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**Regular Council Meeting for Public Hearings**

**Monday, October 19, 2009**

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

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

Gail Johnson, Acting Corporate Officer

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

1. **Zoning Amendment Bylaw 8436 (RZ 06-348080)**  
(8200 St. Albans Road; Applicant: Charan Sethi)

*Applicant's Comments:*

The applicant was not in attendance.

*Written Submissions:*

None.

*Submissions from the floor:*

None.

PH09/9-1

It was moved and seconded

***That Zoning Amendment Bylaw 8436 be given Second and Third Readings.***

**CARRIED**



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In accordance with Section 100 of the *Community Charter*, Councillor Derek Dang declared himself to be in a potential conflict of interest as he has an interest in property that is the subject of Item 2, and left the meeting (7:03 p.m.).

2. **Zoning Amendment Bylaw 8450 (RZ 08-408107)**  
(9631, 9651, 9691, 9711, 9731, 9751, 9791 Alexandra Road and 4471, 4511, 4531, 4551 No. 4 Road; Applicant: Polygon Development 225 Ltd.)  
*Applicant's Comments:*

The applicant was available to respond to questions.

*Written Submissions:*

- (a) Jagtar Sihota, 9800 Alexandra Road, (Schedule 1).

*Submissions from the floor:*

Michael Wolfe, 9731 Odlin Road, explained that he was opposed to this development as he had concerns with the project and the developer who has other projects under construction in the neighbourhood. These concerns included: truck drivers speeding through school zones, and using jake brakes in the neighbourhood; sidewalks not being accessible due to the presence of sand, debris and broken glass; affordable housing being provided off-site; poor tree preservation and replacement practices; poor drainage leading to an increased risk of flooding, and general health and safety concerns for residents of the area.

Jagtar Sihota, 9800 Alexandra Road, reviewed his written submission, expressing frustration and concern about the lack of sidewalks in the area, the lack of sewers for property owners whose land has been designated "park", flooding of properties from ditches that overflow, and the City's lack of equal treatment for all West Cambie land owners as he will never be able to sell his property due to the "park" designation. He felt cheated by the City.

Isabella Brown, 4751 No. 4 Road, advised that her property is also designated "park" and is not on the City's sewer system. She expressed dismay with having to pay to have septic tanks emptied, as well as pay the same taxes as residents who have sewer systems.



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Alice Chow, 9700 and 9720 Alexandra Road, expressed similar concerns about her properties, which are also designated as “park”, including the amount of property taxes she must pay the City with nothing serviced in return.

Upon discussion of issues raised by the delegations, it was agreed that staff would:

- speak to the developer about the importance of having correct soil conditions when planting trees to improve their survival rate; their obligations to be a “good neighbour” during construction by ensuring sidewalks and common areas are kept free of debris, and remind sub-trades of this; posting a notice on site which includes a company phone number for the public to report problems;
- advise the RCMP and Polygon about trucks speeding through the school zone and general safety concerns;
- explore building a condition into the Development Permit process with respect to extending the period for holding onto securities issued for landscaping, particularly where boulevard trees are concerned;
- gain information on new geothermal sustainability measures for townhouses;
- advise Council about the difference in taxation rate for properties with septic tanks as compared to those with sewers;
- inspect ditches in this area to ensure proper drainage; and
- meet with the land owners in this area, whose properties do not have sewers and are designated as “park land” to determine mid and long term solutions to meet their concerns, keeping Council advised of this process.



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In reply to the concerns of the speakers, Steve Jedreicich, Resident Developer, Polygon Homes advised that he will send a reminder to the drivers and trucking company about complying with speed limits in school zones. Mr. Jedreicich also advised that he will ensure sidewalks are cleaned up and will consult with a landscape architect for more effective ways to keep replacement trees healthy, and he would provide a contact number for the public to reach Polygon.

PH09/9-2

It was moved and seconded

***That Zoning Amendment Bylaw 8450 be given Second and Third Readings.***

**CARRIED**

Councillor Derek Dang returned to the meeting (8:03 p.m.).

- 3. **Zoning Amendment Bylaw 8523 (RZ 07-395773)**  
(9671 No. 4 Road; Applicant: Matthew Cheng Architect Inc.)

*Applicant's Comments:*

The applicant was available to respond to questions.

*Written Submissions:*

None.

*Submissions from the floor:*

None.

PH09/9-3

It was moved and seconded

***That Zoning Amendment Bylaw 8523 be given Second and Third Readings.***

**CARRIED**

- 4. **Zoning Text Amendment Bylaw 8525 (ZT 09-474842)**  
(1020 Eburne Place; Applicant: Richmond Rod and Gun Club)

*Applicant's Comments:*

The applicant was available to respond to questions.



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*Written Submissions:*

(a) Marc Leduc, #217-6931 Cooney Road (Schedule 2).

*Submissions from the floor:*

None.

PH09/9-4

It was moved and seconded

***That Zoning Text Amendment Bylaw 8525 be given Second and Third Readings.***

**CARRIED**

PH09/9-5

It was moved and seconded

***That Zoning Text Amendment Bylaw 8525 be adopted.***

**CARRIED**

- 5. **Zoning Text Amendment Bylaw 8527 (ZT 09-462526)**  
(5571 and 5631 Parkwood Way; Applicant: Kasian Architecture Interior Design & Planning Ltd.)

*Applicant's Comments:*

The applicant was available to respond to questions.

*Written Submissions:*

None.

*Submissions from the floor:*

None.

PH09/9-6

It was moved and seconded

***That Zoning Text Amendment Bylaw 8527 be given Second and Third Readings.***

**CARRIED**



## Regular Council Meeting for Public Hearings

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6. **Official Community Plan Amendment Bylaw 8531 and Zoning Amendment Bylaw 8532 (RZ 08-450659)**  
(12011 Steveston Highway and 10620, 10640, and 10800 No. 5 Road;  
Applicant: Townline Homes)

*Applicant's Comments:*

Lauren Ilich and Rick Ilich of Townline Homes, using visual aids, provided an overview of the proposed project including transportation improvements, and responded to questions.

*Written Submissions:*

- (a) Eugene Nizker, 11351 Sealord Road (Schedule 3);
- (b) Townline Homes – Comments from Community Workshop #4 (Schedule 4); and
- (c) Supplementary Staff Report dated October 15, 2009 from the Director of Development.

*Submissions from the floor:*

Erika Simm, 4991 Westminster Highway, spoke in favour of this development citing its importance as a gateway entrance to Richmond, applauding its “green” initiatives and highlighting Townline’s proactive involvement with the public in seeking input for this project. (Schedule 5).

Bob Light, 10751 Palmberg Road, expressed no objections to the rezoning, but raised concerns regarding the traffic in this area. He opposed the creation of a full traffic light to allow traffic in and out of the site, referencing congested traffic already present in this area. Mr. Light suggested that commercial traffic use Rice Mill Road; that Williams Road be developed to go over Highway 99 to No. 6 Road; that clover leafs be developed at the existing overpass; that staff avoid planting bulbs or grass on the raised medians, due to backup of traffic during the maintenance of these medians; that evergreen trees should be planted to avoid leaves blocking gutters in the Fall; and that staff avoid planting trees directly under power lines.



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During discussion, Council requested that transportation staff provide information on the status of Rice Mill Road access, and that Parks staff be requested to consider planting perennials in the medians and perform plant maintenance outside of work hours.

PH09/9-7

It was moved and seconded

*That Bylaw No. 8532, to create "Comprehensive Development District (CD/210)" and for rezoning of 12011 Steveston Highway from "Service Station District (G2)" and a portion of 10800 No. 5 Road from "Botanical Garden District 1 (BG1)" and "Botanical Garden District 2 (BG2)" to "Comprehensive Development District (CD/210)", be revised prior to second reading by deleting the words "abutting a Steveston Highway" from Section 291.210.4, Minimum Setbacks From Property Lines,.01(b)i.*

**CARRIED**

PH09/9-8

It was moved and seconded

*That Zoning Amendment Bylaw 8532 be given second reading, as amended.*

**CARRIED**

PH09/9-9

It was moved and seconded

*That Zoning Amendment Bylaw 8532 be given third reading.*

**CARRIED**

PH09/9-10

It was moved and seconded

*That OCP Amendment Bylaw 8531 be given second and third readings.*

**CARRIED**

### ADJOURNMENT

PH09/9-11

It was moved and seconded

*That the meeting adjourn (9:14 p.m.).*

**CARRIED**



**Regular Council Meeting for Public Hearings**

**Monday, October 19, 2009**

Certified a true and correct copy of the Minutes of the Regular Meeting for Public Hearings of the City of Richmond held on Monday, October 19, 2009.

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Mayor (Malcolm D. Brodie)

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



<b>To Public Hearing</b>
Date: <u>October 19, 2009</u>
Item # <u>2</u>
Re: <u>Bylaw 8450</u>
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**MayorandCouncillors**

**From:** City of Richmond Website [webgraphics@richmond.ca]  
**Sent:** October 19, 2009 12:49 PM  
**To:** MayorandCouncillors  
**Subject:** Send a Submission Online (response #486)

**SCHEDULE 1 TO THE MINUTES OF THE  
REGULAR MEETING OF COUNCIL FOR  
PUBLIC HEARINGS HELD ON MONDAY,  
OCTOBER 19, 2009.**

**Send a Submission Online (response #486)****Survey Information**

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.city.richmond.bc.ca/Page1793.aspx
Submission Time/Date:	2009-10-19 12:48:15 PM

**Survey Response**

Your Name:	Jagtar Sihota
Your Address:	9800 Alexandra road
Subject Property Address OR Bylaw Number:	8450
	<p>Council Members and Mayor In February/March 2004 3 public hearings were arranged by city staff for the area residents. The first one was at the community hall at Cambie road and two meetings were later held at Talmay Elementary School. The city provided large area maps of Richmond to show its current development. The area of west Cambie was late to develop then other areas of Richmond and the public was very anxious to begin developments in the area and in all zones. Kari Huhtala, Terry Crow and Eric Fiss were staff members from city hall who spoke with me and told me that "Airport authorities want us to develop this area not only for residential but also other types of zones. When we do start development we will make sure that all residents will get an equal value of their land and be treated fairly. Question is how anybody can make equality in different zones I am a resident land owner in this area and own more than three properties that have been recommended to be developed into a nature park. I attend all public meetings, workshops and try to raise all my concerns. I tried my best to raise my voice</p>

Comments:

that you are dumping ESA in low grade My main concern is, will the existing west Cambie land owners receive equal value for their land? Kari Huhtala gave a statement to the Richmond Review newspaper claiming that the city will pay equal value for the neighbourhood across street on Alexandra road. But this has not happen. I met with Kari Huhtala, Eric Fiss and Terry Crow. I also met with Joe Ecrig the manager of staff as well as the Mayor, everyone gave me their word that I and all the other residents would receive an equal share and be treated with the same respect as all west Cambie area. I was also told that I would not have to deal with the development across the street because developers of this area were paying for the local DCC. Development will be done later and Nature Park will be acquired before by local DCC. They were confident that I would get the same value as residents across the street. The houses across the street have sold and development has begun but we are still stuck in the middle. Area zone for nature park was dumped again and developers concerns was supported and owners of nature park area were ignored, forgetting about equality or their rights that area was put it in citywide DCC. First time this area was dumped for the residents at OCP recommended non resident noisy area. Second time this area was dumped and discriminated for the residents when area was put it into city wide DCC. Third time area was dumped when city decided to not give services to this area. NO SEWER, NO SIDEWALKS it will be very hard for us when development will be 3 to 4 ft higher than our houses. How will these properties match the water table? Every year when there is heavy rain, ditches get full with water and our yards get flooded. Now, when new development is 3-4 ft higher than our houses water table will never match and our septic fields will never work. Before we were unable to use our Jacuzzi's now we will be not able to take showers. Why is this area not being treated equally? In 2004 in a public hearing Steves told us that he would be fair and treat every owner with respect. Now the city has refused to buy the property and refused our request for sewer system for these properties. The reason they gave me for not providing a sewer system is because the one day city will

buy these properties. When you buy it then buy it but meanwhile we have rights to get the same services which all west Cambie area is provided for. I wonder why the city won't give the sewers to these properties. And city should give us a time frame, 2 year, 5 year or 10 years. When are they planning to buy this area? If you can't then give us proper services so that we are not being inconvenienced by the development across the street.

<b>To Public Hearing</b>	
Date:	Oct 19, 2009
Item #	4
Re:	Bylaw 8525

## Mayor and Councillors

**From:** Marc Leduc [mleduc16@hotmail.com]  
**Sent:** September 27, 2009 11:04 PM  
**To:** Mayor and Councillors  
**Subject:** Proposed Mitchell Island Gun Range - Letter of Support  
**Categories:** UCRS CODE / FILE NUMBER: 12-8060-20-8525/8538

SCHEDULE 2 TO THE MINUTES OF THE  
REGULAR MEETING OF COUNCIL FOR  
PUBLIC HEARINGS HELD ON MONDAY,  
OCTOBER 19, 2009.

Dear Mayor and Council,

I am writing a brief note of support for the proposed building of a gun range on Mitchell Island by the Richmond Rod and Gun Club.

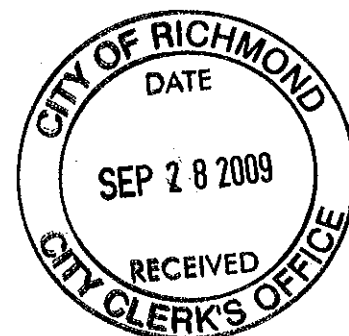
As a Richmond resident and hunter/recreational shooter, I currently have to drive out of town to practice handgun and rifle shooting.

There is a large demand in the Richmond/Delta/Vancouver area for a quality indoor facility such as the one proposed.

I believe a facility such as this would have a positive economic benefit for our community, and it being located in an area of heavy industry would have no negative affect on neighbours.

Thanks for your time,

Marc Leduc  
217-6931 Cooney Rd  
Richmond, BC



<b>To Public Hearing</b>	
Date:	OCT-19, 2009
Item #	6
Re:	Bylaws
	8531 + 8532

**MayorandCouncillors**

**From:** City of Richmond Website [webgraphics@richmond.ca]  
**Sent:** October 19, 2009 10:30 AM  
**To:** MayorandCouncillors  
**Subject:** Send a Submission Online (response #485)

**SCHEDULE 3 TO THE MINUTES OF THE  
REGULAR MEETING OF COUNCIL FOR  
PUBLIC HEARINGS HELD ON MONDAY,  
OCTOBER 19, 2009.**

**Send a Submission Online (response #485)****Survey Information**

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.city.richmond.bc.ca/Page1793.aspx
Submission Time/Date:	2009-10-19 10:29:46 AM

**Survey Response**

Your Name:	Eugene Nizker
Your Address:	11351 Sealord Rd, Richmond BC, V7A 3K8
Subject Property Address OR Bylaw Number:	Bylaw 8531 / 8532 Service Station District, Botanical Garden District
Comments:	<p>Fantasy Garden and Botanical Garden complex is the jewel of Richmond, which unfortunately cannot boast many attractions. We, residents of the adjacent area, are glad to see that finally City of Richmond is focussed on this place and is going to act. However, it would be shame for Richmond to demolish this attraction in favour of yet one more townhouse complex or something similar. Instead, we believe it would be in the best interest of the residents of Richmond to reinvigorate this area and give it a vibrant future by making it attractive to cafes, galleries and other small businesses. This is what is done in many other cities in similar situations. Richmond is already half way there since we have the complex built, and we have a significant size plaza next to the place. This will make success almost certain. The family of Eugene Nizker, PhD, Residents in the area for about 15 years 11351 Sealord Rd, Richmond BC, V7A 3K8</p>

SCHEDULE 4 TO THE MINUTES OF THE  
REGULAR MEETING OF COUNCIL FOR  
PUBLIC HEARINGS HELD ON MONDAY,  
OCTOBER 19, 2009.

To Public Hearing
Date: <u>October 19, 2009</u>
Item # <u>6</u>
Re: <u>Bylaw 85312</u>
<u>Bylaw 8532</u>

## The Gardens

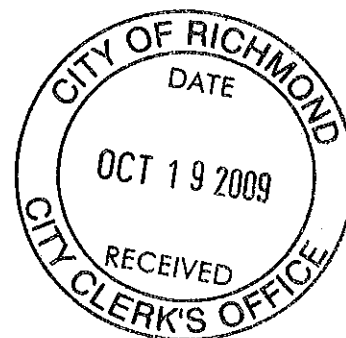
### Comments from Community Workshop # 4

Held October 14, 2009

(2008 450659 000 00 RZ)



"GARDENS



Prepared & Submitted by Townline Homes on October 19, 2009

## **Background**

In 2008, Townline Homes spent the year developing a plan with the community for the old fantasy gardens site. Three large community workshops were held and a community web site was created to receive input. Townline Homes then applied to the City of Richmond for a rezoning of the old Fantasy Gardens site, renamed "The Gardens" with the plan created as a result of the 2008 community process.

## **Purpose**

On October 14, 2009, Townline Homes held a fourth community workshop. The purpose of the workshop was to:

1. To update people on any modifications to the plan as a result of the official rezoning approval process, and further technical studies.
2. To share the amenity package with the community.
3. To receive community input on the above two questions and to share their knowledge on the types of commercial services that are missing in the area, etc.

### ***a) Who was invited & Who came?***

Similar to the community input process held in 2008, invitations were sent to over 2000 businesses and residences in the surrounding area. The workshop was also advertised in both local newspapers. Invitations were also sent to all past workshop participants.

Townline's interactive community web site for The Gardens ([www.gatewaytorichmond.ca](http://www.gatewaytorichmond.ca)) was also updated with both the workshop dates and the official public hearing date.

A total of 128 people attended the workshop. Just over half of the people attending were not at the previous workshops.



### ***b) What Happened at the Workshop?***

The workshop started with a background presentation on the plan developed last year as a result of the community process. The modifications and improvements to the plan, as well as the accompanying community amenity package (eg. Traffic improvements, day care facility, future 12+ acre agricultural/ parks land & plan, sustainability directives, transit amenities, pedestrian improvements, on site open spaces, greenway, public art etc. ) were also presented.

In small groups with a facilitator, each table was asked to answer the following questions:

1. Why is this site important to you and Richmond?
2. What do you like about the plan?
3. What are your comments on the changes to the plan that resulted from the official City of Richmond rezoning process & further technical studies?
4. What type of commercial services are missing in this area of Richmond?
5. Is there anything you would like us to share with the city of Richmond on the planning of the agricultural gardens park plan?



The Townline team also circulated table to table during the workshop to answer people's specific questions on traffic, etc.

In addition to providing comments in small groups, participants at the workshop were also given the opportunity to submit individual comments.

**A comments from the small group flip charts are included in appendix A. The comments on the individual comment sheets submitted are included in Appendix B.**



"GARDENS

## **Appendix A – Comments from the Small Groups**

### **Question One: Why is this site important to you and Richmond?**

- Live within walking distance
- Interest in perhaps investing or living in New Community
- Would like first dibs
- Cosmetics & Atheistically appeal
- Directly across the street
- Getting to work, friends, gateway
- Opportunity for wider range of uses- live near work
- Complete Community
- Amenities/Services
- Access staff- Case of life
- Community to drop in
- Transit
- Revived perception
- Density & Mixed use
- Former Gardens
- Landmark
- Place to live
- Resident- Property Values
- Neighbourhood Improvement
- How Development helps address traffic issues
- Interested in what's happening in area
- Overpass/ Traffic- Resident
- Part of Richmond
- Improved
- Important to Richmond's future
- More income for the city of Richmond

**Question One continued: Why is this site important to you and Richmond?**

- Visual & Economically improvement
- Landmark
- Entrance of Richmond
- European Feeling/More green/Trees
- Important location-Tunnel/Traffic/Gardens
- Keeps neighbours happy
- Fond memories- Van Dar zalm
- Worship-Enjoyment- What are we doing
- Make it look nice
- Parking for residents and Residents & Retail
- Make Richmond a nice area coming in from other areas
- Gateway to Richmond
- Traffic-now-future
- Lives close by
- Wants a nice restaurant
- Creates a first impression
- Glad to see area improve
- Move out & close
- Good location and new
- Clean up eye sore
- Historical politics
- Green space/parks/Community gardens
- Entrance to Richmond
- Road upgrades
- History
- Location
- Clients
- Good times/ Memories
- The Gardens
- Used in positive
- Value to city
- First impression visitors get
- Solution to the traffic
- Tired of the mess

**Question One continued: Why is this site important to you and Richmond?**

- Time to move on
- Balance with The Gardens
- Traffic concerns- Drive by every morning
- Part of the community- Gardens
- Want to ensure it is developed nicely for community
- Live & work here. Want to see the direction
- No more "Popcornification" –Williams street
- Concern what concept is- looked like neglected
- Site Developed
- Improved traffic
- Better use of Agricultural land
- Re-inviting some of the past

**Question Two : What do you like about the plan?**

- Good balance between housing and gardens
- It will visually clean up the Gateway
- Looks new and vibrant
- That it is set back from No. 5 and Steveston so it will not look overpowering
- That the building on the corner is now 4 stories
- Adds greenery to outer edges of development
- Highway to Heaven – Place of Worship
- Beautifies the area
- It is a community in itself
- Creates a sense of community
- The trees on the sidewalks
- The gardens
- Mixed use
- Buildings are low – no high-rises – controlled building heights
- The colours on the plan
- Providing gardens to the city
- Sustainability
- Christmas Tree
- Plans addresses major community and technical issues
- Possible Senior housing
- Walkable
- Availability of transit

**Question Two continued : What do you like about the plan?**

- Daycare
- Can walk to shopping
- Plan is balanced
- Traffic improvements
- Builds relationships between the city, retail and faith
- Beautifies corner
- Possibility to work where you live
- That Townline donated the gardens
- Incorporated ideas from the community
- Benefits whole community from the children to the seniors
- Green space
- Zip cars
- That the access has been moved on No. 5
- Lots of thought went into the plan
- European Village Atmosphere
- Safety for pedestrians
- Shelters bus stops
- Strategic planning
- Community amenities
- Traffic and pedestrian flow is good
- Framework for the community
- Affordable housing
- Long term changes
- Lower height near No. 5 road
- Plan is focused

"G A R D E N S

**Question three: Comments on the changes to the plan that resulted from the official City of Richmond rezoning process and further technical studies?**

- Like the banners
- Like the new entrance
- Like the gathering place rather than the conservatory leading to the gardens
- Like the change to small buildings on No. 5 road (4 stories from 6)
- Like that there are less buildings
- Tall buildings on the hwy side
- Like the name change
- Like there is no right out exit on Steveston
- Like that you are not able to turn left onto No. 5 road
- It is more pedestrian friendly
- Still worried about traffic – right turn only will effect turn-around into smaller subdivisions
- There is a lot going on in a small area
- We are giving away too much land to the city
- Like that the taller buildings are in the rear
- Like moving east-west road and access further north allows opportunity to strengthen pedestrian environment on spine
- Like that the castle and the windmill are not a part of the plan
- Would like more community input on what will happen to the garden area
- Would have like to have seen the conservatory used
- Like bus shelters
- Dislike phase 3 – should build in either direction
- Would like more mixed residential – townhomes etc
- Bigger bus shelters
- Like there is not a hotel

**Question 4: What type of Commercial Services are missing in the area?**

- Horticultural school (Van Dusen Garden idea)
- Along with nursery
- Coffee shop
- Bakery
- Butcher
- Ice Cream store
- Dry Cleaners
- Book store
- Stationary- Card shop
- Christmas shop
- Arts & Crafts
- Accountants
- Lawyer
- Farmers Market
- Biz use
- Flex space/shows/Artisans
- Micro Businesses-3<sup>rd</sup> world
- Fabrics & wool
- Socially responsible business
- Hardware store
- Scrapbooking & Crafts
- Business with cultural focus
- Conservatory as Community space/Theatre space
- Amphitheatre (Roman indoor)
- Medical Services
- Community Police office
- Small community stores-Bakery/Deli
- Fitness Facility
- Bike shop-Repairs
- Choices Market- Organic Foods
- Garden store/Flower shop
- Clinic
- Gourmet store
- Dutch store-Area seating for coffee (Delicatessen)

**Question 4 continued: What type of Commercial Services is missing in the area?**

- Shoe Stores-Good ones
- Dress making/Alterations
- Office Services- Photocopying/Deliveries
- Doctors/Lawyers
- Pub
- Ironwood has everything
- Gourmet artisan food(s) made on premises
- Hardware store
- Medical Services
- Boutique
- Physio therapist/Chiro
- Massage Parlour/ Medical services
- Restaurant
- Medical supplies
- Hair salon
- Corner store
- Coffee shop
- DR's clinics
- Bakery
- Specialty food market (Organic)
- Travel agent
- Laundry mat
- Community police station
- Mortician
- Florist
- Mini plant store
- Fine dining restaurant
- TD Bank
- Community centre like South Arm
- Book store
- Small multi-purpose theatre/gym/dance studio
- Bigger library
- A gardens store
- Flower shop



**Question 4 continued: What type of Commercial Services is missing in the area?**

- Corner store
- Dry cleaners
- Fabric/Yard store
- Bike rental place
- Hotel B&B
- Post office
- Cheese shop
- Specialty shop
- Youth Hostel
- Bakery- Chocolate shop
- Shoe store
- Farmers market
- Artisans-Glass blowers, Weavers, Pottery-Christchurch,NZ-
- Art Ark in Kelowna

**Question 5: What would you like to share with the city on the planning of the agricultural gardens park plan?**

- Community garden plots, raised beds (**Note: mentioned in every small group**)
- White noise fountains for traffic noise
- Conservatory type building along the riparian set back
- Stepped landscaping SE of conservatory
- Event area – banquet hall etc
- Dog park
- Off leash fenced area for dogs
- Picnic area
- Garden with benches
- Indigenous plant species that are drug resistant and low maintenance
- Covered seating
- All year round garden
- Visual statement along Hwy 99 (wind driven mobiles)
- Richmond's Stanley Park
- Pathways
- Native rare fauna

**Question 5 continued : What would you like to share with the city on the planning of the agricultural gardens park plan?**

- Functional, not just pretty to look at
- Outdoor exercise equipment
- Fitness circuit
- Conservatory (plants, birds etc)
- Walkways that are wheelchair accessible
- Public playground
- Play area
- Kids theme play area
- Fountains
- Water features
- Ponds
- Garden shop
- Farmer's Market
- No Bike trails
- City should have a open for the public to have their input
- Education about nature paths, gardens
- Walking trails & "foot only" area
- Preserve small chapel – like Minoru Park
- Water features
- Amphitheatre – events, plays, concerts
- Gazebo
- Train like Stanley Parks
- Parks and gardens should open at the same time
- No paid parking
- Future park should reflect "Gardens" theme
- Include experimental planting
- Aviary
- Scooter access
- Wildlife rehab area
- Lawn bowling/bocce
- Minigolf & skateboard park
- Holiday displays
- Outdoor chess board
- Would like it to be maintained regularly
- Washrooms
- Lighting at night
- Horses & horse drawn carriages.
- Bike loop

**Appendix B – Individual Comment Sheets Workshop 4**



# THE GARDENS

## Gateway to Richmond – Community Workshop 4

What are the top 3 things that you *personally* like about the plan presented this evening?

1. ECO-Green community.
2. Mix-used amenities / all ages.
3. Revising our Landmark "FANTASY GARDEN"

Do you have any other comments you would like to share with us?

- I hope "Fantasy Garden" will be one of the tourist spot that we used to have.
- We trust Townline Dev. Co. for the beautification of our community and accessibility for Residence.

Thank you for taking the time to help us develop a vision to transform the old Fantasy Gardens site from a back door into an attractive front door to Richmond.

If you think of more comments to provide us after tonight's workshop, please be sure and enter them on our [www.gatewaytorichmond.ca](http://www.gatewaytorichmond.ca) community web site. We will also post progress reports and dates of the public meetings that are organized by the City of Richmond as part of the formal application process on the community web site.

Please remember to give this form back to your facilitator before you leave.

Thanks again and have a safe trip home.

The Townline Team

email: Citachuro @ yahoo. com.

- Realtor - Remox. Westcoast Realty.

# THE GARDENS

## Gateway to Richmond – Community Workshop 4

What are the top 3 things that you *personally* like about the plan presented this evening?

1. WELL PRESENTED
2. WITH THE COMMUNITY TAKEN IN CONSIDERATION
3. FRIENDLY MEETING, EVERYONE CONTRIBUTING

Do you have any other comments you would like to share with us?

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Thank you for taking the time to help us develop a vision to transform the old Fantasy Gardens site from a back door into an attractive front door to Richmond.

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**Thanks again and have a safe trip home.**

**The Townline Team**

# THE GARDENS

## Gateway to Richmond – Community Workshop 4

What are the top 3 things that you *personally* like about the plan presented this evening?

1. The amount of green / green initiatives!
2. The openness to the community
- 3.

Do you have any other comments you would like to share with us?

Very informative presentation / process, looks like this can be a very nice community with a park so close to the units better to invest in a lot of lighting.

Thank you for taking the time to help us develop a vision to transform the old Fantasy Gardens site from a back door into an attractive front door to Richmond.

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Thanks again and have a safe trip home.

The Townline Team

# "THE GARDENS"

## Gateway to Richmond – Community Workshop 4

What are the top 3 things that you *personally* like about the plan presented this evening?

1. LOTS OF GREENERY & PEDESTRIAN AREAS.
2. TRAFFIC PROBLEM HAS BEEN LOOKED AT
3. \_\_\_\_\_

Do you have any other comments you would like to share with us?

I THINK THE PROV. GOVERNMENT HAS  
TO DO SOMETHING ABOUT THE TUNNEL  
PROBLEM BEFORE THE TRAFFIC  
ISSUE IS SOLVED.

\_\_\_\_\_

\_\_\_\_\_

Thank you for taking the time to help us develop a vision to transform the old Fantasy Gardens site from a back door into an attractive front door to Richmond.

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Thanks again and have a safe trip home.

The Townline Team

# THE GARDENS

## Gateway to Richmond – Community Workshop 4

What are the top 3 things that you *personally* like about the plan presented this evening?

1. The land put aside to improve Traffic problems
2. The buildings have been kept to 4 stories
3. The detailed planning ~~done~~ <sup>done</sup> for grounds around the area.

Do you have any other comments you would like to share with us?

I'm looking forward to the next workshop.  
I'm impressed with the idea of every thing  
being people friendly.

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Thank you for taking the time to help us develop a vision to transform the old Fantasy Gardens site from a back door into an attractive front door to Richmond.

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Thanks again and have a safe trip home.

The Townline Team



# "GARDENS

## Gateway to Richmond – Community Workshop 4

What are the top 3 things that you *personally* like about the plan presented this evening?

1. Replanning for future traffic
2. Provided ~~the~~ affordable housing
3. Multi-purposes use of this site
4. Maintaining average to green space.

Do you have any other comments you would like to share with us?

Thanks for listening and  
attempting to implement  
our suggestions.  
It feels as though this  
project will be an asset  
to our community.

Thank you for taking the time to help us develop a vision to transform the old Fantasy Gardens site from a back door into an attractive front door to Richmond.

If you think of more comments to provide us after tonight's workshop, please be sure and enter them on our [www.gatewaytorichmond.ca](http://www.gatewaytorichmond.ca) community web site. We will also post progress reports and dates of the public meetings that are organized by the City of Richmond as part of the formal application process on the community web site.

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**Thanks again and have a safe trip home.**

**The Townline Team**

# THE GARDENS

## Gateway to Richmond – Community Workshop 4

What are the top 3 things that you *personally* like about the plan presented this evening?

1. Improved traffic on Steveston "Highway" - right in/right out
2. Moving access north on #5 road.
3. Improved "gateway to Richmond" on Steveston Hwy

Do you have any other comments you would like to share with us?

- new overpass needed over the Hwy 99.
- there needs to be an on ramp to Hwy 99 at Blundell.
- the outdoor patio will be very noisy if it is overlooking Steveston Highway.

Thank you for taking the time to help us develop a vision to transform the old Fantasy Gardens site from a back door into an attractive front door to Richmond.

If you think of more comments to provide us after tonight's workshop, please be sure and enter them on our [www.gatewaytorichmond.ca](http://www.gatewaytorichmond.ca) community web site. We will also post progress reports and dates of the public meetings that are organized by the City of Richmond as part of the formal application process on the community web site.

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Thanks again and have a safe trip home.

The Townline Team

# "THE GARDENS"

## Gateway to Richmond – Community Workshop 4

What are the top 3 things that you *personally* like about the plan presented this evening?

1. *becoming more focused.*
2. *addressed issue of traffic*
3. *low density*

Do you have any other comments you would like to share with us?

*add bike racks*

*My ideal:*  
*row house with office space in*  
*front entrance and separate living*  
*upstairs with roof top patio.*  
*and enclosed parking for unit.*

Thank you for taking the time to help us develop a vision to transform the old Fantasy Gardens site from a back door into an attractive front door to Richmond.

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Thanks again and have a safe trip home.

The Townline Team

# THE GARDENS

## Gateway to Richmond – Community Workshop 4

What are the top 3 things that you *personally* like about the plan presented this evening?

1. THE PARK + GREEN AREA
2. Mixed living / Housing / STORES CON.
3. Improved traffic problem <sup>cept</sup>

Do you have any other comments you would like to share with us?

- Keep the park for future generations  
Builds a rapid transit line  
Sky train.  
Builds more Affordable Housing.  
Keep the low density concept

Thank you for taking the time to help us develop a vision to transform the old Fantasy Gardens site from a back door into an attractive front door to Richmond.

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Thanks again and have a safe trip home.

The Townline Team

THE GARDENS

Gateway to Richmond – Community Workshop 4

What are the top 3 things that you *personally* like about the plan presented this evening?

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_

Do you have any other comments you would like to share with us?

I'm impressed with the openness and comfortable atmosphere that you have provided to ~~offer~~ present these workshops to the community

Thank you for taking the time to help us develop a vision to transform the old Fantasy Gardens site from a back door into an attractive front door to Richmond.

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Thanks again and have a safe trip home.

The Townline Team

THE GARDENS

Gateway to Richmond – Community Workshop 4

What are the top 3 things that you personally like about the plan presented this evening?

- 1. Its' presentation
- 2. So the point plain & easy
- 3. to understand!

Do you have any other comments you would like to share with us?

Below is a small sketch relating  
to signal lights on No 5 road:

Use the same conception on No 3 rd  
near the sky train

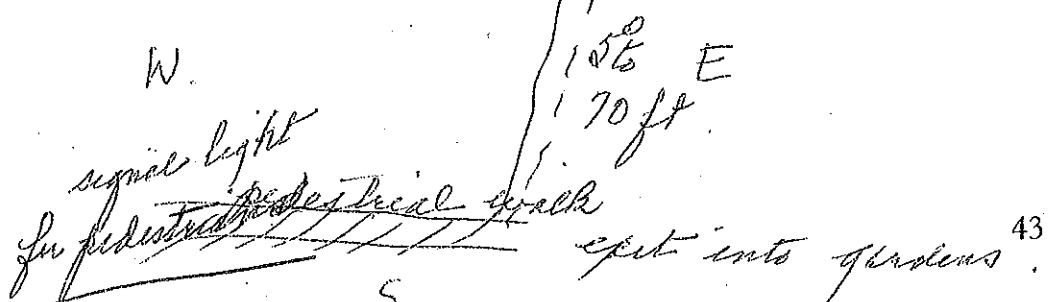
Thank you for taking the time to help us develop a vision to transform the old Fantasy Gardens site from a back door into an attractive front door to Richmond.

If you think of more comments to provide us after tonight's workshop, please be sure and enter them on our [www.gatewaytorichmond.ca](http://www.gatewaytorichmond.ca) community web site. We will also post progress reports and dates of the public meetings that are organized by the City of Richmond as part of the formal application process on the community web site.

Please remember to give this form back to your facilitator before you leave.

Thanks again and have a safe trip home. N car signal lights

The Townline Team



# THE GARDENS

## Gateway to Richmond – Community Workshop 4

What are the top 3 things that you *personally* like about the plan presented this evening?

1. MIXED USE OF DEVELOPMENT
2. RETAINING OF GARDENS
3. VISUAL LOOK OF THE PLAN

Do you have any other comments you would like to share with us?

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Thank you for taking the time to help us develop a vision to transform the old Fantasy Gardens site from a back door into an attractive front door to Richmond.

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Thanks again and have a safe trip home.

The Townline Team

# THE GARDENS

## Gateway to Richmond – Community Workshop 4

What are the top 3 things that you *personally* like about the plan presented this evening?

1. The ~~was~~ public access to The gardens.
2. The mix of commercial and residential.
3. The traffic improvements.

Do you have any other comments you would like to share with us?

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Thanks again and have a safe trip home.

The Townline Team



# THE GARDENS

## Gateway to Richmond – Community Workshop 4

What are the top 3 things that you *personally* like about the plan presented this evening?

1. low rise townhouses
2. gardens
3. amenities

Do you have any other comments you would like to share with us?

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Thank you for taking the time to help us develop a vision to transform the old Fantasy Gardens site from a back door into an attractive front door to Richmond.

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Thanks again and have a safe trip home.

The Townline Team

# THE GARDENS

## Gateway to Richmond – Community Workshop 4

What are the top 3 things that you *personally* like about the plan presented this evening?

1. presentation
2. Thoughtfulness that went into planning
3. Involvement of community

Do you have any other comments you would like to share with us?

I'm glad that this real estate is back  
in com. hands for Cans to enjoy  
& would like the opportunity to live  
in the beautiful ("The Gardens")  
Environment. J.

Thank you for taking the time to help us develop a vision to transform the old Fantasy Gardens site from a back door into an attractive front door to Richmond.

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Thanks again and have a safe trip home.

The Townline Team

# THE GARDENS

## Gateway to Richmond – Community Workshop 4

What are the top 3 things that you *personally* like about the plan presented this evening?

1. The pedestrian focus of the neighbourhood
2. Continuation of the garden theme throughout.
3. Benches on the green which create a sense of arrival

Do you have any other comments you would like to share with us?

Concern: Type of affordable housing. Housing for the City of Richmond's 'Hardest to House' may not be appropriate, given the lack of support amenities - police/hospital in the area.

Thank you for taking the time to help us develop a vision to transform the old Fantasy Gardens site from a back door into an attractive front door to Richmond.

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Thanks again and have a safe trip home.

The Townline Team

# THE GARDENS

## Gateway to Richmond – Community Workshop 4

What are the top 3 things that you *personally* like about the plan presented this evening?

1. Townline accepting public input.
2. Bldg height @ corner of 5 Rd/Stevenson not 6 stories
3. Garden space preserved.

but could  
be shorter  
than 4

Do you have any other comments you would like to share with us?

Traffic has to be addressed, Townline  
has to hold city hall to make  
changes to handle extra traffic

Are you keeping the windmill?

Thank you for taking the time to help us develop a vision to transform the old Fantasy Gardens site from a back door into an attractive front door to Richmond.

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Thanks again and have a safe trip home.

The Townline Team

## THE GARDENS

### Gateway to Richmond – Community Workshop 4

What are the top 3 things that you *personally* like about the plan presented this evening?

1. I like the changes & keeping the buildings lower at the street face.
2. The concerns shared by townline to do with traffic
3. No BIG BOX stores – great!

Do you have any other comments you would like to share with us?

I am excited to look forward to an area in my community that has character – art & a focus on balance of living – not just another strip mall going in. The attraction of spaces like Steveston Village – Granville Island and West Van right here!

Thank you for taking the time to help us develop a vision to transform the old Fantasy Gardens site from a back door into an attractive front door to Richmond.

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Thanks again and have a safe trip home.

The Townline Team

# THE GARDENS

## Gateway to Richmond – Community Workshop 4

What are the top 3 things that you *personally* like about the plan presented this evening?

1. TOWNLINE APPEARS TO BE COMMITTED + ORGANIZED
2. TRAFFIC COMMITMENT TO IMPROVEMENT
3. SUSTAINABILITY - ALT TRANSPORT

Do you have any other comments you would like to share with us?

See moderator comments

SHANNON

TRAFFIC LIGHT CHANGES SHOULD  
BE IMPLEMENTED A.S.A.P.

Thank you for taking the time to help us develop a vision to transform the old Fantasy Gardens site from a back door into an attractive front door to Richmond.

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**Thanks again and have a safe trip home.**

**The Townline Team**

# THE GARDENS

## Gateway to Richmond – Community Workshop 4

What are the top 3 things that you *personally* like about the plan presented this evening?

1. It is a well thought out balanced project plan
2. Value & Benefit for the whole community
3. Gardens

Do you have any other comments you would like to share with us?

Thank you Rick & Lauren & the Townline Team  
your doing an excellent work for the community  
of Richmond. keep going !!! success &  
blessings on you & the development of  
this property.

Thank you for taking the time to help us develop a vision to transform the old Fantasy Gardens site from a back door into an attractive front door to Richmond.

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**Thanks again and have a safe trip home.**

**The Townline Team**

# THE GARDENS

## Gateway to Richmond – Community Workshop 4

What are the top 3 things that you *personally* like about the plan presented this evening?

1. The plans for the gardens
2. The eco sensitive nature of the plan
3. The generosity of townline in regards to the

Do you have any other comments you would like to share with us?

12 Acres given  
to the city.

Please allow for a chapel in the  
suggestion to the city in the use of the  
park/garden area.

Thank you for taking the time to help us develop a vision to transform the old Fantasy Gardens site from a back door into an attractive front door to Richmond.

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Thanks again and have a safe trip home.

The Townline Team



# THE GARDENS

## Gateway to Richmond – Community Workshop 4

What are the top 3 things that you *personally* like about the plan presented this evening?

1. organization
2. good presentation
3. not working at tables

Do you have any other comments you would like to share with us?

Yes, I think this is going to be  
great. As a senior living in  
my own home a few houses away, I  
would be interested in moving to  
"the gardens" whenever.  
Thanks

Thank you for taking the time to help us develop a vision to transform the old Fantasy Gardens site from a back door into an attractive front door to Richmond.

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**The Townline Team**

THE GARDENS

Gateway to Richmond – Community Workshop 4

What are the top 3 things that you *personally* like about the plan presented this evening?

1. TRAFFIC PATTERNS
2. LOWER BUILDING HEIGHT
3. LAND USAGE - GARDENS TO SURVIVE

Do you have any other comments you would like to share with us?

INTERESTING PROCESS TO OBSERVE  
WHEN PLANNING A BIG PROJECT.  
HAPPY THAT MANY IDEAS DIRECTLY  
FROM PUBLIC HAVE BEEN ADOPTED.

Thank you for taking the time to help us develop a vision to transform the old Fantasy Gardens site from a back door into an attractive front door to Richmond.

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The Townline Team

THE GARDENS

Gateway to Richmond – Community Workshop 4

What are the top 3 things that you *personally* like about the plan presented this evening?

1. Donation of Garden Area to City.
2. Movement of larger Building over from Street.
- 3.

Do you have any other comments you would like to share with us?

Thank you very much for the opportunity to participate in this project.

Thank you for taking the time to help us develop a vision to transform the old Fantasy Gardens site from a back door into an attractive front door to Richmond.

If you think of more comments to provide us after tonight's workshop, please be sure and enter them on our [www.gatewaytorichmond.ca](http://www.gatewaytorichmond.ca) community web site. We will also post progress reports and dates of the public meetings that are organized by the City of Richmond as part of the formal application process on the community web site.

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Thanks again and have a safe trip home.

The Townline Team

# "GARDENS"

## Gateway to Richmond – Community Workshop 4

What are the top 3 things that you *personally* like about the plan presented this evening?

1. ° something being done with the land
2. ° affordable housing included in plan.
3. ° including gardens and trees

Do you have any other comments you would like to share with us?

° have enjoyed being part of the planning.

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Thank you for taking the time to help us develop a vision to transform the old Fantasy Gardens site from a back door into an attractive front door to Richmond.

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Thanks again and have a safe trip home.

The Townline Team

# THE GARDENS

## Gateway to Richmond – Community Workshop 4

What are the top 3 things that you *personally* like about the plan presented this evening?

1. *amount of green space*
2. *good mix of usage*
3. *traffic improvements*

Do you have any other comments you would like to share with us?

*I don't think a hotel is a good idea on this site.*

*Garden should be secured at sight*

Thank you for taking the time to help us develop a vision to transform the old Fantasy Gardens site from a back door into an attractive front door to Richmond.

If you think of more comments to provide us after tonight's workshop, please be sure and enter them on our [www.gatewaytorichmond.ca](http://www.gatewaytorichmond.ca) community web site. We will also post progress reports and dates of the public meetings that are organized by the City of Richmond as part of the formal application process on the community web site.

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Thanks again and have a safe trip home.

The Townline Team

# THE GARDENS

## Gateway to Richmond – Community Workshop 4

What are the top 3 things that you *personally* like about the plan presented this evening?

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_

Do you have any other comments you would like to share with us?

1. ⇒ \* will some (or all) of the apartment houses have retail stores at ground level?
2. \* Where have all the townhouses gone - ? Would like to see those, as well as 4, 6, 8 storey. (8 storey comment)

Thank you for taking the time to help us develop a vision to transform the old Fantasy Gardens site from a back door into an attractive front door to Richmond.

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Thanks again and have a safe trip home.

The Townline Team

⇒ 2. last workshop had the townhouses as a visual concept.

→ 1. there were small commercial stores at the ground-

## THE GARDENS

### Gateway to Richmond – Community Workshop 4

What are the top 3 things that you *personally* like about the plan presented this evening?

1. Highway improvements
2. Retaining walkways, green space
3. Looks like a village

Do you have any other comments you would like to share with us?

It's been an eye opener to see all the planning & replanning you've had to do. You have my deep admiration for your patience with the process. Plus, you come across as having a high degree of integrity.

Thank you for taking the time to help us develop a vision to transform the old Fantasy Gardens site from a back door into an attractive front door to Richmond.

If you think of more comments to provide us after tonight's workshop, please be sure and enter them on our [www.gatewaytorichmond.ca](http://www.gatewaytorichmond.ca) community web site. We will also post progress reports and dates of the public meetings that are organized by the City of Richmond as part of the formal application process on the community web site.

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Thanks again and have a safe trip home.

The Townline Team

THE GARDENS

Gateway to Richmond – Community Workshop 4

What are the top 3 things that you *personally* like about the plan presented this evening?

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_

Do you have any other comments you would like to share with us?

Please mail me the table book.  
~~plc~~  
Will you still consider my proposal  
of a shrine in the agricultural  
land?

Thank you for taking the time to help us develop a vision to transform the old Fantasy Gardens site from a back door into an attractive front door to Richmond.

If you think of more comments to provide us after tonight's workshop, please be sure and enter them on our [www.gatewaytorichmond.ca](http://www.gatewaytorichmond.ca) community web site. We will also post progress reports and dates of the public meetings that are organized by the City of Richmond as part of the formal application process on the community web site.

Please remember to give this form back to your facilitator before you leave.

Thanks again and have a safe trip home.

The Townline Team





Mr. Mayor and Council.

The development of the area known as Fantasy Gardens is like deja vu for me. About 18 years ago I was a member of a citizens committee created by the council of the time to influence and give input into the Dover development at No 2 Rd and Westminster Hwy. You probably recall this, as some of you were on Council then.

It was through the Dover committee that I first met the young developer Rick Ilich of Townline Homes and Lauren Melville of the Richmond Planning Dept, who later became his wife.

Since then I have loosely, but with interest, followed the developments Townline Homes has been involved in over the years.

There are many similarities between Dover and Fantasy Gardens:

Dover was a mixed use residential development. Fantasy Garden's OCP has a mixed use designation which includes residential with a mix of limited commercial, business & industry, private institutions, and community and pedestrian oriented uses. Both are located at key entrances to Richmond, both are next to a bridge or an overpass. Both have & will have childcare facilities

The proposed Fantasy Garden development will create an impressive gateway entrance to Richmond. The European theme of the site is kept and will be very attractive. Too bad this site was not ready for the visitors of the upcoming Olympics.

Speaking to the modifications of the original site plan:

at the last workshop many people felt that the revised site plan shows almost too many concessions the developer had to make : he not only gave up 12 acres of the botanical gardens in the ALR to the City, he also has to make concessions for turning lanes, for future road allowances, as well as a bay for buses. There is also a 10 ft landscape strip between the park and the development, a signalized intersection at No 5 Rd, all at Townline's expense, a childcare facility, some affordable housing units and to top it off there is the request for a 50 foot riparian setback along the ditch on the east side of the property line, a setback which I think is excessive. (15 metre .)

Because of the cutting into more and more of the developers space the new plan shows the townhouses gone and the apartments with a much more massive density and a larger footprint - , which is less attractive than the original plan with more buildings - with a smaller foot print.

The only way to achieve less mass of the building footprints as they are now is to allow for more height. I think an 8 story building in the eastern corner is needed to provide more open space.

Again here is a comparison to the Dover development: At Dover there is a 8 story building by the No 2 Rd bridge. This building does not appear to be a much higher building than the rest because one looks at it from the height of the bridge and the on/off ramps. Also, it is stepped back in appearance and it looks really good, (almost like a ship.)

Like the No 2 Rd Bridge approach to Richmond, the Steveston Highway approach over the overpass would present a much more attractive view of a taller 8 story building at the eastern edge. This is much better than to look at the low roofs under the Oak Street bridge, for instance.

A 8 or 10 story building is always built with cement and is a much more permanent structure than a 4 or 6 story building built with wood.- With cement there are no leaks, (only maybe the windows or roofs.)

It is the botanical park, that makes this "Gardens" development so very attractive, as well as the views of the mountains and the agricultural land reserve to the north and the east. A 8 story building allows many more people the opportunity to enjoy these views. Since the "Gardens " have a European village theme it stands to reason that there would be a taller building. In Europe this is usually a church, but in this case it could be a 8 story building. (As an aside-there is always a fountain with a plaza in every village.)

Richmond planning department should give an additional roof height allowance for the 4 and 6 story buildings, so that they can have angled and peaked roofs and not all be flat. (except if there are roof gardens, of course )

I would ask the developer to use an innovative architect to design the form and shape of the buildings, as this is so important. There are already too many unimaginative and un-attractive rectangular apartment buildings with flat roofs in our city. . The all flat, all 16 story high profile of downtown Richmond's skyline has long bothered me as there could be a much more imaginative approach to the airport's height restrictions on Richmond.

(I am very aware and sensitive to the shape and form of buildings, since before I immigrated to Canada I worked for an architect office in Germany.)

There is another concern and that is about the maintenance of the now widened riparian setback in the new plan which I feel is excessive. The now 50 feet wide riparian area is situated along the length of the east side of the property.

original plan:  
8 metres.  
new plan:  
15 metres

My concern is about the maintenance of this un-accessible strip of land. It may soon be full of blackberry bushes and look unkempt like the property across the street ( at the car dealership.) Those blackberries create a habitat not for ducks but for rats. It would be much better to give access to this area to the public via a pedestrian walkway, which could also be used as a maintenance road. The beautiful mature cedar hedge, so helpful in cutting down noise and exhaust pollution -, would stay. The area would be closed to dogs, of course.

On the positive side: some of Townline's efforts to create a " green " site really resonated with me. For instance their re-use of rain and grey water, and the use of roof gardens and maybe geo-thermal heat. It will be interesting to see who the target market for this site is. Most of the workshop attendants were retirees, who showed much interest in the "Gardens". If retirees are the majority target then the medical/ dental building with Pharmacy and seniors housing next door makes absolute sense. But overall I hope for a good mix of different age groups and income levels .

In summary: Rick and Lauren Ilich of Townline Homes have crossed their T's and dotted their I's when it comes to this development proposal . They absolutely did their due diligence.

There were 4 workshops for public input. I attended all of them. The input was compiled and acknowledged.

I felt we were listened to, and many of our suggestions were used in their plan. Most people at the workshops said the same.

I am so pleased that Rick Ilich is the owner of this site. He has an excellent track record. He is a developer who always was and still is way ahead of his time. (He was profiled last year in B.C Business Magazine. He is the recipient of many awards. He loves heritage buildings: in 2004 he bought the iconic Hudson's Bay building in Victoria. He converted some Yaletown heritage buildings to loft-style condo's.

But he has always kept a pedestrian friendly perspective at the lower level of his buildings' - together with a lot of greenery and double rows of trees. He is a very co-operative man who values the public's input. He also is a conscientious man and this reflects in the work he does.

Not everyone has the opportunity or is in a position to leave behind a legacy. Rick Ilich was raised in Richmond and has an affinity for the city where he grew up. This will be his legacy.

I know that the finished development of the " Gardens " will be an asset for Richmond.

Erika Simm, Richmond