the application for re-development of the above named Society on Minoru boulevard 6251, 6271 and 6291.

There is a serious need for affordable housing. Our senior citizens in Richmond are facing, more than ever, financial stress with offshore investors pushing real estate values to an unrealistic level. Most of the senior citizens are on marginal fixed incomes thus preventing any high rentals they are encountering.

The demographics of this group include ex-military veterans, whom served this country in foreign wars with the UN. Widows of these veterans are in this category as well. Many others, including legitimate immigrants in this age group are present.

It is most important seniors have this area due to accessibility to Richmond General Hospital, medical services clinics and Minoru Seniors Place.

Sincerely,


Robert Wright

318-6931 Cooney Rd.
Richmond, B.C. V6Y 2J9
778-862-5864



Richmond City Hall
6911 No. 3 Road, Richmond, B.C.
Attn: City Clerk

By Fax To

Get 2716921

27th June 2012

My Name: John C. CHENG

My address:
1191 - 6888 Minoru Blvd.,
Richmond, BC V6V 4A8

Subject Property Address: 6251 Minoru Blvd. - Kiwanis Court

To Public Hearing	
Date:	July 16, 2012
Item #	3
Re:	Bylaw 8910 8911, 8912, 8913 8914

**Schedule 6 to the Minutes of
the Council Meeting for
Public Hearings held on
Monday, July 16, 2012.**

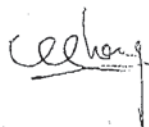
Dear Sir,

After attending the Open House event yesterday in Sheraton Hotel on the Proposed Redevelopment Project of Kiwanis Court, I would lodge my opposition to it based on the following reasons:

1. There is no justification for the subject site to be rezoned from "School and Institutional Use" into one for "highrise, high density residential use" - containing five concrete towers of 16-storey each. And in Polygon's proposal, for its 634 family units, less than half will be for the benefits of senior citizens. For its intention to redevelop this present site, Kiwanis Senior Citizens Housing Society should sell this site to the municipal government, to be integrated as part of Minoru Park, which badly needs the land for its future expansion of facilities, in view of the influx in population around the city centre. The government should then support the society financially to implement the project in other residential areas. Furthermore, comparing with the existing number of units under Kiwanis Society's administration, the project is over-ambitious. By restricting the redevelopment to a smaller and more realistic scale of 100 to 120 units, the project can be handled easily by the city government and the Society without involving a private developer, and the loss of this precious community land by turning it into a commercial project.
2. The proposal of building two 16-storey towers for the senior citizens is not viable. Seniors in their seventies and eighties need special medical care and attention. For the current Court, I've witnessed the frequent use of ambulance service in transporting residents to the nearby hospital. Imagine how difficult it'll be to bring down a patient living on a high floor during a power failure. Also, should there be a fire or gas leak in the building and its residents need to be evacuated, how can these seniors walk down up to 16 floors in a hurry. The proposal is beyond common sense and violates present practice, which restricts such buildings to 6- to 8-storeys.
3. It is necessary to point out that the traffic along the Minoru Road is increasing month by month with more vehicles diverted from No. 3 Road to this corridor. It will get worse with the completion of the Quinter and related developments in 2013, which contain a private university. The addition of over six hundred families by this project, and more by the adjacent project to its south, will much worsen the situation.

I would seek your assistance to bring my above concerns to the board members in the upcoming Public Hearing for their kind and sympathetic consideration. Thank you.

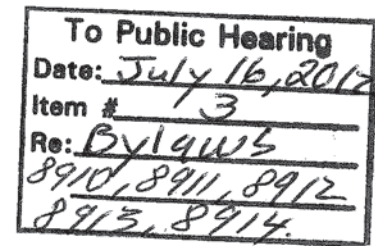
Yours sincerely:



(John Cheng)



City Clerk
City Hall Planning Department
City of Richmond
6911 No. 3 Road
Richmond, BC
V6Y 2C1



June 29, 2012

ATTENTION: Mr. David Brownlee

**Schedule 7 to the Minutes of
the Council Meeting for
Public Hearings held on
Monday, July 16, 2012.**

**RE: Polygon/Kiwanis Proposal at 6251 Minoru Boulevard RZ 11-591685
Polygon Carrera Homes Ltd. Application for 6251 Minoru Boulevard**

Dear Mr. Brownlee,

Please acknowledge this letter as my objection to the captioned re-zoning application for five hi-rise towers (two low-income towers and three Polygon Luxury towers) on the Minoru Kiwanis property. My reasons for the objection are checked off as below:

- For getting financial support, Richmond Kiwanis has been 'conditioned to give away' two-third of the property to Polygon for the company's profit maximizing purpose. This is not a noble and kind sponsorship, but an act of exploitation (of senior people.)
- The five hi-rise towers in this specific area would not only ruin the beautiful view of the west side of Minoru Blvd but also damage and devastate the nearby Minoru Park environment. (River Road east of the Oval arena has been pretty much ruined by 'the similar so-called development'.)
- The increase population density in this relatively modest land area would bring in only negative and disastrous impact. More garbage, more pollution, more noise, more emergency responses, more safety & security demand, more difficult in earthquake evacuation, etc. These cannot be simply dealt with an increase in tax. Do you know how many existing public services can deal with such a high increase within a short time in Town Centre area?

Talking about tax, City of Richmond has rejected the overvalue dispute from many tax payers in my complex regarding 2012 Property Tax value. The result received from the City that the complex is holding high value. Now we've learned City of Richmond has a strong intention in joining the above application, an application certainly will depress the complex value if it's passed. This is a 'very interesting' notion of City of Richmond: demand us to pay high tax due to complex value, but at the same time, intend to pass a project that will slash the complex value. This is such a satire created by City of Richmond about 'how to pluck taxpayers'.

When an application is not going to benefit the whole residents of the City but a small group of people, City of Richmond should act as a justice to advise the developer and construction company a new plan that can blend well in the existing environment and meet the need of Richmond seniors. To increase the density of the City by building more hi-rises is not development, but destruction, in the land of Richmond, and in the trust of City of Richmond.

Thank you in advance for your review and consideration of this matter.

Amy Chung
#1207-6080 Minoru Blvd., Richmond, BC V6Y 4A7
(604) 275-8119



City Clerk
City Hall Planning Department
City of Richmond
6911 No. 3 Road
Richmond, BC
V6Y 2C1

To Public Hearing
Date: <u>July 16, 2012</u>
Item # <u>3</u>
Re: <u>Bylaws</u>
<u>8910, 8911, 8912</u>
<u>8913, 8914</u>

**Schedule 8 to the Minutes of
the Council Meeting for
Public Hearings held on
Monday, July 16, 2012.**

June 29, 2012

ATTENTION: Mr. David Brownlee

**RE: Polygon/Kiwanis Proposal at 6251 Minoru Boulevard RZ 11-591685
Polygon Carrera Homes Ltd. Application for 6251 Minoru Boulevard**

Dear Mr. Brownlee,

Please acknowledge this letter as my objection to the captioned re-zoning application for five hi-rise towers (two low-income towers and three Polygon Luxury towers) on the Minoru Kiwanis property. My reasons for the objection are checked off as below:

- This project will see the building of 5 towers with a total of some 635 units which will bring over 2000 people and some 1200 cars associated with this, which I believe is a very excessive density increase for this modest piece of land. Minoru Boulevard is already overcrowded with vehicles, and additional volume of cars coming in and out would make the area far more dangerous for people, especially senior pedestrians, school children, and bicycle riders.
- Moreover, the unreasonable increase in people and vehicles will have a severe impact on city infrastructure such as safety & security, emergency response, noise control, garbage & pollution, earthquake evacuation, etc. It also will damage Minoru Park environment and all Richmond residents will not be happy at all to see this happening.
- The 5 hi-rise towers will severely affect the amount of sunlight we receive in this area. The beautiful Minoru Boulevard will be forever gone just like River Road west of the Oval arena. By passing this application, City of Richmond will not move our city toward a refined, beautiful and prosperous direction but a declined and concrete jungle status.
- This project will bring in serious negative impact on property value not only on Minoru Blvd but also in nearby area. It will affect the living quality in the neighborhood, and create oppressive feeling in this town centre area. **City Council and the Mayor of Richmond should very carefully, and seriously consider the consequence when voters and taxpayers that pay high taxes for highly appraised property are ignored while the City is trying to pass a project that will significantly depress the property value and change the face of Richmond town center.**

In the end, **I propose that the Kiwanis property be 100% re-developed with Low Rise Buildings (not more than 3 floors high) all for the benefit of senior citizens as it was meant to be originally.**

Thank you in advance for your review and consideration of this matter.

Adrian Sandu
#1207-6080 Minoru Blvd., Richmond, BC V6Y 4A7
(604) 275-8119



To Public Hearing	
Date:	July 16, 2012
Item #	3
Re:	Bylaws 8910, 8911, 8912, 8913, 8914.

Mayor and Councillors**From:** City of Richmond Website [webgraphics@richmond.ca]**Sent:** July 6, 2012 11:30 AM**To:** Mayor and Councillors**Subject:** Send a Submission Online (response #708)**Categories:** 12-8060-20-8914 - RZ 11-591685 - Kiwanis - 6251 Minoru Blvd

**Schedule 9 to the Minutes of
the Council Meeting for
Public Hearings held on
Monday, July 16, 2012.**

Send a Submission Online (response #708)**Survey Information**

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	7/6/2012 11:35:03 AM

Survey Response

Your Name:	Cindy Howard
Your Address:	1004-6631 Minoru Blvd., Richmond
Subject Property Address OR Bylaw Number:	6611, 6631, 6651 Minoru Blvd.
Comments:	<p>I realize this is a waste of time since City Council has no actual interest in what citizens of Richmond have to say unless one is a property developer, HOWEVER, I STRONGLY object (yet again) to the proposed rezoning and OVER-development of properties neighbouring the a/n addresses. Once again the interests of property developers are being considered over the interests of homeowners. Residents of the a/n addresses will be adversely impacted by high rise development directly beside and in front of our properties. Real estate values go down as any scenic view is removed and prospective buyers see our buildings as part of the urban ghetto, stability of current building structures is impacted and access to our homes slows right down due to the increased road traffic. Just for once, I would like to see City Council consider homeowners interests over the dollars they pocket from property developers. Richmond is already overdeveloped with condos (that largely remain unsold) and City Council continues its</p>



efforts to turn the city centre of Richmond into an ugly urban ghetto. Residents purchase properties with zoning considered, not so that City Council can change zoning whenever it feels like it, thus diminishing the value of the properties. Enough of City Council lining its pockets with \$\$\$, for once (and it will be a first I know), consider the impact on long-time residents!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!

June 28, 2012

Via Fax (604) 278-5139

To Public Hearing
Date: <u>July 16, 2012</u>
Item # <u>3</u>
Re: <u>Bylaws 8910</u>
<u>8911, 8912,</u>
<u>8913, 8914</u>

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

**Schedule 10 to the Minutes of
the Council Meeting for
Public Hearings held on
Monday, July 16, 2012.**

Attention: City Clerk

Re: Rezoning Richmond Kiwanis Site - 6251 Minoru Blvd. Richmond, B. C.

Dear Mayor & Council,

My name is Diane Lanston and I reside at 121 - 6271 Minoru Blvd. I am writing in support of Polygon and Kiwanis' application to rezone Kiwanis Court. I have been a resident at Kiwanis Court for four years. While I have very much enjoyed my time here and the convenient location, the buildings are rundown and not serving the seniors the way they once did.

I am very excited about the brand new basement suite I am moving into on July 4th and even more excited to come back to the new towers when they are complete. I was able to view the floor plans at the Open House on June 26th and have picked my favourite but I would be thrilled with any of them.

The Polygon on-site staff have been very helpful during this difficult transition. There were times when I was not sure where I was going to go and it was very stressful but Rebecca and Jennifer were always there for an encouraging word and to help provide the resources I needed for my move.

I urge you to support Polygon and Kiwanis' proposal. Not only will it provide brand new, safe accommodation for the existing Kiwanis residents but also for many other Richmond Seniors that are in need.

Thank you for your consideration of this letter.

Sincerely,



Diane Lanston

Kiwanis Resident

121 - 6271 Minoru Blvd. Richmond, B. C.



To Public Hearing	
Date:	July 16, 2012
Item #	3
Re:	Bylaws 8910, 8911, 8912, 8913, 8914

July 11, 2012

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

**Schedule 11 to the Minutes of
the Council Meeting for
Public Hearings held on
Monday, July 16, 2012.**

Attention: City Clerk

Dear Sirs:

Re: Rezoning and Redevelopment of Kiwanis Court
6251 Minoru Boulevard, Richmond, B. C.

As a former Kiwanis Court resident for 21 years, I would like to express my strong support of Polygon Carrera Homes rezoning application for the proposed redevelopment at 6251 Minoru Boulevard.

The Minoru Boulevard area is a wonderful convenient neighbourhood, with many amenities available to senior citizens within walking distance. The proposed project is important for our community as it will provide a brand-new, safe facility for not only the residents who have been living in Kiwanis Court, but for many other seniors in Richmond who are in great need of quality, affordable housing.

I would also like to take this opportunity to make Council aware of my appreciation of the Polygon staff, who not only assisted me to find interim alternate housing, but provided me with the support I required to make my move from Kiwanis Court less stressful. I am looking forward to moving back to the new building when it is completed.

I encourage City Council to allow this development move forward as proposed by Polygon and Kiwanis.

Thank you.

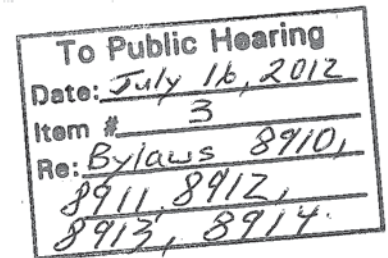
Melba Jacobsen
Former Resident
145 - 6291 Minoru Boulevard



Melba Jacobsen
10100 #3rd. #123
Richmond BC V7A 1W5

**Schedule 12 to the Minutes of
the Council Meeting for
Public Hearings held on
Monday, July 16, 2012.**

From: City of Richmond Website [webgraphics@richmond.ca]
Sent: Thursday, 12 July 2012 4:06 PM
To: MayorandCouncillors
Subject: Send a Submission Online (response #710)
Categories: 12-8060-20-8914 - RZ 11-591685 - Kiwanis - 6251 Minoru Blvd



Send a Submission Online (response #710)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	7/12/2012 4:10:46 PM

Survey Response

Your Name:	Fritz Reuter
Your Address:	103 6391 Minoru Blvd Richmond BC
Subject Property Address OR Bylaw Number:	#8910 # 8914
	<p>First of all I never even received a notice about these proposed changes I have lived in Minoru gardens on and off for close to 9 years , and even so I could have moved I must say I love the buildings . You ae probably wondering why I prefer such ahold low rise ? The answer , the people , I know my neighbors I know the folks across the lot in the other buildings as well . The face of Richmond is changing , driven by greed and investors . I lived in Toronto for 2 years and all I could think about was coming home to Minoru parks .if it was up to me I would retire and die in these buildings , there are residents that have been living here since day 1 . Most of them can not afford higher rent , the face of Richmond has not become more pretty with all the high rises . There are places now the sun never even touches anymore , Sure you replace trees , like you did in Minoru Park by the lawn bowling . You take down hundred year old trees with the excuse that they are sick and then replace them with the cheapest kind possible , keep doing it and even the</p>



Comments:

beautiful Minoru park will one day be gone . So because of money you are willing to build high rises here , block the sun from ever reaching the ground and get even more people to move into this area , that's maxed out already with people and investors that don't want to be part of Richmond or any community at all since they probably won't even speak English . I am convinced money has found its way in the process of this approval already and we are just going thought the motions of getting this approved . The LAST thing Richmond needs is another high rise project , especially right by Minoru Park so we can even have more selfish people trample through the park wearing sun visor not saying hi or smiling at the beauty of all this great park has to offer I wonder if anybody will talk to the old people in this building and explain to them why they will have to move to a place that is half the size and cost Double in Rent ,all because of a bundh of money hungry investors who can not get enought out of pillaging mother earth and all she has to offer . This project should not be approved , the face of Richmond has changed so much in the last 10 years and not for the better . My only satisfaction will be the economic downturn when all those overpriced condos will sit empty and the the investors that never had the intention to contribute one single tax dollar to the city of Richmond will go back to where they came from with a huge loss on their part . Richmond will become another ghost town like false creek , but i am sure the people involved in the approval of such a ridiculous project will be long retired with their money living anywhere but Richmond , since the face of this city has changed so much that they won't even like it themselves anymore . How many more condo towers do we need ? Most of them are half empty anyways , is the city really in dire need of that ? Maybe for once think about the citizen that have lived here over 50 years , and not the people who will invest , make a profit or not and then take their money back to overseas laughing as they have pillaged another city , but hey they don't have to live there but we do

MayorandCouncillors

From: on behalf of MayorandCouncillors
Subject: FW: Send a Submission Online
Categories: 12-8060-20-8914 - RZ 11-591685 - Kiwanis - 6251 Minoru Blvd

To Public Hearing	
Date:	July 16, 2012
Item #	3
Re:	Bylaws 8910, 8911, 8912, 8913 8914

From: City of Richmond Website [mailto:webgraphics@richmond.ca]
Sent: Monday, 16 July 2012 9:51 AM
To: MayorandCouncillors
Subject: Send a Submission Online

**Schedule 13 to the Minutes of
the Council Meeting for
Public Hearings held on
Monday, July 16, 2012.**

Send a Submission Online**Survey Response**

Your Name:	Daniel Choi
Your Address:	6080 Minou Blvd, Richmond BC V6Y 4A7
Subject Property Address OR Bylaw Number:	Rz 11-591685
Comments:	I am one of the owners living at above address, like the city councillors to re-consider the Kiwanis/Polygon re-zoning project and have a chance to speak at the public hearing on 16/07/2012. Thank you.



MayorandCouncillors

From: on behalf of MayorandCouncillors
Subject: FW: Send a Submission Online

To Public Hearing	
Date:	July 16, 2012
Item #	3
Re:	Bylaws 8910, 8911, 8912, 8913 8914

From: City of Richmond Website [mailto:webgraphics@richmond.ca]
Sent: Monday, 16 July 2012 10:03 AM
To: MayorandCouncillors
Subject: Send a Submission Online

**Schedule 14 to the Minutes of
the Council Meeting for
Public Hearings held on
Monday, July 16, 2012.**

Send a Submission Online (response #712)**Survey Response**

Your Name:	Ivor Johnson
Your Address:	1209-6080 Minoru Blvd. Richmond V6Y 4A7
Subject Property Address OR Bylaw Number:	File No.R2-591685 - Application for 6251 Minoru Blvd. Richmond (Polygon Carrera Homes)
Comments:	<p>I have just heard - with surprise and dismay - about the re-zoning application regarding the above site, and as an owner of an apartment in 6080 Minoru Blvd., I should like to express my concerns about the significant, negative effect the proposed high-rise towers would have on my (and other residents') living environment were the application to be approved. The area, which is at present relatively open, green and quite would become much noisier and more congested. The effects of the several years of construction on the residents of 6080/6088 Minoru Blvd. and also on those of the residential care home right next to the site (if the proposal were accepted), in terms of noise, pollution, movement of heavy machinery, and traffic congestion, would be immense, and cause a great deal of distress. Unlike other high-rise towers that have been built in the center of Richmond in the past few years, which have been built on such sites as a carpark, a gas station, or other already existing buildings, the proposed towers would be built on a well-established residential area with well-tended gardens with shrubs and trees - all in line with the calm and greenery of Minoru Park. I also wonder at the appropriateness of constructing several high-rise towers right next to such a 'gem' as</p>



Minoru Park. Surely, there should be no such buildings so close to and surrounding the Park? What would be the effect of such towers looking from inside Minoru Park? I feel that high rise developments adjacent to such a delightful park are not in line with the one area of open and green space in the center of Richmond. In view of the above, I sincerely hope that the planning committee rejects the current proposed land use application for 6251 Minoru Blvd. Thank you for your attention and consideration. Yours faithfully,
Ivor Johnson

**Schedule 15 to the Minutes of
the Council Meeting for
Public Hearings held on
Monday, July 16, 2012.**

July 9, 2012

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

Attention: City Clerk

Re: Redevelopment of Kiwanis Court

Dear Mayor & Council,

I am writing in support of Polygon and Kiwanis' application to rezone Kiwanis Court. I lived at Kiwanis Court for 12 years. I very much enjoyed my time there and in particular the proximity to Richmond Centre where I like to meet friends for coffee on a regular basis. However, I understand the need for a new and safe facility for the senior residents.

Polygon staff located a wonderful new apartment for me at Riverport Flats and I am very much enjoying my new location on the river. However, I have every intention of returning to the new facility when it is complete.

Please support Polygon and Kiwanis' proposal. While I am very happy in my temporary location, I look forward to returning to the new buildings and convenient location.

Sincerely,

Max Messelink

A handwritten signature in black ink, appearing to read 'Max Messelink', with a long horizontal line extending to the right.

Former Kiwanis Resident
#242 – 6291 Minoru Blvd.
Richmond, BC
V6Y 1Y5

Andrew & Agnes Gundos
7700 Francis Road, Richmond, British Columbia V6Y 1A2

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

July 11, 2012

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

(Attention: City Clerk)

Dear Mayor and Council:

Re: Rezoning Proposal - Kiwanis Court
6251 Minoru Boulevard, Richmond, B. C.

Our names are Andrew and Agnes Gundos and we resided at the Kiwanis Court for over 12 years.


We are pleased to have the opportunity to endorse the proposed Polygon and Kiwanis redevelopment plan for 6251 - 6291 Minoru Boulevard.

While we have enjoyed living at Kiwanis Court, the buildings are close to the end of their life span and the proposed new housing for seniors in our community would fulfil a great need. The location of the proposed development is ideal for seniors as it is close by to the hospital, medical clinics, shopping and transportation. The seniors who lived at Kiwanis Court and wish to return to the new building will be in familiar surroundings.

We have a large population of seniors in the community which is growing significantly each year. Replacing the seniors accommodation previously housed on the property with over double the amount, will be of tremendous benefit to the City of Richmond.

We sincerely hope that the City of Richmond will approve this proposal as put forward.

Thank you.



Andrew and Agnes Gundos
Previously resided at #3 - 6291 Minoru Blvd.

**Schedule 17 to the Minutes of
the Council Meeting for
Public Hearings held on
Monday, July 16, 2012.**

July 12, 2012

Dawn and Shaf Zafar
#314 – 7295 Moffat Road
Richmond, BC V6Y 3E5

City of Richmond
City Clerk's Office
6911 No. 3 Road
Richmond, BC V6Y 2C1

Re: Expression of Support for Polygon and Kiwanis' Rezoning Application for 6251, 6271 and 6291
Minoru Boulevard.

Dear Mayor & Council,

Please accept this letter as an expression of our strong support for Polygon and Kiwanis' application to rezone Kiwanis Court. My wife and I were residents of Kiwanis Court for eight years and loved living there. We very much enjoyed being part of a seniors' community. The location was excellent for us as both of our doctors are in that area.

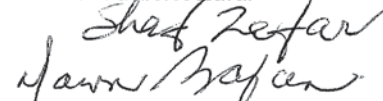
While we were able to find interim housing, the rent is much higher that we are used to paying. I am still working currently but would like to be able to retire due to health concerns. A non-profit seniors' community would be ideal for us. We are eagerly anticipating the new Kiwanis Towers and have been following the progress closely. The collaboration between Polygon and Kiwanis is an amazing opportunity that could benefit Richmond seniors greatly.

The convenient location, affordable rent and opportunity to be part of a seniors' community is very appealing to us as we advance in age.

We urge you to approve Polygon and Kiwanis' proposal so they may begin construction and move towards providing high-quality, affordable seniors' rental housing near all the amenities.

Sincerely,

Shaf and Dawn Zafar



Former Kiwanis Residents
Cottage #23, 6251 Minoru Boulevard
Richmond, BC
V6Y 1Y5

July 16, 2012

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

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

Dear Mayor and Council Members

To: Polygon/Kiwanis Rezoning Proposal at 6251 Minoru Blvd. RZ11-59158

Our names are Don and Dorothy Gordon and we resided at the Kiwanis Court for over 11 years.

We are writing in support of the above application to rezone Kiwanis Court. We have moved to temporary accommodation and are anxiously awaiting the completion of the new towers so we can move back to the area. The City of Richmond is in need of quality, affordable housing, located in the neighbourhood which provides all the amenities seniors require. The Kiwanis Court location fulfils this need. It is also a convenient place to live as it is close to the Richmond General Hospital, medical service clinics and the Minoru Seniors Place.

We urge Council to approve this proposal as presneted by Polygon and Kiwanis and allow the project to go ahead. We look forward to moving back in 2015.

Sincerely,



Don and Dorothy Gordon
Formerly of 27-6251 Minoru Blvd.

Now residing at 8031 Colonial Drive, Richmond, B. C.

June 18th, 2012

Schedule 19 to the Minutes of
the Council Meeting for
Public Hearings held on
Monday, July 16, 2012.

The City Clerk, Respected Mayor and the councillors: God bless you all for working hard to make our Richmond THE BEST. Amen.

Re: Rezoning of the site of 6251-6271-6291 called Kiwani's Senior Court.

I understand there will be a public hearing on the zoning of above site some time in future, date and time unknown at this particular time. Because I am not sure if I will be available to attend such meeting, I am requesting the enclosed letter be as good as my personal attendance.

My name is Abdulrehman Premji (Tel. 604 272 5757), and I am one of the proud residence of Kiwani's Court for quite a few years, and even though I wish to continue to live at this well located and with good management in place, I am in full agreement that looking at the crumbling structure of the buildings, they need to be replaced sooner than later. In the matter of fact, I am surprised to see why it was not done earlier. Clinging to the current structure is like a dying person clinging to its life. Why not then put a new life into to it, and make the site very presentable in the eyes of public and outside visitors, who come in thousands in our beautiful City, which is also named as International Gateway. The current buildings do look messy in the area were the largest mall (Richmond Centre and its eye pleasing surrounding) is located. In another words, these buildings, which are located in the heart of our very beautiful City, look ugly. It looks as if a tall heavy person with a small tiny head standing right besides the beautiful people. Please do not let this continue while we have God given opportunity to change.

The very best part in allowing the rezoning is, because the management has agreed to build two new apartment buildings with the capacity of close to 300 units, all income assisted units for seniors, which is twice the current capacity. In allowing the rezoning sooner, 150 more low income senior families will find the place for themselves, and the current seniors (over 100 families) will return back in the newer buildings.

Coming to the current tenants, who are elderly proud seniors (few of them are close to in their 90's), physically and financially weak (and I am one of them) living below the poverty level set by our Government, have been treated and taken good care by both Kiwanis and Polygon "the management"

In my 40 years of experience in real estate, I have never seen any landlord taking such a personal interest and care in the welfare of its tenants. It (the management) has gone so far as to inform all the tenants right from the end of 2010 until now, keeping us on their intention and progress made on the property. It has also offered us financial assistance to those who need it and taken care of our moving to the place of our choice, and believe me, back to our new place in few years time. I believe it is a wonderful care and help unheard of. It has been in touch with all the tenants on daily basis in case any of the tenants need more information or help in this matter. It has been marvellous experience for us. The only thing so far it has overlooked in my opinion is that, it is difficult for most of the current tenants, who are retired and live on Old Age Security or OAS, to get a rented place on their own, in such a close to zero occupancy rate environment and where the rent is averaging at around \$900. No landlord in his/her right mind will agree to rent the place, without asking the guarantee on the rental payment. The landlord will prefer a solid back ground of the would be tenant, especially when it has a back to back offers to its rental property. The package given to us by the management does not ensure such a guarantee.

However, the management has further schedule the meeting with every individual, who has any further difficulty in this case, and I am sure, it has been very fair to us so far, will not ignore such a concern. Polygon in partnership with Kiwani's is very well reputable firm and it would not wish to see any of its tenants, especially financially strapped seniors, be out on the road.

Therefore, if any of my fellow Richmond residents in this public hearing is concern of us, and I do appreciate their good feeling and concern of our well being, please feel at ease. We are in a very good hands and are been taken more than good care. God bless the management.

To summarise the whole story in one sentence, I would say to my fellow Richmond residents, please do not kill the project or even delay it. Let it go sooner than later. Thank you.

A very proud residence of this beautiful, marvellous and enviable City of Richmond, and a citizen of this great country Canada, which is heaven on this earth, I remain yours Abdulrehman Premji at 104 - 6271 Minoru Blvd. Richmond, British Columbia CANADA V6Y 1Y5.

**Schedule 20 to the Minutes of
the Council Meeting for
Public Hearings held on
Monday, July 16, 2012.**

My name is Deirdre Whalen and I live at 13631 Blundell Road. I am here as a representative of the Richmond Poverty Response Committee (PRC). The PRC is fully in support of the City of Richmond's zoning amendment bylaw 8914 concerning a permit development for Polygon and Kiwanis Towers.

The property and dwellings owned and operated by the Richmond Kiwanis Senior Citizens Housing Society were built so long ago they are in active decline. I understand they are comprised of a number of self-contained bungalows as well as a two-story apartment block with no elevator. Seniors living there deserve better. We believe Kiwanis has worked hard with Polygon to deliver a project that will meet the needs of long-time residents as well as providing additional and much needed seniors' rental housing.

In order for an affordable housing project to be viable, we understand that in many cases a non-profit has to allow a developer to build market housing as well. This is the circumstance here, but to the credit of both Kiwanis and Polygon and with the assistance of the City of Richmond's affordable housing reserve fund they have reached agreement to provide more than one-to-one replacement of rental units. This means that not only will current residents have new suites but also other Richmond seniors seeking affordable rental units will be able to find housing here.

I would add that the City's website notes the population of Richmond is aging and the highest growth in the last few years has been in the 55-64 demographic. The PRC believes the City has to keep up with housing starts to accommodate the aging population and especially to house people that are low to moderate income. The cost of housing continues to rise while income levels stay static or even decline when you take into account the high cost of living in Metro Vancouver.

On a side note, the PRC recently hosted a speaker from the National Rental Housing Coalition. She stated that Metro Vancouver needs 6,500 new rental homes every year, yet in the past five years only 1,000 purpose-built rental units have been built. This means that people in Metro Vancouver are finding it more difficult to find affordable places to live. And if they are seniors on a limited budget it can be almost impossible.

In conclusion, Council will recall that the PRC was instrumental in advocating for the establishment of the Richmond Affordable Housing Strategy. In this light, we are pleased to see that the City of Richmond is committed to making affordable rental housing a priority. Their commitment is evidenced by their monetary contribution to the Kiwanis Towers project from the Affordable Housing Strategy reserve fund. Thank you and keep up the good work!

Peter Li
1201 – 6080 Minoru Blvd.
Richmond, B.C. V6Y 4A7
Tel. 778-383-6263
E-mail: PeterLi35@yahoo.com

**Schedule 21 to the Minutes of
the Council Meeting for
Public Hearings held on
Monday, July 16, 2012.**

June 14, 2012

City Clerk – Attn.: David Brownlee
City of Richmond
6911 No. 3 Road
Richmond, B.C. V6Y 2C1

Dear Mr. Brownlee,

Re: File no. RZ 11-591685 Polygon Carrera Homes Ltd
application for 6251 Minoru Blvd.

I am writing as an owner and resident at 6080 Minoru Boulevard to articulate my serious concerns of the above application. My concerns, which I believe are widely shared by other residents in the building, have to do with the harmful environmental and social impacts that the application for rezoning is likely to bring. The land situated on 6251 Minoru, adjacent to Minoru Park, has always been used as a low-rise, low-density area. The request to rezone this parcel of land for high-density high-rise development to house five residential towers will produce several serious consequences injurious to the neighbourhood.

First, Minoru Boulevard is already a very busy artillery street with lots of traffic. To add 600 residential units to 6251 Minoru will increase the traffic of the street and in particular, the block between Westminster and Granville. There will be many more pedestrians crossing Minoru Boulevard, and it will no doubt slow down the traffic. With increasing stop-and-go of cars on Minoru Boulevard, there will be a rise in the volume of exhaust air in the block between Westminster and Granville. Residents most affected are those residing in 6080 and 6088 Minoru Boulevard, who will be constantly exposed to a higher level of unclean exhaust air as a result.

Second, the parcel on 6251 Boulevard is directly adjacent to Minoru Park. The existing low-rise buildings allow a smooth airflow from the west and northwest of Richmond to regularly clear the polluted air of Richmond downtown core. The rapid development of high rise residential buildings around Richmond Centre in recent years has resulted in the three sides of Richmond Centre, east, north and south, being surrounded by an increasing number of high-rise towers. To allow the west side to erect five towers as proposed by Polygon would completely block the natural wind and air from the west, and in time, would create a valley of dead air stationery in the down core of Richmond along No. 3 Road.

Third, Minoru Park is a pride of the City of Richmond. Its habitat is friendly to birds and small animals, and the Park is a pleasure for many residents in the neighbourhood. In the morning and evening, flocks of birds can be seen flying across the Park and from

the Park towards 6080 Minoru. The construction of five overshadowing towers so near the Park would affect the habitat of birds and would invade the air space in which the birds have been able to fly freely. A high density population next to the Park may also bring further intrusion to the habitat.

In sum, the application to rezone 6251 Minoru may make commercial sense and increase the tax revenue for the City of Richmond. But it will come with a heavy cost to the neighbourhood, the downtown core, and the environment. I am not against redevelopment in Richmond, but such an action should be conducted orderly taking into account the long term interests of the community and its residents. Thus, I urge you to reject the application as it stands, and maintain the historical character of 6251 Minoru as a parcel for low-rise and low-density development.

Yours truly,

A handwritten signature in black ink, consisting of a stylized 'P' and 'L' followed by a horizontal line.

Peter Li

cc. Daniel Ji, Residence Manager
for distribution to Strata Council
of Tower B, 6080 Minoru

**Objection to REZONING
of 6251 MINORU**

**Public Hearing
July 16, 2012, Richmond City Hall
By: Eduardo Yap**



Locus of rezoning

Rezoning application

covers land at Minoru Blvd

- situated on the **park block**;
- at the **perimeter** of Richmond

Park



REASONS FOR OBJECTION

- Rezoning application deviates from and violates the mandate, objectives, principles, plans and zoning in the Richmond Official Community Plan (per September 14, 2009 adoption), particularly:

- 1. Parks & Open Space**
 - 2. Development Permit (B2)**
 - 3. Land Use (T5)**
-

Richmond
**OFFICIAL
COMMUNITY PLAN**



CITY CENTRE AREA PLAN
Bylaw 7100 Schedule 2.10

Bases for objection and
source document for this
presentation.

Plan adoption:
September 14, 2009



City of Richmond

“VISION MANDATE”

- **“Build Green”**: A greener urban form will mitigate the impact of urban development xxx **encourage recreational use.**”
- **“2.6 Parks and Open Space**
- **Parks and open spaces are long-term investments that produce continually increasing benefits for future generations.** The projected increase in the City Centre of the resident population and increasing commercial and industrial activity will result in a **need for more parks and open space.”**

Sharp rise in projected population requires more & bigger parks

Village	2006 (Census)		Build-Out (2100) Potential*	
	Population	Dwelling Units	Population	Dwelling Units
Bridgeport	350	60	0	0
Capstan	230	130	12,000-14,000	5,800-6,900
Aberdeen	580	200	0	0
Lansdowne	6,570	2,970	26,000-31,000	13,700-16,200
Brighthouse	8,040	3,670	26,000-30,000	12,600-14,900
Oval	0	0	12,000-14,000	5,900-6,900
Southeast	23,440	10,210	32,000-38,000	13,200-15,700
TOTAL	39,210	17,240	120,000	56,900

*page 2-4

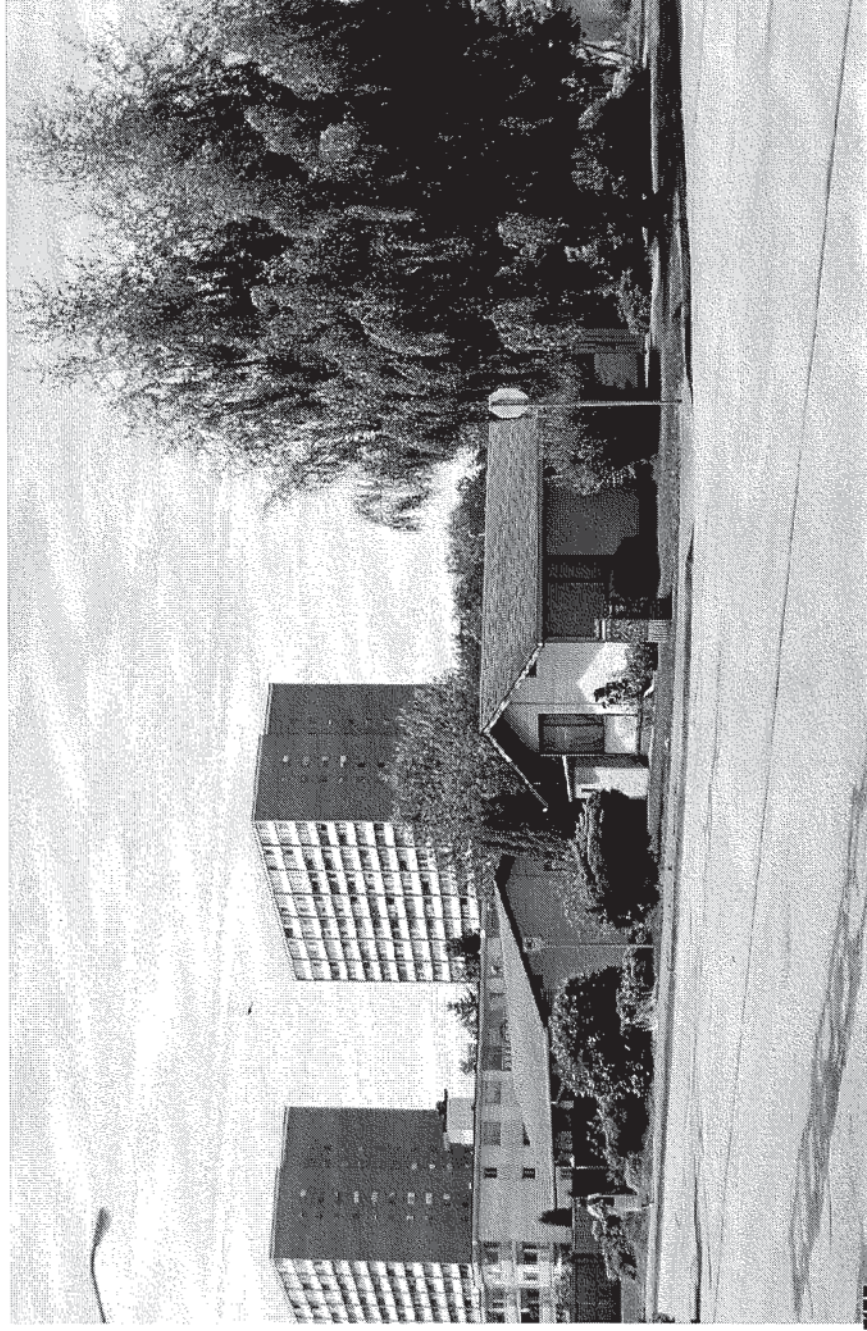


“2.4.3 CONSERVATION OF OUR HERITAGE– RICHMOND PARK”

“These resources must be properly managed and supported for them to fulfill their potential of contributing to the vibrancy* of the City. Xxx these resources should be visible and accessible throughout the City Centre to generate interest of residents and visitors to explore further.”

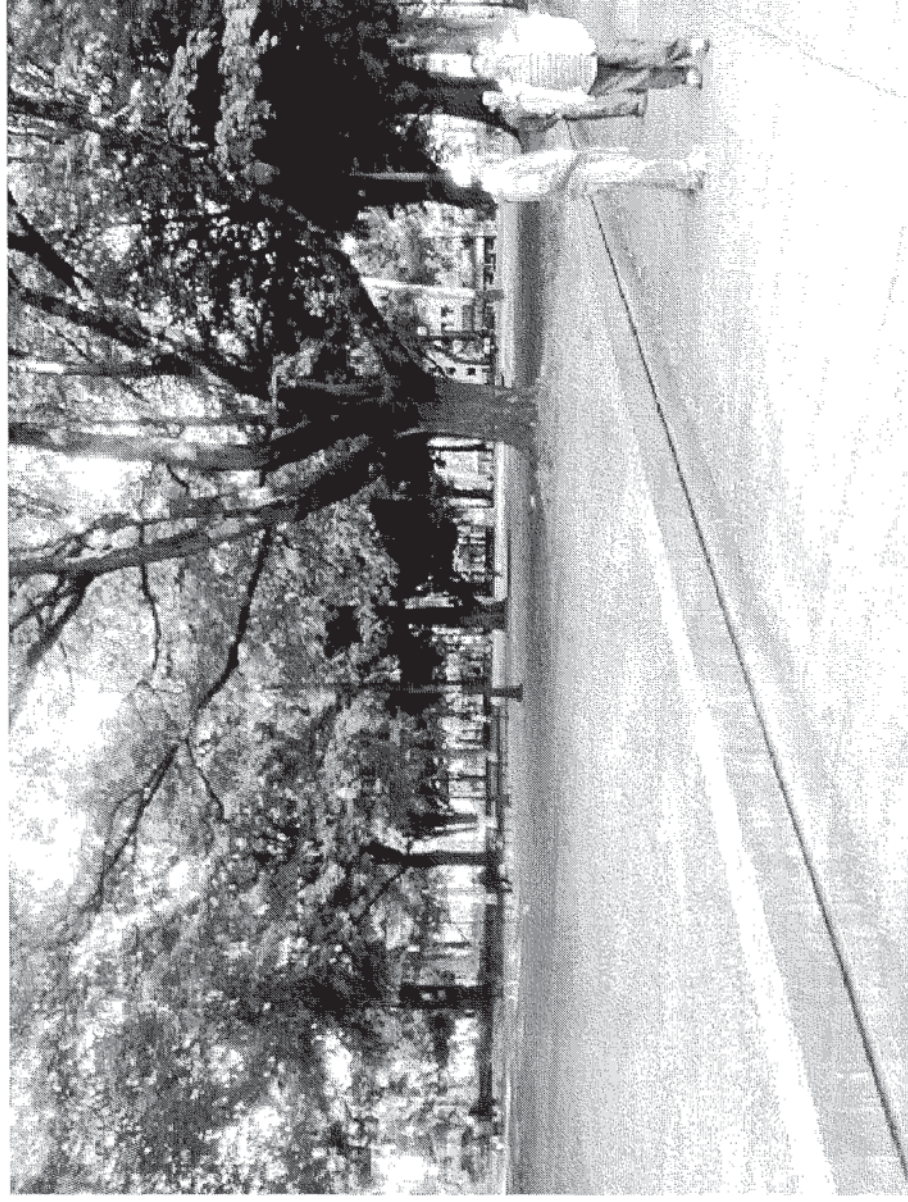
- *well-being of residents*

Visible? Where is Richmond Park?



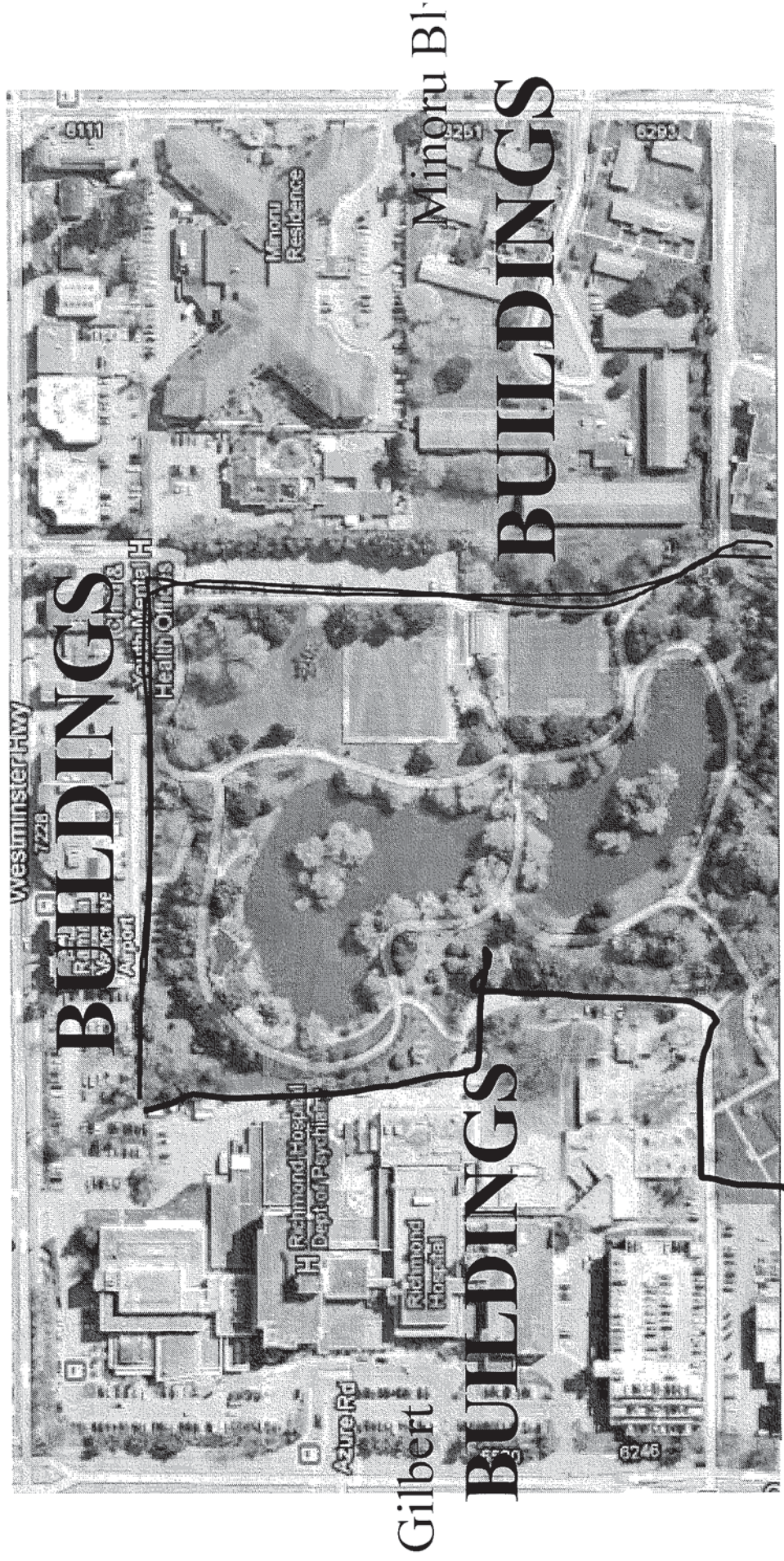
Minoru

Park should be visible from street
- it is basic planning, not rocket science



Accessible?

Richmond Park encircled on 3 sides



Narrow 2-person passageway

“PARK FRONTAGE ENHANCEMENT ...”

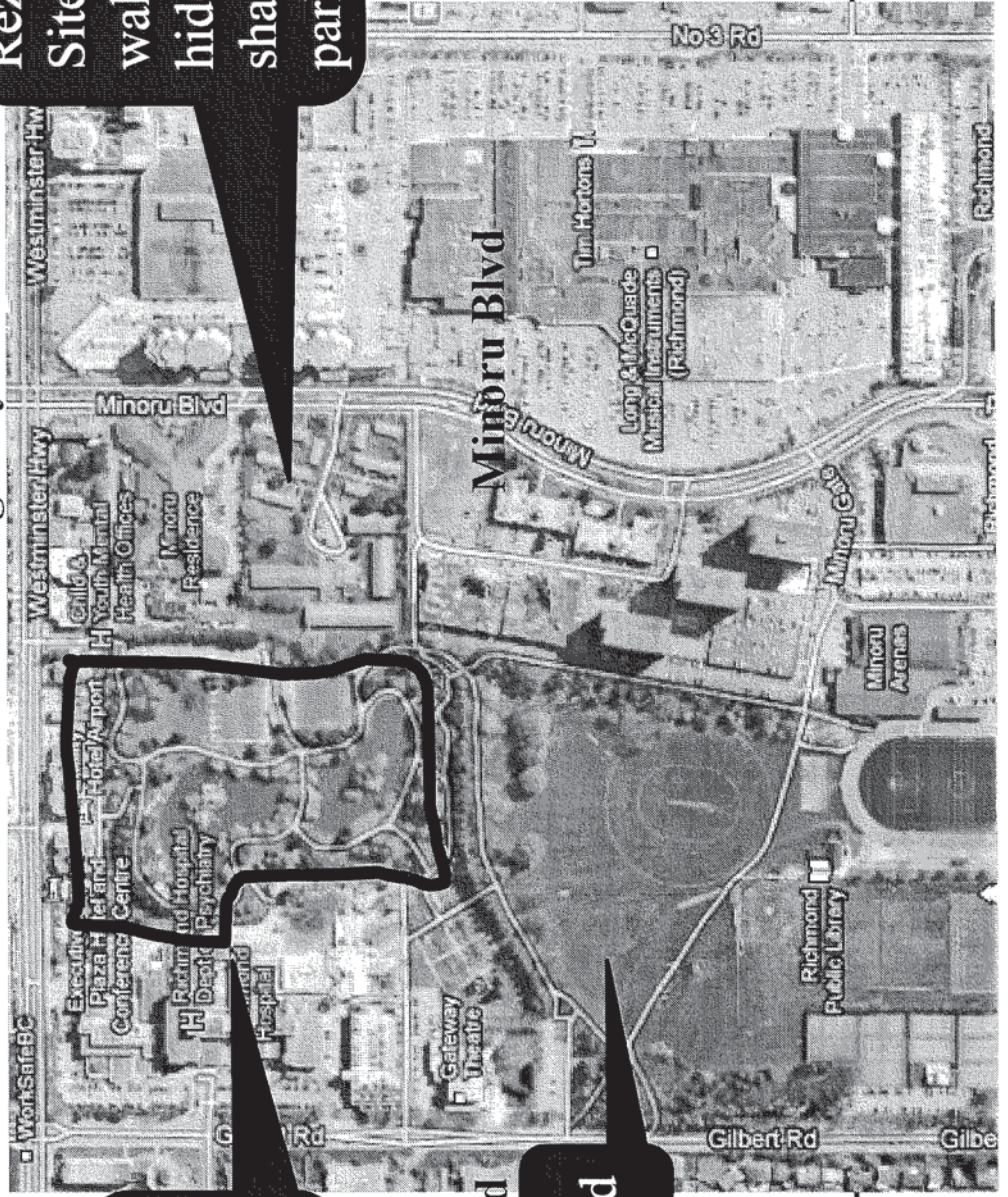
- B. Plazas and Squares
- The intent is to encourage the **development of appealing public open spaces** that enhance the quality of the urban environment ...”
- Orientation: **xxx sited to avoid shading by surrounding buildings taller than three-storeys** (approximately 9-12m ...)”

RICHMOND'S "HYDE" PARK

hidden & shaded

Westminster Highway

Rezoning
Site – new
wall to
hide and
shade the
park



Hidden by
surrounding
buildings on 3
sides

Gilbert Rd

Sports field



“OBJECTIVE”

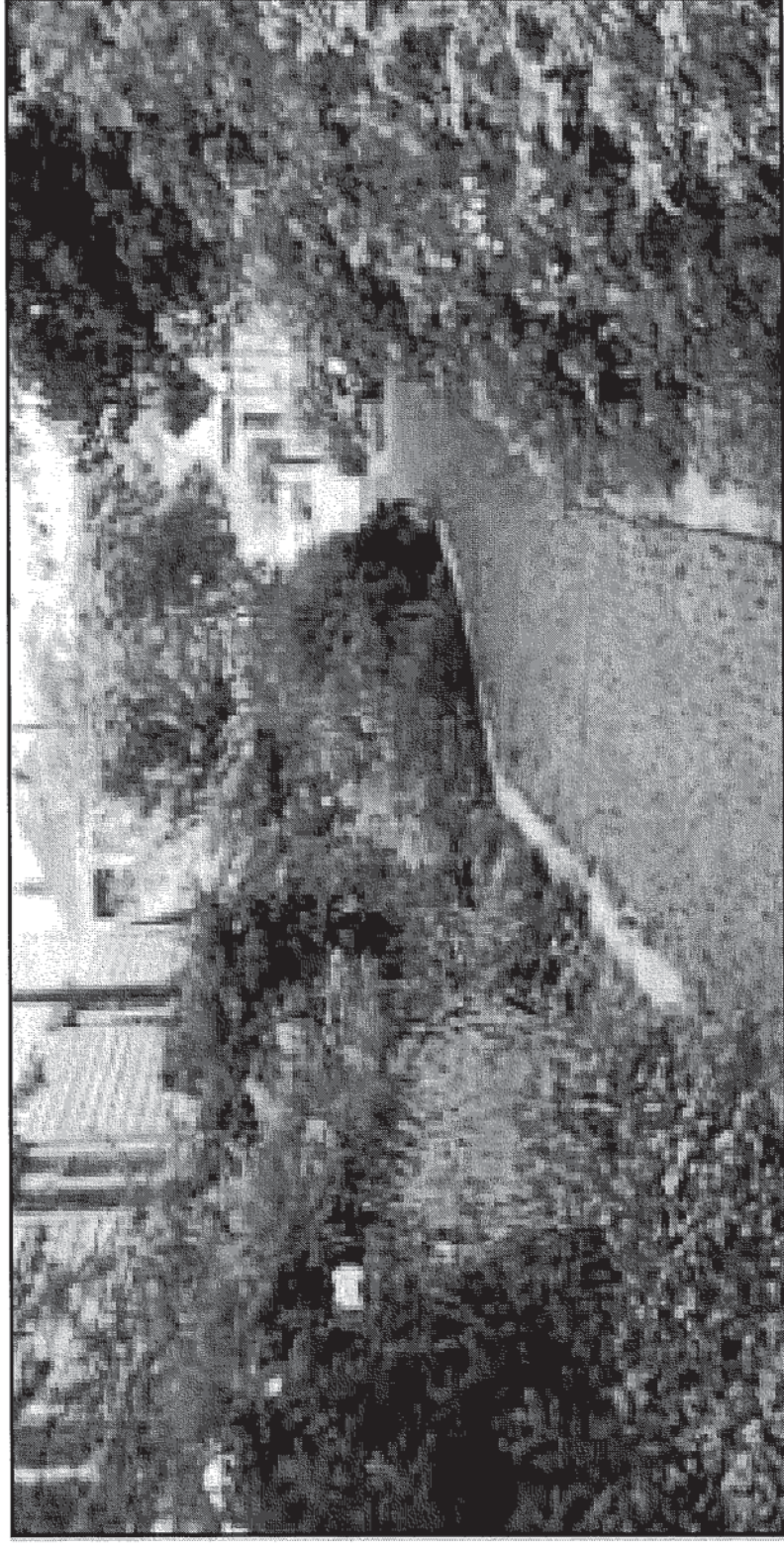
(of Community Plan)

- “Component (#4):*:
- **Green Neighborhoods with natural landscaping, pedestrian friendly streets, and pedestrian links to parks, etc.”**

*Community Plan, page 2-4

GREEN LINKAGES*

(SAMPLE PER PLAN)

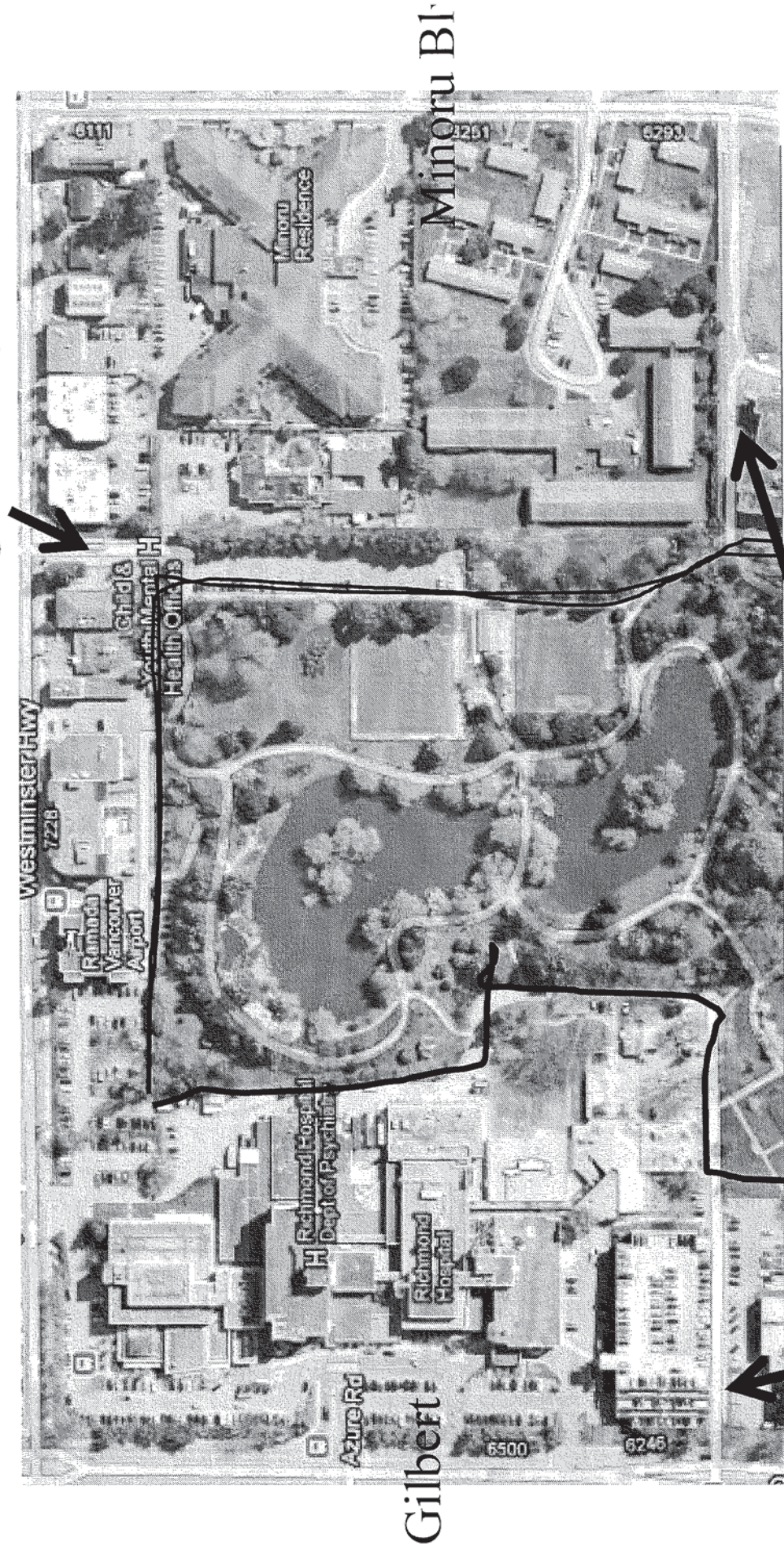


Green linkages.

*Community Plan, page 2-11

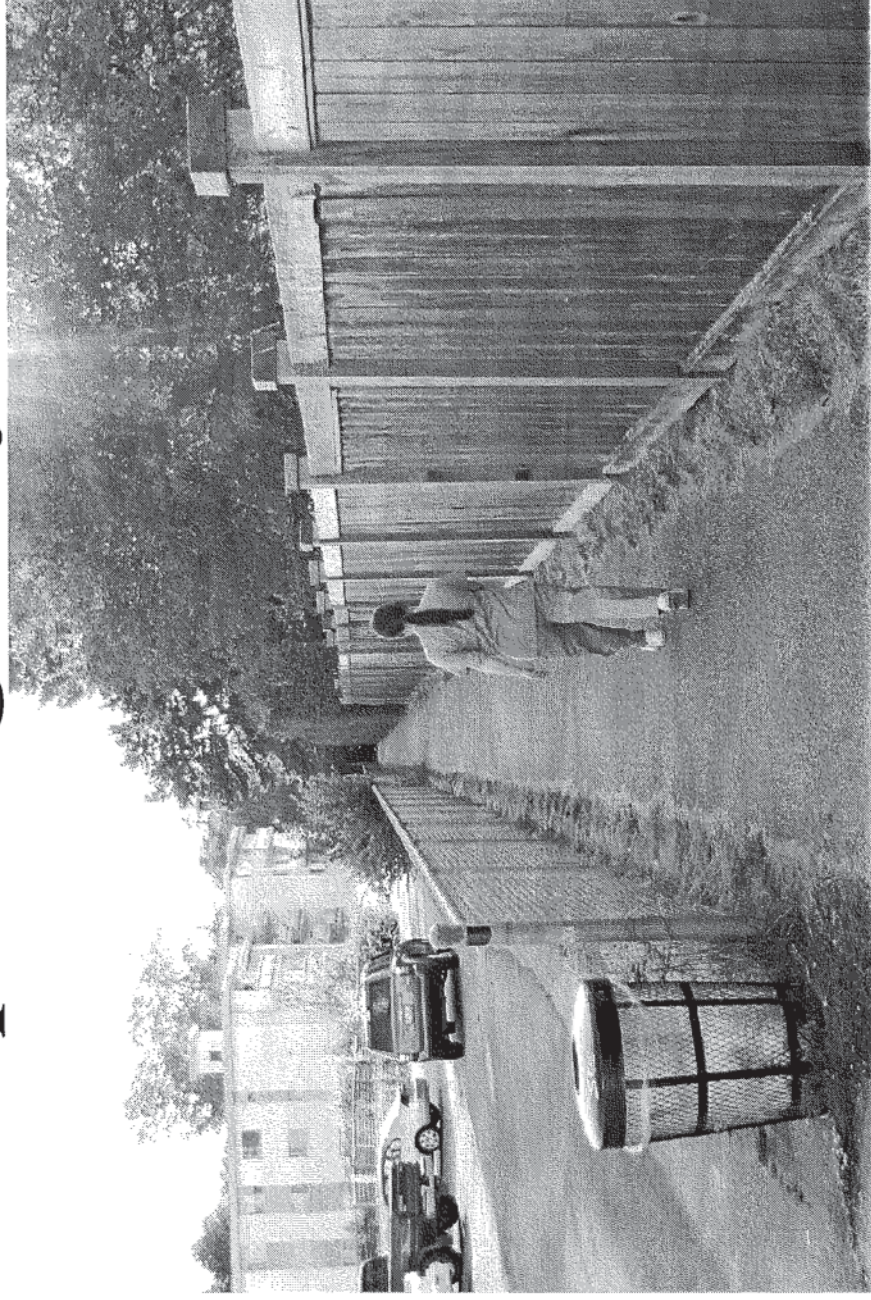
Where are the “Green Linkages”?

Parking driveway




Narrow 2-person passageway

Actual linkages – narrow passageways



“Strategic investment for City acquisition of open space”

- *“In order to optimize public resources, the strategic approach to the acquisition of City owned parks and open space is to secure investment rapidly.”*



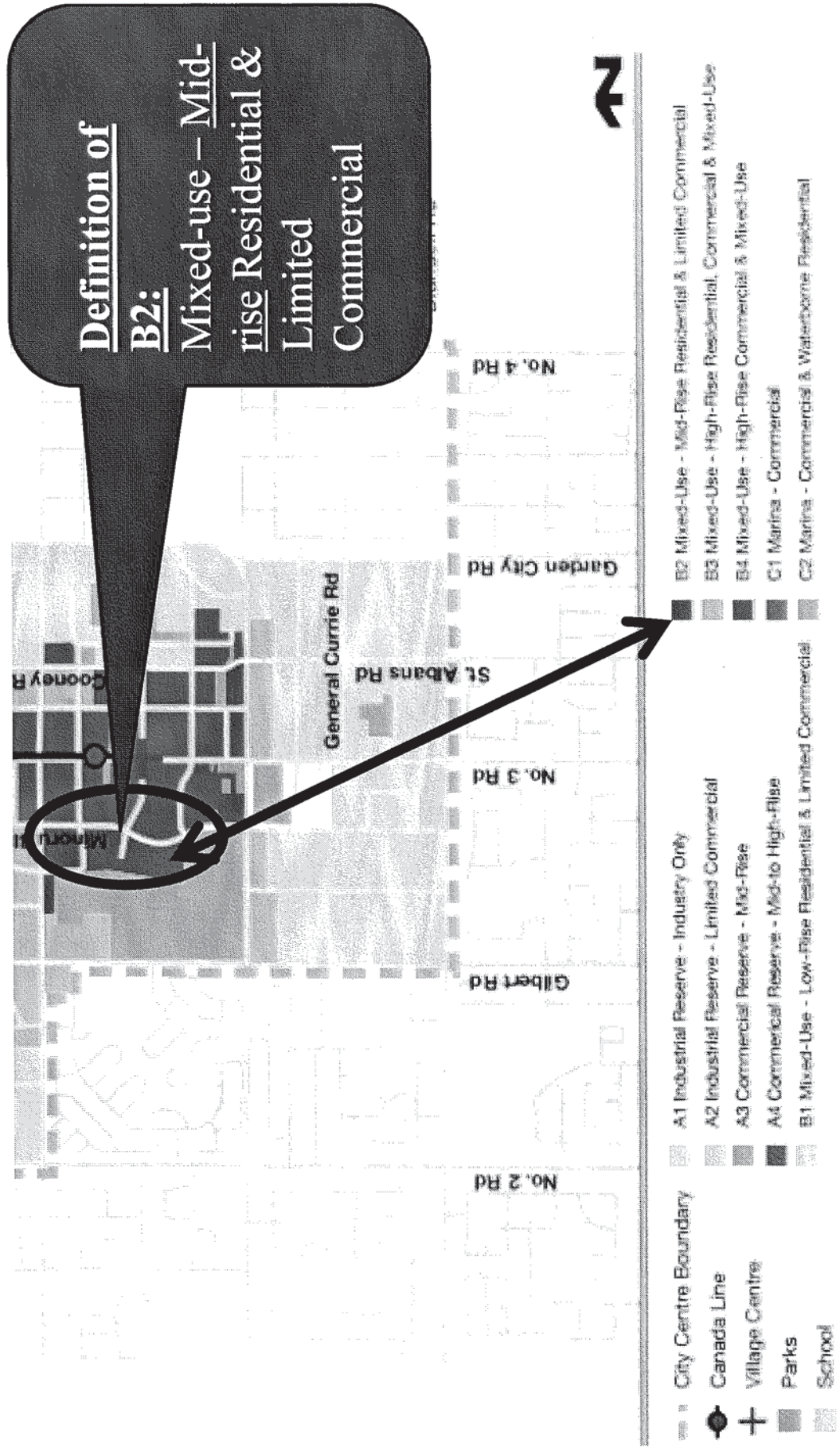
**So why not make this “strategic
investment” “rapidly” and
acquire the Minoru lands to
expand Richmond Park?**



Proposed 5 16-storey buildings will grossly violate the “Plan”

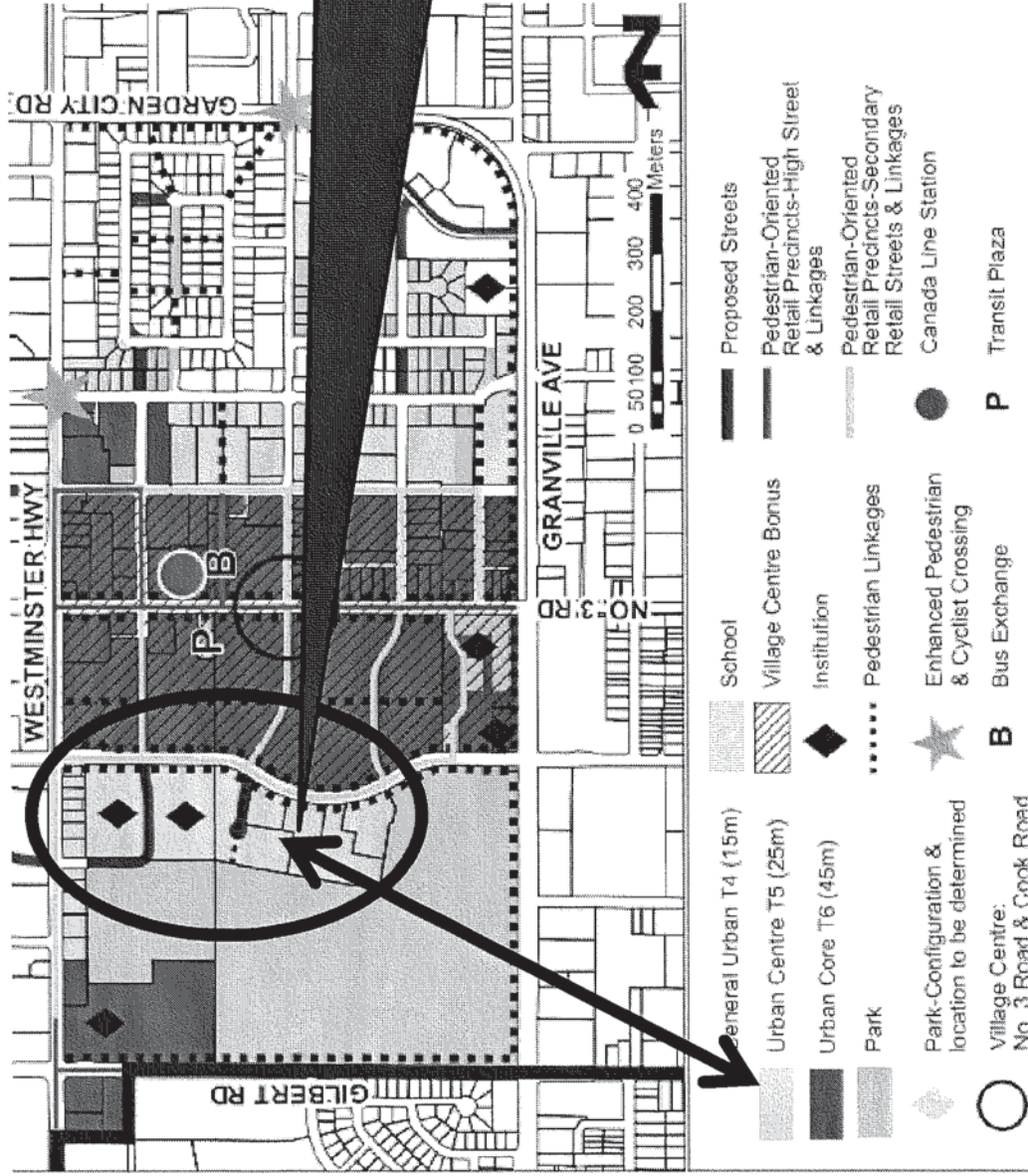
- **Development plan:**
 - **B2 - Mixed-use – Mid-rise Residential & Limited Commercial**
 - **Land use plan:**
 - **T5 - Predominantly medium-density buildings of 6-storeys or less**
-

B2 Classification



6251 MINORU LAND USE "T5"

Definition of T-5:
 "Predominantly medium-density buildings of 6- storeys or less"*





Question:

**Subject rezoning affects the
interest of ALL Richmond
residents not only Minoru
residents -**

**Was proper notice
given?**



Question:

Other cities assiduously protect their parks. Will such rezoning even reach first reading in, say:

➤ **Vancouver City?**


➤ **New York City?**



Question:

**Is damaging Richmond's
park:**

- Good public governance?**
 - Good corporate citizenship?**
-



Rezoning of Minoru will be a violation of the core principles, mandate and objectives underlying the urban plan of Richmond City, and not in consonance with best practices of public governance.



NO STABILITY IN CITY'S POLICY

- Deviation from recently approved development and land use plans will show **instability** of City's policy
 - Rezoning, if approved, will greatly **undermine credibility** of Community Plan and the City
-



ADVERSE CONSEQUENCES

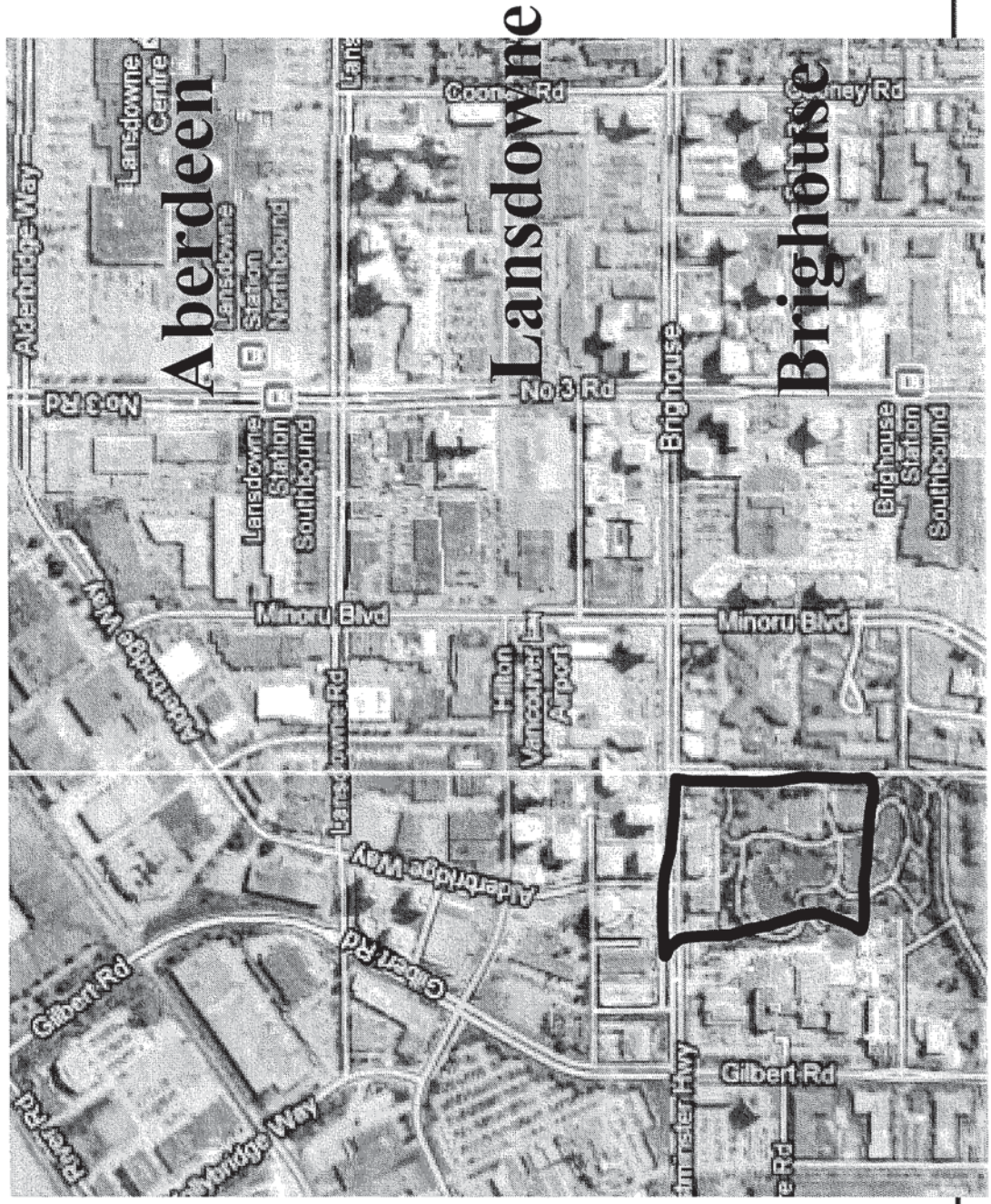
- Encircle Richmond garden with high rises
 - Permanently deprive City the opportunity to improve and expand Richmond Park
 - Deprive residents in cramped condos a proper recreational facility
 - Harmful to environment and aesthetic appeal of City
 - Mar the “green” credentials and place doubt on the commitment of City officialdom to environmental concerns
-



THE REAL SCORE

The proposed redevelopment should be seen for what it is – a profit-making scheme riding on the City's affordable housing program

Richmond Park – the “Central” park





RIGHT THING TO DO

- Acquire the project site
 - Expand and enhance the park
 - Increase visibility of the park
 - Build wider landscaped greenway linkages from surrounding roads to park
 - Adhere to best practices of other cities
-



**Vote “NO”
to rezoning**



SENIORS HOUSING – KIWANIS PROJECT PRESENTATION TO RICHMOND CITY COUNCIL – JULY 16, 2012

When considering the merits of the Zoning Amendment to Bylaw 8914 for 6251 Minoru Blvd. I urge you to take into consideration the following as this project is a creative proposal that addresses a significant shortage in affordable housing for Richmond seniors.

Access to safe, secure, and affordable housing is recognized as a human right in Canada.

At the Richmond Seniors Network Seniors Forum on June 6, which was well attended by Richmond Seniors, housing along with transportation and health care was identified by the seniors attending as the top un-met needs for seniors in our City.

The percentage of seniors on fixed income at risk of becoming homeless is increasing as the gap between their income and cost of housing widens.

Affordable housing, let alone suitable affordable housing, is difficult for seniors to find and security of staying in rental accommodation is tenuous as rents increase but income does not.

The demand for seniors housing on BC Housing's Application Registry is annually increasing at a rate that is greater than supply can address.

To keep seniors independent and prevent isolation, marginalization, and vulnerability seniors' housing must be located strategically within the City which means among other things it must:

- Be close to services which includes:
 - o health care
 - o shopping
 - o Means of socialization
 - Recreation
 - Library services
 - Park and accessible public spaces
 - Community programs & services
- Be easily accessible to public transportation
- Be easily accessible to seniors' support services
- Be easily accessible to, other than English, services & programs as according to the 2006 Canada Senses figures over 52% of Richmond's senior population come from visible minority groups which we know in 2012 is now a higher percentage and language barriers are a significant factor

Schedule 23 to the Minutes of the Council Meeting for Public Hearings held on Monday, July 16, 2012.

Unfortunately there has to be sacrifices for the better good of all of us, but in this case affordable housing for our seniors should be a top priority of everyone and decisions made that will allow it to happen.

Louise Young
34-8551 General Currie Rd.,
Richmond, BC,
V6Y 1M3

**Schedule 24 to the Minutes of
the Council Meeting for
Public Hearings held on
Monday, July 16, 2012.**

Mayor and Councillors:

I arrived here over 45 years ago, before there were any high rise buildings in Richmond, just after the old half of Minoru Arena opened, before the Minoru Chapel relocation and Gateway Theatre. I was here before the Library Cultural Centre, and the pond and gardens in the north half of Minoru Park. Back then Gilbert Road was just a path south of Granville Ave and all roads had ditches, Richmond Centre was just 2 small malls with parking in between, and City Hall was the size of a large house. *We've adapted to many changes since.*

I learned to swim at the outdoor Minoru pool, and like generations of kids since me I played sports in Minoru Park. I sit on the local sports council and preservation and improvement of park land and local sports opportunities for all ages is very important to me.

I have a background in property management and have been involved with market housing and seniors and social housing.

excellent
The Kiwanis project provides an opportunity for seniors who have lived in central Richmond as long and longer than me to age in place near where they lived and raised their kids, within walking distance of their park, mall, hospital, doctors, and friends.

It is also walking distance to their churches; the seniors centre, the library, Gateway live theatre, and near rapid transit and buses to anywhere in Richmond or Vancouver.

It is the best opportunity Richmond has to provide for its remaining pioneers.

as a volunteer
I'm involved with the new ANAF seniors housing in Steveston, which provides a great option for seniors there, and central Richmond deserves this option for its seniors too. From my experience in Steveston with the new and rapidly filling ANAF seniors housing, I know that the vast majority of seniors who move into the Kiwanis housing will walk or scooter around - not add cars here. Similarly, the impact on the local schools will be small.

Additionally, Minoru Park can handle more seniors since they typically use the Minoru library, pool, track, tennis, other park areas, and live theatre when others are away at work and the facilities are under utilized. This may help these facilities bottom line.

However there will be some challenges because the City has added lots of housing downtown, and almost no new moderately priced recreation the past few decades.

There needs to be consideration of already overburdened local recreation facilities. The Seniors Centre is under sized for the current downtown population and overdue for expansion, and the lawn bowling facilities are also heavily used. Both need planning for the future. Properly planned, additional facilities can co-locate here and nearby serving seniors weekdays, and the local general population outside working hours.

Also, West Richmond Park has a seniors outdoor fitness area - but Minoru is the area with the largest seniors population very visibly filling its track walking. There is a need for a senior's fitness area, which if located near the children's playground could provide intergenerational co-play opportunities.

Seniors are the largest growing segment of the Richmond population, and it is time the City worked with the local sports community and seniors community to plan for more future seniors daytime programs. Minoru is an area where we truly can provide Sports for Life.

The Kiwanis senior's project is a great opportunity for downtown seniors to age in place, and can also be the catalyst for downtown recreation rejuvenation for all including seniors within a short walk or bus ride of almost everything in Richmond.