



**Regular Council meeting for Public Hearings
Tuesday, September 5, 2023**

Place: Council Chambers
Richmond City Hall

Present: Mayor Malcolm D. Brodie, Chair
Councillor Chak Au
Councillor Carol Day
Councillor Laura Gillanders
Councillor Kash Heed
Councillor Andy Hobbs
Councillor Alexa Loo
Councillor Bill McNulty
Councillor Michael Wolfe

Evangel Biason, Acting Corporate Officer

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

1. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 10424
(RZ 21-941597)**

(Location: 12120 No. 5 Road; Applicant: 1243059 BC Ltd)

Applicant's Comments:

The applicant was available to respond to queries.

Written Submissions:

None.

Submissions from the floor:

None.

PH23/8-1

It was moved and seconded

*That Richmond Zoning Bylaw 8500, Amendment Bylaw 10424 be given
second and third readings.*

CARRIED



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**2. RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 10478
(RZ 23-018081)**

(Location: 4831 Steveston Highway; Applicant: Anthony Boni (Boni Maddison Architects))

Applicant's Comments:

The applicant was available to respond to queries.

Written Submissions:

Anne Wicks (Schedule 1)

Bob King (Schedule 2)

Gilmore Park United Church (Schedule 3)

Submissions from the floor:

Linda Barnes, 4551 Garry Street, expressed support for the proposed development, noting that the location is ideal as it is close to public transportation and amenities in Steveston.

Anne Wicks, 10171 Hollymount Drive, spoke in favour of the proposed affordable housing development, noting that stable and affordable housing allows women and children of limited financial means to access essential supports, find education and employment and to build meaningful lives for them and their children.

Ainslie Cook, 4800 Trimaran Drive, spoke in favour of the proposed development, noting that this affordable housing complex is greatly needed in Richmond and would help people in the community thrive.

Sarah Stern, Richmond resident, shared her own experience, emphasizing the support her and her family received as a result of being able to secure affordable housing.

Vinny, Richmond resident, expressed support for the proposed development, noting that there is a need for more subsidized affordable housing.

Heidi Peterson, Richmond resident, noted that she would have liked more transparency of details earlier in the project and more public consultation.

Marian Smith, 6580 Mayflower Drive, expressed her support for the proposed development.



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Evan Dunfee, 6655 Lynas Lane, expressed support for the proposed development, and suggested that a direct connection to the Railway Greenway and a redesign of the bike room at the Development Permit stage would be beneficial to the project.

PH23/8-2

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10478 be given second and third readings.

The question on the motion was not called as discussion ensued with respect to the need for more affordable housing to address the housing crisis, and the project's compliance with the Official Community Plan.

The question on the motion was then called and it was **CARRIED**.

3. **OFFICIAL COMMUNITY PLAN BYLAW 9000, AMENDMENT BYLAW 10479 AND RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 10480 (RZ 21-936046)**

(Location: 8520, 8540 & 8560 Railway Avenue; Applicant: Winston Chong Architect Inc.)

Applicant's Comments:

The applicant was available to respond to queries.

Cindy Chen, Applicant representing SD Railways homes and Doug Johnson, Architect, noted that:

- the proposed development is for 58 seniors affordable rental housing units, which would be managed by the non-profit organization Richmond Kiwanis Seniors Citizens Housing society;
- the height of the building is minimally higher than that of the neighboring townhouse complex;
- the density ratio will be about 1.35 persons per unit which will work out to be approximately 80-85, independent, aged sixty plus seniors, residing in the proposed 58 units.
- a traffic study completed for the proposal states there will be about the same number of vehicle traffic as the neighboring townhouse complex, and that this location is very accessible to transit for seniors;



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- interior lighting will be LED and carefully maintained and monitored;
- the project will be adhering to the City's Noise bylaw, and
- addition of privacy screens along the east side of the development can be developed during the Development Permit process.

Written Submissions:

Anson Liang, (Schedule 4)

Jiawei Wu (Schedule 5)

Rodney Noreiega, (Schedule 6)

Daphne Wong (Schedule 7)

Ken Lui (Schedule 8)

Irene Chang (Schedule 9)

Carlo Tong (Schedule 10)

Stella Tsui (Schedule 11)

Sandy Leung (Schedule 12)

Abdulrehman Premji (Schedule 13)

Submissions from the floor:

Deidre Whalen, representing the Richmond Poverty Reduction Coalition, spoke in favour of the proposed development and read from her submission (attached to and forming part of these minutes as Schedule 14)

Kenny Sims, expressed his support for the proposed development, noting that the site was a good location for such a development.

Carol Morale, Richmond resident, noted that she lives in Richmond Kiwanis Senior Citizens Housing Society, and expressed her support for the proposed development as there is a need for affordable seniors housing.

Melissa Li, 8551 Calder Road, spoke in opposition of the proposed development expressing concerns with (i) traffic, (ii) parking, (iii) shadowing and (iv) loss of privacy.



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Daphne Wong, Richmond resident, spoke in opposition to the proposed development, expressing concerns about (i) increase in density, (ii) street parking, (iii) loss of privacy, and (iv) traffic.

Suzanne Woods, noted that she is a resident of Richmond Kiwanis Senior Citizens Housing Society, and expressed her support for the proposed development noting that they have no concerns with parking and that her complex is quiet and the building is well managed.

Irene Chang, 8491 Calder Road, spoke in opposition of the project stating that she had submitted a 40 signature petition against the proposed development. She expressed her concerns regarding the (iv) change in the proposed application from 2021, (ii) increase in density, (iii) loss of sunlight and privacy, and (iv) parking.

Evan Dunfee, 6655 Lynas Lane, spoke in support of the proposed development, noting that he was very happy with the 50 percent low end market rental in the proposal and felt that wouldn't be possible without reduction of parking. He hoped to see more projects such as this in the City.

Hanif Kotadia, 8471 Calder Road, spoke in opposition of the proposed development, noting his concerns about the (i) height of the development, (ii) shadowing, (iii) noncompliance to the Official Community plan, and (iv) more transparency regarding details of the project.

Tyler Johnson, representative of the property management company managing Richmond Kiwanis Senior Citizens Housing Society, Kiwanis Towers spoke in support of the project and noted that senior's affordable housing is much needed in the city, and that a shadowing study has been done for the project and shadowing should not significantly impact neighboring homes.

Rosa Shaieh, 8531 Calder Road, spoke in opposition to the rezoning and expressed her concerns about (i) parking, (ii) the shadow study, (iii) and loss of privacy.

Stella Tsui, 8571 Calder Road, expressed her opposition to the proposed development, noting concerns regarding (i) design of development, (ii) lack of privacy and (iii) the proposed higher density.

Vinny, Richmond resident, spoke in support of the proposed development and the need for affordable housing for seniors.



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Resident, 8500 Railway Avenue, supported the proposed development and inquired about a geotechnical report to see how it will effect the stability of the home beside and behind the development, and questioned what the future plans are for Railway Avenue.

In response to the resident's queries, staff advised that a geotechnical report will be required should the rezoning proceed as part of the Building Permit application and the current OCP designation is for townhouse development on Railway Avenue, but there are provisions in the OCP that do allow increased density upon consideration from Council for purpose built rental projects.

PH23/8-3

It was moved and seconded

That Official Community Plan Bylaw 9000, Amendment Bylaw 10479 be given second and third readings.

The question on the motion was not called as discussion ensued with regard to (i) development signage on the subject property, (ii) construction noise, (iii) provision of privacy screens on the balconies, (iv) proposed balconies measuring 80 feet from neighboring properties, (v) height of proposed project, and (vi) further refinement of design details at the Development Permit Panel stage.

The question on the motion was then called and it was **CARRIED**.

PH23/8-4

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10480 be given second and third readings.

CARRIED

**4. RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 10463
(ELECTRIC VEHICLE CHARGING INFRASTRUCTURE)**

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

Applicant's Comments:

The applicant was available to respond to queries.

Written Submissions:

None.



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Submissions from the floor:

None.

PH23/8-5 It was moved and seconded
*That Richmond Zoning Bylaw 8500, Amendment Bylaw 10463 be given
second and third readings.*

CARRIED

PH23/8-6 It was moved and seconded
That Richmond Zoning Bylaw 8500, Amendment Bylaw 10463 be adopted.

CARRIED

ADJOURNMENT

PH23/8-7 It was moved and seconded
That the meeting adjourn (9:18 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
Tuesday, September 5, 2023.

Mayor (Malcolm D. Brodie)

Acting Corporate Officer (Evangel Biason)

From: Anne Wicks <annepatricia53@gmail.com>
Sent: September 4, 2023 2:17 PM
To: CityClerk
Cc: Anne Wicks
Subject: Submission for Sept. 5th Public Hearing - 4831 Steveston Highway

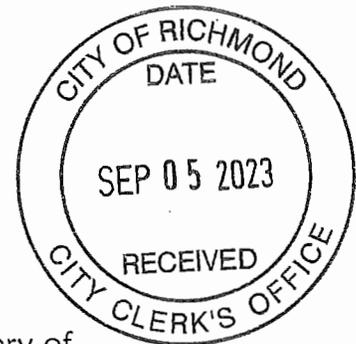
City of Richmond Security Warning: This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe.

Good afternoon,

I intend to speak at the public hearing tomorrow, and I also wish to send you a written record of what I will say ... below:

Public Hearing – City of Richmond – Sept. 5, 2023

Re: Proposed Affordable Housing project at Railway & Steveston



My name is Anne Wicks.

I acknowledge that I live and work on the traditional and unceded Territory of the Hən̓d̓əmin̓əm̓ speaking people of the xwməθkwəy̓əm [Musqueam] Nation.

My municipal address of residence is 10171 Hollymount Drive in Richmond.

Our home is located 700 metres from the proposed housing development, in the subdivision east of Railway Ave.

We have lived here since 1980 and have raised our children here.

Today, I speak in favour of the proposed affordable housing project, and I urge City Council to move forward in providing much needed housing for women and children, amidst this extremely challenging housing market.

And I am grateful to the team of collaborators who have brought this housing project forward for approval by the city.

We know that women and children of limited financial means need stable and affordable housing to allow them to access essential supports, to find education and employment, to thrive, and to develop healthy and meaningful relationships with welcoming neighbours.

My experience of Richmond over the past 40+ years is that we are a welcoming community – we as a family have witnessed neighbours welcoming and supporting one another over these many years.

Having myself grown up in a family nurtured by a single mother, I understand from experience how important it is to have stable housing, and to have easy access to schools, transit, and green space, all in a safe stable neighbourhood. It is essential for the health and the thriving of all members of the family. I understand from experience how essential the welcome and friendship of neighbours is in day-to-day life growing up.

I am also a member of the Railway Community Garden, located north of the proposed housing development. I rent a 200 sq. ft. plot near Hollymount Gate. I hope that the new tenants in this housing development – mothers, and their children – will feel welcome to wander through the gardens, and to learn from our neighbour gardeners how their food is grown. This has the potential for mutually meaningful relationships to develop between the residents and the gardeners.

I would like to briefly respond to some of the objections which have previously been raised about this housing development:

1. *The noise of recycling and garbage trucks* – don't we all have recycling and garbage trucks coming by our homes once every one or two weeks? This is a necessary service for city dwellers.
2. *Loss of view* – I find this objection puzzling – what is the view that is being lost? The parking availability at O'Hare's Pub? The traffic at Steveston and Railway, a busy urban intersection?
3. *It's a three-storey building* – spoken by people who live in a three-storey townhouse nearby? This also, in my view, is a puzzling objection.
4. *Concerns have been voiced about who the residents in the new housing will be* – I have lived and worked with people who struggle daily with various challenges – mental, physical, or otherwise – these women are real people, seeking to make a meaningful and flourishing life for themselves and their children – they are entitled to our understanding and compassion, not our judgement.

In conclusion, I urge our City Council to move forward with this project. I welcome these new community members to our neighbourhood, and I hope that my fellow neighbours will do the same.

Thank you.

Anne Wicks

**** We acknowledge that we live and work on the traditional, ancestral and unceded territory of the *Hən̓q̓əmin̓əm̓* speaking people of the *xwməθkwəyəm* [Musqueam] Nation. ****

"More than anything, the legacy of colonialism is about two things: lack of *acceptance* and lack of *care*.... The effect of this has been to reinforce a distance between Indigenous and non-Indigenous peoples...Reconciliation - true reconciliation - is about closing that distance. Through *acceptance* and *care*.... **Learn, Understand, Act** ... We must do all of these - with intention, consistency, and focus - if we want to be forces of true reconciliation."

~ **Jody Wilson-Raybould**, We Wai Kai Nation, "True Reconciliation", 2022

"There is a longing among people and creatures to have a sense of purpose and worth. To satisfy that common longing in all of us, we must respect each other."

~ **Geswanouth Slabhoot** (*Chief Dan George*), *Tsleil-Waututh, Coast Salish*

"Everyone has the right to feel good about who they are."

~ *Anishinaabe Elder Onaubinasay (Jim Dumont)*

Anne Wicks

Spiritual Accompaniment - Toward Awakening to Love

KAIROS Blanket Exercise Workshops - Toward Truth & Reconciliation

Phone: 604-240-1757

<https://annepatricia53.wixsite.com/website>

http://www.linkedin.com/profile/view?id=185925735&trk=hb_tab_pro_top

<https://www.facebook.com/AnneWicksSpiritualDirectorCompanion>

Schedule 2 to the Minutes of the
Public Hearing meeting of
Richmond City Council held on
Tuesday, September 5, 2023.

MayorandCouncillors

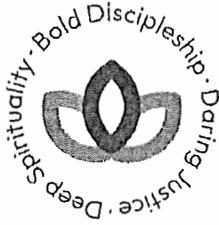
From: Bob King <bobking@telus.net>
Sent: September 4, 2023 2:14 PM
To: MayorandCouncillors
Subject: Housing Project, Railway and Steveston

2.

Categories: - TO: MAYOR & EACH COUNCILLOR / FROM: CITY CLERK'S OFFICE

City of Richmond Security Warning: This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe.

Hi,
I won't take up valuable time in your public hearing on Tuesday, Sept 5 but if I did speak, it would be to fully support the housing project proposed.
I live on that corner and have no problem welcoming new neighbours.
The city needs more affordable housing and it needs to be in a family oriented configuration. We have enough studio and executive duties. We need more three and four bedroom homes.
Thanks.
Bob King
19-11100 Railway Ave
Richmond V7E 6J8
Mobile/message 604 868 7545



Gilmore Park United Church

8060 No. 1 Road, Richmond BC V7C1T9

www.GilmoreParkUnited.ca 604.277.5377

To: Mayor & Each Councillor
From: City Clerk's Office

Materials Relating to an Agenda Item

Meeting: Public Hearing

Date: Sept 5/23 Item#: 3

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

August 31, 2023

**Re: Affordable Housing for Women & Children - 25 Units
Steveston & Railway development proposal**

Dear Mayor Brodie and Councillors,

We are writing to express our strong support for this proposed development for 25 Low-End Market Rental (LEMR) units.

As you know, our community of faith has been deeply involved in responding to the needs in our community for many years, including our weekly community meal, which continues to grow, and supporting projects to address food, housing, education and other essential needs of our neighbours.

Many of our members live near this proposed development. This area is well suited for a relatively modest development like this.

We know that over a third of renter households in Richmond spend more than 50% of their household income on rent and the rental vacancy rate in Richmond is 1.1% So housing like this is critically needed.

This much needed housing will allow some of our neighbours to finally have a safe and affordable place to call home and to raise their children. We know that affordable housing allows low-income families to thrive and participate actively in our community. This housing will make a huge difference for these families' lives.

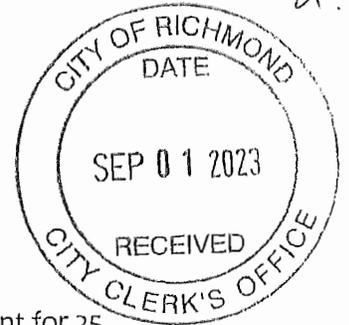
We welcome this development in our community and commend it to the Council and staff as an appropriate and much needed development.

We look forward to your swift and whole-hearted approval of this proposal.

Sincerely,

Susan Guillbault, Church Board

Rev. Bruce McAndless-Davis, Minister



PHOTOCOPIED

SEP 01 2023

* DISTRIBUTED

Schedule 4 to the Minutes of the
Public Hearing meeting of
Richmond City Council held on
Tuesday, September 5, 2023.

MayorandCouncillors

From: Anson Liang <lwa007@hotmail.com>
Sent: September 1, 2023 12:40 PM
To: MayorandCouncillors
Subject: RE: Railway Rezoning
Attachments: Railway Rezoning Follow-up Letter.pdf

Categories: - TO: MAYOR & EACH COUNCILLOR / FROM: CITY CLERK'S OFFICE

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Thank you Claudia:

Here is my follow-up letter and refer to my previous letter.
Please forward it to Mayor and Councillors too.

Many thanks,
Anson

From: MayorandCouncillors <MayorandCouncillors@richmond.ca>
Sent: August 29, 2023 10:19 AM
To: 'lwa007@hotmail.com' <lwa007@hotmail.com>
Subject: RE: Railway Rezoning

Good Morning,

Thank you for your email. Please be advised that your email will be forwarded to the Mayor and Councillors.

Regards,
Claudia

Claudia Jesson
Director, City Clerk's Office
T: 604-276-4006
E: Cjesson@richmond.ca

From: CityClerk <CityClerk@richmond.ca>
Sent: August 28, 2023 5:07 PM
To: MayorandCouncillors <MayorandCouncillors@richmond.ca>
Subject: FW: Railway Rezoning

From: Anson Liang <lwa007@hotmail.com>

Sent: August 25, 2023 1:50 PM

To: CityClerk <CityClerk@richmond.ca>

Subject: Railway Rezoning

City of Richmond Security Warning: This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe.

Hi there:

Please forward my letter and comment to city council members.

Many thanks,
Anson

Anson Liang
8511 Calder Road
Richmond, BC, V7C 4B9
LWA007@HOTMAIL.COM
604-719-7822
September 01, 2023

Mayor and Council Members
Richmond City Hall
6911 No.3 Road
Richmond, BC, V6Y 2C1

Subject: Follow-Up on Opposition to Proposed Zoning Change for 58-Unit, Four-Story Senior Housing Complex on 8520, 8540 & 8560 Railway Avenue

Dear Mayor and Council Members,

I am writing to supplement my previous letter dated August 25, 2023, in which I expressed my unequivocal opposition to the proposed 58-unit, four-story senior housing complex on Railway Avenue. Upon further research and community discussions, I have come across crucial information that was not included in my original letter but should be considered in your deliberations.

Inconsistent Development Proposals

It has come to my attention that the same developer previously applied for a similar four-story structure meant to house a mix of low-end and market-rate rental units. This flip-flop in intended use raises serious concerns about the developer's commitment to the well-being of the community. Is this change in target audience simply a tactic to circumvent previous objections or regulatory hurdles? Such inconsistency undermines any arguments for the purported benefits of the development and casts doubt on the developer's true intentions. It is the most important to ponder whether the developers genuinely committed to the well-being of seniors, or is this merely a strategy to sidestep previous objections?

I implore the Council to give significant weight to this new information. This is not a minor point; it goes to the very credibility of the developer and the suitability of this proposed complex for our community.

As before, I stand with many of my neighbors in staunch opposition to this development for all the reasons cited in my original letter and this supplementary letter. I insist that both communications be included in the official record for any and all public hearings or meetings regarding this zoning change.

I trust that you will consider this additional information seriously. We, the residents, will be vigilant in observing how our elected representatives handle this crucial issue that threatens the very fabric of our community.

Sincerely,

A handwritten signature in black ink, appearing to read "Anson Liang".

Anson Liang

From: JJ J <wujiawei5858@gmail.com>
Sent: September 5, 2023 3:12 PM
To: CityClerk
Subject: Deep Concerns about Kiwanis four-storey apartment

City of Richmond Security Warning: This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe.

To whom it may concern:

I'm Jiawei Wu, a concerned citizen, home owner, strata councillor from Richstone community, 8620 Railway Ave. This Kiwanis four-storey apartment project posts a great deal of concerns to my family and I, who lives here. And due to we just received the property from the builder months ago, this is a sudden news for me.

First of all Railway Ave is a single lane road intended for house or townhouse usage, not for a big square block of apartments which contains more than 50 units. This will pose a severe traffic congestion. according the public papers, this Kiwanis senior project defined senior to be at 55 years and older, people that I know at this age majority of them are at work on a daily basis, again this will pose a severe challenge to railway ave's capacity. And base on the current architectural drawings, this apartment project only plans to provide 21+7 visitors parking space, the math is clear here, plus they're care takers and children's vehicle, this will no doubt worsen the street parking for nearby communities and home owners in a great deal. More over, worsen traffic will pose more safety concerns for children, wether playing, biking and crossing to railway greenway.

Secondly, having a four-storey building will pose privacy challenges for all nearby communities. And greatly effect direct sunlight time for nearby communities.

Thirdly, by reading to Kiwanis architectural drawings, I have reason to believe this is a poorly plan project, as of a four-storey apartment for seniors, there is no elevator whatsoever, how will those senior climb four-storey high on a daily basis?

Last but not least, as a concerned father, this long-lasting large construction with deep foundations to lay will certainly effect my pregnant wife and my unborn kid in so many ways.

Regards,
Jiawei Wu

From: Rodney Noriega <rodneyvoltairenoriega@gmail.com>
Sent: September 5, 2023 3:34 PM
To: CityClerk
Subject: Unit 2 - 8620 Railway Avenue Richmond

City of Richmond Security Warning: This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe.

Hi there,

My name is Rodney Noriega and I, along with my wife Mary, and my 3 year old daughter Gianna, had moved to Richstone earlier this year to build our family.

We bought our property here because it was safe, spacious, and overall a very friendly community and environment to raise our daughter.

The proposed re-zoning will not only impact our privacy and density, but it will create risk for our community to be unsafe.

We are against the re-zoning, as we want to raise our daughter in a quiet, peaceful, clean, and safe environment.

Thank you,
Rodney, Mary, Gianna

Rodney Voltaire Noriega | 604.779.7206 |



Connect with me on [LinkedIn](#) | Schedule a call with me via [Calendly](#)

From: Daphne Wong <daphnewongyc@gmail.com>
Sent: September 5, 2023 4:01 PM
To: CityClerk
Subject: Against- Low Rise Rental Apartment (ZLR47) - Railway Avenue (Blundell)" for the location 8520, 8540 & 8560 Railway Ave, Richmond BC.

City of Richmond Security Warning: This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe.

Hi,

We are the owner of Unit 4-8620 Railway Ave, Richmond BC V7C 3K3.

We against the proposal of the zoning "Low Rise Rental Apartment (ZLR47) - Railway Avenue (Blundell)" for the location 8520, 8540 & 8560 Railway Ave, Richmond BC.

-As we all know the Railway Ave is a quiet and low density area, there is only single lane for each direction on the railway, there are no parking space on Railway Ave; We really don't think this area can bear of such increased density. The street parking issue can affect a lot of adjacent residents. For this apartment project, they don't even have one parking assigned for each unit. We can predict it can create so many parking issue.

-Our 8620 Railway Ave is a new 17 units complex which already increased the density of this area, if there is more residents moved in, the density is too much. I don't think this area can bear just a lot of residents at this moment.

-The lot of the proposed zone is very close to our lot- 8620 Railway Ave, there is only a very narrow sidewalk in between, we worry a lot about the privacy issue too.

- The date that we purchased our unit in this new complex, we were told that the adjacent lot is going to be a townhouse lot. If we know it will be a low rise rental apartment, we definately will not choose to buying this property. We love railway just because it is a quiet area. We consulted with the realtor and he said our property value can be affected due the this new rental apartment too.

Hope you can keep the original proposal to built it as townhouse complex. Thanks.

Best Regards,
Daphne Wong
778-994-6234

From: Ken Lui <kcwlui@gmail.com>
Sent: September 5, 2023 4:43 PM
To: CityClerk
Cc: Shirley Wong
Subject: Richmond Zoning - 8520, 8540 & 8560 Railway Avenue
Attachments: Page 2.jpeg; Page 4.jpeg; Page 5.jpeg; Page 3.jpeg; Page 1.jpeg

City of Richmond Security Warning: This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe.

Dear Claudia Jesson/ City Clerk's Office,

I hope this letter finds you well. We are the residents and homeowners of unit 7 8620 Railway Avenue, I am writing to express my strong opposition to the proposed rezoning project that aims to establish a high density 58-unit four -storey building in our community.

While I fully appreciate and support the need for senior housing and care facilities in our city, I believe that the location chosen for this project may not be the most suitable for several reasons.

Traffic Congestion: The proposed location is already plagued with traffic congestion issues, especially during peak hours. Adding a senior home to this area would further exacerbate the problem and pose a safety risk to both residents and visitors.

Loss of Sunlight: The proposed senior home may cast shadows that block sunlight on our building, which not only impacts our daily lives but also has potential health consequences for residents deprived of natural light.

Noise and Disturbance: The construction and operation of a senior home could lead to significant noise and disturbance in what is currently a peaceful residential neighborhood. This could adversely affect the quality of life for current residents.

Street Parking Issue: Our street already faces a severe shortage of parking spaces. The addition of a senior home with its own parking requirements would exacerbate the street parking problem, making it even more challenging for residents to find parking spaces near their homes.

Environmental Impact: A comprehensive environmental impact assessment should be conducted to evaluate the potential harm to local ecosystems and green spaces.

Privacy Concerns: The construction of a four-story high building next to our homes could significantly affect our daily privacy. Increased height and proximity to our residences may lead to a loss of privacy and an invasion of our personal space.

I kindly request that the City Council reconsider this rezoning proposal and conduct a more thorough evaluation of alternative locations that might be better suited for a senior home. I also urge the Council to engage with the community through town hall meetings or public forums to gather input from concerned citizens like myself.

I believe in the importance of providing suitable and compassionate care for our senior citizens, but it should not come at the expense of the well-being and tranquility of our existing community.

I have also enclosed a letter containing the opinions of members from our community for your reference.

Thank you for your attention to this matter. I trust that you will give careful consideration to the concerns of the community when making your decision regarding the rezoning project.

Sincerely,

Shirley Wong & Ken Lui

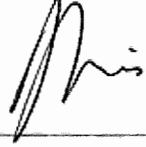
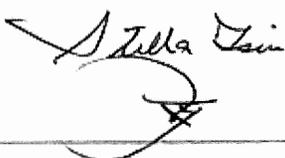
Re : Proposed Low Rise Rental Apartment of 58 units, Four-storey Building with Vehicle access from Railway Avenue

File: RZ 21-936046

We are the residents of 8591, 8571, 8551 and 8531 of Calder Road.

We strongly oppose to this project due to the following issues :

1. Increased Density - According to the approved Arterial Road Land Use map, use of Arterial Road Townhouses is designated.
2. Loss of Sunlight – Sunlight will be blocked from 12 pm.
3. Loss of Privacy
4. Street Parking issue.

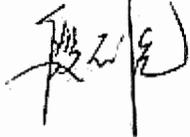
<u>Name</u>	<u>Address</u>	<u>Signature</u>
1. ROSA SHIEH	8531 CALDER ROAD	 9/13/23
2. Melissa Lai (778) 888 8777	8551 Calder Rd	 9/13/23
3. Aaron Sin (604) 657-0070	8591 Calder Rd.	 Sep 4, 2023
4. Stella Tsui Ry Tsui	8571 Calder Road 604-370 6818	 Sept 4, 2023

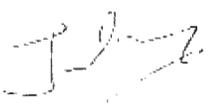
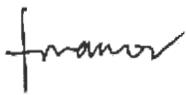
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<u>Name</u>	<u>Address</u>	<u>Signature</u>	<u>Date</u>
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2. Rodney Nongga 604-779-7206	2 - 8620 Railway Ave.		4th Sep 2023
3. Yim Yiu Tsang 604-518-0520	16 - 8620 Railway Ave.		4th Sept. 2023
4. HELEN KWAN 604-353-6818 HELEN KWAN 604-353-6818	8 - 8620 Railway Ave 8 - 8620 RAILWAY AVE		4th sept. 2023 4th SEPT. 2023
5. SHAN LEUNG 778-895-7738 778-895-7738 SHAN LEUNG 778-895-7738	5-8620 RAILWAY AVENUE 5-8620 RAILWAY AVENUE		4th SEPT, 2023 4th SEPT, 2023

	<u>Name</u>	<u>Address</u>	<u>Signature</u>	<u>Date</u>
6.	Jianwei Wu 250-703 4335 JIawei Wu	#6-8620 Railway #6-8620 RAILWAY		9/4/2023 9/4/2023 9/4/2023
7.	Lukas Oddy 778 835 5190	#12-8620 Railway Ave		9/4/2023
8.	Lilyn Mamon 778 889 1712	Railway Avenue #14		9/4/2023
9.	Vivian Ip 778-889-2202	#3-8260 Railway Ave Richmond BC		9/4/2023
10.	Carlo Tong CARLO Tong	#10-8620 Railway		9/4/2023
11.		#10-8620 RAILWAY		9/4/2023
12.	Terry Fung 604-616-0617	#4-8620 RAILWAY		9/4/2023
13.	Jackie Li 778-845-0834	8666 Railway		9/4/2023
14.	KOK CHING CHAN	8631 Calder Road		9/4/2023
15.	JOE CHAN 604-8808033	8651 Calder Rd Richmond		9/4/2023

Name	Address	Signature	Date
16. Sheila Chan 604-765-8393	8686 Railway Ave.,	[Signature]	9/4/2023
17. 604-783-4940 ALEX WIJNANS	8560 CALDER ROAD	[Signature]	9/4/2023
18. James Tan / Lina 604-339-0001	8520 Calder Road	[Signature]	9/4/2023
19. Yi Lin 778 9387887	8500 Calder Road	[Signature]	Sep 04, 2023
20. [Signature] John Scott	5120 Calderwood Cr	SEP 4/23	604 274 1956
21. Jing Gu 604 446 5608	5160 Calderwood Cres	Jing Gu	9.4.2023
22. Josephine Choi ANSON LIANG	8511 Calder Rd	[Signature]	9/4/2023
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25. Lin, Wan Ling JESSIE 778 512 3952	8660 Calder Road Richmond B.C.	[Signature]	9/4/2023

Name	Address	Signature	Date
26. SUET FUN TSE	8620 CALDER ROAD	<i>Suet Fun Tse</i>	9/4/2023
27. XU SAI DAN	5599 CALDERWOOD CRES.	<i>XU SAI DAN</i>	9/4/2023
28. Alia Khan 604 275 1944	8540 Calder Rd.	<i>Alia Khan</i>	9/4/23
29. Wendy Hu 604-285-8581	8711 Calder Road Richmond	<i>Wendy Hu</i>	9/4/23
30. SHI, QIUPING 778-683-9033	8700 CALDER RD. RICHMOND	<i>Shi Qiuping</i>	SEPT 4/2023
31. JRENZ CHANG 604-970-6660	8491 CALDER ROAD	<i>Jrenz Chang</i>	SEPT 4/2023
32. <u>Maya Prasad</u>	8500 RAINWAVE RICHMOND BC	<i>Maya Prasad</i>	SEP 5 2023
33. HANIF KOTADIA 604-671-7897	8471 CALDER RD RICHMOND, BC.	<i>Hanif Kotadia</i>	5 SEP 2023
34. CATHY & STEVE SHEWCHUK 604-274-8798	5571 CALDERWOOD	1. <i>Cathy Shewchuk</i> 2. <i>Steve Shewchuk</i>	5 SEPT. 2023
35.			

Biason,Evangel

From: Irene Chang <changirene@yahoo.com>
Sent: September 5, 2023 11:37 AM
To: CityClerk
Subject: Re : Public Hearing (Sept. 5th) - Petition Letter
Attachments: 8591, 8571, 8551, 8531 Calder Road.PNG; Railway & Calder - Page 1.PNG; Railway & Calder - Page 2.PNG; Railway & Calder - Page 3.PNG; Railway & Calder - Page 4.PNG

City of Richmond Security Warning: This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe.

Dear Sir,

File : RZ 21-936046

Locations : 8520, 8540 & 8560 Railway Avenue

We enclose the Petition Letter (Total : 5 pages).
The resident signatures are in a 100 m radius from the subject properties.

1. 8591, 8570, 8551 and 8531 of Calder Road
2. Railway Avenue and Calder Road - townhouses & houses.

Pls. confirm you receive the 5 pages & will pass to the Mayor & Councillor. Thanks.

My contact phone nos :
604-970-6660 (Mobile)
604-275-5962 (Home)

Regards,
Irene Chang

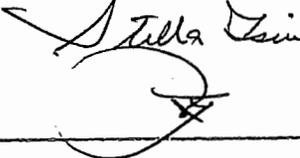
Re : Proposed Low Rise Rental Apartment of 58 units, Four-storey Building with Vehicle access from Railway Avenue

File: RZ 21-936046

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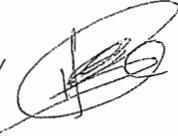
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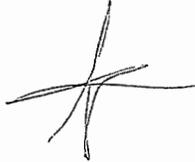
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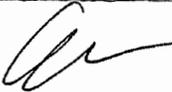
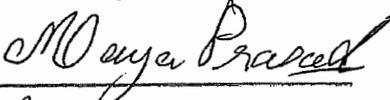
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7.	Lukas Oddy 778 835 5190	#12-8620 Railway Ave		9/4/2023
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34. CATHY & STEVE SHEWCHUK 604-274-8798	5571 CALDERWOOD 5 SEPT. 2023	1. Cathy Shewchuk 2. Steve Shewchuk	
35.			

Schedule 10 to the Minutes of the Public Hearing meeting of Richmond City Council held on Tuesday, September 5, 2023.

From: Carlo F Tong <carlo.f.tong@gmail.com>
Sent: September 3, 2023 7:06 PM
To: CityClerk
Subject: RZ 21-936046 - Location 8520, 8540 and 8560 Railway Ave

City of Richmond Security Warning: This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe.

Dear Steven,

I have received the notice for the rezoning of the subject property.

Could I please request the following information from the architect?

- 1) Copy of the architectural designs.
- 2) How many parking are allocated if there is going to be 58 unit built?
- 3) Will the city increase the amount of street parking either on Railway or on Calder Road?
- 4) Will there be an activated pedestrian crossing on Railway for the bus stops on both sides.

Looking forward to the architects/City's reply.

Kind regards,
Carlo



Schedule 11 to the Minutes of
the Public Hearing meeting of
Richmond City Council held on
Tuesday, September 5, 2023.

From: Stella <stellawan7@gmail.com>
Sent: September 1, 2023 9:57 PM
To: CityClerk
Subject: Regarding 8520/8540/8560 Railway Avenue

City of Richmond Security Warning: This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe.

From : Mr K Y Tsui & Mrs Stella Tsui
8571 Calder Road

On 5th October 2022, my husband & myself found out that a rezoning application notice board was put up on Railway Road, right behind our house, stating that the above site 8520/8540/8560 would be rezoned from single detached (RS1/E) to a 4 stored rental apartment with 61 units (31 low end market rental units & 30 market rental units)

We talked to our neighbors in our area, and they were very annoyed & upset by the application as once it was approved, it would affect our daily life in every aspects. I made phone calls to Mr Steven De Souza (City Planner of Richmond) at 604-204 8529 who said to me that it was still at a very early stage and needed to discuss with the applicant in order to solve & improve the plan so as not to affect too much in our area. He assured me that he would let us know on further outcome. No news until March, 2023, so I called Steven again & he reiterated to me that there were still no concrete outcome. In early/middle of May, we received some documents from the applicant - Sunridge Development and Richmond Kiwanis , stating that they had submitted a rezoning application with the City of Richmond which involves an OCP Designation Amendment. Reference file no. RZ21-936046. I called Steven again & told him we and our neighbors in our area opposed to this rezoning. He told us we could raise questions & give opposition when we attend the public hearing.

We would like to point out that this new rezoning, 58 units, 4 storey 100% rental seniors housing complex is even worse than the original proposal. The latter proposal will greatly affect our quality of life in all aspects. The proposed 4 storey complex will be built right behind our house, it will not only block our view, but will also block the incoming natural sunlight (as it is 4 storey high). Also I must emphasize that the increased population will affect the traffic & the existing public transit as well. The newly proposed apartment with 4 storey and about 60 units will turn our neighborhood from a quiet and peaceful environment into a densely populated area which is not what we anticipated when we first moved in.

Therefore, we wish to express our absolute strong opposition to this application.

Yours faithfully,
Stella Tsui

從我的iPhone傳送



Schedule 12 to the Minutes of the Public Hearing meeting of Richmond City Council held on Tuesday, September 5, 2023.

From: Sandy Leung <sleung515@gmail.com>
Sent: September 4, 2023 11:33 PM
To: CityClerk
Subject: Rezoning 8520, 8540 & 8560 Railway Avenue

Follow Up Flag: Follow up
Flag Status: Completed

City of Richmond Security Warning: This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe.

To whom it may concern,

Hello, my name is Sandy. I am an owner of a townhome beside the rezoning plan of 8520, 8540 & 8560 Railway Avenue. I am not able to attend the hearing being held tomorrow on Sep.5 at 7 pm so I would like to submit my comments here.

I am against the proposal of rezoning this designated area into a four storey apartment.

1.) When I purchased this townhome a year ago, I assume this area is a quiet and peaceful residential area with low traffic. It always has been for many years. This area has mainly single detached and townhomes which I thought would be ideal and safe for my kids to grow up in.

2.) Having 58 units and a minimum of 2 to 3 members per household will bring at least 116 to 174 people in the small area. A single lane road simply cannot handle the amount of congestion and traffic this will cause. Not to mention the limited parking spaces on railway and around the neighbourhood.

3.) High volume of vehicles going in and out causes danger for children. Children can no longer safely ride their bicycles in the neighbourhood which the trail across the road supposed to encourage people to do. It will be difficult for children or anyone to cross the roads during the day with high traffic.

4.) Invasion of privacy is another issue. The floor plan of this apartment building shows a balcony per unit overlooking our townhouses. It brings security concerns. We would like to live in peace and our privacy respected.

5.) Limited spots at elementary and secondary schools. With 58 units of women and children adds a large population of children in need of placement in elementary and secondary schools nearby. Spaces are already limited in most schools. That means current residents' children have to risk being placed far away from their homes. It is not fair. Some current residents purchase their homes because of hoping to be placed in those schools nearby.

6.) Noise nuisance is also a concern. With minimum 116 to 174 residents added, noise level will rise. This causes nuisance to nearby current residents. Also, the ongoing construction that will take place will create health issues for residents especially children.



In conclusion, Railway Avenue have always been a quiet neighbourhood with single detached homes and townhomes. Apartment buildings simply do not fit in the neighborhood. Perhaps those apartments can be placed with the areas who currently have apartments nearby. Please take these concerns into consideration and stop the project.

Sincerely,

Sandy

Sent from my iPhone

Schedule 13 to the Minutes of the Public Hearing meeting of Richmond City Council held on Tuesday, September 5, 2023.

MayorandCouncillors

From: MayorandCouncillors
Sent: September 1, 2023 10:48 AM
To: 'Abdulrehman Premji'
Subject: RE: Fwd:

Categories: - TO: MAYOR & EACH COUNCILLOR / FROM: CITY CLERK'S OFFICE

Good Morning,

Thank you for your email. Please be advised that your comments will be forwarded to the Mayor and Councillors. In addition, your email has been forwarded to Planning staff.

Regards,

Claudia

Claudia Jesson
Director, City Clerk's Office
T: 604-276-4006
E: Cjesson@richmond.ca



From: Abdulrehman Premji <aprem@telus.net>
Sent: September 1, 2023 10:44 AM
To: MayorandCouncillors <MayorandCouncillors@richmond.ca>
Subject: Fwd:

City of Richmond Security Warning: This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe.

Respected Honorable Mr. Mayor Maclom Brodie together with the respected distingused councillors of The Richmond City Council.

Re: Rezoning of the Land with the address 8520, 8540 and 8560 in to building 58 units of affordable rental housing emplex.

The Creator, The Almighty, has created The Universe and there in the Lands for the benefit of its inhabitants. He, The All Knowing, and The Most Intelligent, has increased the population of such inhabitants by billions, but never created more Lands. Hence, we have to live and grow in this limited Land we have been given, and use it wisely for the benefit of all, especially for the vulnerable ones. Ofcourse, there are other uses of such Lands, e.g. farming etc.

Because of good management, security and other many factors, which comes from the intellectual management, The City of Richmond is growing fast, and so is its population. Richmond, with its good

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management and other factors, it is attracting more people to live in. This also means, it requires more houses to be built for the newcomers. And building new houses requires more Re-Zoned Lands. In addition, Its inhabitants are growing old, and with the high inflation rate, they are getting poorer and poorer day by day.

In such cases, we have to look at affordable housing, and look seriously and with the utmost speed. S uch affordable houses are been built by the institutions like Kiwanis' International, a non-profit organization, which provides excellent management, and at an affordable rent to the low income seniors. . There is a saying that the proof is in the pudding. And the biggest proof of their (Kiwanis') management and know-how, will clearly show up in the recent 2 towers buildings, called Kiwanis' Towers, built by them in partnership with The City of Richmond, with a promise that The City will look into other such projects for the benefit of its citizens. The Kiwanis' Towers are a model to be followed by every city in Canada and elsewhere. We, the tenants of these buildings, call them "The Heaven on Earth". Our lives are totally changed. We are happier and healthier than ever before.

One cannot deny that there is no shortage of housing in Richmond, and specially the affordable ones. The vacancy rate is zero, and the waiting period to get into such affordable housing is counted in years. In such an environment, institutions like Kiwanis' or others should be welcomed, and be given every help possible, without any undue delay, and with much appreciation.

In conclusion, I feel blessed and happy that I live in Richmond, The City which provides and creates the best environment to live in, in every aspect of life. And this does not happen accidentaly. It is the hard work of good and careful, prudent management, which comes from the top.

With my best regards, and my sincere humble and deep prayers for all of you and your families, who have devoted much of their leisure time, to allow you to serve the citizens of Richmond City. Amen. That our Lord, The Most Blessor, bless you with all the happiness and joy and that the happy smile never diminish from your face throughout your lifetime. Amen.

And how can I forget to thank the very intelligent residents of Richmond, who have, in their wise decision, chosen you to lead and manage this beautiful, healthy and safe City. God bless them too, and also God bless The City of Richmond that it developes in a way that it becomes the envy of the entire World. Amen. Sincerely yours, Abdulrehman Premji.

P.S. I feel sorry that I cannot attend the meeting personally, because of the conflict of timing. At 7 p.m. I will be attending JamatKhana (the praying place) for prayers. By the way, it is always in our mind that this Jamat Khana, which was built some 7 years ago, where we meet for prayers at dawn and evenings, would not have been possible without your kind and thoughtful help. You made it possible by rezoning its land, for which we not only thank you, but you all have our heartfelt, sincere and humble deep prayers that our Lord, The Most Merciful and The Most Kind, bless you all, with every success you wish in your lifetime. Amen.

Schedule 14 to the Minutes of the Public Hearing meeting of Richmond City Council held on Tuesday, September 5, 2023.

Mayor and Councillors

From: De Whalen <de_whalen@hotmail.com>
Sent: September 5, 2023 9:50 AM
To: CityClerk; Mayor and Councillors
Subject: Sept 5, 2023 Public Hearing submission - Seniors Housing
Attachments: RPRC letter of support_seniors housing on Railway_Sept 2023 .pdf

Categories: - TO: MAYOR & EACH COUNCILLOR / FROM: CITY CLERK'S OFFICE

City of Richmond Security Warning: This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe.

September 5, 2023

Greetings City Clerk, FYI Mayor & Councillors:

Please see submission below and attached, a letter on behalf of the Richmond Poverty Reduction Coalition (RPRC) regarding item #3 on tonight's public hearing agenda. Would you kindly ensure Mayor & Councillors receive it for their kits and it is reported as part of the public record?

Thank you.

Sincerely,

De Whalen
President, RPRC

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

SENT BY EMAIL AND PRESENTED BY HAND

September 5, 2023

Dear Mayor Brodie and Councillors

**Re: Affordable Housing for Seniors - 58 units - Public Hearing Item #3
Railway Avenue development proposal**

This letter is sent on behalf of the Richmond Poverty Reduction Coalition (RPRC) to express our support for the development proposal cited as item #3.

The RPRC is 'a coalition of Richmond residents and agencies working together to reduce poverty and the impacts of poverty with research, projects, and public education.' Our members include numerous Richmond

individuals as well 12 local Richmond organizations. These RPRC members provide services and programs to Richmond's most vulnerable residents, including seniors, single parents, newcomers, people with disabilities, and others. Collectively, the RPRC represents thousands of low-income Richmond residents receiving vital services from Richmond agencies.

This proposal is for a 100% rental seniors housing development that will consist of 58 units, with one half of them low end market rental (LEMR) units and in total, a mixture of studio, 1 and 2 bedrooms. This is very good news for our Richmond seniors, especially seniors who are at risk of homelessness.

For your interest, many of our members participate in the Metro Vancouver Homeless Count that occurs every three years. Although the 2023 final report is not yet out, the 2020 report revealed that the number of seniors experiencing homelessness has increased steadily since 2002. The 2020 count reported that 24% of all those counted were 65 or older. For 45% of respondents 55 years and over, this was the first time they had experienced homelessness. See 2020 Homeless Count final report here: <http://tinyurl.com/2v2mw6d6>

These figures are in line with observations made by our two sister tables, Richmond Homeless Connect and the Food Aid Delivery Coalition.

It is distressing to hear Richmond outreach workers reporting an increasing number of seniors who are 'first timers.' They take them to the shelter or the hospital as there are no other options. But neither of these are appropriate places for unhoused seniors.

This is what is happening, but it is not surprising. We know rents have skyrocketed. We know that seniors are vulnerable in their rented units and can find themselves out of a home when landlords wish to increase their earnings. And we know that pensions have not kept up with the rising cost of living for the essentials of daily life.

The RPRC is in full support of this proposal, and we look forward to the day when this affordable rental housing for seniors opens in Richmond. Our seniors deserve better than the status quo.

Should you have any questions or comments, please feel free to contact the undersigned at de_whalen@hotmail.com or at 604.230.3158.

Thank you for your attention to this matter.

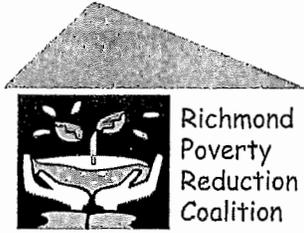
Sincerely,

-original signed-

Deirdre Whalen
President, RPRC
cc. RPRC Directors

"We are all in this world together, and the only test of our character that matters is how we look after the least fortunate among us. How we look after each other, not how we look after ourselves. That's all that really matters, I think." Tommy Douglas

"You can't undo the past. You don't have to feel guilty about the past. You don't even have to apologize for the past. All you have to do is say YES. Yes, this happened. We can start there." Richard Wagamese on Reconciliation.



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

SENT BY EMAIL AND PRESENTED BY HAND

September 5, 2023

Dear Mayor Brodie and Councillors

**Re: Affordable Housing for Seniors - 58 units - Public Hearing Item #3
Railway Avenue development proposal**

This letter is sent on behalf of the Richmond Poverty Reduction Coalition (RPRC) to express our support for the development proposal cited as item #3.

The RPRC is *'a coalition of Richmond residents and agencies working together to reduce poverty and the impacts of poverty with research, projects, and public education.'* Our members include numerous Richmond individuals as well 12 local Richmond organizations. These RPRC members provide services and programs to Richmond's most vulnerable residents, including seniors, single parents, newcomers, people with disabilities, and others. Collectively, the RPRC represents thousands of low-income Richmond residents receiving vital services from Richmond agencies.

This proposal is for a 100% rental seniors housing development that will consist of 58 units, with one half of them low end market rental (LEMR) units and in total, a mixture of studio, 1 and 2 bedrooms. This is very good news for our Richmond seniors, especially seniors who are at risk of homelessness.

For your interest, many of our members participate in the Metro Vancouver Homeless Count that occurs every three years. Although the 2023 final report is not yet out, the 2020 report revealed that the number of seniors experiencing homelessness has increased steadily since 2002. The 2020 count reported that 24% of all those counted were 65 or older. For 45% of respondents 55 years and over, this was the first time they had experienced homelessness. See 2020 Homeless Count final report here: <http://tinyurl.com/2v2mw6d6>

These figures are in line with observations made by our two sister tables, Richmond Homeless Connect and the Food Aid Delivery Coalition.

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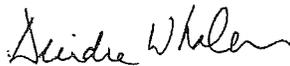
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The RPRC is in full support of this proposal and we look forward to the day when this affordable rental housing for seniors opens in Richmond. Our seniors deserve better than the status quo.

Should you have any questions or comments, please feel free to contact the undersigned at de_whalen@hotmail.com or at 604.230.3158.

Thank you for your attention to this matter.

Sincerely,



Deirdre Whalen
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