



**Special Council Meeting for Public Hearings**

**Tuesday, July 26, 2011**

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

Present: Mayor Malcolm D. Brodie  
Councillor Linda Barnes  
Councillor Sue Halsey-Brandt  
Councillor Ken Johnston  
Councillor Bill McNulty  
Councillor Harold Steves

David Weber, Director, City Clerk's Office, Corporate Officer

Absent: Councillor Derek Dang  
Councillor Evelina Halsey-Brandt  
Councillor Greg Halsey-Brandt

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

- 1. Official Community Plan Amendment Bylaw 8728 and Zoning Amendment Bylaw 8729 (RZ 08-423207)**  
(8540 Alexandra Road; Applicant: Home Run Developments Ltd.)

*Applicant's Comments:*

With the aid of a model of the proposed development, Architect James Hancock, IBI Group, provided a brief overview of the project and noted that the applicant and City staff have worked for two years on the proposed development, a fence will soon be erected on the site, the proposed hotel has 101 room, and two restaurants, and the proposed five-level parkade has 113 parking spaces.

The applicant commented that the project had to have at least 100 rooms to be viable.

*Written Submissions:*

Theresa P. Chong, 1702-5028 Kwantlen Street (Schedule 1)

Yong Deng, 1201-5028 Kwantlen Street (Schedule 2)

Bin Lin, 1201-5028 Kwantlen Street (Schedule 3)



## Special Council Meeting for Public Hearings

Tuesday, July 26, 2011

Elaine Leung, 1808-5028 Kwantlen Street (Schedule 4)

David Wang, 1602-5028 Kwantlen Street (Schedule 5)

Mona Chow, 1202-5028 Kwantlen Street (Schedule 6)

Alvin Lin, 806-5068 Kwantlen Street (Schedule 7)

Kelly Shu Shang, Kwantlen Street (Schedule 8)

Xin Xin Sun, 501-5028 Kwantlen Street (Schedule 9)

No name, No address (Schedule 10)

Brian J. Jackson, Director of Development, provided Council with further details regarding the proposed development, including comments related to: the widening of Alderbridge Way and Alexandra Road to be undertaken by the applicant, approximately 25% of the site would be ceded to the City for road dedications, the main access to the site is from Alexandra Road, a lay-by is planned for Kwantlen Street, and a thorough transportation analysis of the area has been completed by the City's Transportation staff.

### *Submissions from the floor:*

Ms. Keelson, 501-5028 Kwantlen Street, spoke in opposition to the proposed development and said that the proposed density of 3.0 floor area ratio was too high and there would be an increase in noise in the neighbourhood. She questioned how the City could recommend an amendment to the Official Community Plan to accommodate a new hotel when two other hotels exist on Alexandra Road.

Kelly Shu Shang, spoke in opposition to the proposed development, and advised that she represented ten residents who live at 5028, 5068 and 5088 Kwantlen Street. She submitted her statement in writing (attached to these Minutes as Schedule 8).

Ms. Shu Shang stated that area residents were under the impression that future commercial buildings in the area would not exceed four stories. She said that the increase in density in the area would create more traffic accidents in an area that already has a high vehicular accident rate, the health of area residents would be impacted by the increase in the noise in the area, residents who live in the area would have their views blocked by the proposed development, and the area already has two hotels.



## Special Council Meeting for Public Hearings

Tuesday, July 26, 2011

A brief discussion took place among Council, Mr. Jackson and the Architect regarding the floor area ratio, the number of on-site parking places for the proposed development, and that hotels usually require fewer parking spots than residential developments, and that the separation between the proposed development and the surrounding existing residential towers is approximately double the usual minimum separation of 24 metres.

PH11/8-1

It was moved and seconded

*That Official Community Plan Amendment Bylaw 8728 and Zoning Amendment Bylaw 8729 be given second and third readings.*

**CARRIED**

PH11/8-2

It was moved and seconded

*That Official Community Plan Amendment Bylaw 8728 be adopted.*

**CARRIED**

### 2. **Zoning Amendment Bylaw 8782 (RZ 10-557918)**

(9099 Cook Road; Applicant: W.T. Leung Architects Inc., on behalf of Concord Pacific Developments Inc.)

#### *Applicant's Comments:*

W.T. Leung, Architect, using display boards and a model, described the proposed project. He provided details regarding the number of residential units, the number of parking spaces, access to the site, the over-all project design, the distance between the proposed structures and the existing surrounding structures, the angle of shadowing, the sustainable features, the location of the outdoor amenity area, the provision for public art, the affordable unit component, the green roof, the aging in place provisions, the electric outlet receptacles in the parkade and the proposed bicycle co-op.

A brief discussion ensued among Council, Mr. Jackson, and Mr. Leung on topics including views from existing residential units, shadowing, parking on roads in the area, density, construction, and local schools.

#### *Written Submissions:*

Yu Ning Zhan, 1006-6333 Katsura Street (Schedule 11)

Chun Bao Zhang, 506-9188 Cook Road (Schedule 12)



## Special Council Meeting for Public Hearings

Tuesday, July 26, 2011

Alice Tam, 1605-9188 Cook Road (Schedule 13)  
Desmond Yi Zhou, 57-8355 Delsom Way, Delta, BC (Schedule 14)  
Wen Zhou, 1601-9188 Hemlock Drive (Schedule 15)  
Lindan Zhou, 1601-9188 Hemlock Drive (Schedule 16)  
Petition, 111 residents of Cook Road, Katsura Street, and Jack Bell Drive (Schedule 17)(received July 21 and 22 and July 26, 2011 at the Public Hearing)  
Petition, 48 residents of Hemlock Drive, Cook Road, Granville Avenue, Hogarth Drive, Auburn Drive, Ash Street, Katsura Street, Richmond, and Delsom Way, Delta (Schedule 18)(received July 26, 2011 at the Public Hearing)  
Amy Chan, 1306-9188 Cook Road (Schedule 19)  
Lesley Ka Mun, 808-9188 Hemlock Drive (Schedule 20)  
Jane and Ronald Wong, 1305-9188 Cook Road (Schedule 21)  
Stanislav Romashin, 906-9188 Hemlock Drive (Schedule 22)  
Kwok Ho Ma, 1103-9188 Cook Road (Schedule 23)  
Lai Fong, (Schedule 24)  
Daniela Nicolae, 1108-6233 Katsura Street (Schedule 25)  
Leo Kan, 1602-9188 Hemlock Drive (Schedule 26)  
Leo Kan, 1602-9188 Hemlock Drive (Schedule 27)  
Mariana Lee and Alexander Lum, 1506-9180 Hemlock Drive (Schedule 28)  
Winnie So, 1105-6233 Katsura Street (Schedule 29)  
Yan Xia Mai, 105-9188 Hemlock Drive (Schedule 30)  
Danny Mah, 9188 Hemlock Drive (Schedule 31)  
Tabitha Thomas, 1703-9133 Hemlock Drive (Schedule 32)  
William Lee, 1503-9188 Cook Road (Schedule 33)  
Kenneth Chan, 802-9188 Cook Road (Schedule 34)  
Nancy, 9133 Hemlock Drive (Schedule 35)  
Nancy, 9133 Hemlock Drive (Schedule 36)



## Special Council Meeting for Public Hearings

Tuesday, July 26, 2011

### *Submissions from the floor:*

Mr. Chow, 6333 Katsura Street spoke in opposition to the proposed development. He noted that more cars in the area would add to the congestion already in the area, and that too many cars are parked on area streets. He added that he was unable to acquire an extra parking space in his building's parkade, and this situation adds to parking congestion outside his building.

Mr. Chong, 9188 Hemlock Drive spoke in opposition to the proposed development, and especially to the high-rise component, and explained that residents usually own two cars and that the addition of the proposed development would bring more cars into an already crowded area. He said that car owners park their cars on Cook Road overnight, and he described as a 'headache' attempts to drive in the area and to access Garden City Road. He added that the area has many trees and stated he was opposed to the loss of trees on the subject site.

Andy Wong, 9188 Hemlock Drive spoke in opposition to the proposed development and said that the area's infrastructure and current parking capacity could not support it. He was concerned that high speed driving endangered children and parents accessing the day care centre the corner of Garden City and Cook Roads.

Mr. Wong questioned the capacity for an increase in enrolment at the local schools, and noted the potential fire hazard represented by the nearby BC Hydro installation. He questioned the effectiveness of the proposed audible pedestrian signal at the Garden City/Cook Road intersection, and wondered who would be responsible if any damage was done to his residential unit as a result of the introduction of the proposed development in his area.

Lincoln Chan, 9133 Hemlock Drive spoke in opposition to the proposed development and noted that since the opening of the Canada Line, buses had been routed away from the area making travel by vehicle necessary.



## Special Council Meeting for Public Hearings

Tuesday, July 26, 2011

Mr. Chan also stated concern regarding: parking spaces on Cook Road are daily occupied by 4:30 p.m., traffic flow in the area is as large a concern as the lack of parking, the shadowing on existing area structures will be a result of the proposed development, the danger to area children as a result of traffic interruption during the construction period of the proposed development, the bonuses the applicant is receiving in exchange for various amenities offered compared to the lack of bonuses earlier developers in the area received, the developer is unlikely to comply with the affordable housing plan, and the potential for airplanes to fly, or crash, into high rise developments.

Mr. Chan added that a thorough analysis of the feasibility of the proposed development should be undertaken.

Calvin, 9133 Hemlock Drive spoke in support of the proposed development and said that it would improve the appearance of the area by ridding the subject site of trees, racoons, bugs and former derelict houses. He welcomed the proposed new concrete sidewalk along Cook Road, and said that the proposed development would help increase area property values.

The speaker also noted that there were parking spots available in his building for \$60/month so he surmised that the parking problems in the area may be an issue for the strata councils to address.

Mr. Chan, 9188 Cook Road spoke in opposition to the proposed development and noted that maximum density of 3.12 floor area ratio is untested in the area and it is unknown if the existing infrastructure can support the proposed development.

Mr. Chan stated further concerns, including that the air flow in the area will be disrupted by the proposed development, the proposed green roof may be too small to mitigate changes to the environment, the proposed low rise components would warm up at night despite the green roof, the proposed expansion of the public path and greenway system at the Garden City Community Park could affect the ecology of the park, and views would be blocked.

Mr. Chan questioned why the proposed paving of the two tennis courts in Garden City Community Park was part of the development plan, and he noted that an earlier "Sun Tech" project had failed.



## Special Council Meeting for Public Hearings

Tuesday, July 26, 2011

Ms. Wong and Vicki Burkholder, both of 9188 Hemlock Drive, spoke on behalf of 200 area residents who opposed the proposed development, and they submitted a petition (attached to these Minutes as Schedule 18).

Ms. Wong was concerned that more population density would increase traffic, and noted that during morning and afternoon rush hours current area residents have half hour waits to access Garden City Road. She stated concern regarding blocked views, a decrease in sunlight, and the narrow separation between the proposed structures and existing area residences.

Ms. Burkholder added that area residents experience traffic problems and parking problems now. As a member of her strata council she knows that there are no further available off-street parking sites. She said that area residents do not know what is going to happen to a vacant lot across from 9188 Hemlock Drive. She questioned who would accept responsibility for the first child injured while crossing the street.

Jeff Lam, 9373 Hemlock Drive, spoke in support of the proposed development and stated that the City's high-rise residential towers attract wealthy immigrants who bring finances and jobs to the City, and that this is a good thing for entrepreneurs like himself and for Richmond's economy. He added that he understands the problems related to limited on-street parking spaces.

Mr. Kan, 9188 Hemlock Drive, spoke in opposition to the proposed development and, despite the applicant's proposed \$500,000 for Garden City Community Park enhancements, he questioned how the density increase from 1.6 floor area ratio to 3.12 floor area ratio could be justified. He noted the existing number of high-rise residential towers in the area and questioned the need for more people living in the area.

Noting the minimum 24 metre separation between the existing high-rise tower and the proposed high-rise tower, Mr. Kan stated that Richmond is not Vancouver, New York City or Hong Kong, and said that people do not want to live in a built up area.



## Special Council Meeting for Public Hearings

Tuesday, July 26, 2011

Neil McCallum, 9339 Alberta Road, spoke in opposition to the proposed development and stated that taking public transit to and from the area is not an option. He said the area is very congested, with parked vehicles creating a narrowing of area streets, and questioned what would be done to solve the problem when construction trucks are introduced into the area. He recognized the new amenities proposed by the applicant, but said they seem more suited to an industrialized area.

Nancy, 9133 Hemlock Drive, spoke in opposition to the proposed development and said so many buildings, so close together, diminish the privacy of area residents. She noted that the proposed buildings are to be built in a small area, that there was only one small park for area residents, and stated concern that if a disaster took place it would be difficult to move people out of the area.

Alice Tam, a resident of Cook Road, spoke in opposition to the proposed development and stated that Cook Road was not meant to accommodate so many high-rise towers, that it is a very busy road, it is jammed with vehicles as people try to leave the area to get to workplaces, and that the frequent stops make Cook Road dangerous.

Ms. Tam added that the proposed increase in density means more people on Cook Road, and that people living in the proposed affordable units in the area presented a security issue. She said that the area is already condensed, and suggested that other locations in the City could be designated for increased density.

Robert Desmeules, 1702-9188 Cook Road, spoke in opposition to the proposed development and stated that zero street parking exists at present. He stated that the sidewalk proposed by the applicant would complete a sidewalk that is already halfway there, and that the proposed 142 residential units represents a 25% increase in the population of the area with a minimum addition of 200 cars. He remarked that the area is too dense, too dangerous, and that there are too many people in too many spaces.





## Special Council Meeting for Public Hearings

Tuesday, July 26, 2011

Philip Chung, 1306-9188 Cook Road, spoke in opposition to the proposed development and expressed concern with the lack of parking spaces near the child care centre and stated that it is only a matter of time before a child is struck by a car. He noted the green aspect of the proposed bicycle co-op, but said that the Canada Line permits only one bicycle on board per car during rush hours.

Mr. Chung said that on-street parking in the area is already congested and that he parks his second car at a five-to-ten minute walking distance from his residence. He added that there are no loading zones in the area for use by moving companies, and that the area is already dim at twilight and that the addition of another high-rise residential tower will further decrease natural light.

Edwin, 6333 Katsura Street, said he liked the proposed project, but stated his concern with traffic flow along Cook Road, and with accessing Garden City Road. He stated that the six existing buildings in the area are well spaced, but that the proposed buildings are out of proportion with the original development of the area.

He was concerned with construction trucks in the area during the construction period and he suggested that the City approve a traffic management plan before, not after, any rezoning is allowed. He requested an explanation of a potential traffic management plan.

A resident of unit 602-9188 Cook Road spoke in opposition to the proposed development and said that Cook Road is busy during the morning rush hour. He was concerned regarding the potential for construction vehicles blocking Cook Road during the construction phase of the proposed project.

Mr. Grey, an area resident, spoke in opposition to the proposed development and stated that 196 parking spaces for 142 residential units were insufficient. He noted that the potential for an injury to children who attend the area's day care centre is not an issue related to the proposed development, but is related to how child care is undertaken.

Mr. Grey said his concerns were related to construction noise, dust created by construction, blocked views, the potential for change to continue during the coming years, and the need for more living places for people who move to the City.



## Special Council Meeting for Public Hearings

Tuesday, July 26, 2011

Mr. Grey noted that that City needs increased population in order to increase the tax base, and that the City has an overall plan to develop this area.

Ms. Ying, 9188 Cook Road, spoke in opposition to the proposed development and stated that the view from her fifth floor residential unit would be blocked by the proposed project, that there is a strong air flow between the existing buildings, and that sand and dust in the area during the construction period would lead to respiratory problems, and would seriously compromise the health of area residents.

The Mayor acknowledged the conclusion of the first round of speakers. The following then spoke for a second time on new information.

Mr. Lincoln Chan, 9133 Hemlock Drive, remarked that area structures have to survive a potential earthquake, and that many people in the neighbourhood would be injured in the event of an earthquake. He added that the applicant's model did not include all buildings in the area, thereby misrepresenting the neighbourhood.

Mr. Chan also noted that the new residents of this new building might also be discontented due to the problems outlined this evening.

Mr. Chow, 6333 Katsura Street, questioned why the applicant could not add two more stories to the proposed parkade, in order to provide more spaces to take parked cars off the surrounding streets.

In response to questions Mr. Jackson confirmed that the site met zoning bylaw requirements for parking.

Mr. Jackson stated that the proposed development would have a loading area on site, off the street, and that all garbage and recycling would be handled onsite, not on the street.

Further, Mr. Jackson confirmed that, with redevelopment, there would still be parking on the north side of Cook Road, and that the proposed building height of 45 metres was part of the Official Community Plan (OCP) since 1996.

Mr. Jackson reviewed the benefits that accrue to the City in return for consideration of higher density, and he briefly discussed the proposed built form as it related to the projects to the north and the south.



## Special Council Meeting for Public Hearings

Tuesday, July 26, 2011

Finally, Mr. Jackson outlined the content and timing of the Construction Management Plan.

PH11/8-3

It was moved and seconded

*That Zoning Amendment Bylaw 8782 be given second and third readings and that the following conditions be met prior to Zoning Amendment Bylaw 8782 receiving fourth reading:*

- (i) Council consideration of a Traffic Management Plan in conjunction with the Development Permit; and*
- (ii) that a covenant be registered on the building/development proposed for 9099 Cook Road regarding the possible redevelopment in the immediate area of 9099 Cook Road.*

**CARRIED**

PH11/8-4

It was moved and seconded

*That staff:*

- (a) review traffic patterns in the proximity of the development proposed for 9099 Cook Road generally and in relation to the existing daycare facility;*
- (b) review the steps that can be taken to advise owners and residents in the immediate area regarding proposed developments; and*
- (c) review the public transit plan to measure the adequacy of bus service in the area.*

**CARRIED**

3. **Zoning Amendment Bylaw 8783 (RZ 10-539727)**  
(7531 and 7551 Bridge Street; Applicant: Xue Yan and Han Liu)

*Applicant's Comments:*

None.

*Written Submissions:*

None.

*Submissions from the floor:*

None.



**Special Council Meeting for Public Hearings**

Tuesday, July 26, 2011

PH11/8-5

It was moved and seconded

*That Zoning Amendment Bylaw 8783 be given second and third readings.*

**CARRIED**

**ADJOURNMENT**

PH11/8-6

It was moved and seconded

*That the meeting adjourn (10:06 p.m.).*

**CARRIED**

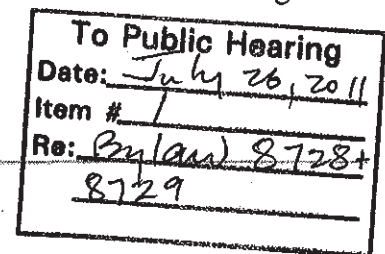
Certified a true and correct copy of the Minutes of the Special Meeting for Public Hearings of the City of Richmond held on Tuesday, July 26, 2011.

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Mayor (Malcolm D. Brodie)

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Corporate Officer  
City Clerk's Office (David Weber)

**MayorandCouncillors**

**From:** City of Richmond Website [webgraphics@richmond.ca]  
**Sent:** July 20, 2011 11:23 AM  
**To:** MayorandCouncillors  
**Subject:** Send a Submission Online (response #573)  
**Categories:** 12-8060-20-8729 - 8540 Alexandra

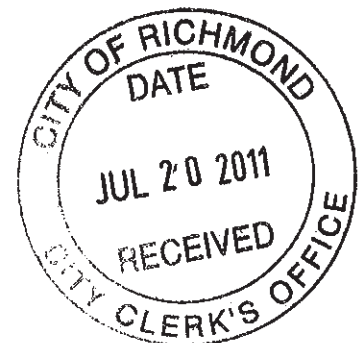
**Schedule 1 to the Minutes of the  
Special Council Meeting for  
Public Hearings held on Tuesday,  
July 26, 2011.**

**Send a Submission Online (response #573)****Survey Information**

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	7/20/2011 11:21:53 AM

**Survey Response**

Your Name:	Theresa P Chong
Your Address:	1702 - 5028 Kwantlen Street
Subject Property Address OR Bylaw Number:	8540 Alexandra Road
Comments:	In regards to the rezone at 8540 Alexandra Road, I strongly OPPOSE because the district is now already too busy and traffic is never smooth from 8am to 10pm daily. Also there are already FOUR POINTS HOTEL and LA QUINTA INN on the same block. Thanks.



<b>To Public Hearing</b>
Date: <u>July 26, 2011</u>
Item # <u>1</u>
Re: <u>Bylaw 8728 +</u> <u>8729</u>

**MayorandCouncillors**

**From:** City of Richmond Website [webgraphics@richmond.ca]  
**Sent:** July 20, 2011 7:25 PM  
**To:** MayorandCouncillors  
**Subject:** Send a Submission Online (response #575)

**Categories:** 12-8060-20-8729 - 8540 Alexandra, 12-8060-20-8728 - (OCP) - 8540 Alexandra Road

**Send a Submission Online (response #575)**

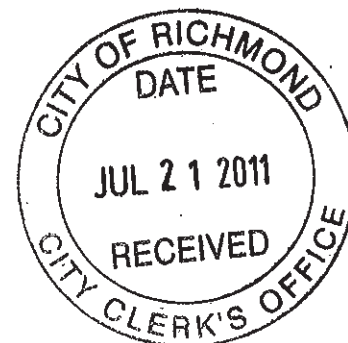
**Schedule 2 to the Minutes of the Special Council Meeting for Public Hearings held on Tuesday, July 26, 2011.**

**Survey Information**

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	7/20/2011 7:23:58 PM

**Survey Response**

Your Name:	Yong Deng
Your Address:	1201-5028 Kwantlen St, Richmond, BC
Subject Property Address OR Bylaw Number:	8540 Alexandra Road/Bylaw 8728 and bylaw 8729
Comments:	I strongly oppose the OCP amendment by law 8728 and zoning amendment bylaw 8729 for 8540 Alexandra Road for the following reasons: 1. it will cause very heavy traffic for buding a 10-storey hotel building in Alexandra Rd and Kwentlan St , even now the traffic is very serious during the weekend and holidays, 2. It is not practical to build a hotel building just beside such a narrow street( the kwantlen st between Alderbridge Way and Alexandra Rd is very narrow), it can imagine how crowded will be if build a 10-storey hotel plus a restaurant 3. it will not harmony with the surronding buildings and environment, 4. There are already at least two hotel buildings just few steps away



**MayorandCouncillors**

**From:** City of Richmond Website [webgraphics@richmond.ca]  
**Sent:** July 20, 2011 7:25 PM  
**To:** MayorandCouncillors  
**Subject:** Send a Submission Online (response #576)  
**Categories:** 12-8060-20-8728 - (OCP) - 8540 Alexandra Road, 12-8060-20-8729 - 8540 Alexandra

<b>To Public Hearing</b>
Date: <u>July 26, 2011</u>
Item # <u>1</u>
Re: <u>Bylaw 8728 +</u> <u>8729</u>

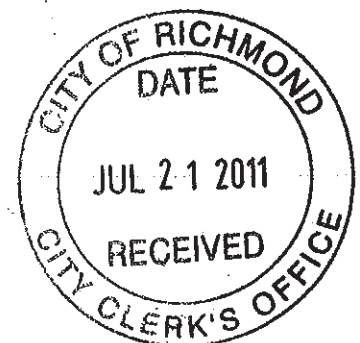
**Send a Submission Online (response #576)****Survey Information**

**Schedule 3 to the Minutes of the  
Special Council Meeting for  
Public Hearings held on Tuesday,  
July 26, 2011.**

Site:	City Website
Page Title:	Send a Submission Online
URL:	<a href="http://cms.richmond.ca/Page1793.aspx">http://cms.richmond.ca/Page1793.aspx</a>
Submission Time/Date:	7/20/2011 7:24:11 PM

**Survey Response**

Your Name:	Bin Lin
Your Address:	1201-5028 Kwantlen St, Richmond, BC
Subject Property Address OR Bylaw Number:	8540 Alexandra Road/Bylaw 8728 and bylaw 8729
Comments:	I strongly oppose the OCP amendment by law 8728 and zoning amendment bylaw 8729 for 8540 Alexandra Road for the following reasons: 1. it will cause very heavy traffic for buding a 10-storey hotel building in Alexandra Rd and Kwentlan St , even now the traffic is very serious during the weekend and holidays, 2. It is not practical to build a hotel building just beside such a narrow street( the kwantlen st between Alderbridge Way and Alexandra Rd is very narrow), it can imagine how crowded will be if build a 10-storey hotel plus a restaurant 3. it will not harmony with the surronding buildings and environment, 4. There are already at least two hotel buildings just few steps away



**Weber, David** | **Schedule 4 to the Minutes of the  
Special Council Meeting for  
Public Hearings held on Tuesday,  
July 26, 2011.**

**From:** on behalf of Mayor and Councillors

<b>To Development Permit Panel</b>	
Date:	<u>July 26, 2011</u>
Item #:	<u>1</u>
Re:	<u>Bylaws 8728 &amp; 8729</u>

### Survey Response

Your Name:	Elaine Leung
Your Address:	1808-5028 Kwantlen Street, Richmond, B.C. V6X 4K2
Subject Property Address OR Bylaw Number:	Bylaws 8728 & 8729
Comments:	I would like to submit my OPPOSITION on this rezoning application on 8540 Alexandra Road to build a 10-storey hotel building base on the following reasons: (1) The 10-storey hotel building does not harmony with the neighbourhood area; (2) To build a hotel with entrance on this block of Kwantlen Street - a narrow, short and single lane doesn't make sense at all and definitely will worsen the traffic jam, air and noise pollution which is now an everyday occurrence already. This part of Kwantlen Street is the main entrance for traffic from Vancouver to the popular Alexandra Road especially during meals hours and weekends. (3) We don't need 3 hotels within the same block/ street because it brings in too many outsiders to this area which might cause security concern and issue for the residents nearby. Thank you.



Mayor and Councillors

**Schedule 5 to the Minutes of the  
Special Council Meeting for  
Public Hearings held on Tuesday,  
July 26, 2011.**

**From:** on behalf of Mayor and Councillors  
**Categories:** 12-8060-20-8728 - (OCP) - 8540 Alexandra Road

<b>To Public Hearing</b>	
<b>Date:</b>	<u>July 26, 2011</u>
<b>Item #:</b>	<u>1</u>
<b>Re:</b>	<u>Bylaw, 8728</u>
_____	

### Survey Response

Your Name:	David Wang
Your Address:	1602-5028 Kwantlen Street, Richmond, BC
Subject Property Address OR Bylaw Number:	Bylaw 8728
Comments:	<p>Based on the current traffic jams and gridlock at the corner of Garden City Road and Alderbridge Way during the busy weekend and holiday evenings. The approval of the rezoning of the land at 8540 Alexandra Road will cause additional problems in the already crowded and busy intersection and neighborhood. Also, this might increase the number of accidents at the already busy intersection. Based on what I have seen in the last 10 years around this area, I have to ask the City of Richmond to decline the application to rezone 8540 Alexandra Road.</p> <p>Sincerely, David</p>

**Mayor and Councillors**

**Schedule 6 to the Minutes of the Special Council Meeting for Public Hearings held on Tuesday, July 26, 2011.**

**From:** on behalf of Mayor and Councillors  
**Categories:** 12-8060-20-8729 - 8540 Alexandra

<b>To Public Hearing</b>	
Date:	<u>July 26, 2011</u>
Item #	<u>1</u>
Re:	<u>Bylaws</u> <u>8728 &amp; 8729</u>

**Survey Response**

Your Name:	Mona Chow
Your Address:	1202 - 5028 Kwantlen Street V6X 4K2
Subject Property Address OR Bylaw Number:	8540 Alexandra Road
Comments:	<p>I am against rezoning 8540 Alexandra Road to hotel commercial. A 10 story hotel on this lot would block my view of the north side as I am at 10 story; violate my privacy as well as hotel guests as we can both see each other across the street. A 10 story hotel would make it the highest building on that block, higher than the existing LaQuinta Inn and thus not in keeping with the existing buildings on that block. Also, at time of purchase of my condo, that is my primary residence (ie. I live there), I was advised my realtors and city that any building that would be at 8540 Alexandra would be no taller than LaQuinta, if at all, as the lot is zoned for commercial use. Having a hotel across from an apartment would decrease the value of my primary residence because it blocks views but further, residents and hotel guests can see each other from the street, a big turn off. This would also be poor planning if Richmond permits this rezoning. I don't see any existing hotels in the sight lines of apartments and condos in Richmond and that should not start now.</p>

**Mayor and Councillors**

**Schedule 7 to the Minutes of the  
Special Council Meeting for  
Public Hearings held on Tuesday,  
July 26, 2011.**

**From:** on behalf of Mayor and Councillors  
**Categories:** 12-8060-20-8729 - 8540 Alexandra

<b>To Public Hearing</b>	
<b>Date:</b>	<u>July 26, 2011</u>
<b>Item #</b>	<u>1</u>
<b>Re:</b>	<u>Bylaw 8728 &amp; 8729</u>

### Survey Response

Your Name:	ALVIN LIN
Your Address:	#806-5068 KWANTLEN STREET
Subject Property Address OR Bylaw Number:	8540 ALEXANDRA ROAD - BYLAW 8728 & 8729
Comments:	<p>Dear Council, I would like to oppose to the construction of a new hotel building at 8540 Alexandra Road, as I am very concerned for the security and safety of my neighborhood. First, the hotel building is 10 storey high and a block away, there is privacy concern for the residents who live on the 10th floor and below. By looking out the windows, the hotel guests may have a clear view of the units directly across from the hotel. Second, the construction noise and debris will pollute the neighborhood and creating poor living environment for the residents. Lastly, the entrance of the hotel located on Kwantlen Street will congest the already busy road with even heavier volume of traffic. As a resident of Seasons, I strongly urge the council to reconsider the approval of constructing a hotel located at 8540 Alexandra Road.</p> <p>Sincerely, ALVIN</p>

My name is Kelly Shu Shang.

Schedule 8 to the Minutes of the  
Special Council Meeting for  
Public Hearings held on Tuesday,  
July 26, 2011.

Dear Ladies and Gentlemen:

I am representing the owners of 501, 601, 703, 801, 508, 1705, 503-5028; 506-5068; 1801-5088  
Kwantlen Street, Richmond.

- 1) The Auto-Oriented Commercial Zoning protects the interest of the residence. There will be no high commercial buildings close to the residential buildings. The owners bought their properties in seasons and made the decision on their homes in seasons based on this understanding. The city of Richmond is responsible to protect the interest of residents. We strongly oppose to the changes.
- 2) The hotel building will change the density of the area. It will increase people because the hotel will have more than 100 rooms. There will be travelers, strange faces around the area. The most important is that it will increase the traffic. The current traffic situation is already terrible. Many car accidents happened in a "regular" basis in the intersection of Kwantlen Street and Alderbrige. ICBC could support us documents for this issue. The main reason because the narrow road in Kwantlen Street to the south of the Alderbridge Way. According to the plan from the city, the city had the intention to make the road wider. It would minimize the traffic accidents. However, the city not only gave up this proposal, but it gives us the proposal for building a hotel in the traffic corner. I think the city has to get research from ICBC first. You will see how serious it will cause to have more traffic in the intersection. Traffic accidents relates to people's life. As a resident in seasons, I do not want to see any more serious accident happens. The City of Richmond, please think about your plan more seriously.
- 3) The noise issue is already a big problem for the residents now. The airplane and the heavy traffic in the intersection affect people's living. If more cars stop right in the corner for the intersection, the noise will much worse. It will trigger health issues of the residents in the long run.
- 4) Some owners bought the units and offered the price to enjoy the beautiful views of the mountain. If the hotel is 10 floors, I will affect the value of the apartment for them. The city or the builder of the hotel should compensate the owners for the value loss. Even you could do that; nobody could afford to compensate the loss of people's happiness mood to view the beautiful mountains.
- 5) There are many hotels in the Richmond already. Four points is just beside. We could not see the reason for the hotel except the benefit for the owner of the lot. The city of Richmond should protect the interest of majority people not one rich person.

I hope the council will consider our opinion seriously. As owners of the seasons, we strongly oppose the proposal.

Please see the back for the authorization of Representation.

## Opposition

Schedule 9 to the Minutes of the  
Special Council Meeting for  
Public Hearings held on Tuesday,  
July 26, 2011.

City of Richmond:

July 26, 2011

I am the owner of 501-5028 Kwantlen Street, which is just facing the proposed land. I am opposed to the proposed Zoning Amendment and OCP Amendment for the following reasons.

- 1) The current zoning of Auto-Oriented Commercial (CA) specifies that the maximum floor area ratio for hotel is 1.5, and no 3-or-more storey building shall be located close to a residential zone than 25 meters. This protects the interests of residents around, especially the Seasons Zone. Residents choose to live in Seasons based on their understanding that the use of the proposed land will not be changed, and that they are confident that City will burden the responsibility to protect the interests of the residents around. I am very disappointed that City recommends the rezoning application which will definitely cause detriment to residents around. As one of the residents of the residential zone, I am strongly opposed to the Zoning Amendment Application.
- 2) According to the current Specific Land Use Map: Aberdeen Village, the 8540 Alexandra Road is in Urban Centre (T5) plan, which means the maximum Development Site Density is 2 for hotel use, without Village Centre Bonus. As per the GIS Inquiry from City of Richmond, the parcel area is 2,869 sq.m. The current specific land use allows a maximum building area of 5,738 sq.m for hotel use. However, the proposed Centre Bonus would give an extra density of 1 to applicant, i.e. total building area of 8,607 sq.m for hotel use. I wonder how City recommends the OCP amendment under the situation that there are already 2 hotels that are very close to the proposed land, Four Points at 8368 Alexandra Road and La Quinta Inn Vancouver Airport at 8640 Alexandra Rd, meanwhile, residents will definitely be hurt, physically and spiritually.
- 3) Imagine the situation that a 10 storey hotel with 101 guest rooms and parking for 113 cars is just my neighbour. Blocked view, added noise to the already heavy airplane noise, increased strangers, and jammed traffic would definitely happen if the proposed hotel were finally erected. Are those what the City would like to see? The most important point is if we can still trust the democracy of City, and if we are still confident that the City will protect the interests of residents as it has done before.
- 4) I bought unit 501-5028 Kwantlen Street last year, mainly because of the good view to the north. The purchase price reflected the good view. The proposed hotel would definitely block the view, and cause my unit to lose value, which is unfair to me. Up to now, I am very disappointed and depressed, because I believe the proposal would have been denied by City before this public hearing. Please consider seriously the very serious results to the residents around, and bring us fair and comfort.

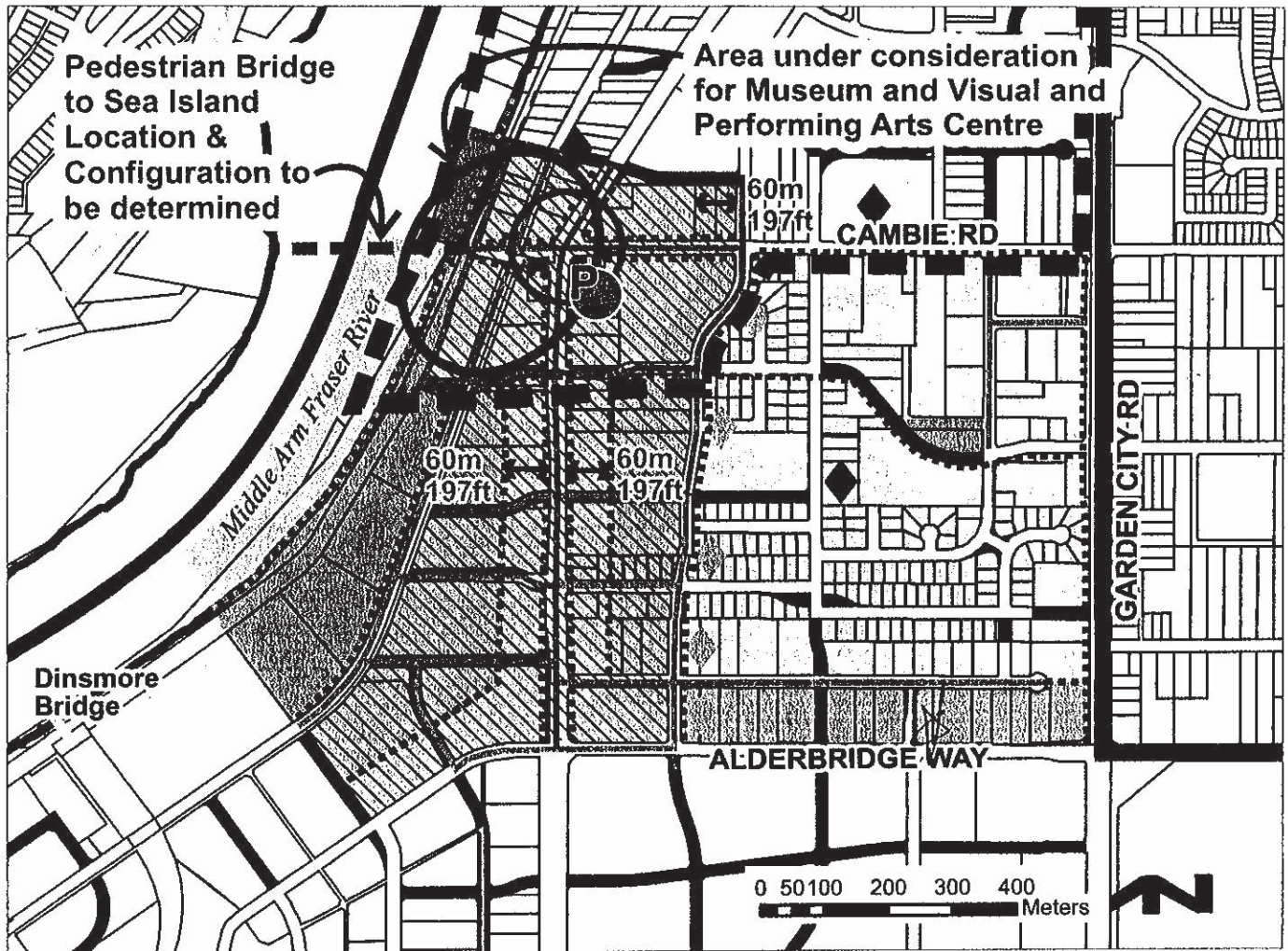
Thanks

Owner of Unit 501-5028 Kwantlen Street

Xin Xin SUN



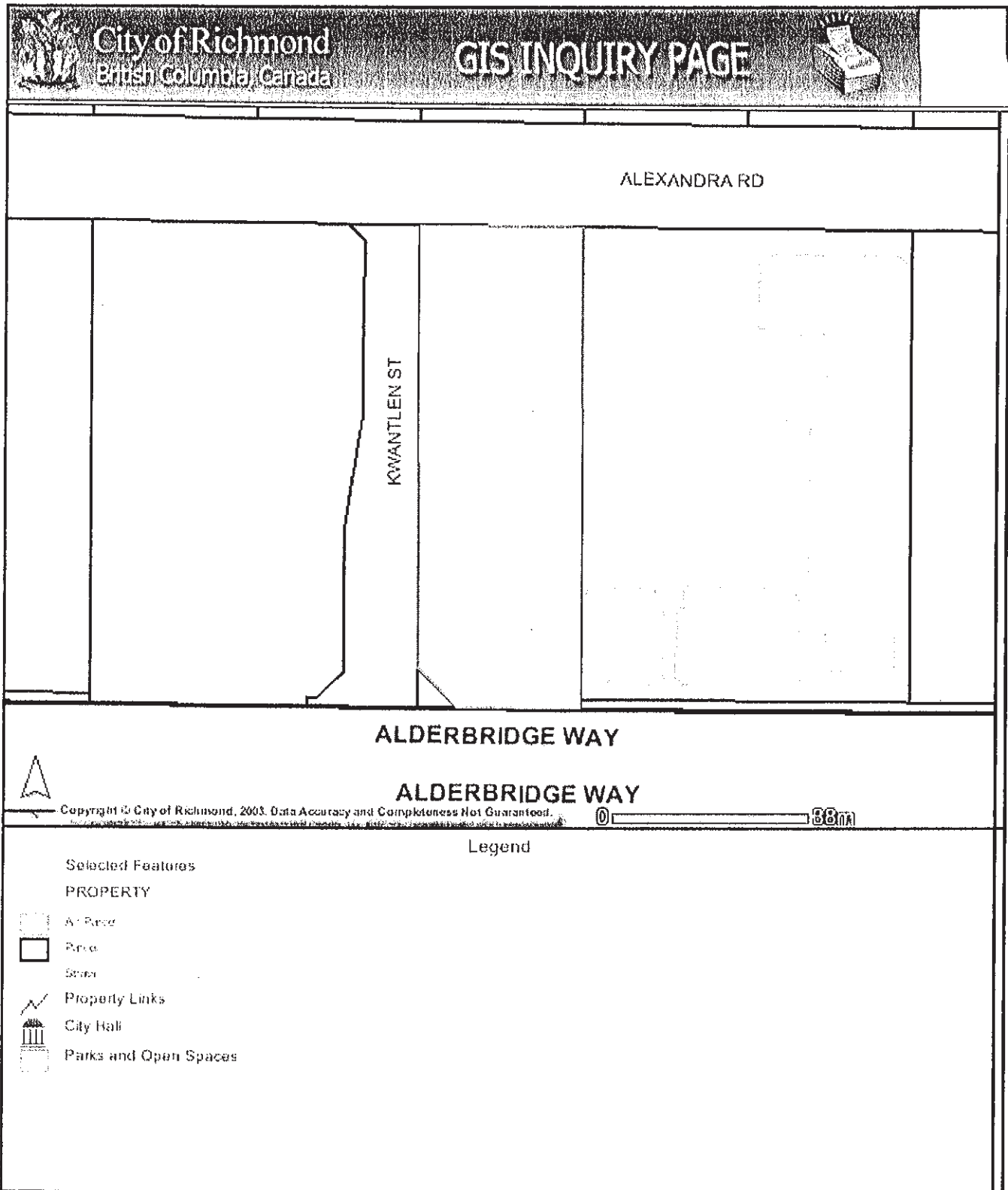
### Specific Land Use Map: Aberdeen Village (2031)



	General Urban T4 (25m)		Non-Motorized Boating & Recreation Water Area		Proposed Streets
	Urban Centre T5 (35m)		Marina (Residential Prohibited)		Pedestrian-Oriented Retail Precincts-High Street & Linkages
	Urban Centre T5 (25m)		Village Centre Bonus		Pedestrian-Oriented Retail Precincts-Secondary Retail Streets & Linkages
	Park		Institution		Richmond Arts District
	Park-Configuration & location to be determined		Pedestrian Linkages		Canada Line Station
	Village Centre: No.3 Road & Cambie Road Intersection		Waterfront Dyke Trail		Transit Plaza

Specific Land Use Map: Aberdeen Village – Detailed Transect Descriptions		
Land Use Map Designation	Permitted Uses	Maximum Average Net Development Site Density
<b>General Urban (T4)</b>		
<ul style="list-style-type: none"> <li>Residential prohibited.</li> <li>Overlays:                             <ul style="list-style-type: none"> <li>a) Industrial Reserve – “Limited Commercial”;</li> <li>b) Institution – Location as indicated;</li> <li>c) Pedestrian-Oriented Retail Precincts – “High Streets &amp; Linkages”;</li> <li>d) Pedestrian-Oriented Retail Precincts – “Secondary Retail Streets &amp; Linkages”.</li> </ul> </li> </ul> <p>Additional Land Use Considerations:</p> <ul style="list-style-type: none"> <li>a) Community Centre (North) – This facility may be situated in Bridgeport, Aberdeen, or Capstan Village area;</li> <li>b) Library Lending Service – This service should be situated within 400 m (1,312 ft.) of Aberdeen Village’s designated Village Centre.</li> </ul>	<ul style="list-style-type: none"> <li>Light Industry</li> <li>The following uses, provided that such uses are not situated on the ground floor of the building (excluding building entrance lobbies):                             <ul style="list-style-type: none"> <li>a) Office;</li> <li>b) Education (excluding schools offering provincially mandated K-12 programs).</li> </ul> </li> <li>The following uses, provided that such uses are not situated more than 50 m (98 ft.) from a property line abutting Hazelbridge Way, Alexandra Road, McKim Way, or Odlin Crescent north of Odlin Road:                             <ul style="list-style-type: none"> <li>a) Retail Trade &amp; Services;</li> <li>b) Restaurant;</li> <li>c) Neighbourhood Pub;</li> <li>d) Institutional Use;</li> <li>e) Recreation;</li> <li>f) 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.).</li> </ul> </li> <li>Community Use (excluding child care)</li> <li>Accessory Uses</li> </ul>	<ul style="list-style-type: none"> <li>1.2, provided that:                             <ul style="list-style-type: none"> <li>a) the total floor area of non-industrial uses may not exceed that of industrial uses (excluding parking);</li> <li>b) non-industrial uses do not share a common building entrance with industrial uses (excluding accessory uses).</li> </ul> </li> </ul> <p>Additional density, where applicable:</p> <ul style="list-style-type: none"> <li>Industrial Reserve – “Limited Commercial”: To be determined on a site specific basis via City development application processes;</li> <li>Institution: To be determined on a site specific basis via City development application processes.</li> </ul>
<b>Urban Centre (T5)</b>		
<ul style="list-style-type: none"> <li>Residential prohibited.</li> <li>Overlays:                             <ul style="list-style-type: none"> <li>a) Commercial Reserve;</li> <li>b) Village Centre Bonus;</li> <li>c) Institution;</li> <li>d) Richmond Arts District (RAD);</li> <li>e) Pedestrian-Oriented Retail Precincts – “High Streets &amp; Linkages”;</li> <li>f) Pedestrian-Oriented Retail Precincts – “Secondary Retail Streets &amp; Linkages”.</li> </ul> </li> </ul> <p>Additional Land Use Considerations:</p> <ul style="list-style-type: none"> <li>a) Museum &amp; Visual and Performing Arts Centre – These facilities are under consideration for location in this area;</li> <li>b) Community Centre (North) – This facility may be situated in Bridgeport, Aberdeen, or Capstan Village area;</li> <li>c) Library Lending Service – This service should be situated within 400 m (1,312 ft.) of Aberdeen Village’s designated Village Centre.</li> </ul>	<ul style="list-style-type: none"> <li>Office</li> <li>Hotel</li> <li>Retail Trade &amp; Services</li> <li>Restaurant</li> <li>Entertainment</li> <li>Education (excluding schools offering provincially-mandated kindergarten to grade 12 programs)</li> <li>Neighbourhood Pub</li> <li>Institutional Use</li> <li>Recreation</li> <li>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.)</li> <li>Community Use (excluding child care)</li> <li>Accessory Uses</li> </ul>	<ul style="list-style-type: none"> <li>2.0</li> </ul> <p>Additional density, where applicable:</p> <ul style="list-style-type: none"> <li>Institution: To be determined on a site specific basis via City development application processes;</li> <li>Village Centre Bonus:                             <ul style="list-style-type: none"> <li>a) north of Browngate Road: 1.0 for the provision of non-residential uses;</li> <li>b) elsewhere: 1.0 for the provision of office uses only.</li> </ul> </li> </ul>

Note: Richmond’s Aircraft Noise Sensitive Development (ANSD) Policy applies (OCP Schedule 1) throughout this Village.



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Legend

Selected Features

PROPERTY

- Area
- Drive
- Sewer
- Property Links
- City Hall
- Parks and Open Spaces

**City of Richmond Property Information**

Address: 8540 Alexandra Rd

Richmond Key: 20398

Lot: 39

Zoning: CA

FCL: 2.9m Gsc - Area A

DPA: Yes ALR: No Heritage: No HAP Required: No ESA DP required: No RAR: No NEF: Yes

Parcel Area: 2869 sq.m.

BCAA Legal: 39 SEC 33 BLK5N RG6W PL 6979 Except Plan BYLAW 72866.

Roll: 083616008

SEC: 33-5-6

OCP SCH: 2.10

Rights of Way:

PID: 004-130-073

PL: 6979

Sewer Area: West

Recycling Pick up Day: TUESDAY



**Assessments****Gross Taxes:** \$47,603.48**Parcel Area:** 2869 sq.m.**Gross Land:** \$2,856,000.00**Gross Improvement:** \$0.00**Gross Total:** \$2,856,000.00**Net Land:** \$2,856,000.00**Net Improvement:** \$0.00**Net Total:** \$2,856,000.00**Disclaimer**

GIS information is provided as a public resource for general information purposes only. The information shown on this map is compiled from various sources and the City makes no warranties, expressed or implied, as to the accuracy or completeness of the information.

Users are reminded that lot size and legal description must be confirmed at the Land Title office in New Westminster.

These maps are NOT a legal document, and is published for information and convenience purposes only.

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**Schedule 10 to the Minutes of the  
Special Council Meeting for  
Public Hearings held on Tuesday,  
July 26, 2011.**

I am against rezoning 8540 Alexandra Road to hotel commercial. A 10 story hotel on this lot would block my view of the north side as I am at 10 story; violate my privacy as well as hotel guests as we can both see each other across the street. A 10 story hotel would make it the highest building on that block, higher than the existing LaQuinta Inn and thus not in keeping with the existing buildings on that block. Also, at time of purchase of my condo, that is my primary residence (ie. I live there), I was advised my realtors and city that any building that would be at 8540 Alexandra would be no taller than LaQuinta, if at all, as the lot is zoned for commercial use. Having a hotel across from an apartment would decrease the value of my primary residence because it blocks views but further, residents and hotel guests can see each other from the street, a big turn off. This would also be poor planning if Richmond permits this rezoning. I don't see any existing hotels in the sight lines of apartments and condos in Richmond and that should not start now.

<b>To Public Hearing</b>
Date: <u>July 26, 2011</u>
Item # <u>2</u>
Re: <u>Bylaw 8782</u>

**MayorandCouncillors**

**From:** City of Richmond Website [webgraphics@richmond.ca]  
**Sent:** July 19, 2011 7:54 PM  
**To:** MayorandCouncillors  
**Subject:** Send a Submission Online (response #572)  
**Categories:** 12-8060-20-8782 - 9099 Cook Rd

**Schedule 11 to the Minutes of the  
Special Council Meeting for  
Public Hearings held on Tuesday,  
July 26, 2011.**

**Send a Submission Online (response #572)****Survey Information**

Site:	City Website
Page Title:	Send a Submission Online
URL:	<a href="http://cms.richmond.ca/Page1793.aspx">http://cms.richmond.ca/Page1793.aspx</a>
Submission Time/Date:	7/19/2011 7:53:18 PM

**Survey Response**

Your Name:	Yu Ning Zhan
Your Address:	1006-6333 Katsura St., Richmond BC
Subject Property Address OR Bylaw Number:	9099 Cook Rd, Richmond BC
Comments:	We strongly object building a high rise in this location. This is not a city center busy area. our building already close to the neighbour. squeezing a high rise in between is totally unacceptable.



**MayorandCouncillors**

**From:** City of Richmond Website [webgraphics@richmond.ca]  
**Sent:** July 19, 2011 7:16 PM  
**To:** MayorandCouncillors  
**Subject:** Send a Submission Online (response #571)  
**Categories:** 12-8060-20-8782 - 9099 Cook Rd

<b>To Public Hearing</b>
Date: <u>July 26, 2011</u>
Item # <u>2</u>
Re: <u>Bylaw 8783</u>

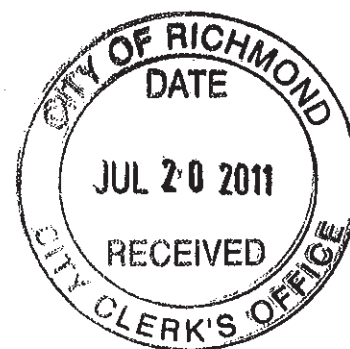
Schedule 12 to the Minutes of the  
Special Council Meeting for  
Public Hearings held on Tuesday,  
July 26, 2011.

**Send a Submission Online (response #571)****Survey Information**

Site:	City Website
Page Title:	Send a Submission Online
URL:	<a href="http://cms.richmond.ca/Page1793.aspx">http://cms.richmond.ca/Page1793.aspx</a>
Submission Time/Date:	7/19/2011 7:14:57 PM

**Survey Response**

Your Name:	Chun Bao Zhang
Your Address:	506-9188 Cook Road
Subject Property Address OR Bylaw Number:	9099 Cook Road
Comments:	I am strongly Against developing high-rise building at 9099 Cook Road. Reason: 1. The living room window of my suite in 9188 COOK RD is directly facing 9099 COOK RD. If there is another high-rise building built at 9099 Cook Road, a) it will Block Nature Sunlight towards my building. b) thus, It will reduce the sale value of my suite in 9188 Cook Road. c). Invade my privacy as 9099 is TOO CLOSE to 9188 on Cook Road 2. Introducing loud construction noise for the next 2-3 years, plus, introduce inconvenience to traffic obstruction. 3. Destroy natural green area of the location of 9099 Cook Road as it has been acting as a natural water repository ever since.



<b>To Public Hearing</b>	
Date:	<u>July 26, 2011</u>
Item #	<u>2</u>
Re:	<u>Bylaw 8782</u>

**MayorandCouncillors**

**From:** City of Richmond Website [webgraphics@richmond.ca]  
**Sent:** July 20, 2011 6:32 PM  
**To:** MayorandCouncillors  
**Subject:** Send a Submission Online (response #574)  
**Categories:** 12-8060-20-8782 - 9099 Cook Rd

**Schedule 13 to the Minutes of the Special Council Meeting for Public Hearings held on Tuesday, July 26, 2011.**

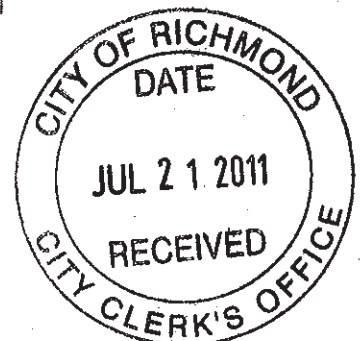
**Send a Submission Online (response #574)**

**Survey Information**

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	7/20/2011 6:31:09 PM

**Survey Response**

Your Name:	Alice Tam
Your Address:	1605-9188 Cood Road, Richmond BC V6Y 4M1
Subject Property Address OR Bylaw Number:	9099 Cook Road - ByLaw 8782 (RZ 10-557918)
Comments:	I'm object the rezoning to build a 16th-floor high rise apartment on this zone because of the following reasons: 1. When we initial made the purchase of the property back in 2007; we, the buyers, were told/promised by the developer that the Government will not allow another high-rise to be built on that particular zone. The rezoning was only allow for up to a 7th floor apartment. 2. there are too many high rise built in the neighborhood & that will ended up blocking all the view from our unit; & 3. the building of the new high rise in the extremely close distance does create an extremely uncomfortable tense, pressure & sense of insecurity to be able to "see" & "be seen" by the "high-rise neighbourhood" just across the road; especially my unit which has the one & only North-faced windows.



**MayorandCouncillors**

**From:** City of Richmond Website [webgraphics@richmond.ca]  
**Sent:** July 21, 2011 12:48 PM  
**To:** MayorandCouncillors  
**Subject:** Send a Submission Online (response #578)  
**Categories:** 12-8060-20-8782 - 9099 Cook Rd

<b>To Public Hearing</b>
<b>Date:</b> <u>July 26, 2011</u>
<b>Item #</b> <u>2</u>
<b>Re:</b> <u>Bylaw 8782</u>

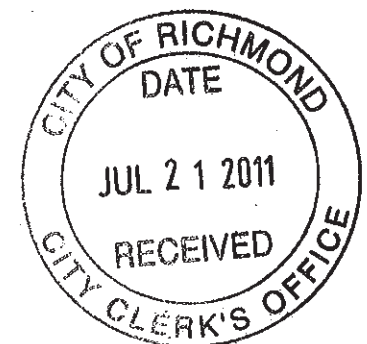
**Schedule 14 to the Minutes of the Special Council Meeting for Public Hearings held on Tuesday, July 26, 2011.**

**Send a Submission Online (response #578)****Survey Information**

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	7/21/2011 12:47:05 PM

**Survey Response**

Your Name:	Desmond Yi zhou
Your Address:	57-8355 DELSOM WAY DELTA, BC, V4C 0A9
Subject Property Address OR Bylaw Number:	Zonng Amendment \bylaw 8782 (RZ10-557918)
Comments:	We strongley oppose the rezoning application. The new high-rise building will be extremely close to the two existing high-rise building. The development will remove the only remaining forrested area in the vicinity and severely affect the appearance and ecology of the neighbourhood.



To Public Hearing	
Date:	July 26, 2011
Item #	2
Re:	Bylaw 8782

**MayorandCouncillors**

**From:** City of Richmond Website [webgraphics@richmond.ca]  
**Sent:** July 21, 2011 12:54 PM  
**To:** MayorandCouncillors  
**Subject:** Send a Submission Online (response #579)  
**Categories:** 12-8060-20-8782 - 9099 Cook Rd

**Schedule 15 to the Minutes of the  
Special Council Meeting for  
Public Hearings held on Tuesday,  
July 26, 2011.**

**Send a Submission Online (response #579)****Survey Information**

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	7/21/2011 12:53:43 PM

**Survey Response**

Your Name:	wen zhou
Your Address:	1601-9188 hemlock drive, richmond BC V6Y 4J7
Subject Property Address OR Bylaw Number:	Zonng Amendment \bylaw 8782 (RZ10-557918)
Comments:	We strongley oppose the rezoning application. The new high-rise building will be extremely close to the two existing high-rise building. Now, the area is so crowed, and cars park along the roads everywhere day and night.



<b>To Public Hearing</b>
Date: <u>July 26, 2011</u>
Item # <u>2</u>
Re: <u>Bylaw 8782</u>

**MayorandCouncillors**

**From:** City of Richmond Website [webgraphics@richmond.ca]  
**Sent:** July 21, 2011 12:41 PM  
**To:** MayorandCouncillors  
**Subject:** Send a Submission Online (response #577)  
**Categories:** 12-8060-20-8782 - 9099 Cook Rd

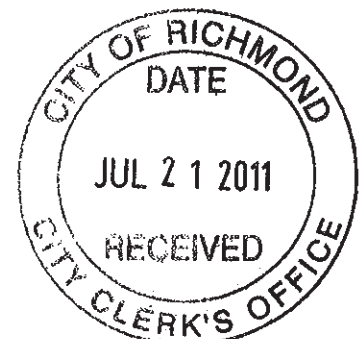
**Schedule 16 to the Minutes of the  
Special Council Meeting for  
Public Hearings held on Tuesday,  
July 26, 2011.**

**Send a Submission Online (response #577)****Survey Information**

Site:	City Website
Page Title:	Send a Submission Online
URL:	<a href="http://cms.richmond.ca/Page1793.aspx">http://cms.richmond.ca/Page1793.aspx</a>
Submission Time/Date:	7/21/2011 12:40:12 PM

**Survey Response**

Your Name:	Lindanzhou
Your Address:	1601-9188 hemlock drive, richmond BC V6Y 4J7
Subject Property Address OR Bylaw Number:	Zonng Amendment \bylaw 8782 (RZ10-557918)
Comments:	We strongley oppose the rezoning application. The new high-rise building will be extremely close to the two existing high-rise building. The increase in density will overload the infrastructure of the neighbourhood. This increase in population density will exacerbate the current traffic, parking and noise problem.





Attention: city clerk

Schedule 17 to the Minutes of the Special Council Meeting for Public Hearings held on Tuesday, July 26, 2011.

To: City of Richmond Urban Development Division, City Hall (604)276-4395

LET OUR VOICE BE HEARD - PETITION AGAINST CONCORD PACIFIC DEVELOPMENT REZONING APPLICATION RZ 10-557918

To Public Hearing	
Date:	July 26, 2011
Item #	2
Re:	Bylaw 8782

By signing below,

We, the taxpayers and residents of Richmond in the vicinity of the proposed site oppose the rezoning application of Concord Pacific Development Inc. to rezone 9099 Cook Road from RS1/F to ZHR1. File number RZ 10-557918.

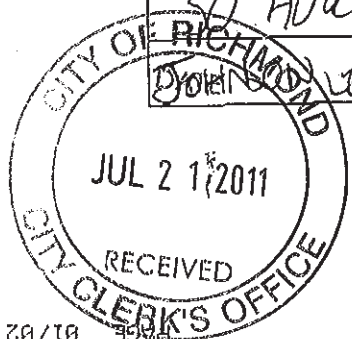
The demands of this petition will not only negatively affect the life of the residents in the neighborhood, but also damage the home value of our properties.

1. The development will remove the only remaining forested area in the vicinity and severely affect the appearance and ecology of the neighborhood.
2. The development will result in a new high-rise being built extremely close to the existing buildings and block views and sunlight to a significant portion of the existing buildings. It will also set a dangerous precedence, opening the door for other developer to seek significant increase floor area ratio and decrease distance between the buildings.
3. The increase in density will overload the infrastructure of the neighborhood. This increase in population density will exacerbate the current traffic, parking and noise problem.

Sincerely,

The Undersigned

Print Name	Signature	Date	Phone	Address
Lindan Zhou		07/19/2011	6042726555	1601-9188 Hemlock drive.
YAN JUN WANG		07/19/2011	6049988452	1108-9188 Hemlock Dr. v1
Alexis Paul		07	604-244-1107	1107-9188 Hemlock Dr
JITHANY LAY		07/19/2011	604.244.2355	5-9188 Hemlock Dr.
Yizhi Wu		07/20/2011	7789080978	203-9180 Hemlock Dr. Richmond
Federico Vares		07/20/2011	778-322-5633	16-9180 Hemlock Drive Richmond BC
SH HUA		07-20-2011	604-720-6108	6d-9188 HEMLOCK BC
		7/20/2011	604-272-1230	1007-9188 HEMLOCK DRIVE RICHMOND



Print Name	Signature	Date	Phone	Address
Bella Chin		Jul. 20 11	604-418-1023	Rm. 1101 - 9188 Hemlock Dr.
Leo Kan		Jul 20, 11	778-388-959	Apt 1602 - 4 -
Leila Zhao		July 20, 11	604-561-4886	1108-9188 Hemlock
SHU GUANG VING		July 20, 2011	604-273-9920	
Zhou Jun		July-20-2011	778-855-8511	1602-9133 Hemlock Dr.
JUANNA Au		July 20, 01	778-918-0388	1606-9188
ASHA ZHU		July 21 2011	778-885-9725	1102-988 Hemlock Dr.
Lin & Thu		July 21/2011	778-889-8888	803-9188 Hemlock
Mark Santos		07/21/2011	604-669-1211	502-9188 Hemlock Dr.
Alex Forster		07/21/2011	778-335-1616	809-9188 Hemlock Dr.
JAMES NG		JULY 21/11	778-989-2000	803-9188 Hemlock Dr.
TERENCE KUNG		July 22/01	604-697-6360	802-9188 Hemlock Dr.
Chenxi Zou		July 21/2011	778-919-6808	806-9188 Hemlock Dr.
EMILY NG		JULY 21/11	604-802-8026	1105-9188 Hemlock Dr.
Pazhi zhang		July 21/11	604-767-8805	1701-9188 Hemlock Dr.
Ching H. Leung		July 21, 11	778-291-2888	803-9188 Hemlock Dr.
Handric		July 21, 11	778-361-4778	1102-9188 Hemlock Dr.
Mo & C.		July 21 11	604-278-0882	1203-9188
DUSTIN RANK		21 July 11	604-338-8889	808-9188 Hemlock Dr.
Connie Zhu		21 July 11	604-780-6618	902-9188 Hemlock Dr.
Jianming Jiani		21 July 2011	778-861-6066	1106-9188 Hemlock Dr.
Runlong Li		July 21/2011	778-881-7811	206-9188 Hemlock Dr.
JANE & RONALD WONG		July 21/2011	RONALD WONG 919-411-1111	1305-9188 Cook Road
VICKI BURKHOLDER		July 21/2011	604-388-7620	1705-9188 Hemlock Drive Richmond

Print Name	Signature	Date	Phone	Address
Schee Kil	<i>[Signature]</i>	July 22 / 2010	604 207-0854	#1665-988 Hemlock Rd. Ricm.
Wendy	<i>[Signature]</i>	July 22 / 2010	604-710518	7-6099 Alder St. Richmond BC. V6Y0A8
Alice	<i>[Signature]</i>	Jul 22 / 11	778-5458888	11-6089 Alder St. Richmond V6Y0A8
Jocelin	<i>[Signature]</i>	Jul. 22, 2011	778-2888533	57-8355 Del'Jon Way, Delta, BC.
Helen	<i>[Signature]</i>	July 24, 2001	604-715-9186	905-9180 Hemlock Rd.
Bruse	<i>[Signature]</i>	July 24, 2001	604-288-8115	913 Hemlock Rd.

Attention: Director, City Clerk's Office

To: City of Richmond Urban Development Division, City Hall (604)276-4395

LET OUR VOICE BE HEARD - PETITION AGAINST CONCORD PACIFIC DEVELOPMENT REZONING APPLICATION RZ 10-557918

By signing below,

We, the taxpayers and residents of Richmond in the vicinity of the proposed site oppose the rezoning application of Concord Pacific Development Inc. to rezone 9099 Cook Road from RS1/F to ZHR1. File number RZ 10-557918.

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3. The increase in density will overload the infrastructure of the neighborhood. This increase in population density will exacerbate the current traffic, parking and noise problem.

Sincerely,

The Undersigned

*Ying Zhang* *Chunbao Zhang*

Print Name	Signature	Date	Phone	Address
Chunbao Zhang	<i>Chunbao Zhang</i>	July 22, 2011	604 278-4308	506 - 9188 Cook Road
Ying Zhang	<i>Ying Zhang</i>	July 22, 2011	604-329-8143	506 - 9188 Cook Road
Print Name	Signature	Date	Phone	Address

604-278-5139

ATTN: DIRECTOR, CITY CLERK'S OFFICE

To: City of Richmond Urban Development Division, City Hall (604)276-4395

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The Undersigned

Print Name	Signature	Date	Phone	Address
HIN SHING HO		July 21, 2011	(604) 250 8538	1303-9188 Cook Road, Richmond
NANCY HO		July 21, 2011	(604) 250 8538	1303-9188 Cook Road Richmond
JIN LIN LIANG		July 21, 2011	778 722-2206	1301-9188 Cook Road Richmond
LISA HO		July 21/2011	604 391293	1602-9188 Cook Rd. Rmnd.
LARRY CHOW		July 21/11	778-688 2899	1201-9188 COOK RD. Rmnd.
JOSEPH WONG		July 21/11	604.218 3138	1808 9188 COOK RD RICHMOND
Jamil Popatia		July 21/11	(604) 318 3374	9188 Cook Rd Richmond, BC 307-9188
Mahyna Senger		July 21/11	778 888 4033	3064-9188 Cook Rd Rmnd

To: City of Richmond Urban Development Division, City Hall (604)276-4395

LET OUR VOICE BE HEARD – PETITION AGAINST CONCORD PACIFIC DEVELOPMENT REZONING APPLICATION RZ 10-557918

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The Undersigned

Print Name	Signature	Date	Phone	Address
Patrick Lee	<i>[Signature]</i>	7/21/01	604 261-7272	9188 - Cook Rd unit 1107
<i>[Signature]</i>	<i>[Signature]</i>	7/9/2011	604-484-9432	603-9188 Cook Rd
Bill W. W.	<i>[Signature]</i>	7/21/2011	778-882-9219	#907-9188 Cook Rd
Gross	<i>[Signature]</i>	7/21/2011	604 270-5466	1203-9188 Cook Rd Road
Roy Johnson	<i>[Signature]</i>	22/7/2011	778-5805328	#1102-9188 Cook Rd

To: City of Richmond Urban Development Division, City Hall (604)276-4395

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Print Name	Signature	Date	Phone	Address
Raymond Ho		July 23 <sup>rd</sup>	604 616 2235	1703 - 9188 Cook Rd
Eddie Leung		July 23, 2011	604 783 1666	605 - 9138 Cook Rd
Kenneth Chan		July 23 2011	604 279 2997	802 - 9188 Cook Rd
Jane Wong		July 23, 2011	604 303 0422	1305 - 9188 Cook Rd
Ronald Wong		July 23, 2011	604 303 0422	1305 - 9188 COOK ROAD
LAI FONG NG		July 23 2011	604 780 2265	1506 - 9188 COOK ROAD
Pik Ka Wong		Jul 23, 2011	604 272 2444	2903 - 9188 Cook Rd
Kim Dal Coy		Jul 23/11	604 202 6496	903 - 9188 Cook Rd

To: City of Richmond Urban Development Division, City Hall (604)276-4395

LET OUR VOICE BE HEARD -- PETITION AGAINST CONCORD PACIFIC  
DEVELOPMENT REZONING APPLICATION RZ 10-557918

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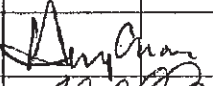
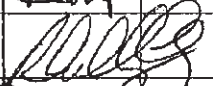
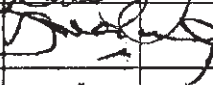
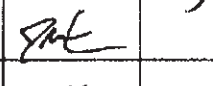
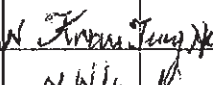
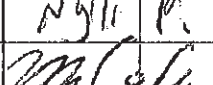
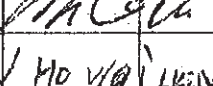
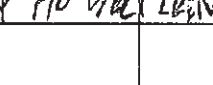
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Sincerely,

The Undersigned

Print Name	Signature	Date	Phone	Address
AMY CHAN		JULY 23, 11	(778) 891-8002	1306-9188 COOK ROAD, RICHMOND
Phillip Chan		July 23, 11	604- 617-6283	1306-9188 Cook Rd. Richmond BC V6Y 4M1
WILLIAM LEE		JULY 23, 11	604 271-8066	1503-9188 COOK RD RICHMOND V6Y 4M1
SINET LEE		SULY 23/11	604 271-8066	1503-9188 COOK RD RICHMOND V6Y 4M1
TUNG-HOI KWAN		JULY 23, 11	(604) 821-1881	706-9188 COOK RD RICHMOND, V6Y 4M1
Ngai Hill		JULY 23, 11	604 787-8242	1606-9188 COOK RD RICHMOND
Martin Topob		July 23, 11	604 339-7143	1505-9188 Cook Rd, Richmond B.C. V6Y 4M1
HO WA I LEE		JULY 23, 11	604-841588	706-9188 COOK ROAD RICHMOND V6Y 4M1



Print Name	Signature	Date	Phone	Address
KWAN TUNG CHAI	<i>[Signature]</i>	July 23.11	604-276-8814	1205-6333 KAYBORN ST. RICHMOND, B.C. V6Y 4L7
ANDY MA	<i>[Signature]</i>	July 23, 11	604-720-8819	1103-9188 Cook Rd. Richmond
MYRA CHAN	<i>[Signature]</i>	July 23, 11	604-537-2255	1103-9188 Cook Rd. Richmond
Tina Shi	<i>[Signature]</i>	July 23.11	778-858-5066	#06-9188 Cook Rd. Richmond
HANGPIN CHAI	<i>[Signature]</i>	July 23/2011	(604) 511-1861	1104 9188 COOK ROAD RICHMOND
Franklin Jiang	<i>[Signature]</i>	July 23/11	778-276-8814	1101-9188 COOK RD
Sepia Yi	<i>[Signature]</i>	July 23/11	604	1101-9188

To: City of Richmond Urban Development Division, City Hall (604)276-4395

LET OUR VOICE BE HEARD - PETITION AGAINST CONCORD PACIFIC DEVELOPMENT REZONING APPLICATION RZ 10-557918

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Print Name	Signature	Date	Phone	Address
T.J. YUAN		July 23/11	604 7651956	602-9388 Cook
MUCE TAO		Jul 23, 11	604 7670383	1605-9188 Cook
Debbie Lai		Jul 23, 11	604 4471612	605-9188 COOK RD
Charles Liu				
A. Rothke		July 23/11	778-8517772	1308 9188 Cook
A. Han		July 23, 11	778-322-8512	
CB Zheng		July 24, 11	604-329-8143	506-9188 Cook RD
Michelle Wang		July 24, 11	604-720-9805	805-9188 COOK Rd.

Print Name	Signature	Date	Phone	Address
CODI LAZ		Jul 24 2011	604 4771612	605-9188 Cook Rd
KITTY CHAN		Jul 24, 11	604 761976	1103-9188 Cook RD
KEVIN LEUNG		Jul 24, 11	604 562638	1105-9188 Cook Rd.
Lawrence LIS		Jul 24, 2011	783 488-0376	703-9188 cook Rd

To: City of Richmond Urban Development Division, City Hall (604)276-4395

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Print Name	Signature	Date	Phone	Address
EDWIN KWET		July 24, 2011	604-969-1615	901-6333 Katsura Richmond, BC

To: City of Richmond Urban Development Division, City Hall (604)276-4395

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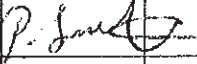
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Print Name	Signature	Date	Phone	Address
Margarita Oustinova	<i>[Signature]</i>	July 25, 11	604 910-9883	TH#5, 9188 COOK RD
Polina elmanova	<i>[Signature]</i>	July 25/11	478 318 8675	TH #5 - 9188 COOK ROAD.
Andrew Elmanov	<i>[Signature]</i>	July 25, 11	604, 814, 1965	TH#5 - 9188 COOK RD
PO YEE TSE	<i>[Signature]</i>	July 25, 11	604 279 2557	802 - 9188 COOK ROAD
NAZILA PAKROO	<i>[Signature]</i>	July 25, 11	604-247-2090	702, 9188 COOK
Diang Li	<i>[Signature]</i>	July 25, 2011	778895 0511	1106, 9188 COOK RD
Bahram Mozhaddan	<i>[Signature]</i>	July 25, 2011	604-247-2090	702 - 9188 COOK RD
TIM LIN	<i>[Signature]</i>	07/25/11	604-215-6888	1702

ROBERT DESORMEAL *[Signature]* July 25/11 1702 - 9188 COOK

Print Name	Signature	Date	Phone	Address
HOUSTAO TRAVIS		2011-07-25	778-883-3418	606-9188 COOK RD Richmond, B.C.
Suey Jackson		2011-07-25	778-999-2801	713-9188 COOK Road Richmond
P. Jackson		2011-07-25	778-999-2801	713-9198 COOK Road Richmond

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Print Name	Signature	Date	Phone	Address
Shahla Zarnesh	<i>[Signature]</i>	July 25/11		1508-9188 Cook Rd Richmond
Mandy Tsai	<i>[Signature]</i>	July 25 '11		1603-9188 Cook Rd Richmond
Jamil Pogantia	<i>[Signature]</i>	July 26/11		0507-9188 Cook Rd. Richmond
He Ting Yau	<i>[Signature]</i>	July 26/11	778-8960626	805-9188 Cook Rd Richmond
LAM YU BT HA	<i>[Signature]</i>	July 26/11	778-6689262	11680 KILBY DRIVE, RICHMOND

To: City of Richmond Urban Development Division, City Hall (604)276-4395

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Print Name	Signature	Date	Phone	Address
Ming-ol Pang	<i>[Signature]</i>	July 24/2011	<del>604-337-8122</del>	#1205-9188 Cook Road
Amelia Wu	<i>[Signature]</i>	July 25/11	778-986-7153	#1207-9188 Cook Rd.
Jerry Lu	<i>[Signature]</i>	July 25/11	778706-6666	#1201 9188 cook rd
TIM LING	<i>[Signature]</i>	07/25/11	778-891-8211	1202-9188 cook RD.
ELLA CHAN	<i>[Signature]</i>	July 26/11	778-882-0906	12788 JACK BELL DRIVE RMD.



Schedule 18 to the Minutes of the  
Special Council Meeting for  
Public Hearings held on Tuesday,  
July 26, 2011.

To: City of Richmond Urban Development Division, City Hall (604)276-4395

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Print Name	Signature	Date	Phone	Address
<sup>Kong</sup> Meng chun		July 21, 2011	604 319 8866	#201 - P188 Hemlock dr
Jing Wai MAN		July 21, 2011	604 299-8395	#203-9188 Hemlock av
Paul Colavecchio		July 21/11	604-278 8709	202-9180 Hemlock Drive
Shanlain Yee		July 21/11	271-9083	#903# 9180 Hemlock
Lucy Gilbert		July 21	778-988-8445	9188 Hemlock Dr # 606
Romashina Marina		July 21	604 244-7167	9188 Hemlock Dr 906
Kiyoko YASUDA		July 21/11	604-233-0089	1708-9188 HEMLOCK DR. RICHMOND.
Cathy Feng		July 21, 2011	604-214 3588	1601-9188 Hemlock Dr.

Print Name	Signature	Date	Phone	Address
Jack Ting		July 21	604 214 3588	1001-9188
Cindy Lin		July 21	604 7648499	1108-9188
Angelina Way		July 21	600 778-918-8489	905-9188
Andy Way		July 21	604 778 3526 778 288 357	9188 Hemlock
Clayton Ho		July 21	604- 338-3088	807-9180 Hemlock
Andy Co		July 21	604-727 9038	1006-9188 Hemlock Dr.
Qun Xiang He		July 21	778-859 -3698	9188 #1608-9188 Hemlock Dr.
Desmond		July 22, 2011	604 782154	57-8355 Pelsom Way Delta, B.C. V6C 9A9
Ly Heng		23 July	778 828 1828	1702 Hemlock Dr 9188
Yin Li		23 July	778-893-3116	903-9188 Hemlock Dr
Lily Lam		23 July	797-8830	903-9188 HEMLOCK DR.
Xiayin Jin		24 July	778-852-2658	9188 Hemlock

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Print Name	Signature	Date	Phone	Address
Feng Feng		July 20, 2011	778 321 8776	203-9180 Hemlock Dr
Zhang Gao Sheng		07-20-2011	604-295-1658	1208-9188
李素霞	LI SU HUA	07 20-2011	604- <del>720</del> 0	
LIU CAI HONG		07.20-2011	604-232-9912	#602-9188 hemlock
IVY		07.20-2011	778-8918799	#1006 P188 Cook Rd
Joy Moon		07 20-2011	604-720-8077	#208-9188 Hemlock

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The demands of this petition will not only negatively affect the life of the residents in the neighborhood, but also damage the home value of our properties.

1. The development will remove the only remaining forested area in the vicinity and severely affect the appearance and ecology of the neighborhood.
2. The development will result in a new high-rise being built extremely close to the existing buildings and block views and sunlight to a significant portion of the existing buildings. It will also set a dangerous precedence, opening the door for other developer to seek significant increase floor area ratio and decrease distance between the buildings.
3. The increase in density will overload the infrastructure of the neighborhood. This increase in population density will exacerbate the current traffic, parking and noise problem.

Sincerely,

The Undersigned

Print Name	Signature	Date	Phone	Address
Feng chen 陈锋		20th. 7. 22	604-233 9279	1603-9133 Hemlock Dr
Zhou Qun		Jul-22-2011	604-232-9030	1602-9133 Hemlock Dr.
Lei zhao		Jul. 22. 2011	778-928-7378	#10-9133 Hemlock Dr.
Suet Fan Lee		Jul 22 2011	778-886199	#1308-9133 Hemlock
Jenny		22 Jul 2011	778.839.9237	2029 9133 Hemlock
PONG WAI		July 22, 2011	604-7151363	1803-9133 Hemlock Dr Richmond
Samantha Pham		22 July 2011	778-891-6191	601-9133 Hemlock Dr. Richmond
Jack Wu		July 22	778-891-6191	1308-9133 Hemlock Dr.

Print Name	Signature	Date	Phone	Address
Haodong Lu	<i>[Signature]</i>	Jul 22, 2011	<sup>6024</sup> 728-3893	#506-9133 Hemlock Dr.
* HN SUN	<i>[Signature]</i>	July 2011	778-855-8790	#105-9133 Hemlock Dr
* LEVIN LU	<i>[Signature]</i>	Jul 22/11	978-885-8651	708 S+33 HEMLOCK DR.
* David Ip	<i>[Signature]</i>	Jul 22/2011	782-8267	#902-9133 Hemlock Dr
Vicfor Mate	<i>[Signature]</i>	Jul 22/2011	604-616-3879	#906-9133 Hemlock Dr.
Charbro Zhang	<i>[Signature]</i>	July 22/2011	604 278-9685	#701-9133 Hemlock Dr.

To: City of Richmond Urban Development Division, City Hall (604)276-4395

LET OUR VOICE BE HEARD -- PETITION AGAINST CONCORD PACIFIC DEVELOPMENT REZONING APPLICATION RZ 10-557918

By signing below,


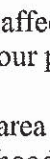
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3. The increase in density will overload the infrastructure of the neighborhood. This increase in population density will exacerbate the current traffic, parking and noise problem.

Sincerely,

The Undersigned

Print Name	Signature	Date	Phone	Address
ANCA ARDELEANU		JULY 25	604-232-9492	906-8680 Granville Ave Redbank
Dong Feng		July 25	604-271-0992	10411 Hogarth Dr Rmld

To: City of Richmond Urban Development Division, City Hall (604)276-4395

LET OUR VOICE BE HEARD – PETITION AGAINST CONCORD PACIFIC  
DEVELOPMENT REZONING APPLICATION RZ 10-557918

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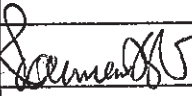
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Sincerely,

The Undersigned

Print Name	Signature	Date	Phone	Address
PARMENAS TSE		July 25, 2011	604-272-3443	9140 AUBURN DR, RICHMOND, BC. V7A1A8

To: City of Richmond Urban Development Division, City Hall (604)276-4395

LET OUR VOICE BE HEARD – PETITION AGAINST CONCORD PACIFIC  
DEVELOPMENT REZONING APPLICATION RZ 10-557918

By signing below,

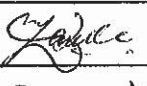
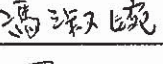


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3. The increase in density will overload the infrastructure of the neighborhood. This increase in population density will exacerbate the current traffic, parking and noise problem.

Sincerely,

The Undersigned

Print Name	Signature	Date	Phone	Address
YIU KEUNG TAM		July 26, 11	604 277 3816	#38-8051 OSM ST. RMD BC # V6Y 3X6
FUNG SOUK YING		July 26, 2011	604 277 3816	#38-8051 ASH ST. RMD BC V6Y 3X6
PHILIP TAM		26 July 2011	604 277 3816	#38-8051 ASH ST. RMD BC V6Y 3X6
KHOK HO TAM		26 July 2011	778-320-1123	#38-8051 Ashstreet Road. V6Y 3X6



To: City of Richmond Urban Development Division, City Hall (604)276-4395

LET OUR VOICE BE HEARD – PETITION AGAINST CONCORD PACIFIC  
DEVELOPMENT REZONING APPLICATION RZ 10-557918

By signing below,


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Sincerely,

The Undersigned

Print Name	Signature	Date	Phone	Address
TAIK KUEN CHOW		26 JULY 2011	778-558-4433	505-6333 KATSURA ST RICHMOND, BC. V6Y4L9

**Mayor and Councillors**

**Schedule 19 to the Minutes of the Special Council Meeting for Public Hearings held on Tuesday, July 26, 2011.**

<b>To Public Hearing</b>	
Date:	<u>July 26, 2011</u>
Item #:	<u>2</u>
Re:	<u>Bylaw 8722</u>
_____	

**From:** on behalf of Mayor and Councillors

**Survey Response**

Your Name:	Amy Chan
Your Address:	1306-9188 Cook Road
Subject Property Address OR Bylaw Number:	9099 Cook Road
Comments:	<p>We are against the rezoning application for 9099 Cook Road, Richmond for the following reasons: 1. rezoning will increase the population in that area - high density 2. the apartment building adjacent will lose all privacy as windows face each other - affecting one's expectation of privacy; 3. increased traffic (car &amp; foot) causing increased litter &amp; car emissions; 4. increased car traffic - potential danger for the montessori school (i think it's @ the corner, right?) &amp; to pedestrians crossing the street taking children to/from school; 5. increased car traffic - health hazard from emissions into the school; 6. proximity of another apartment would negatively impact the value of the properties of nearby apartments; and 7. increased foot traffic will increase litter thus affecting the quality of life in the neighborhood; 8. increased population by rezoning into another high-rise in an already saturated area (multiple high-rise, low-rise and townhomes) defeats the purpose of building parks to promote the natural beauty of Richmond.</p>

Date: July 26, 2011

City of Richmond  
6911 No. 3 Road  
Richmond, B.C., V6Y 2C1  
Attn: Director, City Clerk's Office

<b>To Public Hearing</b>	
Date:	<u>July 26 2011</u>
Item #:	<u>2</u>
Re:	<u>Bylaw 8782</u>
_____	

**Schedule 20 to the Minutes of the  
Special Council Meeting for  
Public Hearings held on Tuesday,  
July 26, 2011.**

To whom it may concern

Rc: Zoning Amendment Bylaw 8782 (RZ 10-557918) Location: 9099 Cook Road

I am the resident of #808-9188 Hemlock Drive. I strongly object thc above zoning amendment. The reasons for objection of the above zoning amendment are:  
-the location is too close to the building of 9188 Hemlock  
-overcrowding of hi-rise along Garden City from Kasura to Cook Rd (only 1 block). There are four 16 storey Hi-Rise with townhouse now. Also, there are two hi-rise on Cook Road & Garden City.  
-Most of old big tree have to be cut.

Richmond is well & repaid developed City. I think City of Richmond has responsible to provide a good environment to Richmond resident but not only concern the profit from this project.

Yours truly,



Lesley Ka Mun CHAN  
#808-9188 Hemlock Dr  
Richmond

**Schedule 21 to the Minutes of the  
Special Council Meeting for  
Public Hearings held on Tuesday,  
July 26, 2011.**

**Mayor and Councillors**

**From:** on behalf of Mayor and Councillors  
**Subject:** FW: Send a Submission Online (response #580)  
**Categories:** 12-8060-20-8782 - 9099 Cook Rd

<p><b>To Public Hearing</b>  <b>Date:</b> <u>July 26, 2011</u>  <b>Item #</b> <u>2</u>  <b>Re:</b> <u>Bylaw 8782</u></p>
--

**Survey Response**

Your Name:	Jane and Ronald Wong (ronaldwong919@hotmail.com)
Your Address:	1305-9188 Cook Road, Richmond BC
Subject Property Address OR Bylaw Number:	9099 Cook Road / Bylaw 8782 ( RZ 10-557918 )
Comments:	<p>July 21, 2011 TO : The City Clerk's Office  Public Hearing - July 26, 2011 - 7PM Zoning  Amendment Bylaw 8782 (RZ 10-557918)  9099 Cook Road - to rezone from "Single  Detached RS1/F" to "High Rise Apartment  ZHR9" We strongly object the zoning  amendment as it will highly affect us in the  following ways. 1) We live directly across the  street, the proposed high rise will completely  block us off the view, sunlight and fresh air. 2)  William Cook Elementary School is just one  block away on Cook Road. Traffic is usually  congested during the peak hours on school  days. The rezoning arrangement will make  the situation even worse. 3) Now this  neighbourhood is a quiet and clean  environment. Rezoning will make the area too  densely populated with the addition of 142  units. 4) High rise zones should be applied in  an area with more spaces than low rise  zones. Consideration should be given to the  number of people residing in a high rise  building. Please contact us by email at  ronaldwong919@hotmail.com Thank you for  your attention. Jane and Ronald Wong</p>

**Schedule 22 to the Minutes of the  
Special Council Meeting for  
Public Hearings held on Tuesday,  
July 26, 2011.**

**Mayor and Councillors**

**From:** on behalf of Mayor and Councillors  
**Categories:** 12-8060-20-8782 - 9099 Cook Rd

<b>To Public Hearing</b>
Date: <u>July 26, 2011</u>
Item # <u>2</u>
Re: <u>Bylaw 8782</u>

**Survey Response**

Your Name:	Stanislav Romashin
Your Address:	906-9188 Hemlock Dr
Subject Property Address OR Bylaw Number:	9099 Cook, (8782 (RZ 10-557918))
Comments:	<p>As a residents of the neighbourhood I am very concerned about a new construction project of another hirise in the area which is already overcrowded by absolutely uncontrolled construction of townhouses in that block without improving infrastructure ( roads/parking/facilities). Anderson school is overflooded. Impossible to park a car on the street as most of hirises have limited parking and majority of residents have to park their second car outside. Big proportion of residents have 2 or more cars but only one parking slot. It is a nice pach of woods which could be turned in to a nice little park with possibility of adding some more street parking or commercial facilities like small buisnices (day care) or so for the residents of already built 6 very closely sitting hirises. I don't think there is a single resident who would't mind this project. But big portion of residents of this neighbourhood simply can't say a word in english and stand against this project. So if members of a city council really care about their residets they should vote against this project. Sincerely yours,</p>

**Mayor and Councillors**

**Schedule 23 to the Minutes of the  
Special Council Meeting for  
Public Hearings held on Tuesday,  
July 26, 2011.**

**From:** on behalf of Mayor and Councillors  
**Categories:** 12-8060-20-8782 - 9099 Cook Rd

<b>To Public Hearing</b>
<b>Date:</b> <u>July 26, 2011</u>
<b>Item #</b> <u>2</u>
<b>Re:</b> <u>Bylaw 8787</u>

### Survey Response

Your Name:	Kwok Ho Ma
Your Address:	1103-9188 Cook Road, Richmond, BC V6Y 4M1
Subject Property Address OR Bylaw Number:	1103-9188 Cook Road, Richmond, BC V6Y 4M1
Comments:	I strongly oppose the rezoning application of Concord Pacific Development Inc. to rezone 9099 Cook Road from RS1/F to ZHR1. File number RZ 10-557918.

**Schedule 24 to the Minutes of the  
Special Council Meeting for  
Public Hearings held on Tuesday,  
July 26, 2011.**

**Mayor and Councillors**

<b>To Public Hearing</b>
Date: <u>July 26, 2011</u>
Item # <u>2</u>
Re: <u>Bylaw 8782</u>

**From:** lai fong ng [laifong649@yahoo.com.hk]  
**Sent:** Saturday, 23 July 2011 4:45 PM  
**To:** oppose-rezoning@gmail.com  
**Cc:** Mayor and Councillors; Zoning  
**Subject:** Zoning Amendment Bylaw 8782 (RZ 10-557918) - Location: 9909 Cook Road  
**Categories:** 12-8060-20-8782 - 9099 Cook Rd

Dear Sirs,

I object and oppose to the above proposed rezoning amendment, because it affects the view and value of my property which is situated on the south side of it and right across from it.

In fact, when we bought our property a few years back, we were told by our real estate agent that the subject site was for low-rise zoning only, and NOT for hi-rise development.

On top, I also believe putting a hi-rise building in the area would make the view tunnel, air-ventilation/circulation, and also the traffic on the streets around the area very tight and congested. It would be even more so if it is to be a mixed commercial and residential development.

I also think as the City Authority representing our interest, you should not bow to big corporation's interests and demands, at the expense of little citizens like us.

Thank you for your kind attention and consideration.

Lai Fong NG

Folio Number 060-384-078  
LT 78 SEC 10 BLK 4N RGE6W NWD PL BCS2259

**Schedule 25 to the Minutes of the  
Special Council Meeting for  
Public Hearings held on Tuesday,  
July 26, 2011.**

**Mayor and Councillors**

<b>To Public Hearing</b>	
Date:	July 26, 2011
Item #:	2
Re:	Bylaw 8782

**From:** on behalf of Mayor and Councillors  
**Categories:** 12-8060-20-8782 - 9099 Cook Rd

**Survey Response**

Your Name:	Daniela Nicolae
Your Address:	1108-6233 Katsura St, Richmond, V6Y4K1
Subject Property Address OR Bylaw Number:	8782 (RZ 10-557918) 9099 Cook Road
Comments:	<p>Hello, I am writing in regards to the proposed bylaw 8782 (RZ 10-557918). I have been reading about the above proposed bylaw and I see that you would like to rezone the area to be able to develop a high rise building. I would like to know what is going to happen to the old trees that are currently located on this property. I know that the City of Richmond relocates trees whenever possible. What I am concerned about is that the trees on this property are very old and I strongly doubt there is a way to relocate them. At the same time, planting new ones doesn't seem to be a fair option either. It takes decades or even hundreds of years for a tree to grow as big as these ones are (they reach 13th floor heights). As a Richmond resident I am getting increasingly concerned with all the new developments in the city. I see that decades old trees are being cut down to make room for new construction. We are losing the few green areas that we have (so small compared to other cities in GVRD) only to make way for concrete/wooden structures. At the same time, there is more traffic on the streets. I feel that our city is looking more like an American city every day, and less Canadian. I have always been so proud of how environmentally conscious Canadians are and how much prize they put on nature. I am only hoping that this will continue in the future. Unfortunately the online submissions page does not allow for picture attachments. I would have loved to be able to send over a picture with the property so you can clearly see the amount and quality of trees. Before making a decision regarding this bylaw, please consider our opinion, as I don't feel we are the only ones to feel this way. I am not able to be present at the Public</p>



Hearing on Tuesday (July 26, 7PM), but please take into consideration this email as I would have voiced my opinion at the meeting. Looking forward to hearing your response. Thank you, Daniela Nicolae

**Schedule 26 to the Minutes of the  
Special Council Meeting for  
Public Hearings held on Tuesday,  
July 26, 2011.**

**Mayor and Councillors**

<b>To Public Hearing</b>	
Date:	July 26, 2011
Item #:	2
Re:	Bylaw 8782

**From:** on behalf of Mayor and Councillors  
**Categories:** 12-8060-20-8782 - 9099 Cook Rd

**Survey Response**

What would you like to submit?	
Which of the following does your request or concern relate to:	building and construction sites or permits
<b>PLEASE PROVIDE THE FOLLOWING SO THAT STAFF MAY RESPOND OR OBTAIN ADDITIONAL INFORMATION</b>	
Name:	Leo Kan
Address:	1602 - 9188 Hemlock Dr
Phone:	778-388-9559
Fax:	
Email:	leokan@hotmail.com
<b>LOCATION OF PROBLEM IF APPLICABLE:</b>	
Address:	9099 Cook Road - Development by Concord Pacific
Cross Streets:	
Please describe the problem or concern you wish to report:	I have a concern about the proposed development by Concord Pacific @ 9099 Cook Road. As I understand, the proposed building will be above a height of 25M, which results in a typical min building space of 35m in the area of Hemlock Dr and Cook Road area. From the City's review report, I have found that the spacing of the proposed building by Concord is only 24m apart from the existing adjacent apartment buildings. How can the City justify for such proposal. I hereby strongly oppose the idea of reducing the min building spacing of the proposed building from 35m to 24m.

**Schedule 27 to the Minutes of the  
Special Council Meeting for  
Public Hearings held on Tuesday,  
July 26, 2011.**

**Mayor and Councillors**

**From:** on behalf of Mayor and Councillors  
**Categories:** 12-8060-20-8782 - 9099 Cook Rd

<b>To Public Hearing</b>	
<b>Date:</b>	July 26, 2011
<b>Item #</b>	2
<b>Re:</b>	Bylaw 8782
_____	

**Survey Response**

Your Name:	Leo Kan
Your Address:	1602 - 9188 Hemlock Dr, Richmond
Subject Property Address OR Bylaw Number:	9099 Cock Road
Comments:	I have a concern about the proposed apartment building developed by Concord Pacific. As I understand that my area (Hemlock Dr & Cock Road) is within the zone that the min building spacing is 35m if the height of any proposed building is above 25m in order to minimize the blockage of the existing Neighborhood buildings, However, the building spacing proposed by Concord Pacific is only 24m. How can the City justify this???

**Schedule 28 to the Minutes of the  
Special Council Meeting for  
Public Hearings held on Tuesday,  
July 26, 2011.**

**Mayor and Councillors**

<b>To Public Hearing</b>	
Date:	<u>July 26, 2011</u>
Item #:	<u>2</u>
Re:	<u>Bylaw 8782</u>
_____	

**From:** on behalf of Mayor and Councillors  
**Categories:** 12-8060-20-8782 - 9099 Cook Rd

**Survey Response**

Your Name:	Mariana Lee & Alexander Lum
Your Address:	1506-9180 Hemlock Drive, Richmond, BC
Subject Property Address OR Bylaw Number:	9099 Cook, Richmond, BC
Comments:	<p>We oppose the construction of another high rise in our neighbourhood. The construction of a new high rise is too close to existing high rises. Since moving into this area in 2006 (5 years ago), the amount of traffic has increase dramatically with new high rise and low rise developments. It is difficult to find parking for vistors/guest. The traffic flow is extremely congested. And with the closing of the exit at Alberta Street it has not helped with the traffic flow. You already need to wind your way in and out of the area. As there are many streets with dead ends. It is dangerous to drive as there are many blind spots: i.e. difficulties in seeing traffic in order to cross the street's intersection. As some street intersections only have stop signs on 2 of the 4 sides. We already have very heavy traffic on Ferndale Road from Garden City. Now with the addition of a new highrise on Cook. It would increase the traffic on both Cook and Ferndale. There are children requiring to cross Garden City on Cook. And it is already difficult to Cross safely and with the additional cars, it will make it even more difficult. I do not like my children crossing alone on these streets. Now with Alberta street closed to traffic from Garden City. It is dangerous for kids to walk to the park as there is little or no parking available at the park for cars. Cars circle further to park resulting in them taking up more parking spaces from residences. Cars often speed along because they are frustrated with finding parking or moving about. The pollution from cars in the area has increased. The air is not as clean as it was due to the amount of cars/trucks in the area. The air has also been polluted and or poisoned by more people smoking tobacco and POT outside and inside</p>

their suites . The small forest area is a welcome area. As it cleans some of the air. I no longer walk on the grass in the neighbourhood as there is too much dog poo. And with a new high rise in the area none of this is going to improve, in fact it would actually be come worst during and post construction of a high rise. This area is already very dense and by adding another high rise, it will not help. Please do not rezone this area. Keep it a green space.

**Schedule 29 to the Minutes of the  
Special Council Meeting for  
Public Hearings held on Tuesday,  
July 26, 2011.**

**Mayor and Councillors**

**From:** on behalf of Mayor and Councillors  
**Categories:** 12-8060-20-8782 - 9099 Cook Rd

<b>To Public Hearing</b>	
Date:	<u>July 26, 2011</u>
Item #:	<u>2</u>
Re:	<u>Bylaw 8782</u>
_____	

**Survey Response**

Your Name:	Winnie So
Your Address:	1105 - 6233 Katsura St
Subject Property Address OR Bylaw Number:	9099 Cook Road
Comments:	I strongly oppose the above rezoning application for the reasons not limited to below: 1. This area is already over dense and putting additional high rise apartment is going to make the situation worst. 2. locally traffic is already bad in this area especially along Katsura Street between Ferndale and Cook road. these roads are narrow and a lot of residents illegally park/stop/u-turn around this area. And nothing had been done to re-enforce the law on these violation. Any additional high density will create worst traffic in this area. 3. High populated area also implies higher latent crime rate. 4. I don't think what the city currently equipped for this area isn't enough. Especially, Firehall, park and green space (Gardencity park is just PACKED on weekends). Thank you for your attention.

**Schedule 30 to the Minutes of the  
Special Council Meeting for  
Public Hearings held on Tuesday,  
July 26, 2011.**

**Mayor and Councillors**

**From:** on behalf of Mayor and Councillors  
**Categories:** 12-8060-20-8782 - 9099 Cook Rd

<b>To Public Hearing</b>	
Date:	<u>July 26, 2011</u>
Item #	<u>62</u>
Re:	<u>Bylaw 8782</u>

**Survey Response**

Your Name:	Yan Xia Mai
Your Address:	105-9188 hemlock drive
Subject Property Address OR Bylaw Number:	zoning amendment bylaw 8782 (RZ 10-557918)
Comments:	<p>Dear Sir or Madam, I am writing in strongly opposition to the proposed rezoning of 9099 Cook Road to the "high rise apartment". As you know, there are already several high rise buildings in the nearby area and the building I live in would be so near that I would concern about the firesafety matter. The intense zoning would dramatically and adversely impact on the community. Including increase in traffic and not enough packing spaces, now that it is already running on full capacity. The high density of buildings in that area would also has negative environmental and public health outcomes, thus reduce neighborhood quality. We ask the city to deny their request in the interest of the neighborhood and the enviroment as a whole. Thank you! Yan Xia Mai</p>

**Schedule 31 to the Minutes of the  
Special Council Meeting for  
Public Hearings held on Tuesday,  
July 26, 2011.**

**Mayor and Councillors**

**From:** on behalf of Mayor and Councillors  
**Categories:** 12-8060-20-8782 - 9099 Cook Rd

<b>To Public Hearing</b>	
Date:	July 26, 2011
Item #	2
Re:	Bylaw 8782
_____	

**Survey Response**

<b>Your Name:</b>	Danny Mah
<b>Your Address:</b>	9188 Hemlock
<b>Subject Property Address OR Bylaw Number:</b>	9099 Cook Road
<b>Comments:</b>	<p>it is a shock to us, there is no sign on Hemlock, no consultation process. No one ever ask for our opinion. I understand just now that there is a sign on Cook and Garden City, but we don't pass by that intersection. The proposal totally affect the buildings on Hemlock, we oppose to this project. I was told that your City Centre Area Plan says minimum 35 m separation between buildings in this area. It is not clear how far the tall tower is away from our building. Is it just 24 m? I request that a much bigger separation is required. Hemlock is a narrow street compare to other streets in the City, a building right across the street from another building is not acceptable. Also, I disagree with the density proposed. It mentioned that the density for our complex is 2.5 FAR, why should this site have 3.1 FAR? Will the next site have 3.7 FAR? It is too much. Parking is a huge issue in this area. We have very limited public transit here, everyone I know live in this area drives. Please consider the impact to the existing residents. Do we know how much money is the developer making? Can they make less and give us a better neighbourhood?</p>



**Schedule 32 to the Minutes of the  
Special Council Meeting for  
Public Hearings held on Tuesday,  
July 26, 2011.**

**Mayor and Councillors**

From: on behalf of Mayor and Councillors

<b>To Public Hearing</b>	
Date:	<u>July 26, 2011</u>
Item #:	<u>2</u>
Re:	<u>Bylaw 8782</u>

**Survey Response**

Your Name:	Tabitha Thomas
Your Address:	1703 - 9133 Hemlock Drive, Richmond, B.C.
Subject Property Address OR Bylaw Number:	Bylaw 8782 (RZ 10-557918) 9099 Cook Road
Comments:	<p>I am writing in response to the notice of public hearing mailed to me regarding the zoning amendment bylaw 8782 (RZ 10-557918). I would like to express my opinion against this amendment. The SE block of Westminster Hwy &amp; Garden City Road is already a very densely populated area. As a taxpayer &amp; resident of the area., I have several serious concerns regarding aforementioned Rezoning Application: 1) Parking: There is a significant parking problem on Ferndale Rd., Katsura St., &amp; Hemlock Dr. It is already very difficult for visitors to find parking most of the time. Having another high rise building will significantly worsen the situation. 2) Traffic: The section of Garden City Road, just S of Westminster Hwy. is already very busy most of the time. I was once almost hit by a car when I was walking on Garden City Road and Ferndale. The driver was too anxious to get onto Garden City Road from Ferndale, so he didn't stop at the stop sign as I was crossing. Having another high rise would significantly increase the traffic, thus creating an unsafe environment for the pedestrians. 3) The recreation facilities, such as the tennis courts at Ferndale &amp; Katsura are not equipped to support another influx of population. 4) There are already seven high-rise towers within such a small area, and the aforementioned lot is very small. Based on the locations of the existing high-rise towers and the size of the lot, it would make much more sense to have low-rise complex or townhouses. 5) Most importantly, there is a Montessori child care centre at the corner of Garden City Road and Cook Road; the playground &amp; park on Alberta Road &amp; Garden City Road is also close by. Having another high rise with much more traffic will endanger the safety of young children in the neighbourhood. Based on the above concerns, I would strongly recommend the council to reject this application. Regards, Tabitha Thomas</p>

-- By Fax --

**Schedule 33 to the Minutes of the  
Special Council Meeting for  
Public Hearings held on Tuesday,  
July 26, 2011.**

Mr. William Lee  
#1503 - 9188 Cook Road  
Richmond, BC  
V6Y 4M1

25 July 2011

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

Dear Sir;

Zoning Amendment Bylaw 8782 (RZ 10-557918)

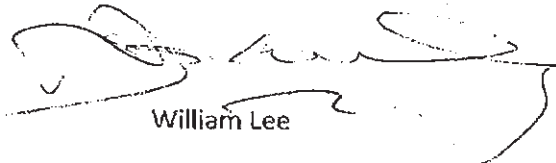
<b>To Public Hearing</b>	
Date:	July 26, 2011
Item #	2
Re:	Bylaw 8782
_____	

I am writing to strongly object to the above zoning amendment.

- West side of McLennan North along Garden city Road are overloaded with too many high-rise apartments. My Apartment building (9188 Cook Road) and the one at 9188 Hemlock Drive have a bare minimum distance (around 60metres) between the two high-rise buildings. To erect another high-rise in between the two will take away the view and create privacy issues as the buildings will be too close that we can look at each other very clearly through the windows (approx 20metres). We not only will lose our great front view, this will essentially force us to close our blinds 24hours a day to protect our privacy.
- This land area is rather small to be allowed to build high-rise apartment. It seems to be, the most, ideal only for low rise apartment. There are plenty of land in Richmond for high-rise apartments and there is no need to convert McLennan North area into a concrete jungle.
- Because of the restriction of high-rise apartment buildings where we only have small window openings, we are already suffering quite a bit of air flow and heat issues during the summer. With another high-rise building this close will make the situation even worse.
- Cook road is already congested with traffic, especially after west end of Alberta Road, close to Garden City Road was closed permanently since two months ago. Increased traffic to the street will create challenges to drivers and pedestrians.
- If I had known that a high-rise building in front of mine might be permitted, I probably would have not chosen to buy my place.

Overall, I feel the amendment that would allow this to take place is not in the best interest of the residents in this neighborhood, and I strongly urge you to reconsider your decision.

Yours Sincerely,



William Lee

Schedule 34 to the Minutes of the  
Special Council Meeting for  
Public Hearings held on Tuesday,  
July 26, 2011.

To Public Hearing	
Date:	July 26, 2011
Item #	2
Re:	Bylaw 8782
_____	

Attention: Director, City Clerk's Office, 604-278-5139

From: Kenneth Chan  
Address: 802-9188 Cook Road, Richmond, BC, V6Y 4M1

Re: Zoning Amendment Bylaw 8782 (RZ 10-557918)

I am writing to oppose the rezoning of 9099 Cook Road to "High Rise Apartment (ZHE9) - North McLennan (City Centre)", and the proposed development of a 16-storey high-rise apartment building and a 6-storey mid-rise building on that lot.

I am a resident of the adjacent building on 9188 Cook Road (*Garden City - Residences on a Park Phase I, the building was mistakenly referred to as "Lotus" in the City staff report*) and I strongly believe that the above rezoning and development will negatively impact the neighbourhood and especially the residents of the adjacent apartment buildings on Cook Road and Hemlock Drive.

Below are the issues and concerns that the applicant and the City have failed to address in the application process.

**Floor Area Ratio (FAR) and Population Density**

- The proposed development has a much higher FAR (3.12) than the existing neighbouring developments (2.5), which is a 25% increase.
- A FAR of 3.12 is permitted in the neighbourhood plan but not at all implemented or tested in North McLennan. It may very well work only in theory as amenities and infrastructure will not be able to back it up. The sharp increase in FAR from the neighbours may be seen as spot zoning of some kind.
- The new development will make these blocks almost as dense as the No. 3 Road residential zones.
- The planner's agreement on the developer's proposal to invest the Garden City Park and greenway as well as public arts in order to support the application and the high FAR has flawed logic. Those improvements should not have anything to do with favouring the development and a higher FAR. This is favouring large development corporation which has the money for incentives and a case of real estate hegemony over the affected residents.
- The rule for higher FAR and affordable housing is not fair either. Only 5 percent of all the units are for affordable housing but the increase in FAR from the adjacent buildings is 25%.
- The City staff report stated that they favour the densest area (this development) transitioning to the less dense apartments and then the Park, which has few facts to back up and appears to be only the will of the

planners. If they so wish they can argue a less dense development can be justified in order to keep the density even.

### Environment

- Many trees will be removed from the site for the development. The lot has the last significant wooded area in the neighbourhood outside of the Garden City Park.
- The high-rise will disrupt airflow and can contribute to a stronger urban heat island. This and other factors (see Amenities below) can affect ecology in the nearby sensitive Garden City Lands and Garden City Park.
- The high-rise, mid-rise, and parkade will act to trap car exhaust and pollution in the block.
- The building will narrow the pathways for birds from the Park to weave through.
- The developer proposed to pay for a boardwalk on the shoreline of the pond in the Garden City Park. The boardwalk can affect ecology of the pond and shore. The plan will remove plants and affect the existing wetland. It will cut the landing space for ducks and birds in the pond which impact their food source on the lawn. The boardwalk will increase the amount of trash and pollution in the pond by the park users. An environmental assessment should be done before planning. And the whole grand scheme may not even happen if the Parks Department say no, making it an unfulfilled promise by the developer.

### Amenities

- The proposed greenway on the east side of the development will have less use than the report indicated. It sounds good and looks good on paper but for now most residents in the area can have reasonably easy access to the Garden City Park through Katsura Street and Garden City Road. The only residents that may use the greenway will be from the two buildings of the Hamptons on Hemlock. For cyclists there is already a paved path from Garden City to Hemlock which is more convenient than using the greenway.
- The greenway may also be a convenient excuse for the developer to separate the high-rise from the future building on 9233 Cook Road to the east. So that they can sell the units at a higher price.
- The loading space and a Douglas Fir on the greenway make it less desirable to use. It can be dangerous for the cyclists and pedestrians to use the greenway if the loading space is close by.
- The development is in an area already full of high-rises, low-rises and townhouses. However there is a lack of amenities besides a large park. Commercial area is a 10 minute walk away.
- There was no mention of upgrading water, sewage, hydro systems in the application. The new development may overload the infrastructure.
- The developer proposed to pay for a new tennis court in the Garden City Park. However there are tennis courts in the neighbourhood already.

- The proposed boardwalk in the pond may cause liability issues to the City in case of drownings and injuries.

### Views

- The 6-storey mid-rise building is out-of-place compared to the adjacent structures immediately on Garden City Road, such as the townhouses across the road, the parking in the Hamptons, and the daycare to the south. Those are all below 3 storeys high. Thus the so-called improvement in quality of design as stated in the staff report is unjustified.
- The proposed high-rise building with an elongated north-south slab will be affecting a wider angle of the southeast/northeast views of 9188 Cook and Hemlock respectively than a square building. It is going to affect more units in the adjacent buildings as well because of the shape.
- A large area of east/west facing windows on the new tower will reflect strong sunlight at sunrise/sunset to the other buildings.
- 4 floors of parkade and townhouses will block views and natural sunlight to the lower floors of the adjacent buildings. The inflated height of the parkade is a wedding-cake approach to get the units in the tower even higher.

### Traffic

- The section of Cook Road the lot is on is relatively narrow despite being built not long ago. With another building and another parkade exit, the road will be more dangerous for pedestrians and drivers.
- Access to and from the City Centre and the whole North McLennan relies on Cook and Ferndale which are both narrow with street-side parking. There are occasional congestions as well. The development will only exacerbate the problem.
- There is already a street-side parking shortage on Cook and vicinity. A dense development will only put more cars on the street.
- There are elementary schools and daycare nearby. **Children and parents** do not need a more dangerous street to walk on during construction and after completion.
- The proposed crosswalk in the middle of the Cook Road block will shorten the already short block to cause traffic back-log to Garden City and Katsura, cut more street-side parking, and be dangerous to pedestrians and drivers if drivers are unsuspected of the crosswalk in the middle of a short block.

### The Applicant

- Concord Pacific is one of the developers behind the failed Sun Tech City project near Capstan Way. The project was shelved two years ago because the developers could not meet the rezoning requirements and come up with the necessary fund.
- Concord Pacific has only mentioned the 16 storey high-rise on the rezoning sign on site and failed to state that there will be a 6 storey mid-

rise in the plan as well. Therefore the details of their plan were incomplete and deceiving to the nearby owners and residents.  
- Concord Pacific has been hiding behind the City and residents by sending the architecture firm to apply and be at the meetings. If the proposal is so great why can't Concord Pacific send their own people and face the public?

I hope the mayor and councillors of Richmond can listen to what the residents of Richmond have said and how this rezoning and development will negatively impact us. As well I would like to remind the council that the developer Concord Pacific had failed to deliver what they promised with the Sun Tech City not too long ago, and that the negative impacts brought to the residents by this development outweigh the proposed so-called incentives the developer offers. I would strongly suggest that the council votes to oppose the proposed rezoning and development.

Sincerely,

Kenneth Chan

Mayor and Councillors

Schedule 35 to the Minutes of the  
Special Council Meeting for  
Public Hearings held on Tuesday,  
July 26, 2011.

<b>To Public Hearing</b>	
Date:	<u>July 26, 2011</u>
Item #:	<u>2</u>
Re:	<u>Bylaw 8782</u>
_____	

From: on behalf of Mayor and Councillors

## Survey Response

Your Name:	Nancy
Your Address:	9133 Hemlock Dr, Richmond, BC V6Y4J9
Subject Property Address OR Bylaw Number:	Zoning Amendment Bylaw 8782 (RZ 10-557918)
Comments:	<p>I am strongest against on having a new building on the 9099 Cook RD. (RZ 10-557918). The reason as follows: 1. NO Private: It is so close to current building, the closed area is only 25 meters. People will feel on living in jail because they couldn't open the window whole day. &gt;&gt; 2. NO Safe: If any disasters happen, there are no places for people because there are so many people which may cause another disaster. 3. Negative Messages to the public: It breaks the current well-planned landscape. The citizens or residents will lose their confidence and support to Richmond City because they thought the government doesn't have the capability to plan and develop Richmond City. Regards! Nancy</p>

**Schedule 36 to the Minutes of the  
Special Council Meeting for  
Public Hearings held on Tuesday,  
July 26, 2011.**

**MayorandCouncillors**

**From:** on behalf of MayorandCouncillors

**Subject:** FW: Send a Submission Online (response #595)

<b>To Public Hearing</b>	
Date:	July 26, 2011
Item #	2
Re:	Bylaw 8782

### Survey Response

Your Name:	Nancy
Your Address:	9133 Hemlock DR, Richmond BC V6Y 4J9
Subject Property Address OR Bylaw Number:	Zoning Amendment Bylaw. 8782(RZ 10-557918)
Comments:	<p>HI: I am strongest against on having a new building on the 9099 cook RD (RZ 10-557918). The reason as follow: 1. NO Private: It is so close to current building, the closed area is only 25 meters. People will feel on living in jail because they couldn't open the window whole day. 2. NO Safe: If any disasters happen, there is no place for people because there is so crowd which may causes another disaster. 3. Negative Messages to the public: It breaks the current welled plan landscape. The citizens or residents will lose their confident and support to Richmond city because they thought the government don't have the capability to plan and develop Richmond city. Regards! Nancy</p>