



Regular Council Meeting for Public Hearings

Wednesday, September 3, 2008

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

Present: Mayor Malcolm D. Brodie
Councillor Linda Barnes
Councillor Cynthia Chen
Councillor Derek Dang
Councillor Sue Halsey-Brandt
Councillor Rob Howard
Councillor Bill McNulty

Gail Johnson, Acting Corporate Officer

Absent: Councillor Evelina Halsey-Brandt
Councillor Harold Steves

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

PH08/9-1 It was moved and seconded
That the agenda for the Regular Council Meeting for Public Hearings be accepted, subject to the application for rezoning for the property at 6411 Blundell Road being referred to a future Public Hearing for which all statutory advertising requirements can be met.

CARRIED

- Zoning Amendment Bylaw 8194 (RZ 05-312601)
(4360 Moncton Street; Applicant: Matthew Cheng Architect Inc.)**

Applicant's Comments:

The applicant indicated that he was available to respond to questions.

Written Submissions:

John Roston, 12262 Ewen Avenue (Schedule 1)
Tammy Ross, 12266 English Avenue (Schedule 2)
Danny Michaud, 12280 English Avenue (Schedule 3)
Francis Lee, 12295 Ewen Avenue (Schedule 4)
Henry Chuang, 12220 Ewen Avenue (Schedule 5)



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Candice Leung, 8-12333 English Avenue (Schedule 6)
Fook Keung Lee, 8-12333 English Avenue (Schedule 7)
Jeff Jones, 7-12333 English Avenue (Schedule 8)
Reza Mortazavi and Poupak R. Frad, 12262 English Avenue (Schedule 9)
Tom Sands, 9-12333 English Avenue (Schedule 10)
Scott and Cathy Harriman, 33-12333 English Avenue (Schedule 11)
Kathy Jones, 7-12333 English Avenue (Schedule 12)
Magdi Rizkallah, 29 – 12333 English Avenue (Schedule 13)
Lindsay Peacock, 37 – 12333 English Avenue (Schedule 14)
Richard Dhillon, 12 – 12333 English Avenue (Schedule 15)
Matthew Chiang, 32 – 12333 English Avenue (Schedule 16)
Peter and Mimi Weldon, 16 – 12333 English Avenue (Schedule 17)
Matthew Vaughan, 4 – 12333 English Avenue (Schedule 18)
Kelly, 12333 English Avenue (Schedule 19)
Rowena Silver Bridson, 12275 Ewen Avenue (Schedule 20)
Al Wall, 12260 Ewen Avenue (Schedule 21)
Douglas Rosser, 26 – 12333 English Avenue (Schedule 22)
John and Judy Terpstra, 12226 Ewen Avenue (Schedule 23)
John Roston, 12262 Ewen Avenue (Schedule 24)

Submissions from the floor:

John Roston, 12262 Ewen Avenue (see Schedules 1 and 24), questioned whether English Avenue was to remain a dead-end street and he received confirmation that this was correct.

He then spoke about the future use of the subject property, noting that once the property had been rezoned for residential housing, it would be very difficult in the future to revert the zoning for public uses such as a library or garden area. He suggested that the City should set the property aside for future public use because of its location across from the Steveston Community Centre.

Mr. Roston spoke about a possible compromise, which would allow the southern portion of the property to be rezoned for housing, up to the northern limit of the existing development. He stated that this would result in four single-family lots on the east side of English Avenue and four similar lots on the west side of Ewen Avenue.



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Mr. Roston also referred to the massing of the proposed buildings, indicating that the height of these buildings would not be compatible with the surrounding single-family homes, and that two of the buildings would create a large wall facing the City-owned property.

Finally, Mr. Roston referred to the pathway between English Avenue and Moncton Street and noted the proposed location of a garbage facility on one side of the pathway. He suggested that matching landscaping on both sides of the pathway would be preferable, with another location being found for the garbage facility.

Jeff Jones, 7-12333 English Avenue (see Schedule 8), spoke in support of the proposed development, indicating that he felt that the only logical use for the property was single-family and townhouse, rather than having a another public facility in the area. He urged Council to support the proposal now being considered.

Mike Harper, 12222 Ewen Avenue, voiced concern about the possibility that if the rezoning application was approved, that the area could expect eleven potential new owners for all or part of the subject property. He expressed concern that construction of the homes could be spread over a number of years as there were no regulations in place to control property ownership. Mr. Harper also expressed concern about the feasibility that the level of design and building construction for each dwelling could be determined by the proposed cost of the dwelling and the prevailing market, and the lack of protection for the surrounding community. In concluding his statements, Mr. Harper questioned whether the developer would be able to sell individual properties to other parties. A response was provided by the Director of Development, Brian Jackson.

The applicant indicated that he had nothing further to add.

PH08/9-2

It was moved and seconded

That Zoning Amendment Bylaw 8194 be given second and third readings.

CARRIED

OPPOSED: Mayor Brodie
Cllr. Barnes



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2A. Proposed Single-Family Lot Size Policy 5442 (Sections 19-4-6 & 20-4-6

**2B. Zoning Amendment Bylaw 8310 (RZ 07-361150)
(8091 Gilbert Road, 6760 and 6800 Blundell Road; Applicant:
Matthew Cheng Architect Inc.)**

Applicant's Comments:

The applicant indicated he was available to answer questions.

Written Submissions:

None.

Submissions from the floor:

Stuart DeVrue, 8140 Gilbert Road, voiced support for the application but voiced concern that access to the property would be from Gilbert Road. He suggested that as an alternate option, access could be provided from Blundell Road, and he asked that consideration be given to this proposal.

Bob Williamson, 8166 Mirabel Court, briefly reviewed the history of the subject property, indicating that the neighbourhood supported the proposal now being considered.

PH08/9-3

It was moved and seconded

That Single-Family Lot Size Policy 5442 for the properties contained in Sections 19-4-6 & 20-4-6, be amended to permit 8091 Gilbert Road, 6760 and 6800 Blundell Road to subdivide in accordance with Comprehensive Development District (CD/197), provided that the lots are accessible by a lane which would not be connected to Mirabel Court.

CARRIED

PH08/9-4

It was moved and seconded

That Zoning Amendment Bylaw 8310 be given second and third readings.

CARRIED



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**3. Zoning Amendment Bylaw 8319
(Applicant: City of Richmond)**

Applicant's Comments:

The Director of Development, Brian Jackson, had no comments.

Written Submissions:

None.

Submissions from the floor:

Jennifer Larsen, 8680 Foster Road, requested information on the perimeter drainage and other protection aids to be initiated by the City. She voiced concern about the potential impact to her property if for any reason, the City's drainage systems were to fail. Ms. Larsen referred to statements made in the April 8th, 2008 staff report relating to a 'lot grading plan' as it related to specific perimeter drainage and fill deposit issues and she questioned what these issues were. The Director, Building Approvals, John Irving provided a response.

PH08/9-5

It was moved and seconded

That Zoning Amendment Bylaw 8319 be given second and third readings.

CARRIED

**4. Zoning Amendment Bylaw 8333 (RZ 07-394901)
(6411 Blundell Road; Applicant: Ajit Thaliwal)**

Please see Page 1 of these minutes for action taken on this matter.

**5. Zoning Amendment Bylaw 8399 (RZ 07-386470)
(10140 Williams Road; Applicant: Urban Era Builders & Developers Ltd.)**

Applicant's Comments:

The applicant was not in attendance.



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Written Submissions:

None.

Submissions from the floor:

None.

PH08/9-6

It was moved and seconded

That Zoning Amendment Bylaw 8399 be given second and third readings.

CARRIED

6. **Zoning Amendment Bylaw 8410 (RZ 08-409188)
(10320 Williams Road; Applicant: Ajit Thaliwal)**

Applicant's Comments:

The applicant was not in attendance.

Written Submissions:

None.

Submissions from the floor:

None.

PH08/9-7

It was moved and seconded

That Zoning Amendment Bylaw 8410 be given second and third readings.

CARRIED

7. **Zoning Amendment Bylaw 8411 (RZ 08-406081)
(3099 Corvette Way; Applicant: Lawrence Doyle Architect Inc. (IBI))**

Applicant's Comments:

The applicant was present but did not make a presentation.

Written Submissions:

None.



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Submissions from the floor:

None.

PH08/9-8

It was moved and seconded

That Zoning Amendment Bylaw 8411 be given second and third readings.

CARRIED

ADJOURNMENT

PH08/9-9

It was moved and seconded

That the meeting adjourn (7:51 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 Wednesday, September 3, 2008.

Mayor (Malcolm D. Brodie)

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

To Public Hearing	
Date:	SEPT 3, 2008
Item #	1
Re:	Bylaw 8194

MayorandCouncillors

From: Webgraphics [webgraphics@richmond.ca]
Sent: Friday, 22 August 2008 12:41 PM
To: MayorandCouncillors
Subject: Send a Submission Online (response #395)

SCHEDULE 1 TO THE MINUTES
 OF THE REGULAR MEETING OF
 COUNCIL FOR PUBLIC
 HEARINGS HELD ON
 WEDNESDAY, SEPTEMBER 3,
 2008.

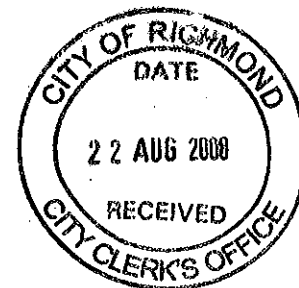
Send a Submission Online (response #395)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.city.richmond.bc.ca/CM/WebUI/PageTypes/Survey/Survey.aspx?PageID=1793&pagemode=Hybrid
Submission Time/Date:	2008-08-22 12:39:49 PM

Survey Response

Your Name:	John Roston
Your Address:	12262 Ewen Avenue
Subject Property Address OR Bylaw Number:	Bylaw No. 8194 re 4360 Moncton St.
	<p>The subject property is opposite the Steveston Community Centre and adjacent to the city-owned property to the west. These two properties are the last ones available for new community facilities in close proximity to the Steveston Community Centre and parking lot. The existing city property is too small for imaginative community use projects that could serve all Richmond residents, not just those in the Steveston area. Although the current zoning (ASY) is intended primarily for places of worship and private schools, it also allows community use as does the current zoning (SPU) of the adjacent city-owned property along Moncton St. I support leaving the zoning of the subject property as is. As a compromise, I would support rezoning the southern portion of the property, up to the northern limit of the existing development on the west side of English Avenue, to Comprehensive Development District (CD/102) for the purpose of creating the proposed four small single-family lots on the east side of English Avenue and four</p>



Comments:

matching lots on the west side of Ewen Avenue. I would only support this compromise on the condition that the owner sell the remaining portion of the subject property to the City at fair value based on its existing Assembly District (ASY) zoning. Note the Development Permit Guidelines for the BC Packers Residential Neighbourhood: "To create a fine grained, pedestrian-oriented, and "green" residential environment and an intimate, human scale livable residential neighbourhood that complements the intended character and vitality of the "Village" area, also a lush garden-like landscape that has the effect of extending Steveston Park toward the waterfront." This would give the City a rectangular property fronting on Moncton St. and extending from Easthope Avenue to Ewen Avenue that could be put to community use at such time as the City has sufficient funds to build a facility. One possibility would be a new modest Steveston Library with large attached garden conservatory. That proposal can be considered over the long term. The only action required now is to refuse the rezoning which doesn't cost anything or to purchase the northern portion of the property which would be an important investment in the City's future. Should City Council decide nevertheless to pass rezoning Bylaw No. 8194 and reject the idea of using a large part of the property for community use, I urge making the rezoning conditional on two changes to the proposed development: 1. Tall townhouse building C has been inserted on English Avenue in addition to buildings A & B that run the entire length of Moncton. It will stick up like a sore thumb. Adding its mass to that of Building A will create a huge wall facing the city-owned property to the west. Its height should be restricted to that of the single family houses next to it. This would probably mean reducing it from four dwellings to three. 2. Building B at the corner of Moncton and Ewen should have landscaping beside it on the Ewen side to match that beside the existing townhouse building on the opposite side of the Ewen pathway. The plan shows a large garbage storage and recycling shed on the Ewen side instead of landscaping. While this may make garbage collection more efficient, there will inevitably be litter making it a messy area for those using the Ewen

pathway. Garbage and recycling should be collected at each garage along the new lane behind the townhouse buildings just the way it is done in the lane behind the existing townhouse buildings on the opposite side of Ewen Avenue. In both respects the proposed development differs materially from the original plan for the former BC Packers Lands. I leave it to you to determine whether the current proposed development or a community use such as a garden conservatory would better create "a lush garden-like landscape that has the effect of extending Steveston Park toward the waterfront." Many thanks for your time and consideration.

To Public Hearing
Date: <u>SEPT 3, 2008</u>
Item # <u>1</u>
Re: <u>Bylaw 8194</u>

MayorandCouncillors

From: Webgraphics [webgraphics@richmond.ca]
Sent: Monday, 25 August 2008 8:15 PM
To: MayorandCouncillors
Subject: Send a Submission Online (response #396)

SCHEDULE 2 TO THE MINUTES
OF THE REGULAR MEETING OF
COUNCIL FOR PUBLIC HEARINGS
HELD ON WEDNESDAY,
SEPTEMBER 3, 2008.

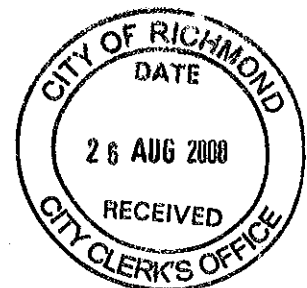
Send a Submission Online (response #396)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.city.richmond.bc.ca/CM/WebUI/PageTypes/Survey/Survey.aspx?PageID=1793&pagemode=Hybrid
Submission Time/Date:	2008-08-25 8:14:17 PM

Survey Response

Your Name:	Tammy Ross
Your Address:	12266 English Avenue
Subject Property Address OR Bylaw Number:	4360 Moncton Street, Bylaw No. 8194
Comments:	I object to the rezoning of 4360 Moncton Street property and wish the zoning to be left as is. I believe Steveston is in desparate need of a larger community library and much more green space.



To Public Hearing
Date: <u>SEPT 3, 2008</u>
Item # <u>1</u>
Re: <u>Bylaw 8194</u>

MayorandCouncillors

From: Webgraphics [webgraphics@richmond.ca]
Sent: Monday, 25 August 2008 10:21 PM
To: MayorandCouncillors
Subject: Send a Submission Online (response #397)

**SCHEDULE 3 TO THE MINUTES
OF THE REGULAR MEETING OF
COUNCIL FOR PUBLIC
HEARINGS HELD ON
WEDNESDAY, SEPTEMBER 3,
2008.**

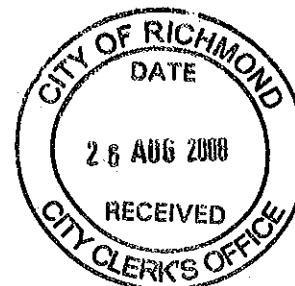
Send a Submission Online (response #397)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.city.richmond.bc.ca/CM/WebUI/PageTypes/Survey/Survey.aspx?PageID=1793&pagemode=Hybrid
Submission Time/Date:	2008-08-25 10:20:44 PM

Survey Response

Your Name:	Danny Michaud
Your Address:	12280 English Avenue
Subject Property Address OR Bylaw Number:	4360 Moncton St., Bylaw No. 8194
Comments:	I object to the rezoning of the 4360 Moncton Street property and wish the zoning to be left as is.



To Public Hearing	
Date:	SEPT 3, 2008
Item #:	1
Re:	Bylaw 8194

MayorandCouncillors

From: Webgraphics [webgraphics@richmond.ca]
Sent: Tuesday, 26 August 2008 3:12 PM
To: MayorandCouncillors
Subject: Send a Submission Online (response #399)

SCHEDULE 4 TO THE MINUTES
OF THE REGULAR MEETING OF
COUNCIL FOR PUBLIC
HEARINGS HELD ON
WEDNESDAY, SEPTEMBER 3,
2008.

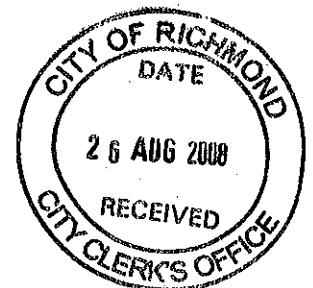
Send a Submission Online (response #399)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.city.richmond.bc.ca/CM/WebUI/PageTypes/Survey/Survey.aspx?PageID=1793&pagemode=Hybrid
Submission Time/Date:	2008-08-26 3:11:51 PM

Survey Response

Your Name:	Francis Lee
Your Address:	12295, Ewen Ave. Richmond, V7E 6S8, Vancouver
Subject Property Address OR Bylaw Number:	12295, Ewen Ave. Richmond, V7E 6S8, Vancouver
Comments:	I object to the rezoning of the 4360 Moncton Street property and wish it can be used for community purposes.



To Public Hearing
Date: <u>Sept 3, 2008</u>
Item # <u>1</u>
Re: <u>Bylaw 8194</u>

MayorandCouncillors

From: Webgraphics [webgraphics@richmond.ca]
Sent: Tuesday, 26 August 2008 1:54 PM
To: MayorandCouncillors
Subject: Send a Submission Online (response #398)

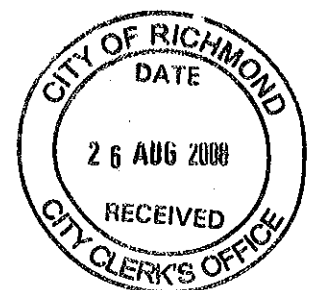
SCHEDULE 5 TO THE MINUTES
OF THE REGULAR MEETING OF
COUNCIL FOR PUBLIC HEARINGS
HELD ON WEDNESDAY,
SEPTEMBER 3, 2008.

Send a Submission Online (response #398)**Survey Information**

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.city.richmond.bc.ca/CM/WebUI/PageTypes/Survey/Survey.aspx?PageID=1793&pagemode=Hybrid
Submission Time/Date:	2008-08-26 1:53:30 PM

Survey Response

Your Name:	henry chuang
Your Address:	12220 Ewen Ave. Richmond b.c. V7E 6S8
Subject Property Address OR Bylaw Number:	4360 Moncton St., Bylaw No .8194
Comments:	I object to the rezoning of the 4360 moncton st. property and wish the zoning to be left as is future community use.



To Public Hearing
Date: <u>Sept 3, 2008</u>
Item # <u>1</u>
Re: <u>Bylaw 8194</u>

MayorandCouncillors

From: Webgraphics [webgraphics@richmond.ca]
Sent: Wednesday, 27 August 2008 8:03 AM
To: MayorandCouncillors
Subject: Send a Submission Online (response #400)

**SCHEDULE 6 TO THE MINUTES
OF THE REGULAR MEETING OF
COUNCIL FOR PUBLIC
HEARINGS HELD ON
WEDNESDAY, SEPTEMBER 3,
2008.**

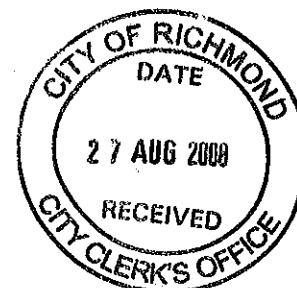
Send a Submission Online (response #400)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.city.richmond.bc.ca/CM/WebUI/PageTypes/Survey/Survey.aspx?PageID=1793&pagemode=Hybrid
Submission Time/Date:	2008-08-27 8:02:48 AM

Survey Response

Your Name:	Candice Leung
Your Address:	8-12333 English Avenue
Subject Property Address OR Bylaw Number:	4360 Moncton St. Bylaw no. 8194
Comments:	I object to the rezoning of the 4360 Moncton St. property and wish the zoning to be left as is.



MayorandCouncillors

From: Webgraphics [webgraphics@richmond.ca]
Sent: Wednesday, 27 August 2008 8:07 AM
To: MayorandCouncillors
Subject: Send a Submission Online (response #401)

To Public Hearing
Date: <u>Sept 3, 2008</u>
Item # <u>1</u>
Re: <u>Bylaw 8194</u>

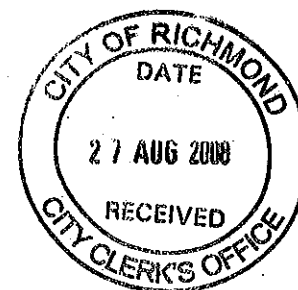
SCHEDULE 7 TO THE MINUTES
 OF THE REGULAR MEETING OF
 COUNCIL FOR PUBLIC
 HEARINGS HELD ON
 WEDNESDAY, SEPTEMBER 3,
 2008.

Send a Submission Online (response #401)**Survey Information**

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.city.richmond.bc.ca/CM/WebUI/PageTypes/Survey/Survey.aspx?PageID=1793&pagemode=Hybrid
Submission Time/Date:	2008-08-27 8:06:58 AM

Survey Response

Your Name:	Fook Keung LEE
Your Address:	8-12333 English Avenue
Subject Property Address OR Bylaw Number:	4360 Moncton St. Bylaw no. 8194
Comments:	I object to the rezoning of the 4360 Moncton St. property and wish the zoning to be left as is.



Mayor and Councillors

From: jeff jones [jefflynn@shaw.ca]
Sent: Wednesday, 27 August 2008 2:16 PM
To: Mayor and Councillors
Subject: Zoning Amendment Bylaw 8194 (RZ 05-12601)

To Public Hearing	
Date:	SEP 3, 2008
Item #	1
Re:	Bylaw 8194

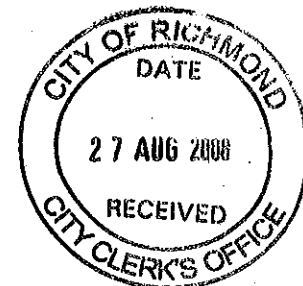
**SCHEDULE 8 TO THE MINUTES
OF THE REGULAR MEETING OF
COUNCIL FOR PUBLIC HEARINGS
HELD ON WEDNESDAY,
SEPTEMBER 3, 2008.**

Mayor & Councilors

I want to let you know that I **support** the rezoning of 4360 Moncton Street as outlined in the Notice of Public Hearing communication that I received recently. Please don't let this opportunity slip away as some of you have done with other developments in the past. A Mr. John Roston of 12262 Ewen Ave whom is opposed to the development has been hand delivering printed sheets with, in my opinion misinformation to residents on the proposed development. You will likely hear this opposition from this individual, and probably from the people he has influenced. I urge you to listen to your committees and to city staff and permit this development to go through. Because the residents only got the Notice of Public Hearing quite recently and then Mr. Roston's letter yesterday you may be only hearing a small number of opinions opposed to the rezoning and subsequent development. I want to let you know that the majority of people I've talked to support the rezoning and development, and will hopefully express that support to you soon. It will bring a good mix of new single family and town homes to the area, and will enhance that part of Moncton street in keeping with what already exists.

Jeff Jones

7-12333 English Ave Richmond



2008-08-27

To Public Hearing
Date: <u>SEPT 3, 2008</u>
Item # <u>1</u>
Re: <u>Bylaw 8194</u>

MayorandCouncillors

From: Webgraphics [webgraphics@richmond.ca]
Sent: Wednesday, 27 August 2008 12:35 PM
To: MayorandCouncillors
Subject: Send a Submission Online (response #402)

SCHEDULE 9 TO THE MINUTES
OF THE REGULAR MEETING OF
COUNCIL FOR PUBLIC
HEARINGS HELD ON
WEDNESDAY, SEPTEMBER 3,
2008.

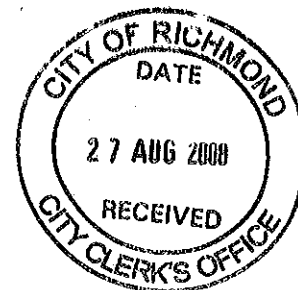
Send a Submission Online (response #402)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.city.richmond.bc.ca/CM/WebUI/PageTypes/Survey/Survey.aspx?PageID=1793&pagemode=Hybrid
Submission Time/Date:	2008-08-27 12:34:40 PM

Survey Response

Your Name:	Reza Mortazavi & Poupak R Frad
Your Address:	12262 English Ave, Richmond, BC, V7E 6S8
Subject Property Address OR Bylaw Number:	4360 Moncton St., Bylaw No. 8194
Comments:	This is to present our objection to the rezoning of the 4360 Moncton St. property and wishing the zoning to be left as is.



MayorandCouncillors

From: Webgraphics [webgraphics@richmond.ca]
Sent: Wednesday, 27 August 2008 7:42 PM
To: MayorandCouncillors
Subject: Send a Submission Online (response #404)

To Public Hearing	
Date:	SEP 3, 2008
Item #	1
Re:	bylaw 8194

SCHEDULE 10 TO THE MINUTES
 OF THE REGULAR MEETING OF
 COUNCIL FOR PUBLIC
 HEARINGS HELD ON
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 2008.

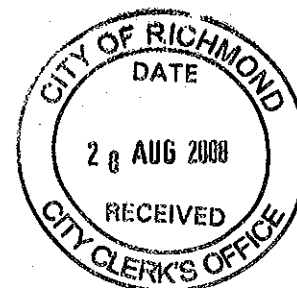
Send a Submission Online (response #404)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.city.richmond.bc.ca/CM/WebUI/PageTypes/Survey/Survey.aspx?PageID=1793&pagemode=Hybrid
Submission Time/Date:	2008-08-27 7:41:25 PM

Survey Response

Your Name:	Tom Sands
Your Address:	9-12333 English Ave.
Subject Property Address OR Bylaw Number:	4360 Moncton St, bylaw no. 8194
Comments:	I SUPPORT the rezoning of the 4360 Moncton St property to allow for long-overdue residential development of that piece of land.



To Public Hearing
Date: <u>SEPT 3, 2008</u>
Item # <u>1</u>
Re: <u>Bylaw 8194</u>

MayorandCouncillors

From: Webgraphics [webgraphics@richmond.ca]
Sent: Wednesday, 27 August 2008 8:28 PM
To: MayorandCouncillors
Subject: Send a Submission Online (response #405)

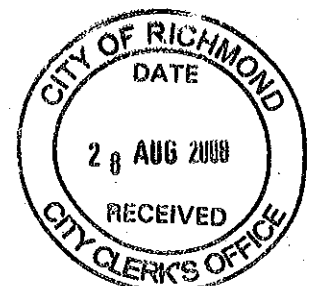
SCHEDULE 11 TO THE MINUTES
OF THE REGULAR MEETING OF
COUNCIL FOR PUBLIC HEARINGS
HELD ON TUESDAY,
WEDNESDAY, SEPTEMBER 3,
2008.

Send a Submission Online (response #405)**Survey Information**

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.city.richmond.bc.ca/CM/WebUI/PageTypes/Survey/Survey.aspx?PageID=1793&pagemode=Hybrid
Submission Time/Date:	2008-08-27 8:27:47 PM

Survey Response

Your Name:	Scott & Cathy Harriman
Your Address:	#33 - 12333 English Avenue
Subject Property Address OR Bylaw Number:	Bylaw 8194
Comments:	My wife and I have lived in the Imperial Landing development on English Avenue since they were built 4 years ago. We enjoy the neighborhood with the density of living and the easy walking access to all of the amenities of the village. The project as envisioned by the developers and the community plan is not complete. Some of the original zoning decisions have proved to be not economically viable for the developers as the industries have changed. The existing stores and services within the community as of now get by on their summer tourist business only. The village needs to grow a little more and provide a mix of housing to support the merchants and service providers in a pedestrian friendly way. This would be a true "Green" approach. Please finish our neighborhood! I am tired of looking at vacant lots with rusty fences, overgrown bushes and leftover construction debris. We support the change in the bylaw to allow the mixed residential use as described in the amendment notice. Scott & Cathy Harriman



To Public Hearing	
Date:	Sept 3 2008
Item #	1
Re:	Bylaw 8194

MayorandCouncillors

From: Webgraphics [webgraphics@richmond.ca]
Sent: Wednesday, 27 August 2008 9:08 PM
To: MayorandCouncillors
Subject: Send a Submission Online (response #406)

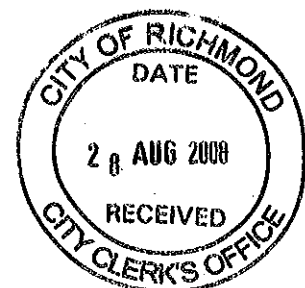
SCHEDULE 12 TO THE MINUTES
OF THE REGULAR MEETING OF
COUNCIL FOR PUBLIC
HEARINGS HELD ON
WEDNESDAY, SEPTEMBER 3,
2008.

Send a Submission Online (response #406)**Survey Information**

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.city.richmond.bc.ca/CM/WebUI/PageTypes/Survey/Survey.aspx?PageID=1793&pagemode=Hybrid
Submission Time/Date:	2008-08-27 9:07:27 PM

Survey Response

Your Name:	Kathy Jones
Your Address:	# 7-12333 English Ave richmond V7E 6T2
Subject Property Address OR Bylaw Number:	4360 Moncton Street Bylaw 8194
Comments:	As a resident affected by the rezoning of the above property, I am very much in favour of the development and would welcome the combination of townhouses and single family homes which is in keeping with the residential properties already in this area. I hope that this rezoning is approved and that building will start soon as this empty lot is an eye sore in this area.



To Public Hearing
 Date: SEP 3, 2008
 Item # 1
 Re: Bylaw 8194

MayorandCouncillors

From: Webgraphics [webgraphics@richmond.ca]
Sent: Friday, 29 August 2008 3:35 PM
To: MayorandCouncillors
Subject: Send a Submission Online (response #407)

SCHEDULE 13 TO THE MINUTES
 OF THE REGULAR MEETING OF
 COUNCIL FOR PUBLIC
 HEARINGS HELD ON
 WEDNESDAY, SEPTEMBER 3,
 2008.

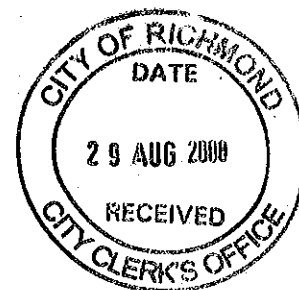
Send a Submission Online (response #407)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.city.richmond.bc.ca/CM/WebUI/PageTypes/Survey/Survey.aspx?PageID=1793&pagemode=Hybrid
Submission Time/Date:	2008-08-29 3:34:34 PM

Survey Response

Your Name:	Magdi Rizkallah
Your Address:	29-12333 English Ave
Subject Property Address OR Bylaw Number:	4350 Moncton St. (Bylaw 8194)
Comments:	I support rezoning this property to allow residential development.



To Public Hearing	
Date:	SEPT 3, 2008
Item #:	1
Re:	Bylaw 8194

MayorandCouncillors

From: Webgraphics [webgraphics@richmond.ca]
Sent: Friday, 29 August 2008 4:19 PM
To: MayorandCouncillors
Subject: Send a Submission Online (response #408)

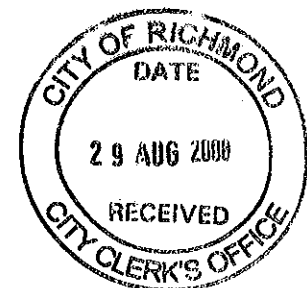
SCHEDULE 14 TO THE MINUTES
OF THE REGULAR MEETING OF
COUNCIL FOR PUBLIC HEARINGS
HELD ON TUESDAY,
WEDNESDAY, SEPTEMBER 3,
2008.

Send a Submission Online (response #408)**Survey Information**

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.city.richmond.bc.ca/CM/WebUI/PageTypes/Survey/Survey.aspx?PageID=1793&pagemode=Hybrid
Submission Time/Date:	2008-08-29 4:17:53 PM

Survey Response

Your Name:	Lindsay Peacock
Your Address:	37 - 12333 English Avenue
Subject Property Address OR Bylaw Number:	4360 Mpncton Street, Bylaw No. 8194
Comments:	I support the rezoning of 4360 Moncton Street to allow for residential development.



To Public Hearing	
Date:	SEPT. 3, 2008
Item #	1
Re:	Bylaw 8194

MayorandCouncillors

From: Webgraphics [webgraphics@richmond.ca]
Sent: Friday, 29 August 2008 8:33 PM
To: MayorandCouncillors
Subject: Send a Submission Online (response #409)

SCHEDULE 15 TO THE MINUTES
 OF THE REGULAR MEETING OF
 COUNCIL FOR PUBLIC
 HEARINGS HELD ON
 WEDNESDAY, SEPTEMBER 3,
 2008.

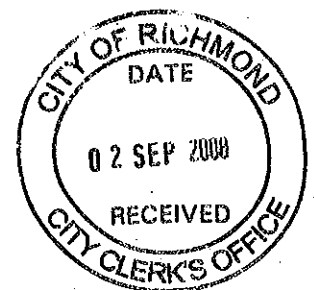
Send a Submission Online (response #409)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.city.richmond.bc.ca/CM/WebUI/PageTypes/Survey/Survey.aspx?PageID=1793&pagemode=Hybrid
Submission Time/Date:	2008-08-29 8:31:42 PM

Survey Response

Your Name:	Richard Dhillon
Your Address:	#12- 12333 English Avenue
Subject Property Address OR Bylaw Number:	4360 Moncton Street Bylaw No. 8194
Comments:	I support the rezoning of the property at 4360 Moncton Street for the proposed residential housing development. I would definately be opposed to English Avenue becoming a through road but as I understand it, this is not the part of the plan. Thank you.



To Public Hearing	
Date:	SEPT 3, 2008
Item #	1
Re:	Bylaw 8194

MayorandCouncillors

From: Webgraphics [webgraphics@richmond.ca]
Sent: Saturday, 30 August 2008 6:20 AM
To: MayorandCouncillors
Subject: Send a Submission Online (response #410)

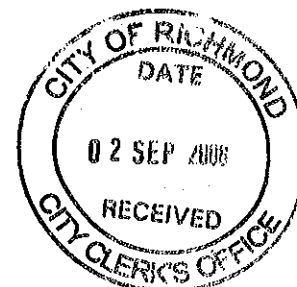
SCHEDULE 16 TO THE MINUTES
OF THE REGULAR MEETING OF
COUNCIL FOR PUBLIC
HEARINGS HELD ON
WEDNESDAY, SEPTEMBER 3,
2008.

Send a Submission Online (response #410)**Survey Information**

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.city.richmond.bc.ca/CM/WebUI/PageTypes/Survey/Survey.aspx?PageID=1793&pagemode=Hybrid
Submission Time/Date:	2008-08-30 6:19:13 AM

Survey Response

Your Name:	Matthew Chiang
Your Address:	#32 12333 English Ave, V7E 6T2
Subject Property Address OR Bylaw Number:	4360 Moncton St. Bylaw No. 8194
Comments:	I do not support the rezoning of the the property at 4360 Moncton St, I support the site for community facilities. Library expansion, or similiar cultural facilities. Not More Residential units.



To Public Hearing	
Date:	SEPT 3, 2008
Item #	
Re:	Bylaw 8194

MayorandCouncillors

From: Webgraphics [webgraphics@richmond.ca]
Sent: Saturday, 30 August 2008 5:38 PM
To: MayorandCouncillors
Subject: Send a Submission Online (response #411)

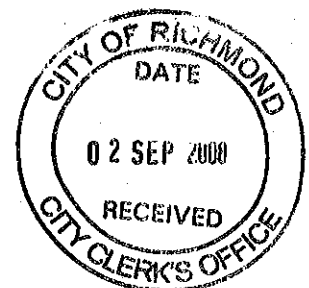
SCHEDULE 17 TO THE MINUTES
OF THE REGULAR MEETING OF
COUNCIL FOR PUBLIC HEARINGS
HELD ON TUESDAY,
WEDNESDAY, SEPTEMBER 3,
2008.

Send a Submission Online (response #411)**Survey Information**

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.city.richmond.bc.ca/CM/WebUI/PageTypes/Survey/Survey.aspx?PageID=1793&pagemode=Hybrid
Submission Time/Date:	2008-08-30 5:37:02 PM

Survey Response

Your Name:	Peter & Mimi Weldon
Your Address:	16-12333 English Ave, Richmond, BC, V7E 6T2
Subject Property Address OR Bylaw Number:	4360 Moncton St / Bylaw 8194
Comments:	We support the proposed rezoning from ASY to CD/101 and CD/102.



To Public Hearing
Date: <u>Sept 3, 2008</u>
Item # <u>1</u>
Re: <u>Bylaw 8194</u>

MayorandCouncillors

From: Webgraphics [webgraphics@richmond.ca]
Sent: Sunday, 31 August 2008 10:06 PM
To: MayorandCouncillors
Subject: Send a Submission Online (response #412)

SCHEDULE 18 TO THE MINUTES
OF THE REGULAR MEETING OF
COUNCIL FOR PUBLIC
HEARINGS HELD ON
WEDNESDAY, SEPTEMBER 3,
2008.

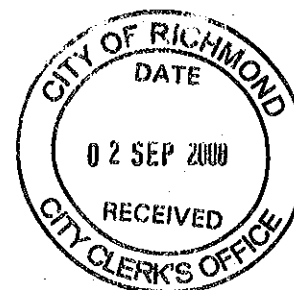
Send a Submission Online (response #412)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.city.richmond.bc.ca/CM/WebUI/PageTypes/Survey/Survey.aspx?PageID=1793&pagemode=Hybrid
Submission Time/Date:	2008-08-31 10:05:06 PM

Survey Response

Your Name:	Matthew Vaughan
Your Address:	4 - 12333 English Avenue
Subject Property Address OR Bylaw Number:	4360 Moncton St. Bylaw No. 8194
Comments:	I support the rezoning of the property at 4360 Moncton St. to allow for residential development only, and not general "community use".



To Public Hearing
Date: <u>SEPT 3, 2008</u>
Item # <u>1</u>
Re: <u>Bylaw 8194</u>

MayorandCouncillors

From: Webgraphics [webgraphics@richmond.ca]
Sent: Monday, 1 September 2008 12:30 PM
To: MayorandCouncillors
Subject: Send a Submission Online (response #413)

SCHEDULE 19 TO THE MINUTES
OF THE REGULAR MEETING OF
COUNCIL FOR PUBLIC
HEARINGS HELD ON
WEDNESDAY, SEPTEMBER 3,
2008.

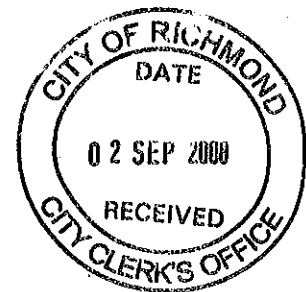
Send a Submission Online (response #413)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.city.richmond.bc.ca/CM/WebUI/PageTypes/Survey/Survey.aspx?PageID=1793&pagemode=Hybrid
Submission Time/Date:	2008-09-01 12:29:26 PM

Survey Response

Your Name:	Kelly
Your Address:	12333 English Ave
Subject Property Address OR Bylaw Number:	4360 Moncton St. Bylaw No.8194
Comments:	I don't support the further development on this site because it will make a lot of noise and bring a lot of problems in our community.



To Public Hearing
 Date: SEP 3, 2008
 Item # 1
 Re: Bylaw 8194

MayorandCouncillors

From: Webgraphics [webgraphics@richmond.ca]
Sent: Monday, 1 September 2008 4:56 PM
To: MayorandCouncillors
Subject: Send a Submission Online (response #414)

SCHEDULE 20 TO THE MINUTES
 OF THE REGULAR MEETING OF
 COUNCIL FOR PUBLIC HEARINGS
 HELD ON TUESDAY,
 WEDNESDAY, SEPTEMBER 3,
 2008.

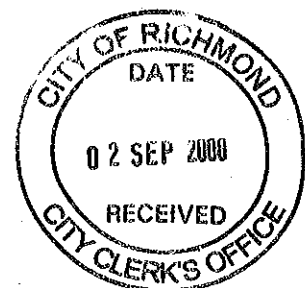
Send a Submission Online (response #414)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.city.richmond.bc.ca/CM/WebUI/PageTypes/Survey/Survey.aspx?PageID=1793&pagemode=Hybrid
Submission Time/Date:	2008-09-01 4:55:38 PM

Survey Response

Your Name:	Rowena Silver Bridson
Your Address:	12275 Ewen Avenue
Subject Property Address OR Bylaw Number:	4360 Moncton St. Bylaw No. 8194
Comments:	I feel it is imperative that Ewen Avenue remain blocked off from direct access from Moncton Street except for pedestrian traffic. There are many young children living on Ewen Avenue, and this low-traffic environment is extremely important to maintain a safe place for our children. Yours, Rowena Silver Bridson mother of four children



To Public Hearing	
Date:	SEPT 3, 2008
Item #	1
Re:	Bylaw 8194

MayorandCouncillors

From: Webgraphics [webgraphics@richmond.ca]
Sent: Tuesday, 2 September 2008 12:50 PM
To: MayorandCouncillors
Subject: Send a Submission Online (response #415)

SCHEDULE 21 TO THE MINUTES
OF THE REGULAR MEETING OF
COUNCIL FOR PUBLIC
HEARINGS HELD ON
WEDNESDAY, SEPTEMBER 3,
2008.

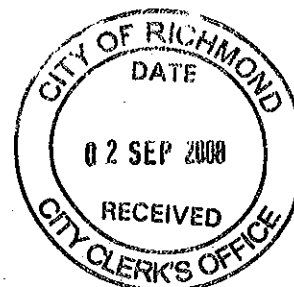
Send a Submission Online (response #415)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.city.richmond.bc.ca/CM/WebUI/PageTypes/Survey/Survey.aspx?PageID=1793&pagemode=Hybrid
Submission Time/Date:	2008-09-02 12:48:48 PM

Survey Response

Your Name:	al wall
Your Address:	12260 ewen ave
Subject Property Address OR Bylaw Number:	4360 moncton st. bylaw no. 8194
Comments:	I support the rezoning of the property at 4360 Moncton st. to allow for residential development.



MayorandCouncillors

From: Webgraphics [webgraphics@richmond.ca]
Sent: Tuesday, 2 September 2008 6:15 PM
To: MayorandCouncillors
Subject: Send a Submission Online (response #416)

To Public Hearing	
Date:	SEPT 3, 2008
Item #:	1
Re:	Bylaw 8194

SCHEDULE 22 TO THE MINUTES
 OF THE REGULAR MEETING OF
 COUNCIL FOR PUBLIC
 HEARINGS HELD ON
 WEDNESDAY, SEPTEMBER 3,
 2008.

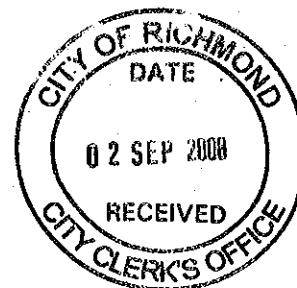
Send a Submission Online (response #416)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.city.richmond.bc.ca/CM/WebUI/PageTypes/Survey/Survey.aspx?PageID=1793&pagemode=Hybrid
Submission Time/Date:	2008-09-02 6:14:28 PM

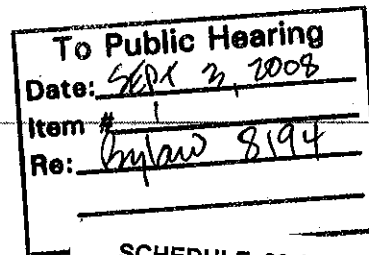
Survey Response

Your Name:	Douglas Rosser
Your Address:	#26 12333 English Ave
Subject Property Address OR Bylaw Number:	4360 Moncton Street Bylaw No. 8194
Comments:	I support the rezoning of the property at 4360 Moncton St. to allow for residential development



MayorandCouncillors

From: Webgraphics [webgraphics@richmond.ca]
Sent: Wednesday, 3 September 2008 10:09 AM
To: MayorandCouncillors
Subject: Send a Submission Online (response #417)



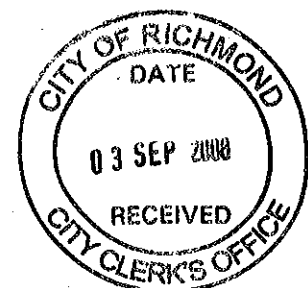
SCHEDULE 23 TO THE MINUTES
 OF THE REGULAR MEETING OF
 COUNCIL FOR PUBLIC HEARINGS
 HELD ON TUESDAY,
 WEDNESDAY, SEPTEMBER 3,
 2008.

Send a Submission Online (response #417)**Survey Information**

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.city.richmond.bc.ca/CM/WebUI/PageTypes/Survey/Survey.aspx?PageID=1793&pagemode=Hybrid
Submission Time/Date:	2008-09-03 10:08:29 AM

Survey Response

Your Name:	John & Judy Terpstra
Your Address:	12226 Ewen Avenue
Subject Property Address OR Bylaw Number:	Bylaw No. 8194 re 4360 Moncton Street
Comments:	<p>We moved from Calgary to Steveston in January 2008. We choose Steveston for a variety of reasons, but primarily because of its charm and a sense of living in a village in a much larger urban area. We are very opposed to the rezoning of the property from ASY to CDD. Moncton Street is a major entry and exit out of the Steveston Area. Adding another row of townhouses facing Moncton Street does nothing to improve the attractiveness of the community. It is easy to continue to build more and more housing on what little land is available. The greater challenge is to use the land for its highest and best use for the residents of the community. Thank you for the opportunity to comment. We look forward to a more creative use of the vacant land.</p>



To Public Hearing
Date: SEPT 3, 2008
Item # 1
Re: 8194 Bylaw

SCHEDULE 24 TO THE MINUTES
OF THE REGULAR MEETING OF
COUNCIL FOR PUBLIC
HEARINGS HELD ON
WEDNESDAY, SEPTEMBER 3,
2008.

12262 Ewen Avenue
Richmond, BC V7E 6S8
604-274-2726

e-mail: john.roston@mcgill.ca

August 22, 2008.

Dear Mayor Brodie and City Councillors:

With reference to **Bylaw No. 8194 for the rezoning of 4360 Moncton St.** from Assembly District (ASY) to Comprehensive Development District (CD/101 and CD/102), I live at 12262 Ewen Ave. directly opposite the subject property and urge you to vote **against the proposed rezoning.**

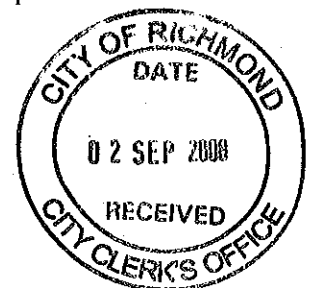
The subject property is opposite the Steveston Community Centre and adjacent to the city-owned property to the west. These two properties are the last ones available for new community facilities in close proximity to the Steveston Community Centre and parking lot. The existing city property is too small for imaginative community use projects that could serve all Richmond residents, not just those in the Steveston area.

Although the current zoning (ASY) is intended primarily for places of worship and private schools, it also allows community use as does the current zoning (SPU) of the adjacent city-owned property along Moncton St. I support leaving the zoning of the subject property as is.

As a compromise, I would support rezoning the southern portion of the property, up to the northern limit of the existing development on the west side of English Avenue, to Comprehensive Development District (CD/102) for the purpose of creating the proposed four small single-family lots on the east side of English Avenue and four matching lots on the west side of Ewen Avenue (see attached plan). I would only support this compromise on the condition that the owner sell the remaining portion of the subject property to the City at fair value based on its existing Assembly District (ASY) zoning.

Note the Development Permit Guidelines for the BC Packers Residential Neighbourhood: **"To create a fine grained, pedestrian-oriented, and "green" residential environment and an intimate, human scale livable residential neighbourhood that complements the intended character and vitality of the "Village" area, also a lush garden-like landscape that has the effect of extending Steveston Park toward the waterfront."**

This would give the City a rectangular property fronting on Moncton St. and extending from Easthope Avenue to Ewen Avenue that could be put to community use at such time as the City has sufficient funds to build a facility. I have attached my own proposal for a new modest Steveston Library with large attached garden conservatory. That proposal can be considered over the long term. The only action required now is to refuse the rezoning which doesn't cost anything or to purchase the northern portion of the property which would be an important investment in the City's future.



Should City Council decide nevertheless to pass rezoning Bylaw No. 8194 and reject the idea of using a large part of the property for community use, I urge making the rezoning conditional on two changes to the proposed development:

1. Tall townhouse building C has been inserted on English Avenue in addition to buildings A & B that run the entire length of Moncton. It will stick up like a sore thumb. Adding its mass to that of Building A will create a huge wall facing the city-owned property to the west. Its height should be restricted to that of the single family houses next to it. This would probably mean reducing it from four dwellings to three.

2. Building B at the corner of Moncton and Ewen should have landscaping beside it on the Ewen side to match that beside the existing townhouse building on the opposite side of the Ewen pathway. The plan shows a large garbage storage and recycling shed on the Ewen side instead of landscaping. While this may make garbage collection more efficient, there will inevitably be litter making it a messy area for those using the Ewen pathway. Garbage and recycling should be collected at each garage along the new lane behind the townhouse buildings just the way it is done in the lane behind the existing townhouse buildings on the opposite side of Ewen Avenue.

In both respects the proposed development differs materially from the original plan for the former BC Packers Lands.

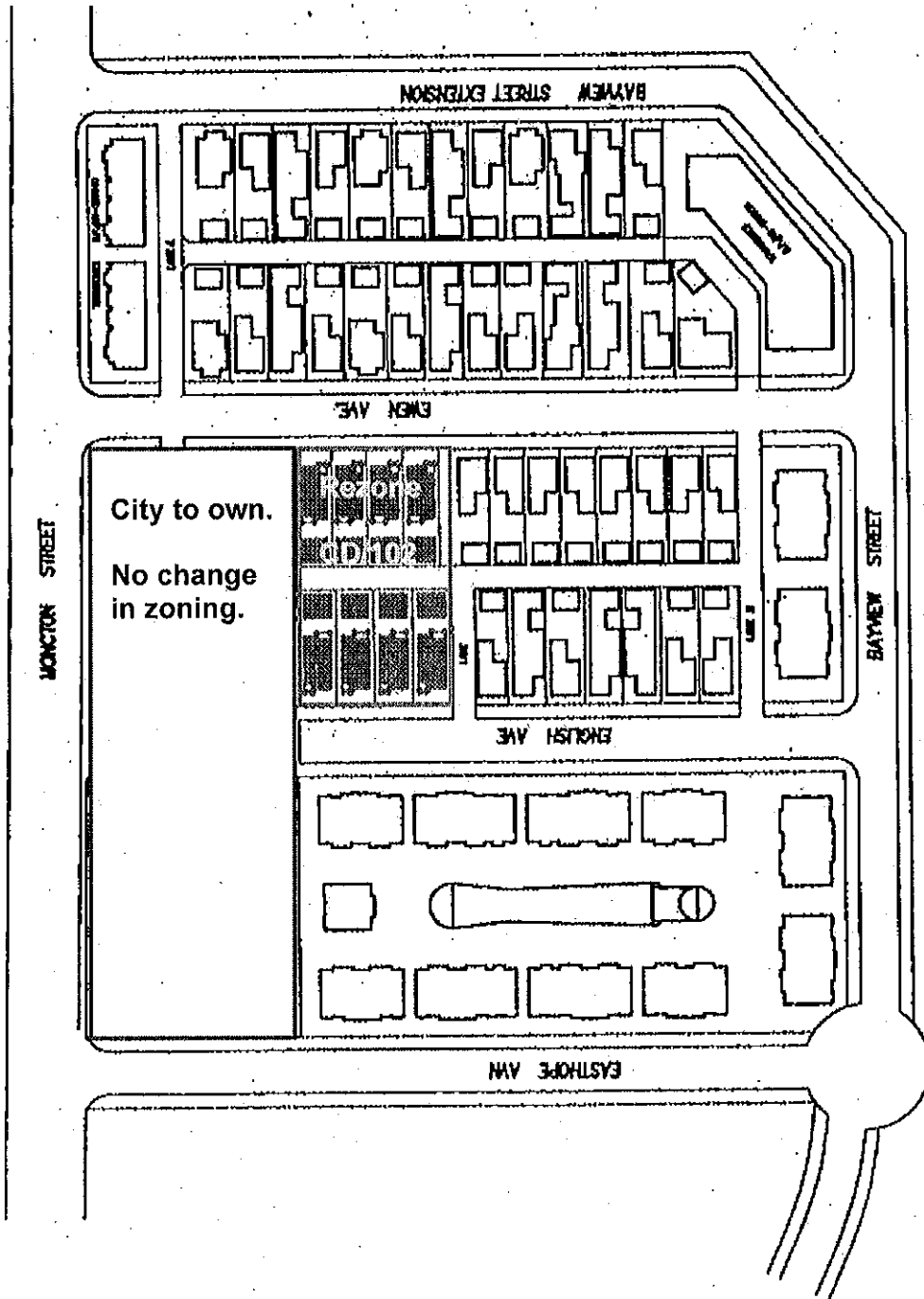
I leave it to you to determine whether the current proposed development or a garden conservatory would better create "a lush garden-like landscape that has the effect of extending Steveston Park toward the waterfront." Many thanks for your time and consideration.

Yours sincerely,



John Roston

Proposed Compromise Rezoning Plan for 4360 Moncton St.



SITE CONTEXT PLAN

Proposed New Multicultural Garden Conservatory and Steveston Library

The Need:

1. The Steveston Library is tiny given the rapidly expanding population of the Steveston area. A new one will have to be constructed eventually. This would also free up much needed space in the Community Centre.
2. With or without a new Steveston Library attached, a new multicultural garden conservatory could be a place where the cultural diversity of Richmond is celebrated and that attracts both Richmond residents and tourists.
3. The conservatory could become an important part the BC Packers Residential Neighbourhood by fulfilling the Development Permit Guidelines to create "a lush garden-like landscape that has the effect of extending Steveston Park toward the waterfront."

Major Characteristics:

1. An indoor garden with properly identified native plants and flowers year round, a meandering path, benches for resting or reading, and a lengthy goldfish pond crossed by small bridges.
2. The wall separating the library from the conservatory would have large windows so that those in the library would benefit from the view. There would be separate external entrances to the library and conservatory with an internal passage between the two outside the library checkout gate.
3. The external architecture could reflect traditional west coast style with a nautical external motif to reflect the Steveston area tradition and culture.
4. The internal decoration could reflect other major Richmond cultural influences:
 - a. The benches and storage bins could be west coast cedar in native style with an original carving – sun, moon, eagle, etc.
 - b. One area could contain a Japanese bonsai collection.
 - c. The goldfish pond and bridges could be in Chinese style. The goldfish could be a gift from sister cities in China.
5. The educational components could include tags on plants for school and individual botany study and a demonstration of low water consumption gardening by collecting rainwater from the roof and using it to water the plants by drip irrigation. There could also be educational material on goldfish and a map showing other tourist attractions related to the fishery within walking distance.
6. The garden would be fully accessible making it an ideal rest and reading space for the elderly from across Richmond. There could also be aids for the visually impaired enabling them to identify flowers by smell through the use of Braille tags.

Ongoing Garden Conservatory Maintenance Cost:

1. Volunteers could assume many of the ongoing maintenance tasks under the supervision of a paid employee.
2. One area could have lighting suitable for wedding pictures with significant revenue from an hourly charge for such use.
3. The facility could be rented in the evenings for receptions.
4. One end of the goldfish pond could have a "Lucky Loonie" fountain where people toss in a loonie for luck and to support the ongoing maintenance cost.