



Special General Purposes Committee

Date: Tuesday, November 14, 2017

Place: Anderson Room
Richmond City Hall

Present: Mayor Malcolm D. Brodie, Chair
Councillor Chak Au
Councillor Derek Dang
Councillor Carol Day
Councillor Ken Johnston
Councillor Bill McNulty
Councillor Linda McPhail
Councillor Harold Steves

Absent: Councillor Alexa Loo

Call to Order: The Chair called the meeting to order at 4:02 p.m.

DELEGATION

Chris Back, 3900 Richmond Street, read from his submission regarding a sanitary sewer replacement and laneway construction project between Richmond Street and Broadway Street (attached to and forming part of these minutes as Schedule 1 including a petition from residents) and offered the following additional comments:

- a large number of affected residents are in attendance today in support;
- City staff held consultations with residents last Thursday and Friday to discuss the potential of a laneway after sanitary sewer work has been completed;
- the majority of residents would like the lane returned to a green space rather than be paved;
- he has reviewed the City's Lane Policy and is of the opinion that the proposed paving of the lane is in contradiction to it; and

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- that the affected residents be consulted after the sanitary sewer system repair.

In response to questions from Committee, Mr. Back stated that both the increase in traffic and loss of green space are major concerns for residents and that the paving of the lane would result in lost backyard space for children in the area.

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (4:13 p.m.).

CARRIED

Certified a true and correct copy of the Minutes of the meeting of the General Purposes Committee of the Council of the City of Richmond held on Tuesday, November 14, 2017.

Mayor Malcolm D. Brodie
Chair

Amanda Welby
Legislative Services Coordinator

November 14, 2017

Re: City of Richmond Sanitary Sewer Replacement and Laneway Plan

Dear Richmond City Council,

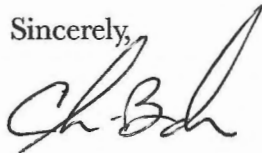
The residents who live on the south side of Richmond Street and the north side of Broadway street, between No. 1 Rd and 2nd Avenue in Steveston, are not in favour of a laneway being constructed behind our properties.

The following pages contain signatures from the affected residents indicating their request to City Council to reconsider the development of a laneway behind our homes. Of the 36 homes that will be directly affected by the proposed laneway, the following pages contain signatures from 32 of those residents. Of the four residents who have not signed this document, two of the homes appear to be vacant, one is a renter and we were unable to contact the landlord, and one family is currently away on vacation until the end of the month. So, in fact, we have unanimous agreement from those "available" that we do not want a laneway.

Our reasons for not wanting a laneway have been outlined for you in our meeting with City Council on November 14th, 2017. A summary of these reasons can also be found on the attached pages that follow the signatures.

If you have any questions, or would be willing to discuss further, please do not hesitate to call me at 778-874-1809. You are also welcome to email me at cbackal2@gmail.com.

Sincerely,



Chris Back

Table 1

Printed Name	Address	Signature
Chris Back	3900 Richmond St	Ch. Back
Rita L. Irwin	3899 Broadway St.	Rita Irwin
Maria Comrades	3879 Broadway St	M.C.
Nick Rizzo	3839 Broadway St.	N. Rizzo
ANTHONY CHIU	3831 BROADWAY	A. Chiu
KENT GOODHEW	3811 BROADWAY	K. Goodhew
Qiao Gu Zhang	3751 Broadway	Q. Zhang
SHERLEY DAVID ALK	11780 2ND AVE	S. Alk
Nelson Chiu	3760 Richmond St	N. Chiu
JASON PENG	3780 Richmond St.	Jason Peng
Steve Houghton	3804 Richmond St	Steve Houghton
Leslie Lucow	3830 Richmond St	Leslie Lucow
ALEX CHANG.	3840 Richard St	A. Chang
Satvin Grewal	3886 Richmond St	Satvin Grewal
Alan Carruthers	3880 Richmond St	Alan Carruthers
V. Albanese	3888 Richmond St	V. to Albanese
FRANCO MIGUEL	3858 Richmond St	F. Miguel
MOIRA LANGLEY	3820 RICHMOND ST.	M. Langley
RICH FOWLER	3846 RICHMOND ST	Rich Fowler
Li Duan	3852 Richmond St.	Li Duan
VINCENT MORGAN	3731 BROADWAY	V. Morgan



Chris Back <cbacka12@gmail.com>

Steveston Sewer replacement

2 messages

David Toews <david.toews@colteran.ca>
To: cbacka12@gmail.com

Sun, Nov 12, 2017 at 1:28 AM

Hello Chris,

We live at 11760 - 2nd Avenue. We are currently out of town so couldn't attend the meetings on Thursday and Friday, but I did speak on the phone with the Engineer about their plans. We don't know what responses the City gave to your questions regarding the paved laneway, but we are definitely in agreement with you that we would prefer not to have an alley. In fact, we would be very happy to look after the restoration of our own landscaping if that helps in getting the City to agree.

We don't expect to be back in Richmond till the 22nd so can't be at a meeting with the Mayor but please use our name and address to confirm that we are behind any option that allows us not to have an alley behind our property.

Regards,

David & Elsie Toews

11760 - 2nd Avenue

Richmond, B.C.

[250-787-5825](tel:250-787-5825)david.toews@colteran.ca

Chris Back <cbacka12@gmail.com>
To: David Toews <david.toews@colteran.ca>

Sun, Nov 12, 2017 at 1:24 PM

Thanks for the email David. I was just about to email you.

We have a meeting with City Council on Tuesday at 4:00. A number of us will be there and we will present our arguments. I will include you on future emails and will forward you the email I sent last night.

So far, I have 27 of 36 homes signed on the petition, and the others are only because I have not yet spoken with them (not home, etc.) I will print your email and include it with the petition form as your "electronic" signature.

We will do our best to change their minds on this.

Chris

[Quoted text hidden]

Introductions

- Thank the Mayor and Council Members for agreeing to hear from us
- Who I am, where I live
- Who else is with us today
- Many of the other residents would have liked to be here
 - Could not attend due to time (work day)
 - Some are elderly and unable to get down here easily
 - Some are out of town for vacation or work

Issue at hand

- Received a letter last Wednesday indicating the need to replace the sewer system behind our homes (emergency)
- We are very grateful that the City is taking action on this
- However, we were also informed that a laneway would be installed afterwards
- Collectively we are not happy about this
- We fully recognize this is not our land, but we are the ones who live here and have chosen to live here, so please hear us out

Our Arguments:

1. We heard from City staff that putting a laneway in and moving garage access to the backs of our homes has always been in the city plan
 - This is not feasible, as this is not how our community has been designed
 - Most of the homes have garages and large driveways that fit 4 cars out front because that's where the road is
 - Our homes have been set back on the property
 - Many of our homes are new, recently moved into, and one with a foundation that was just poured in the last couple of weeks (with garage out front of course)
 - In general, homes in this area will not need to be replaced for 25 years or more
 - My house was built 9 years ago and butts right up against the current short laneway - so why wasn't it done then
2. There are three homes close to No. 1 Rd who already have laneway access
 - They are also not supportive of the laneway as they do not want through traffic in this area
3. There is no need or desire by any of us to have rear lane access

Our Arguments:

1. Bedrooms in our homes have typically been designed at the rear of homes to avoid traffic noise and lights including headlights
 - A laneway will bring people and vehicles, which results in noise and headlights
 - I can't imagine the noise back there on busy Steveston weekends like Canada Day!
2. Rear lanes invite another point of access for criminal activity, including theft and drugs - particularly if the lane is not lit
 - Safety is a significant issue with the families (like yours)
 - Many of us have small kids
 - Even if crime statistics do not support increased crime in lanes, there is still a perception of less security, which I can tell you, is causing a lot of stress for local residents - in particular some of the more elderly residents
3. The loss of bonus footage everyone is currently enjoying will negatively impact quality of life
 - Most of us bought our properties with the understanding that the space was ours to use
 - And again, we recognize that we do not own the space
4. Most of us have small lots
 - All homes will have a significant negative impact as a result of the rear lane
 - For some it will be utterly devastating given how far back the homes are set

Our Arguments:

1. We have spoken with a very reputable real estate agent in Steveston and confirmed that there will be a negative impact to property values
 - Yes, many of us have benefited from the rise in value over the years
 - But there are numerous new homes with new owners that have just moved in
2. Traffic and speeding is a concern
 - People already speed down Richmond St and Broadway St to get away from traffic on No. 1 Rd; this will just provide another opportunity
 - Vehicles will get backed-up along the lane trying to exit onto No. 1 Rd, creating idling, exhaust and noise disturbance while we try to enjoy our backyards peacefully
3. We as a society are cognizant of our "green space", as we all know how challenging it is to maintain with the amount of development occurring
 - Here is an opportunity to maintain green space where many families spend their time
 - Where many gardens are built - I for one have raspberries, blueberries, and strawberries in that area and have grown many different foods over the years

Our Arguments:

1. An interview on CBC Radio in 2015 discussed the environmental benefits of lawns. According to Alan White, the "Ontario representative for the Canadian Nursery Landscape Association," healthy lawns benefit our social, urban, and global environment in a number of ways:
 - They neutralize carbon emissions from cars
 - Lawns can "moderate temperatures as much as 10 to 20 degrees," a significant factor as cities become more densified and contain more and more heat-absorbing concrete
 - Turf grass turns carbon dioxide into oxygen ("an average 2500 square foot lawn produces enough oxygen for about 4 people every day"), and filters our air
 - I estimated that the space that will be used for an asphalt laneway is equivalent to about 12,000 sq ft, or enough lawn space to produce oxygen for almost 20 people per day
 - Lawns can "mitigate stormwater runoff and redirect it back into the landscape" instead of it flooding and they can also act as a "filter of that water going back to our aquifers"
 - We do not want to lose this for an asphalt lane that none of the residences will use and essentially has no purpose...
- Which brings me to the question of **why** the City is motivated to put in a lane

City's Lane Policy dates back to 2000

1. Support development of lanes for: Better traffic management (pg 2)
 - Richmond St and Broadway St are not busy
 - A lane is not required to divert traffic from No. 1 Rd
2. Official Community Plan reads: "Manage traffic flow for efficient and convenient travel while enhancing neighbourhood livability by requiring lanes **parallel** to major roads..." (pg 2)
 - This is not parallel to No. 1 Rd
3. "The policy would apply to those parcels outside of the City Centre designated Neighbourhood Residential which **front**: a major arterial road" (pg 5)
 - Our homes do not front a major arterial road
4. "In terms of safety and supporting traffic flow, cars should not travel directly from a lane to a major road or vice versa but rather enter a local or collector road first. In this way the change in speed is accomplished gradually and the number of potential points of conflict are reduced and focused." (pg 6)
 - The proposed lane would enter directly onto No. 1 Rd, which contradicts the policy and creates a safety hazard

In 2000 when policy was written it cost \$600/m to develop a lane

- I am sure this cost/m is much higher now
- Why are taxpayers paying for a lane that doesn't make sense and that no one wants?

We did confirm with the chief engineer that the rear lane is not a requirement to service the sewage line

City's Lane Policy (dating back to 2000)

On page 3 of the policy it lists 5 benefits of lane development:

1. Increased safety through reducing conflicting traffic movements
 - This lane development runs parallel to both Richmond and Broadway streets
 - It does not help traffic as both of these streets are not busy
2. Improved accommodation of pedestrians, cyclists and transit
 - Again this lane runs parallel to Richmond and Broadway streets so no benefit
 - And in fact creates an additional risk for pedestrians, cyclists and traffic on No. 1 Road
3. Improved appearance of streets due to a continuous boulevard with street trees along the major roads and the relocation of garages to the rear of the property thereby increasing the front yard green space
 - All homes have garages out front and room for 4 cars including all the recent new builds
 - This community has already been designed for frontage parking and many of the homes are newer, so it will take decades to redevelop
4. Enhanced traffic flow and road capacity due to the reduction of potential conflicts from cars entering or exiting from driveways to major roads
 - The lane actually adds another unnecessary access to No. 1 Road and again, all our garages and parking are out front
 - More risk is created for pedestrians, vehicles and cyclists on No. 1 Road
5. Increased pedestrian and cycling route options
 - Adding a lane that runs parallel between Richmond and Broadway does nothing to increase pedestrian and cycling routes, in fact an additional point of exit onto No. 1 Road just adds risk to drivers and pedestrians
 - We can't imagine the additional chaos this will create during Canada day and Salmon festival celebrations

Conclusions:

We have done our best to connect with all residents.

I was advised that there would be one speaker today and there was no need for everyone to come but as you can see many still came as they are very upset at what has transpired

There are 36 homes directly affected by this plan. We managed to get 32 residents to sign this form all agreeing that we do not want a lane. Of the other 4 homes, 2 appear to be vacant, one is a renter and we were unable to get a hold of the landlord, and one family is away on vacation until the end of the month

What we all agree on is that we shouldn't be spending a significant amount of tax dollars for a rear lane that nobody wants!

We are also unclear on what the City's motivation is to install a laneway

We recognize that the sewer system has failed and has to be replaced immediately, but we ask you to reconsider what happens after it has been repaired

We are more than happy to continue these discussions with you, to maintain our homes and the community that all of us have come to love!







SKY HIGH
100% SATISFACTION
GUARANTEE

