



## Regular Council Meeting For Public Hearings

Monday, October 17, 2011

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

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

Gail Johnson, Acting Corporate Officer

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

1. **Zoning Amendment Bylaw 8795 (RZ 11-577573)**  
(3680/3700 Blundell Road; Applicant: Navjeven Grewal)

*Applicant's Comments:*

The applicant was available to respond to questions.

*Written Submissions:*

None.

*Submissions from the floor:*

None.

PH11/10-1 It was moved and seconded

*That Zoning Amendment Bylaw 8795 be given first and second readings.*

**CARRIED**



## Regular Council Meeting For Public Hearings

Monday, October 17, 2011

2. **Zoning Amendment Bylaw 8796 (RZ 11-572975)**  
(9640/9660 Seacote Road; Applicant: Gurjit Bapla)

*Applicant's Comments:*

The applicant was available to respond to questions.

*Written Submissions:*

None.

*Submissions from the floor:*

None.

PH11/10-2

It was moved and seconded

*That Zoning Amendment Bylaw 8796 be given second and third readings.*

**CARRIED**

3. **Official Community Plan Amendment Bylaw 8803 and Zoning Amendment Bylaw 8804 (RZ 11-563568)**  
(7691, 7711 and 7731 Bridge Street; Applicant: Am-Pri Construction Ltd.)

*Applicant's Comments:*

The applicant was available to respond to questions.

*Written Submissions:*

None.

*Submissions from the floor:*

Ms. Jarmana, accompanied by her father, Ken Jarmana, 7671 Bridge Street, commented that their property line shares that of the subject site's north property line and queried whether the applicant would install a fence along the entire length of the shared property line. She noted that the shared property line is the location of a public walkway, and at present there is a hedge along the property line, but it does not run the entire length of the shared property line.

Brian J. Jackson, Director of Development, provided advice regarding the applicant's plan to have a fence installed along the entire length of the shared property line.



## Regular Council Meeting For Public Hearings

Monday, October 17, 2011

PH11/10-3            It was moved and seconded  
*That OCP Amendment and Zoning Amendment Bylaws 8803 and 8804  
each be given second and third readings.*

**CARRIED**

PH11/10-4            It was moved and seconded  
*That OCP Amendment Bylaw 8803 be adopted.*

**CARRIED**

4. **Zoning Amendment Bylaw 8806 (RZ 11-585249)**  
(11531 Williams Road; Applicant: Ajit Thaliwal)

*Applicant's Comments:*

The applicant was available to respond to questions.

*Written Submissions:*

None.

*Submissions from the floor:*

None.

PH11/10-5            It was moved and seconded  
*That Zoning Amendment Bylaw 8806 be given second and third readings.*

**CARRIED**

5. **Official Community Plan Amendment Bylaw 8807 and Zoning  
Amendment Bylaw 8808 (RZ 11-561611)**  
(10600, 10700 Cambie Road and Parcel C (PID 026-669-404); Applicant:  
Abbarch Architecture Inc.)

*Applicant's Comments:*

The applicant was available to respond to questions.

*Written Submissions:*

None.



## Regular Council Meeting For Public Hearings

Monday, October 17, 2011

*Submissions from the floor:*

None.

PH11/10-6

It was moved and seconded

***That OCP Amendment Bylaw 8807 and Zoning Amendment Bylaw 8808 each be given second and third readings.***

**CARRIED**

PH11/10-7

It was moved and seconded

***That OCP Amendment Bylaw 8807 be adopted.***

**CARRIED**

- 6. Zoning Text Amendment Bylaw 8811 (ZT 11-565675)**  
(14000 and 14088 Riverport Way; Applicant: Patrick Cotter Architect Inc.)

*Applicant's Comments:*

The applicant was available to respond to questions.

*Written Submissions:*

- (a) Memorandum dated October 6, 2011, from Brian J. Jackson, Director of Development (Schedule 1)
- (b) Robert A. Gillis, General Manager, Holiday Inn Express & Suites, 10688 No. 6 Road (Schedule 2)
- (c) Avtar Bains, President, No. 176 Sail View Ventures Ltd., 14200 Entertainment Blvd. (Schedule 3)
- (d) Chris & Kenneth Lau, #303-14100 Riverport Way (Schedule 4)
- (e) Mark Westcott, #208-14100 Riverport Way (Schedule 5)
- (f) Tanya Deutsch, #201-14100 Riverport Way (Schedule 6)
- (g) Darshan Rangi, #310-14200 Riverport Way (Schedule 7)



## Regular Council Meeting For Public Hearings

Monday, October 17, 2011

*Submissions from the floor:*

Janice Ruby, 14200 Riverport Way, spoke in support of low-rise development in the neighbourhood, but was opposed to the seven-storey height of the proposed development. She expressed concern regarding increased risk for residents, present and future, in her neighbourhood due to: (i) the proximity of the proposed marine terminal for jet fuel; and (ii) the sewage facility.

Ms. Ruby also noted that, at present, there is parking congestion in the neighbourhood, and new residents would bring more cars into an area already crowded with vehicles.

Ms. Terri Havil, 14300 Riverport Way, spoke in support of the proposed development. She acknowledged there was a parking problem in the area, but she stated she looked forward to more development in the area, where she lives an enjoyable lifestyle.

She also referenced the traffic congestion that takes place on a regular basis at the Highway 99 Overpass and Steveston Highway, which needs to be addressed.

Patrick Cotter, applicant, provided clarification on the parking ratio for the proposed existing developments, and responded to questions about on-street parking, affordable housing, and the indoor and outdoor amenity spaces.

A discussion ensued among Council, Mr. Cotter, and staff, regarding whether the public would be able to use the indoor amenity space.

PH11/10-8

It was moved and seconded

***That Zoning Amendment Bylaw 8811 be given second and third readings.***

The question on Resolution PH11/10-8 was not called, as the following amendment was introduced:

PH11/10-9

It was moved and seconded

***That item #3 of the Zoning Text Amendment considerations be amended to add the words "as well as City-affiliated groups seeking meeting space".***



## Regular Council Meeting For Public Hearings

Monday, October 17, 2011

### DEFEATED

OPPOSED: Mayor Brodie  
Councillors Barnes  
Dang  
G. Halsey-Brandt  
S. Halsey-Brandt  
Johnston  
McNulty  
Steves

PH11/10-10      The question on Resolution PH11/10-8 was then called and it was **CARRIED**, with Cllrs. E. Halsey-Brandt and G. Halsey-Brandt opposed.

### ADJOURNMENT

PH11/10-11      It was moved and seconded  
*That the meeting adjourn (8:11 p.m.).*

### CARRIED

Certified a true and correct copy of the Minutes of the Regular Meeting for Public Hearings of the City of Richmond held on Monday, October 17, 2011.

---

Mayor (Malcolm D. Brodie)

---

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

Schedule 1 to the Minutes of the  
Council Meeting for Public  
Hearings held on Monday,  
October 17, 2011.



City of  
Richmond

Memorandum

Planning and Development Department  
Development Applications

---

**To:** Mayor and Councillors **Date:** October 6, 2011  
**From:** Brian J. Jackson, Director of Development **File:** RZ 11-565675  
Dena Kae Beno, Affordable Housing Coordinator  
**Re:** **Mixed-Use Market Rental Apartment Housing Proposal at  
14000 & 14088 Riverport Way**

---

**Purpose of Memo**

On September 26, 2011, Council gave First Reading to the Patrick Cotter Architect Inc. zoning text amendment proposal regarding 14000 & 14088 Riverport Way. The issue of affordable housing was discussed, and Council made the following referral requesting further information:

*“staff was directed to provide information for the Public Hearing, on the strategy used in determining the density for this application.”*

The purpose of this memorandum is to respond to this request.

**Proposed Density**

Staff carefully reviewed the applicant’s request to change land uses and increase density from 1.0 FAR to 1.91 FAR to accommodate a new mixed-use purpose built rental apartment building on the development site at 14000 Riverport Way. Staff considered the following in determining an appropriate density for the site:

- ability of site to maximize amount of market rental residential housing;
- ability of site to accommodate building massing;
- ability of site to accommodate adequate parking for commercial and residential uses;
- opportunity to provide a taller landmark building at the East end of Steveston Highway on the River’s edge;
- fit with neighbouring 1.5 FAR density market rental residential housing development (see Table 1 below);
- need for higher density to offset more expensive higher quality concrete construction; and
- requirements for neighbourhood meeting room, and indoor and outdoor amenities for residents.

The proposed increased density of 1.91 FAR allows the project to shift from wood construction to more expensive concrete construction, which provides the following benefits:

- Longer building life (approximately 100 years);
- Lower maintenance costs with reduced materials shrinkage; and
- Improved resident privacy with reduced lower pitch vibration noise transmission from floor to floor.

Table 1: 14000 & 14088 Riverport Way: Comparison of Density and Land Uses

	Permitted FAR	Proposed FAR	Permitted Uses	Proposed Uses
14000 Riverport Way	1.0	1.91 + 0.1 amenity	Child care Dormitory Hotel Office Parking, non accessory Private club Restaurant Retail, General Outdoor storage	68.3 sq.m. CRU Deleted: Outdoor storage Housing, apartment (60)*
14088 Riverport Way	1.5	1.5	Child care Dormitory Hotel Office Parking, non accessory Private club Restaurant Retail, General Housing, apartment*	Housing, apartment (80)*

Apartment Housing\* may include the following permitted secondary uses:

- residential security/operator unit
- community care facility, minor
- home business

**Market Rental Support to Affordable Housing**

Canada Mortgage and Housing Corporation (CMHC) reports that the Richmond rental housing vacancy rate was 1.5% in October 2010 and is anticipated to decline modestly in 2011. Moreover, CMHC indicates that a strong rental demand will remain due to a number of factors, including:

- The region’s diverse economy and role as the gateway to Asia-Pacific immigrants;
- The anticipated location for 40,000 new residents annually; and
- Anticipated employment growth (e.g. Attracting and keeping knowledge based workers is integral to supporting a strong economy in coming years. Technical Industries employ knowledge workers who are highly mobile and often depend on rental housing located near employment).



The Urban Futures report entitled: “Community-level Projections of Population, Housing and Employment” prepared for the City’s 2041 OCP Update, suggests that Richmond’s share of new apartments in the Region will decline from 11 percent in 2009 to 6 percent in 2041. Some of the reasons cited are:

- Increased competition throughout the region for this housing form;
- Regional availability of land in other areas; and
- Region-wide densification patterns.

The report also reveals that 77 percent of Richmond’s condo apartment development is anticipated to be located in the City Centre. With these considerations in mind, the Riverport application provides a unique opportunity to develop much needed rental housing in an area outside of the City Centre, which will:

- Meet growing rental demand;
- Relieve pressure on vacancy rates; and
- Serve as dedicated rental housing stock in perpetuity.

Staff recognize that it is financially challenging to develop purpose-built rental housing in the absence of Senior government funding or incentives. In the absence of such programs or other incentives (e.g. Vancouver’s Short Term Incentives for Rental development), rental revenue will be required to offset the project’s debt-servicing costs; whereas, a private condominium development would utilize unit sales revenue. Further, independent studies for Metro Vancouver and Vancouver, confirm that both concrete and wood-frame, purpose-built market rental developments are at a capital cost disadvantage relative to condo apartment developments. Thus, challenges exist to achieve viable project economics to support both the development and delivery of market rental housing.

Decreased rental housing starts and forecasted future rental demand impose on-going pressure on existing rental stock. For example, the CMHC report entitled: “Rental Market Report- Vancouver and Abbotsford CMAs” released in the Fall of 2010 reflected that 20 of the 1,088 one-bedroom units in Richmond were vacant and 15 of the 1,065 two-bedroom units were vacant. The report also reveals that average Richmond market rents range from \$724 for bachelor units to \$1,096 for two-bedroom units.

Securing additional purpose-built rental stock is considered important, both for households who are not able to or for those who choose not to purchase housing. At this time, the applicant is not able to set rental rates as a full accounting of the construction and financing costs are not yet known. However, based on preliminary rental rate estimates, it is estimated that at least 40 percent of Richmond renters could afford the expected market rents in 14000 and 14088 Riverport Way.

The Regional Growth Strategy indicates that Richmond’s 10 year estimated rental demand is 5,600 units or 560 units, annually. The Riverport project will deliver 140 rental units or approximately 25 percent of Richmond’s annual estimated need for rental housing. The units will be affordable to individuals with incomes between \$35,800 and \$84,400, thus, relieving pressure on available private rental stock for Richmond’s low to moderate income households with incomes between \$31,500 and \$51,000, as stipulated in the City’s Affordable Housing Strategy.

For the reasons listed above, Staff recommend waiving the affordable housing contribution of \$213,823.00 with respect to the project's delivery of rental housing that will:

- Be secured through legal agreements in perpetuity;
- Attract and support current and future employment growth in Richmond;
- Potentially serve 40 percent of Richmond's renters; and
- Added market rental stock will relieve pressure on local rental housing demand.

In summary, the proposed Riverport development will increase the variety of available rental options in the City, thereby, relieving pressure on other forms of rental options that may be more affordable (e.g. secondary suites, low end market rent units, co-op housing, and affordable rental housing).

### **Challenges of Dormitory Development and Market Rental Development**

The original Riverport rezoning included the development of dormitory space within the overall project. With close proximity to the Riverport Athletics and Entertainment Complex, dormitory space was then seen as a need and an economically viable use. As noted in the staff report, since the original rezoning, a hotel has been developed in the immediate area satisfying much, if not all, of the need for short term stay accommodation. As the area now has no specific need for a dormitory (the local hotel already satisfies the needs of the neighbourhood), staff agree with the applicant's contention that a dormitory in this location would not be financially self-sufficient, and would most likely result in operating losses. Therefore, staff believed that it was appropriate to consider another, more viable use on this site.

There is a shortage of purpose built market rental residential accommodation in Richmond and very little interest in developing new purpose built market rental residential accommodation. The primary reasons for the lack of new purpose built rental development are as follows:

- the demand for residential land in the region is extremely intense, leading to high levels of competition resulting in very significant land value increases;
- people are willing, and able, to pay more to purchase units as compared to the capitalized value of such units based on their achievable market rental rates; and
- based on the above, the result is that there is significantly more profit potential, and actual profits derived, from the development of units to sell in the open market, thus "out-competing" the market rental building developer for the land.


The likelihood of Richmond seeing any sort of significant development of market rental units in the near future is very limited. Unless lands are specifically set aside for market rental development only (which lowers land price expectations thus providing developers with similar profit expectations) or there are very significant relaxations of other rezoning and building related provisions (such as parking requirement relaxation), projects oriented toward the ownership market will continue as the predominant, if only, form of residential development for the foreseeable future.

This issue has long been a problem in the Lower Mainland, and has been identified as such since the late 1980's. Clearly, there has been a very limited increase in the supply of market rental product over the past 20 or so years, which is in marked comparison to the extreme levels of development oriented toward the ownership market.

**Conclusion**

Staff supports the proposal to develop the last remaining development parcel in the Riverport waterfront community with a new mixed-use building including 60 units of purpose built market rental apartment housing. The applicant has demonstrated the feasibility of accommodating the proposed density within a building that responds to its context and a site specific rental residential parking rate.

The proposal addresses the need for market rental residential accommodation in Richmond. The proposed Riverport development will increase the variety of available rental options in the City, thereby, relieving pressure to other forms of rental options that may be more affordable (e.g. secondary suites, low end market rent units, co-op housing, and affordable rental housing).

  
Brian J. Jackson, MCIP  
Director of Development

  
Dena Kae Beno  
Affordable Housing Coordinator  
604-247-4946

**Schedule 2 to the Minutes of the  
Council Meeting for Public  
Hearings held on Monday,  
October 17, 2011.**

October 11, 2011

10688 No. 6 Road  
Richmond, BC V6W 1E7  
604.241.1830  
604.241.1840  
www.HIERichmond.com



RIVERPORT

mayorandcouncillors@richmond.ca

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

<b>To Public Hearing</b>
Date: <u>OCTOBER 17, 2011</u>
Item # <u>6</u>
Re: <u>Bylaw 8811</u>

Dear Mayor Brodie and Councilors;

**Re: Application for a Zoning Text Amendment – Riverport to Permit A Mixed-use Development with Rental Apartment Housing at 14000 and 14088 Riverport Way (File Ref. No. 12-8060-20-8811)**

I am writing to you as the General Manager of the Holiday Inn Express Hotel and Suites, located at 10688 Number 6 Road at Riverport. We wish to register our support for the above-captioned application to permit a change in use that will result in much needed rental apartment housing to be built on the Riverport Way site.

This change in use, from the original plan that permitted dormitory facilities to be built on the site, is one that we enthusiastically welcome.

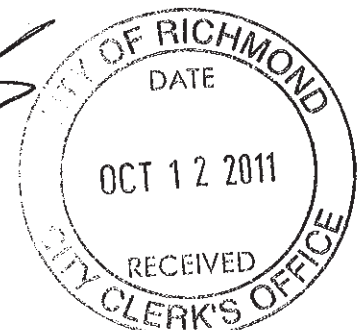
Since that original plan for the Riverport Way site was approved some years ago, we have made a substantial investment in our 105 - suite hotel. Since 2008, we have been successfully serving not only the needs of athletes visiting the facilities at Riverport but also business and leisure visitors to Richmond. Our competitive rates and our flexible accommodation arrangements make it economical for teams visiting Riverport, with athletes sharing spacious suites at our hotel, eliminating any demand for a dormitory facility at Riverport.

Moreover, with 35 people employed at our hotel, we welcome additional residential development at Riverport. The addition of rental housing will now offer our staff the opportunity to consider living in very close proximity to their place of employment.

We respectfully encourage Council to approve this application.

Yours truly,

Robert A. Gillis  
General Manager



# No. 176 Sail View Ventures Ltd.

October 11, 2011

Schedule 3 to the Minutes of the  
Council Meeting for Public  
Hearings held on Monday,  
October 17, 2011.

To Public Hearing
Date: OCTOBER 17, 2011
Item # 6
Re: bylaw 8811

mayorandcouncillors@richmond.ca

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

Dear Mayor Brodle and Councillors;

**Re: Application for a Zoning Text Amendment – Riverport to Permit A Mixed-use Development with Rental Apartment Housing at 14000 and 14088 Riverport Way (File Ref. No. 12-8060-20-8811)**

This letter is submitted in support of the application detailed above that will result in a zoning text amendment to permit the development of market rental housing on the site adjacent to the commercial property I own at 14200 Entertainment Boulevard.

You will know that my property is occupied by the Zone Bowling Centre, the Big River Brew Pub and the Old Spaghetti Factory restaurant.

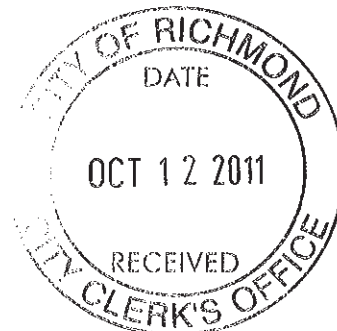
We welcome additional residential development at Riverport. By providing more housing diversity at Riverport, you will be strengthening the mixed-use nature of this unique district, making it more vibrant and also making the area more viable for those commercial uses that serve not only visitors to Riverport, but also those who live there.

We all know that rental housing is desperately needed in Metro Vancouver and this purpose-built rental project is one of very few such projects that are being developed today. Moreover, this addition of rental housing at Riverport will offer more of the employees who work for my tenants an opportunity to consider living next door to where they work.

I urge you to support this application.

Respectfully submitted,  
No. 176 Sail View Ventures Ltd.

  
Aytar Bains  
President



**MayorandCouncillors**

**From:** City of Richmond Website [webgraphics@richmond.ca]  
**Sent:** October 13, 2011 10:35 AM  
**To:** MayorandCouncillors  
**Subject:** Send a Submission Online (response #602)

<b>To Public Hearing</b>
Date: <u>OCTOBER 17, 2011</u>
Item # <u>6</u>
Re: <u>Bylaw 8811</u>

**Schedule 4 to the Minutes of the Council Meeting for Public Hearings held on Monday, October 17, 2011.**

**Send a Submission Online (response #602)****Survey Information**

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	10/13/2011 10:34:28 AM

**Survey Response**

Your Name:	Chris & Kenneth Lau
Your Address:	303-14100 Riverport Way, Richmond, B.C.
Subject Property Address OR Bylaw Number:	Zoning Text Amendment Bylaw 8811 (ZT 11-565675)
Comments:	I object the amendment as the reason we bought at this location and not on west of Steveston as in view of its low density. The increase of density would cause more traffic and parking problem. We have traffic congestion in the morning along Steveston to No. 5 Road and also after the end of movies in the neighbourhood cinema. Kindly draw your attention to these issues. Thanks.



<b>To Public Hearing</b>	
Date:	OCTOBER 17, 2011
Item #:	6
Re:	Bylaw 8811

**MayorandCouncillors**

**From:** City of Richmond Website [webgraphics@richmond.ca]  
**Sent:** October 13, 2011 9:24 AM  
**To:** MayorandCouncillors  
**Subject:** Send a Submission Online (response #601)

**Schedule 5 to the Minutes of the Council Meeting for Public Hearings held on Monday, October 17, 2011.**

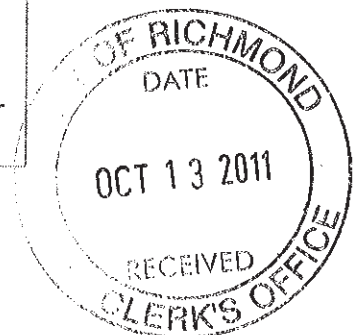
**Send a Submission Online (response #601)**

**Survey Information**

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	10/13/2011 9:23:46 AM

**Survey Response**

Your Name:	Mark Westcott
Your Address:	#208 - 14100 Riverport Way, Richmond, V6W 1M3
Subject Property Address OR Bylaw Number:	14000 / 14088 Riverport Way, Richmond
Comments:	Zoning Text Amendment Bylaw 8811 (ZT 11-565675) Richmond Council, I have a concern I would like you to consider when determining if you will grant the amendment to build a 7 story building at 14000 and 14088 Riverport Way in Richmond. I am an owner at 14100 Riverport Way and am very aware of the problem the current residences and our visitors have trying to park on Riverport Way today. I understand that the initial proposal for the buildings 14000/14088 Riverport Way had originally allocated 1.25 parking spots per unit. It is probable that many of the renters in the new building will have multiple cars they will have to park them on Riverport Way. Should Council allow a 7 story building to be built instead of a 4 story building there will be no parking available for visitors to any of the existing buildings on Riverport Way. Please consider not allowing the by-law amendment to avoid making an existing parking problem on Riverport Way much worse. Thank you for your consideration, Mark Westcott



<b>To Public Hearing</b>	
Date:	OCTOBER 17, 2011
Item #	6
Re:	Bylaw 8811

**MayorandCouncillors**

**From:** City of Richmond Website [webgraphics@richmond.ca]  
**Sent:** October 17, 2011 12:54 AM  
**To:** MayorandCouncillors  
**Subject:** Send a Submission Online (response #603)  
**Categories:** 08-4105-20-2004269797 - 14000 & 14088 Riverport Way

**Schedule 6 to the Minutes of the Council Meeting for Public Hearings held on Monday, October 17, 2011.**

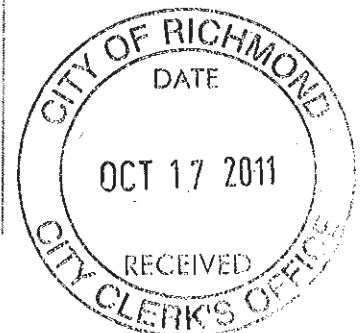
**Send a Submission Online (response #603)**

**Survey Information**

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	10/17/2011 12:53:09 AM

**Survey Response**

Your Name:	Tanya Deutsch
Your Address:	201-14100 Riverport Way, Richmond, BC
Subject Property Address OR Bylaw Number:	14000 and 14088 Riverport Way
	<p>I have received notification that there has been a request to amend "Low Rise Apartment (ZLR14) - Riverport" to permit a mid-rise mixed use development with market rental apartment housing, limited commercial and community amenity space. I would like to present my comments to the City and the Public Hearing on Monday October 17. I am against this proposed amendment and do not want these changes to be approved. There has already been a significant disruption to my neighbourhood with the current construction of Riverport Flats and with the approval of this amendment I see only further disruption and destruction of the environment. My concerns are: Location - the current neighbourhood at Riverport Way is small and secluded. It has a nice quiet atmosphere and I would really like it to stay that way; it was one of the reasons I chose to live in this particular area of Richmond. There is not enough space to accommodate more people, more buildings, more parking stalls, and more cars. There will already be enough of a challenge</p>





Comments:

with increased car traffic and parking challenges when Riverport Flats are completed. Having another taller building with businesses below will only make it worse. Having a mid-rise building and commercial space will only attract more people, ultimately crowd the area, and destroy the quiet, peaceful atmosphere of the neighbourhood. Amenities and Commercial Space - there is plenty of commercial space and businesses in several locations, all a very short distance from Riverport Way. First, there are businesses, restaurants, and amenities located at Silvercity and Watermania, located a few minutes walk from Riverport Way. There is also the ample commercial space, businesses, restaurants, and shopping located at Ironwood and Coppersmith centres. These are also located very nearby Riverport Way and are accessible by foot, by transit, and by vehicle. I do not want to see my neighbourhood and this very beautiful area crowded with more buildings, taller buildings, people and cars. There is a calm peaceful environment here and I do not agree with continuing to destroy the natural habitat and environment here on the waterfront. It's a beautiful place to live and I would love for it to stay that way. I also do not see the need for these changes in the area as I do not believe that these changes will make the neighbourhood better but rather will be a detriment. I also do not believe that there is enough demand or traffic to sustain viable commercial businesses. Thank-you for taking my concerns into consideration and I hope that the City will vote not to amend this zoning permit.

Schedule 7 to the Minutes of the Council Meeting for Public Hearings held on Monday, October 17, 2011.

To Public Hearing	
Date:	OCTOBER 17, 2011
Item #	6
Re:	Bylaw 8811

Att. To

The Director  
Clerk's office  
City Hall  
Richmond

October 17, 2011

By FAX  
604-278-5139

Dear Sir / Madam

Re:- Zoning Text Amendment By Law 8811  
(ZT 11-565675)

I am opposing to the above amendment to allow another Apartment Building in the area because of traffic problem ~~in the area~~.

Developer must construct 4 lanes Steveston Hwy upto Hwy #99 before city entertain any application to allow any multi-family apartment construction in the area.

Thanks.

*(Signature)*

DARSHAN RANGI  
310 - 14200 Riverportway  
Richmond -  
Cel. 778-838-7900

