

Schedule 2 to the Minutes of the  
Public Hearing meeting of  
Richmond City Council held on  
Monday, June 19, 2023.

---

**From:** John Carlson  
**Sent:** June 18, 2023 11:53 PM  
**To:** CityClerk  
**Cc:** Carol Day  
**Subject:** Comments for Public Hearing: Mon., June 19/23 7 p.m.  
**Attachments:** Public Hearing on Richmond Zoning Bylaw 8500 Amendment 10454 (RZ 21-941625).pages; Public Hearing on Richmond Zoning Bylaw 8500 Amendment 10454 (RZ 21-941625).pdf

**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 Ms. Claudia Jesson, Director, City Clerk's Office

Attached are comments from Sandra Lindahl and John Carlson for the Public Hearing on Mon., June 19/23 at 7 p.m.

We have a MAC computer and sometimes the person receiving the message has trouble opening it, so I ask your patience please in that I am sending it in two formats. Hopefully you will be able to open one of them.

I plan to attend the meeting Monday evening to speak to this, but an elderly 95 year old aunt has been discharged from hospital and I may have to attend to her and may not make the meeting on time or at all. Thus I hope that my copy will be presented to the Mayor and Councillors if it turns out that I am absent.

Sincerely  
Sandra Lindahl and John Carlson

Public Hearing  
Mon., June 19/23  
7 p.m.

Location: 10611 and 10751 River Drive

Applicant: Fougere Architecture Inc.

Purpose: To rezone the subject property from the “Industrial Storage (IS)” zone to a new “Low to Mid Rise Apartment (ZLR46) - Bridgeport” zone, to permit development of approximately 181 residential units in three buildings ranging in height from four-storeys to six-storeys.

City Contact: Sara Badyal 604-276-4282 Planning and Development Division

This submission is in response to the Notice of Public Hearing that we received concerning the proposed rezoning at 10611 and 10751 River Drive.

My name is Sandra Lindahl (SL) and I wish to speak to this issue on behalf of myself and my husband John Carlson. We live at 10766 River Drive, Richmond, B.C. V6X 1Z4. We have lived here for 43 years.

About 10 years ago, signage went up on the corner of Shell Road and River Drive indicating that a company, if I recall correctly named Bohan Development planned to put up “luxury boutique condominiums” on the piece of land across from our house. The number was minimal, again if I recall correctly about 8. We were therefore shocked to receive this Notice that 181 residential units are now being planned.

Public Hearing  
Mon., June 19/23  
7 p.m.

Given the huge increase in number and height of the buildings the time we have been given to prepare a response is inadequate.

Here are our comments:

Since the development on the north side of River Drive started at the west end of the section between No. 4 and Shell Roads, the traffic has increased exponentially. During the morning and evening rush hours as well as times that traffic is rerouted or detoured from Bridgeport Road (yes this frequently happens) it can be almost impossible to get in or out of our driveway. This is a problem for all residences on the south side of River Drive, but for those of us in older homes since the raising of the road, it is particularly difficult due to the steep driveways we now have to negotiate. What is the estimate of additional cars that will use River Drive from this proposal? We estimate 181 to 300, given what we have experienced as each of the phases has been completed along the road from west to east. Has anyone done a traffic study or talked to those of us on the south side of the road? Has anyone even thought of this?

As the development has moved from west to east, with each phase the disruption with regard to the construction has gotten worse. These are some of the things we have experienced:

-each time the land was cleared the rodent population moved across the road trying to find new lodging. The subsequent pest control was at our own expense.

-large number of dump, cement and other trucks have rumbled up and down the road creating noise, vibration and at times while waiting to

Public Hearing  
Mon., June 19/23  
7 p.m.

get into the construction sites have blocked driveways. Regular vehicle traffic is aggressive in trying to get around these trucks and there have been many close calls as they pull into the oncoming lane to pass nearly causing a head-on collision. Additionally the amount of dust and dirt has been difficult with regard to us being able to keep the house, driveway and sidewalk clean.

-as construction of previous phases of building starts, we experience flat tires, always due to nails from the framing and roofing. Specifically from the last two phases, I (SL) have had three flat tires with each phase for a total of six. One tire I (SL) was able to get repaired and the other five I had to replace at my own expense. In the forty-three years, we have lived here we have had no flat tires except when construction was happening. What precautions will the developer be required to take to ensure that nails are not left on the road and what recourse do we have if the previous pattern is repeated? Other neighbours have had the same problem, perhaps with more or less flat tires.

-we did have a small view from the second floor where we could actually see the fireworks in downtown Vancouver. With the current building going up and the buildings in this new proposal the same or higher we will not ever regain this.

The last and most important issue is whether Council will require this developer to actually build the number of low income and/or below market suites which I believe is required. Am I wrong in my understanding of this or is the requirement a myth and cash for amenities (parks, playgrounds, trails, etc) accepted in place of providing housing?

Public Hearing  
Mon., June 19/23  
7 p.m.

It has been our experience with two close friends, who lived in Richmond the majority of their lives, one for 35 years and the other, 55 years, have within the last year had to leave Richmond due to lack of affordable housing, either for rental or purchase. They were both devastated to have to leave. In the one case the mother of the family and I spent 3 months (hundreds of hours) looking for affordable housing in Richmond. We looked at everything possible and made hundreds of telephone calls, using information provided by the City. Not one accommodation was available despite the City's list being very long. The rentals on the City's list, excluding the B.C. Housing had to be contacted individually, a time-consuming task almost beyond possibility. Other than two or three responses by telephone and five or six by e-mail, our messages went unanswered. Those that did respond told us their wait lists were full and they were not accepting further names.

The single individual ended up in Ottawa and the family in Chilliwack. Neither has the medical or social support they need where they are now. We have never been so frustrated or so disappointed to see this happen. Richmond is certainly not the community I (SL) thought it was having grown up and lived here myself for 73 years, other than a brief 7 year hiatus in Marpole. The children of long time Richmond families now have to leave this city as it is no longer affordable either for rental or purchase. The grandchildren of my friends certainly are not able to stay in the community in which they were raised. So sad.

If this development does not provide for housing that local people from Richmond can afford, we strongly oppose this development.

