



Council Meeting for Public Hearings

Monday, March 21, 2011

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

Present: Councillor Evelina Halsey-Brandt, Acting Mayor
Councillor Derek Dang
Councillor Greg Halsey-Brandt
Councillor Ken Johnston
Councillor Bill McNulty
Councillor Harold Steves

Gail Johnson, Acting Corporate Officer

Absent: Mayor Malcolm D. Brodie
Councillor Linda Barnes
Councillor Sue Halsey-Brandt

Call to Order: Acting Mayor Evelina Halsey-Brandt opened the proceedings at 7:00 p.m.

- 1. Zoning Amendment Bylaw 8669 (RZ 10-537869)**
(8520 Francis Road; Applicant: Balbir Biring)

Applicant's Comments:

The applicant was not present.

Written Submissions:

None.

Submissions from the floor:

None.

PH11/3-1 It was moved and seconded

That Zoning Amendment Bylaw 8669 be given Second & Third Readings.

CARRIED



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2. **Zoning Amendment Bylaw 8671 (RZ 10-538153)**
(11880 Railway Avenue; Applicant: Steve Dhanda)

Applicant's Comments:

The applicant was available to answer questions.

Written Submissions:

None.

Submissions from the floor:

None.

PH11/3-2

It was moved and seconded

That Zoning Amendment Bylaw 8671 be given Second & Third Readings.

CARRIED

3. **Zoning Amendment Bylaw 8676 (RZ 09-489238)**
(9900 No. 2 Road, 6011, 6031, 6051 and 6071 Williams Road;
Applicant: Westmark Developments (Woodwards Pointe) Ltd.)

Applicant's Comments:

The applicant was available to answer questions.

Written Submissions:

- (a) Melanie Clay-Smith, 6100 Sheridan Road (Schedule 1)
- (b) Oliver Ying, 9911 Parsons Road (Schedule 2)
- (c) Ian Yi-Jen Wang, 9980 Parsons Road (Schedule 3)
- (d) Residents of Williams Road, Parsons Road and Sheridan Road (Schedule 4)

Submissions from the floor:

Rosemarie Schlossarek, 9940 Parsons Road, expressed concern regarding:
(i) safety issues that may be created by residents of the proposed townhouse who do not park in their designated parking stalls, but on Parsons Road and Sheridan, thereby creating congestion in the neighbourhood; and (ii) one access provision for the proposed development when two accesses would be better.



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Carol-Jean Miller, 9900 Parsons Road, stated her concern with: (i) the addition of vehicles, owned by residents of the proposed townhouse units, onto the neighbourhood's short and narrow streets; and (ii) the height of the proposed townhouse units having an adverse effect in the predominantly single-family residential neighbourhood.

Lihua Ruanoliver, 9911 Parsons Road, spoke about her concerns regarding: (i) the current difficulty experienced by the area's residents when trying to make a right turn from Parsons Road onto Williams Road due to congestion and a long wait time; (ii) the increase in difficulty, and in wait times, with the addition of vehicles owned by residents of the proposed townhouse units; and (iii) the height of the proposed townhouse units being out of place in a neighbourhood that features two storey single family residences.

Manjit Sekhon, 6040 Williams Road, expressed his concerns regarding: (i) current massing of the proposed development; (ii) parking provisions in the proposed development's plan; and (iii) existing traffic, and many vehicular accidents, in the area, without the addition of vehicles from the proposed townhouse units.

Christine Shui Yau, 9988 Parsons Road, advised that she had submitted a letter, a petition, and photographs from residents of Williams Road, Parsons Road and Sheridan Road (Schedule 4). She summarized the concerns expressed in the submission: (i) the height of the proposed townhouse units is significantly taller in comparison to the existing homes in the area; (ii) the proposed townhouse units would increase the number of cars parking on the surrounding streets; and (iii) an increase in traffic volume due to the development of 24 townhouse units would decrease safety, and increase risk, to those using the area's streets.

Taizo Yamamoto, Yamamoto Architecture Inc., Vancouver, speaking on behalf of the applicant, noted that:

- the applicant is willing to work with City staff to move the proposed development's access road to Williams Road, from Parsons Road, and restrict access and egress to right in/right out turns only;
- with regard to safety concerns, the developer will contribute \$12,000 towards the upgrades of the traffic signal at the No. 2 Road and Williams Road intersection to an enhanced/accessible signal;



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- the proposed townhouse development's density is less than the allowed 0.70 floor area ratio (FAR); and
- the proposed townhouse development's height is dictated by a shrunken footprint for the development, to allow for more trees on the site.

The Acting Mayor acknowledged the conclusion of the first round of speakers. Two speakers then spoke for a second time on new information.

Christine Shui Yau, 9988 Parsons Road, clarified that the parked vehicles on Parsons Road in the photographs that were included in the correspondence/petition package she submitted, were not owned by residents of the neighbourhood.

Carol-Jean Miller, 9900 Parsons Road, clarified that there is no on-street parking allowed on No. 2 Road or Williams Road, and that parked vehicles are allowed only on Parsons Road.

Jimmy Liu, 6020 Williams Road, speaking for the first time, expressed concern regarding the potential for accidents if the proposed development's access was on Williams Road. He noted that children walking on Williams Road sidewalks may be in danger, that traffic safety in the area is already a concern, and that he foresees an increase in traffic.

PH11/3-3

It was moved and seconded

That Zoning Amendment Bylaw 8676 be given Second & Third Readings.

CARRIED

PH11/3-4

It was moved and seconded

That staff investigate:

- moving the only access to a right in/right out Williams Road access and egress onto the subject site as part of the development permit;***
- tandem parking in future townhouse projects;***



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- (iii) *on street parking and speeding issues on Parsons Road; and*
- (iv) *safety measures to be added by the City, and/or Westmark Developments (Woodwards Pointe) Ltd., at the intersection of No. 2 Road and Williams Road before the project is completed.*

CARRIED

4. **Zoning Amendment Bylaw 8690 (RZ 10-538208)**
(10071 No. 1 Road; Applicant: Gurinder S. Bhandal)

Applicant's Comments:

The applicant was available to answer questions.

Written Submissions:

- (a) Elaine Poon, 10055 No. 1 Road (Schedule 5)

Submissions from the floor:

None.

PH11/3-5

It was moved and seconded

That Zoning Amendment Bylaw 8690 be given Second & Third Readings.

CARRIED

5. **Zoning Amendment Bylaw 8699 (RZ 10-521539)**
(7900 Bennett Road; Applicant: Chen Design Studio)

Applicant's Comments:

The applicant was available to answer questions.

Written Submissions:

- (a) Sadru Ramji, 7951 Bennett Road (Schedule 6)

Submissions from the floor:

None.

PH11/3-6

It was moved and seconded

That Zoning Amendment Bylaw 8699 be given Second & Third Readings.

CARRIED



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6. Official Community Plan Amendment Bylaw 8715 and Zoning Amendment Bylaw 8716 (RZ 09-453123)

(9388 Odlin Road (formerly 9340, 9360 and 9400 Odlin Road); Applicant: Paul Goodwin GBL Architects Ltd.)

In accordance with Section 100 of the Community Charter, Councillor Derek Dang declared himself to be in a potential conflict of interest as he is a partner in a property on Alexandra Road which is in the neighbourhood, and left the meeting at 7:40 p.m.

Applicant's Comments:

The applicant was available to answer questions.

Written Submissions:

- (a) Tommy Yan, 418-9500 Odlin Road (Schedule 7)
- (b) Kenneth Chan, 106-9500 Odlin Road (Schedule 8)

Submissions from the floor:

None.

PH11/3-7

It was moved and seconded

That Official Community Plan Amendment Bylaw 8715 and Zoning Amendment Bylaw 8716 each be given Second & Third readings.

CARRIED

PH11/3-8

It was moved and seconded

That Official Community Plan Amendment Bylaw 8715 be adopted.

CARRIED

Councillor Dang returned to the meeting at 7:43 p.m.



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7. Zoning Amendment Bylaw 8737 (RZ 10-524476)
(16540 River Road; Applicant: Viridi Pacific Holdings Ltd.)

Applicant's Comments:

Alan De Genova advised that he was in attendance to assist applicant, Kulwant Viridi, to respond to questions. He confirmed that he has worked with the applicant to follow up on instructions provided by Council at its meeting of February 28, 2011, to ensure the subject site is used, as intended, to support the agriculture industry.

As part of Mr. De Genova's presentation, Kiichi Kumagai, 8091 Rosebank Crescent, submitted for the record six letters in support of the application (Schedule 9).

Rezoning applicant Kulwant Viridi advised that he is the president of Dominion Woodworking. A business expansion plan includes a warehouse to meet the demand of high-end kitchen cabinets and millwork. Mr. Viridi advised that the company had purchased 16540 River Road in 1988. In 1999 the property was taken out of the Agricultural Land Reserve.

He noted that there is a real need for secure parking for trucks serving the local agricultural industry. His application is to provide truck parking at 16540 River Road so that local truckers can avoid having to drive further, and so reduce pollution. Mr. Viridi added that he has made many adjustments to the rezoning application plan in order to meet the traffic concerns raised by neighbours.

The applicant stated that on February 15, 2011 he hosted an open house, and that the great majority of the people who came to the event supported the plans to mitigate the traffic. Mr. Viridi offered to: (i) restrict the number of trucks parking overnight to 40; (ii) disallow loaded refrigerated trucks to park at 16540 River Road overnight; and (iii) restrict truck parking to those vehicles serving the local agricultural industry.

Written Submissions:

- (a) 18 Form Letters indicating opposition to the proposal (Schedule 10)
- (b) Ryan Akhurst, Akhurst Machinery Limited, 1669 Foster's Way, Delta (Schedule 11)
- (c) Kulwant Viridi, Viridi Pacific Holdings, 2720 Smith Street (Schedule 12)



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- (d) William L. (Bill) Jones, 110 – 4900 Cartier Street, Vancouver (Schedule 13)
- (e) Balbir Singh Jawanda, India Cultural Centre of Canada, 8600 No. 5 Road (Schedule 14)
- (f) Bobby Ghirra, Riverside Banquet Halls, 14500 River Road (Schedule 15)
- (g) Dave Sandhu, Cal-San Enterprises Ltd., 12791 Blundell Road (Schedule 16)
- (h) Amarjit Johal, Johal Berry Farms Ltd., 8311 No. 6 Road (Schedule 17)
- (i) Sukhi Dhillon, 12051 Shell Road (Schedule 18)
- (j) Prit Pal S. Narwal, 208-6628 Fraser Street, Vancouver (Schedule 19)
- (k) Ram Lingam, 16680 River Road (Schedule 20)

Submissions from the floor:

Mr. K. Dhaliwal, No. 6 Road, spoke in support of the application. He stated that he transports blueberries, and welcomes the opportunity to park his trucks at 16540 River Road, instead of at the parking lot of his Temple, where he currently parks.

Steve Easterbrook, 18360 River Road, spoke in opposition to the application, and noted he is opposed to any rezoning that would increase the volume of commercial vehicle traffic in the River Road neighbourhood. He stated that it was distressing to have trucks parachuted into an area used for agriculture and utilize under-engineered roadways which are showing cracks due to overweight loads.

He wondered how enforcement of the trucks' loads would take place, and expressed concern over the side effects of washing trucks in this residential area.

Mr. Easterbrook noted that he had spoken in opposition to the application at past Planning Committee and Council meetings. He submitted for the record a petition, with 66 signatures, that stated opposition to the disruption of the peace, the creation of unsafe roadways, and the pollution of his neighbourhood. (Schedule 21)



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Kiichi Kumagai, 8091 Rosebank Crescent, spoke in support of the application. He stated that not all residents of No. 7 Road are opposed to the application but are concerned about the use of No. 7 Road by heavy trucks travelling at high speeds. He noted that when he received a call from Derek May of Mayberry Farms, he explained to Mr. May that once the Nelson Road Interchange becomes functional, heavy truck traffic will be restricted from turning at Westminster Highway from No. 6 Road to Nelson Road, thereby eliminating the use of No. 7 Road as a commuter route.

Mr. Kumagai concluded his remarks by requesting that a meeting take place, between City transportation staff and concerned residents of No. 7 Road, to discuss mitigating measures that could be implemented to create a safer environment.

Mr. Rapasing, 426 East 59th Avenue, Vancouver, spoke in support of the application. He farms acres of blueberries and strawberries on land on No. 6 Road, and noted the need for a secure lot to park farming vehicles.

Mr. Singh, 3260 No. 6 Road, is the owner of a nursery on No. 6 Road and stated that he unloads his trucks across the street at a neighbouring property, as his lot is too small, and parks some of his trucks on the road. He would not do so if he could park his trucks at 16540 River Road.

Mr. Minhas, 4811 Pendelbury Road, spoke in support of the application and noted that the applicant's business does good work, creates jobs, and is community oriented.

Mr. Ash, 5522 Sherbrook, Vancouver, spoke in support of the application and submitted for the record two letters in support of the application (Schedule 22).

Brent Akhurst 12639 No. 2 Road, spoke in support of the application. His family business is Ackhurst Machinery Limited, and has a working relationship with the applicant's Dominion Woodworking business. The applicant plans to purchase new equipment with an environmentally friendly spray finishing system using water-based stain, paint and lacquer, and a second system to reduce their wood waste in size to allow recycling to fuel, or plant bedding material. Mr. Akhurst commended the applicant on his environmentally friendly business.



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George Makowski, 18851 River Road spoke in opposition of the application, based on the negative impact on the rural lifestyle in the River Road area. He referred to alleged infractions and violations without enforcement at the subject site, and described the number and frequency of large commercial trucks that make River and No. 7 Roads unsafe. Mr. Makowski submitted his statement for the record. (Schedule 23)

Glen Livingstone, a Richmond resident, spoke in support of the applicant, whom he knows, and stated that he had attended the Viridi's February open house. He noted that No. 7 Road is very narrow and has telephone poles located close to the road's shoulders. He said that he has heard from local owner/operators who live in the No. 7 Road area that there is a desperate shortage of truck parking sites.

A. J. Rosbergen, 23060 Westminster Highway, spoke in opposition to the application. He was not in support of trucks parking on the site, and remarked that truck parking and manufacturing businesses do not belong on agricultural land.

A resident of 192nd Street, Langley spoke in support of the application. He has worked with the applicant and can attest to Dominion Woodworking's recycling efforts. He noted that waste products from the applicant's business are used to support farming. He added that secure parking places are needed.

Mike Petrich, 16360 River Road, stated that delegate George Makowski does not live on River Road.

A. Taha, 4411 Blundell Road, spoke in support of the application, and stated that he was actively involved in agriculture in the No. 6 Road and Sidaway Road area.

Harold Lougheed, 19000 River Road, spoke in opposition to the application, and noted that it was destructive, dangerous and unnecessary. River Road is a problem area, with a lack of enforcement for soil dumping, and other destructive activities.

He described the area as dangerous due to the undersized road, speeding vehicles, 'near misses' between vehicles, and no run-out lanes.

Mr. Lougheed stated that it is unnecessary to park trucks on the subject site because there is vacant industrial land on Mitchell Island that can accommodate parked trucks.



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Lyn Easterbrook, 18360 River Road, spoke in opposition to the application. She questioned: (i) who would monitor the parked trucks to ensure they were transporting agricultural produce from a Richmond farm; (ii) how often monitoring would take place; and (iii) the type of penalty for violations.

Ms. Easterbrook expressed other concerns including: (i) the type of fill placed on the subject site; (ii) should the dike wall fail who carries the insurance; (iii) the faded double yellow lines on River Road; and (iv) the lack of safety drivers endure when travelling on No. 7 Road. She commented that she has seen buses parked on the subject site.

The owner of a trucking business spoke in support of the application. He was unaware of the availability of truck parking on Mitchell Island, and noted that finding places to park trucks is a challenge. He cannot find any land in the City to park trucks. He stated that traffic issues are shared throughout the City, and are not confined to River Road, and that Richmond has changed from its former rural nature.

Kal Mahal, 16551 Westminster Highway, spoke in support of the application. He added that he has counted 32 trucks per half hour travelling past his property on Westminster Highway.

Mr. Curtis, 17740 River Road, spoke in opposition to the application. He said there are too many trucks on River Road, and that he has observed cars passing trucks and trucks passing cars. He added that if a maximum of 40 commercial vehicles are allowed one month, he foresees a further 40 on the site the next month.

The Acting Mayor acknowledged the conclusion of the first round of speakers. Five speakers then spoke for a second time on new information.

Harold Lougheed, 19000 River Road, noted that with regard to the challenge of finding truck parking places in the City, spaces are available on an Annis Island site, and at a location on Ewen Avenue in New Westminster, a site where a trucking business is located.

Steve Easterbrook, 18360 River Road, questioned whether Mr. Derek May had been in touch with delegate Kiichi Kumagai. He clarified that the petition he had submitted as part of his first delegation statement (Schedule 21) was not concerned with the woodworking facility on the subject site. He questioned whether woodworking shavings were environmentally friendly. He also submitted two letters of opposition (Schedule 24).



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Mr. Easterbrook also commented that: (i) drivers on No. 7 Road do not abide by traffic signals; (ii) there are no resources to monitor trucks on No. 7 Road; (iii) driving vehicles along No. 6 and No. 7 Roads is like 'running the gauntlet'; (iv) truckers travel 24 hours a day, seven days a week; (v) buses seen parked on the subject site are used not for produce, but for transporting farm labourers to Chilliwack; and (vi) concerns about security can be addressed by erecting a fence, and by hiring custodians to lessen vandalism.

Kiichi Kumagai, 8091 Rosebank Crescent, stated his objection to Mr. Easterbrook's query regarding whether Derek May had been in touch with him or not. Mr. Kumagai then advised that three letters dated February 17, 2011 that do not object to the application, but object to commercial vehicles using No. 7 Road as a commuter route, were signed by Colin Evans, James Savage, and John Savage, and he submitted them for the record (Schedule 25).

Alan De Genova remarked that the applicant had spoken to many people and had learned that the biggest concern is vehicles using No. 7 Road, but those concerns lessen when people learn of the impending Nelson Road Interchange.

Mr. De Genova stated that enforcement of truck driving will take place, and he spoke in opposition to the idea of speed bumps, as they are hard on farm equipment and will be unnecessary after the interchange is built. He preferred signage to deter speeding.

The applicant clarified that water-based glue is used at the woodworking facility, that the sawdust is environmentally friendly, that there are no chemicals, and that he is trying to put in place a state-of-the-art finishing facility on the subject site.

PH11/3-9

It was moved and seconded

That Zoning Amendment Bylaw 8737 be given Second & Third readings.

CARRIED

OPPOSED Councillor Greg Halsey-Brandt



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ADJOURNMENT

PH11/3-10

It was moved and seconded

That the meeting adjourn (9:40 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 Monday, March 21, 2011.

Acting Mayor (Councillor Evelina Halsey-Brandt)

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

MayorandCouncillors

From: City of Richmond Website [webgraphics@richmond.ca]
Sent: March 15, 2011 7:09 PM
To: MayorandCouncillors
Subject: Send a Submission Online (response #540)
Categories: UCRS CODE / FILE NUMBER: 12-8060-20-8676

To Public Hearing	
Date:	March 21, 2011
Item #	3
Re:	Bylaw 8676

Schedule 1 to the Minutes of the Regular Meeting of Council for Public Hearings held on Monday, March 21, 2011.

Send a Submission Online (response #540)**Survey Information**

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.city.richmond.bc.ca/Page1793.aspx
Submission Time/Date:	3/15/2011 7:08:30 PM

Survey Response

Your Name:	Melanie Clay-Smith
Your Address:	6100 Sheridan Road
Subject Property Address OR Bylaw Number:	8676
Comments:	Our main concern is that the entrance to this development would impact the traffic on Parsons. An entrance off Number 2 Road would be less problematic for the residents of Parsons. We would attend the hearing on the 21st, but will be out of the country at that time. This density of housing will have an impact on the area, no doubt.

To Public Hearing
Date: <u>March 21, 2011</u>
Item # <u>3</u>
Re: <u>Bylaw # 8676</u>

MayorandCouncillors

From: City of Richmond Website [webgraphics@richmond.ca]
Sent: March 20, 2011 9:47 PM
To: MayorandCouncillors
Subject: Send a Submission Online (response #542)

Schedule 2 to the Minutes of the Regular Meeting of Council for Public Hearings held on Monday, March 21, 2011.

Send a Submission Online (response #542)**Survey Information**

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.city.richmond.bc.ca/Page1793.aspx
Submission Time/Date:	3/20/2011 9:46:26 PM

Survey Response

Your Name:	Oliver Ying
Your Address:	9911 Parsons Road, Richmond, BC V7E 1K8
Subject Property Address OR Bylaw Number:	Zoning Amendment Bylaw 8676 (RZ 09-489238)
Comments:	<p>Dear Mr. Edwin Lee, I've learned that the Planning and Development of Richmond city would like to rezone the subject property from single detached to medium density townhouses. I have concerns as follows: 1. This rezoning is going to create a drive way on Parsons Road, which will increase the traffic and degrade the safety locally. Kids will hardly have chances to play nearby any more. 2. This planned drive way will affect the living conditions for the residents currently living in single houses nearby, which may devalue the area. This area devaluation is not fair to the single-house residents who have paid prices for the current quite and safe living conditions. Please hear the voices from the current residents of single houses living nearby. Sincerely, Oliver Ying Owner of 9911 Parsons Road</p>



MayorandCouncillors

From: City of Richmond Website [webgraphics@richmond.ca]
Sent: March 21, 2011 11:41 AM
To: MayorandCouncillors
Subject: Send a Submission Online (response #544)

To Public Hearing
Date: <u>March 21, 2011</u>
Item # <u>3</u>
Re: <u>Bylaw 8676</u>

Schedule 3 to the Minutes of the Regular Meeting of Council for Public Hearings held on Monday, March 21, 2011.

Send a Submission Online (response #544)**Survey Information**

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.city.richmond.bc.ca/Page1793.aspx
Submission Time/Date:	3/21/2011 11:40:04 AM

Survey Response

Your Name:	Ian Yi-Jen Wang
Your Address:	9980 Parsons Road Richmond BC
Subject Property Address OR Bylaw Number:	8676 (RZ 09-489238)
Comments:	A major potential problem about these townhouses would be parking. Where will they park if the parking spaces in their area is full? The people will park by the sidewalks which will make coming in and out of our garages harder. Driving on the narrowed Parsons Road dangerous as well. Another major issue being: We understand to certain extent, building townhouses is encouraged in City of Richmond, but only allowed on major roads and inter-sections. However, in this case, the developer is trying to go through the bylaw "loophole", where 6071 Williams Road will turn into numerous townhouse units along on Parsons Road. It is outrageous and unacceptable.

Schedule 4 to the Minutes of the
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Public Hearings held on Monday,
March 21, 2011.

To Public Hearing	
Date:	March 21, 2011
Item #	3
Re:	Bylaw 8676

To: City of Richmond

Attn: Director, city Clerk's Office

Fax: 604-278-5139

**Re: Zoning Amendment Bylaw 8676 (RZ 09-
489238)**

From: Residents of Williams Road, Parsons
Road and Sheridan Road

Total page faxed: 6 (Including this page)



March 17, 2011

Director and Committee members of City of Richmond
Planning and Development Department
6911 No.3 Road
Richmond BC
V6Y 2C1

VIA FAX @ (604)-278-5139

RE: ZONING AMENDMENT BYLAW 8676 (RZ 09-489238)

Locations: 9900 No.2 Road, 6011, 6031, 6051 and 6071 Williams Road

Dear Sir/Madame,

We are writing to express our concerns and objections to "Rezone the above subject property from "Single Detached (RS1/E) to Medium Density Townhouse (RTM3), we **oppose to permit development of 24 townhouse units on the site based on the following main reasons and concerns:**

1. **Traffic Volume, garage access via Parson Road:** Amend from 5 single-detached houses into 24 townhouse units ought to increase the number of vehicles in the neighbourhood significantly. This change will not only create and increase in noise pollution to our relatively quiet and tranquil area, but also to create traffic chaos and danger. Due to the fact that the entrance to the parking garages/spaces of the proposed townhouse units is on and via Parsons Road. At the moment, only the residents of 6071 Williams Road access to their parking spaces via Parsons Road entrance, the other residents of the above households do have their separate entrances via either Williams Road or No.2 Road. Therefore, our concern is that in the future, should this proposed project be approved and established, inevitably ALL of the vehicles belong to the 24 townhouse units will access to their parking garages via and solely via Parsons Road. Imagine how busy the traffic will become in the area? No doubt the elderly and young children will no longer feel safe to play at the front yards, and or to promenade around the neighbourhood as they used to. **So we OPPOSE TO construct the townhouse parking entrance on or via Parsons Road. (See "A")**

2. **Parking:** Although the developer proposed to build tandem parking space(s) in all of the townhouse units, however, we strongly believe that this will highly increase in the amount of cars to park on the street hereafter. Since parking is prohibited along on No.2 Road and Williams Road, consequently, notable amount of cars will choose to park on the now quiet and narrow side street~ Parsons Road! Why? From experience, many of the residents with tandem style parking spaces (i.e. Area on Heather St. between Granville and Blundell St. just for an example), residents are habitual to choose to park one of their

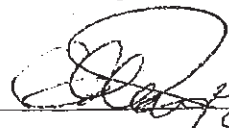
cars on their nearby streets simply for their own convenience. As we are aware that tandem parking is FRONT TO REAR type of parking where car A will not be able to leave the garage should car B was parked behind. Not to mention many households do own more than two cars, and of those belong to the visitors. Thus, many residents from the townhouse units will choose to park their 2nd or more cars out on the street instead. Our neighbourhood has many retirees and young children who spend a lot of time at home in their peaceful environment, we not only fear that the quality of their quiet, tranquil home setting and surrounding will change for the worse, but backing in and out from their garages to Parsons Road where cars are park on both sides of the street will also be a challenge and a dangerous one.


3. Height on the new townhouse units: The related proposed townhouse buildings are subject to 3 storeys in height, which are significantly taller in compare to our existing houses in the area. According to the site plans provided by the developer from the City of Richmond website, the new townhouse units will be 50% TALLER than our existing bungalows, and at least 30% TALLER than our existing 2 floors single detached houses. Hence, it is strongly suggest that the new project is inconsistence to the existing neighbourhood character, and which are clearly different than those existing houses along on Williams Road and on Parsons Road. True that some might argue that we have an existing duplex on Parsons Road, however, from the exterior, this duplex has no difference to those single detached houses surround. Therefore, we **OPPOSE TO any housing project to that density in the area and on Parsons Road.**

4. Removal of existing trees and plants: Furthermore, according to the report via the website, we have 41 valuable trees, however, sadly to think that 22 of them will be removed!! These are the trees that have exist for years and contribute so much to our scenery, they are irreplaceable and priceless! After their removal, then replaced by this tall, dense, row-house like townhouse project! All will be different and changed! They will change and will destroy the landscapes and the scenery in the vicinity, nevertheless, the coordination to our existing environment.

We are proud to call Richmond~ our city, and the subject area is where we call home! Not that we have a bias against any particular type of housings i.e. Townhouse in this case, however, we strongly object to any buildings which are in that density and heights as proposed by the developer. Please do take our concerns into your consideration and vote NO to this project. Thank you.

Petition signed by:


9788 Parsons Road


9788 Parson Road

Petition Signed by:

Benadette Wilson - 9891 PARSONS ROAD ~~Sherridan~~

613/SHERRIDAN RD, RICHMOND BC

[Signature] 9911 PARSONS RD 6120 SHERIDAN RD RICHMOND BC

[Signature] 9980 PARSONS RD [Signature] 61605 SHERIDAN RD

R 9940 PARSONS RD.
Romaine Schlosser
9940 PARSONS RD

6060 WILLIAMS RD.

[Signature]

6040 WILLIAMS RD.

MANJIT SEKHON

6040 WILLIAMS RD

Sajit Sekhon

6020 WILLIAMS RD

L. Sh. Chy

6020 WILLIAMS RD

Eddy Wong

M. Clay Smith
6100 SHERIDAN RD.

Came Clay Smith
6100 SHERIDAN RD.

[Signature]

[Signature] 9980 PARSONS ROAD.

[Signature]
6100 SHERIDAN RD.

[Signature]

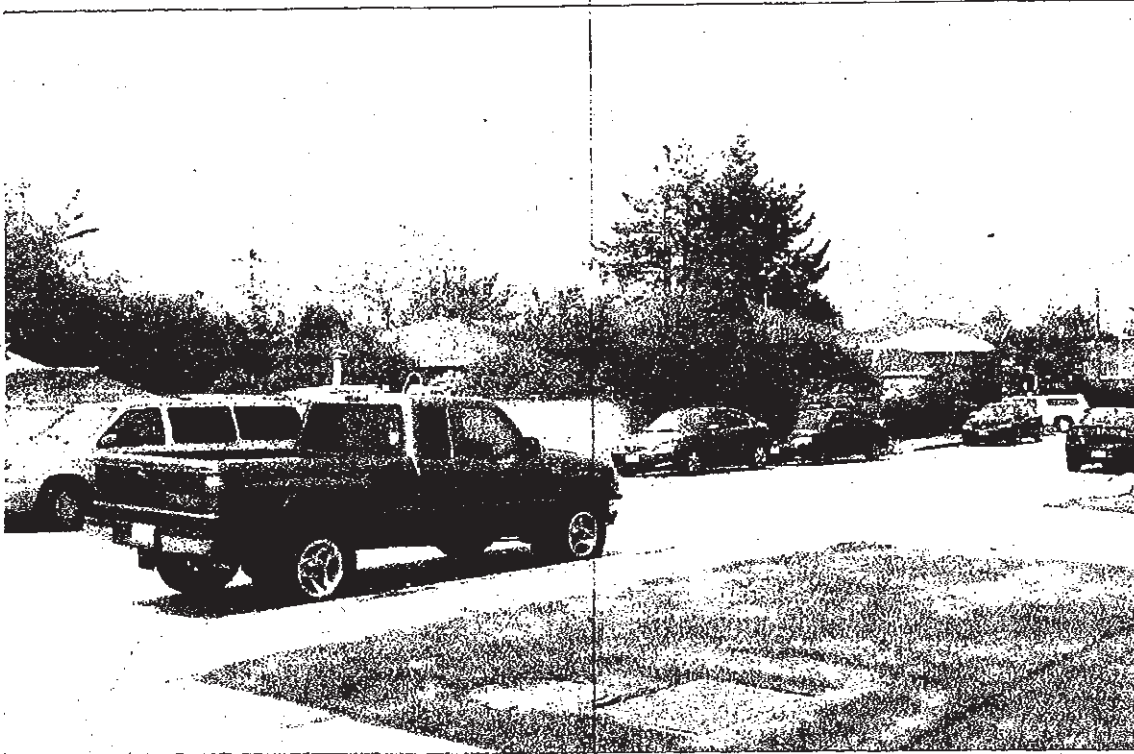
9980 PARSONS ROAD

Petition Signed by:

6120 Williams Road,
Richmond
Christine Ju

Marlie Hornig 9851 Parsons
AOL

(A) STREET VIEW ON PARSONS ROAD WITH
CARS PARKED ALONG BOTH/EITHER SIDE OF ST.



MAKES IT CHALLENGING + DANGEROUS TO BACK IN/OUT
FROM DRIVE - WAY, CARS SPEEDING IN FROM WILLIAMS ROAD.



MayorandCouncillors

From: City of Richmond Website [webgraphics@richmond.ca]
Sent: March 21, 2011 1:19 AM
To: MayorandCouncillors
Subject: Send a Submission Online (response #543)

To Public Hearing	
Date:	March 21, 2011
Item #	4
Re:	Bylaw 8690

Schedule 5 to the Minutes of the Regular Meeting of Council for Public Hearings held on Monday, March 21, 2011.

Send a Submission Online (response #543)**Survey Information**

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.city.richmond.bc.ca/Page1793.aspx
Submission Time/Date:	3/21/2011 1:18:01 AM

Survey Response

Your Name:	Elaine Poon
Your Address:	10055 No. 1 Road, Richmond, B.C., Canada, V7E 1S1
Subject Property Address OR Bylaw Number:	Zoning Amendment Bylaw 8690 (RZ 10-538208)
	<p>RE: Notice of Public Hearing Zoning Amendment Bylaw 8690 (RZ-10-538208) In regards to the public hearing of rezoning 10071 No. 1 Road, Richmond, we'd like to express our observations as the residence of 10055 No. 1 Road. Since we face the most direct effects of this rezoning application subject property from "Single Detached (RS1/E)" to "Coach Houses (RCH)" due to our location, there are some concerns that we would like to bring to your attention. 10071's rear lot is located on a one-way ally street, a three way intersection that is currently facing traffic most of the time in the neighbourhood. Currently, 10071 has a backyard where their garage is facing the front on No. 1 Road and not the one-way ally, so traffic is definitely not noticeable for them. However, if two lots are built on that land with rear lane garages, it would cause extremely congested traffic looking at the amount of cars that is already parked on both sides of Scotsdale PI currently. Assuming two cars will be needed for parking on each lot, my primary concern is if the design of their garage will be able to</p>



Comments:

allocate 4 cars on 10071's lot without interference of the back alley traffic that our neighbours drive along every day. If cars of these lots were to be parked on this alley, this three-way intersection will be even more dangerous and irritating. As a resident who's lived in this neighbourhood for 15 years, rezoning one lot to two lots is not a new concept to us. We have asked the old owner of 10071 about this idea a year ago, and remember our realtor explained how 10071's lot is located under a combined sewage pipe of our neighbourhood, which is not suitable for this rezoning idea. Hearing that the new owner of 10071 is initiating this rezoning development project, we are very sceptical of how it will be done safely. To emphasize about safety, two years ago, residents of 10039 No. 1 Road, 10071 No. 1 Road, and 10055 No. 1 Road have experienced severe shaking movements that initiated tilts of furniture and disturbances due to an un-evening cement structure underneath the development of two new houses (10060 & 10088 No. 1 Road). We wrote a letter to City of Richmond development team and thank you for restoring the peaceful lifestyles we live it. This problem was an experience that we wouldn't like to see again. An attachment of the letter can be provided by email if needed. Also, we'd like to stress the impact that this construction will cause severe noises near our neighbourhood with traffic and parking issues that is concerning. The strong possibility of house value depreciation with the new construction due to the blockage of direct natural sunlight is worrying too. To construct a coach house above the garage will definitely need a higher height than the other houses along this back ally facing No. 1 Road which has a normal garage and a single detached house only. The sunlight that is blocked will cause an impact on the enjoyment of our homes. We're sure a realtor can support us on this fact by appraising the value of our homes if the new construction were to take place. Please take our observations seriously and if there are any questions, a reply would be appreciated. Sincerely, we would like to direct attention to this rezoning application to show our concern for our home. Sincerely, Sin Man Poon (Home owner of 10055 No. 1 Road, Richmond B.V. V7E 1S1) and Elaine Poon

Mayor and Councillors

From: City of Richmond Website [webgraphics@richmond.ca]
Sent: March 20, 2011 9:41 PM
To: Mayor and Councillors
Subject: Send a Submission Online (response #541)

To Public Hearing	
Date:	March 21, 2011
Item #:	5
Re:	Bylaw 8699

Send a Submission Online (response #541)

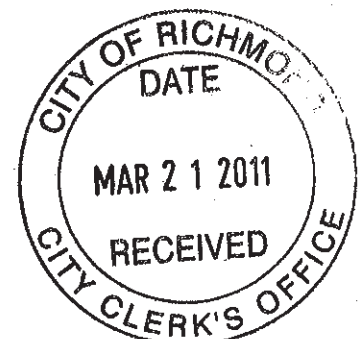
Schedule 6 to the Minutes of the Regular Meeting of Council for Public Hearings held on Monday, March 21, 2011.

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.city.richmond.bc.ca/Page1793.aspx
Submission Time/Date:	3/20/2011 9:41:23 PM

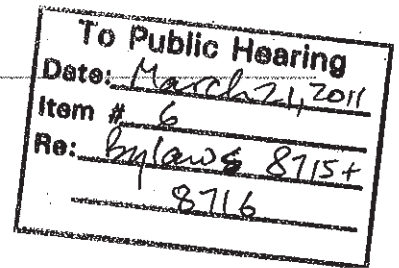
Survey Response

Your Name:	Sadru Ramji
Your Address:	7951 Bennett Road
Subject Property Address OR Bylaw Number:	7900 Bennett Road
Comments:	<p>Till todote Rezoning for four duplexes on Bennett Road have been approved for the lots that have back lane accesses. However, we would like the City Plannining Committee to take into consideration that in the past access to Richmond High was from Moffat Road, but with the renovation at the school, this has been changed to Minrou Blvd. This has increased vehicle traffic on Bennett Road. If density is further increased on Bennett Road, would it aggravate the traffic flow. We have noted that there is another application to follow as well. Please take the above into account before reaching your decision.</p> <p>Thanks.</p>



MayorandCouncillors

From: City of Richmond Website [webgraphics@richmond.ca]
Sent: March 21, 2011 1:55 PM
To: MayorandCouncillors
Subject: Send a Submission Online (response #547)

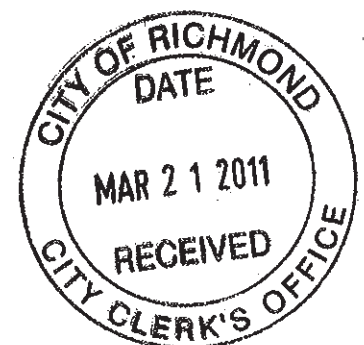
**Send a Submission Online (response #547)****Survey Information**

Schedule 7 to the Minutes of the Regular Meeting of Council for Public Hearings held on Monday, March 21, 2011.

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.city.richmond.bc.ca/Page1793.aspx
Submission Time/Date:	3/21/2011 1:53:55 PM

Survey Response

Your Name:	Tommy Yan
Your Address:	#418- 9500 Odlin Rd, Richmond, BC
Subject Property Address OR Bylaw Number:	8715/ 8716
Comments:	<p>I am the owner of 9500 Odin Road. I won't be able to attend the hearing tonight at 7:00. But, I am against the Bylaws 8715 and 8716 which is unfair to existing owner at Cambridge Park. We have no knowledge of this two subjects before I purchased this. I thought that area are supposed to be a park and it will limit our recreation area if the Districk Energuy Utility was built in that area. It is really unfair for residents in this area and it might also raise possible health concern for those who has implanted pace maker as it might be too close to the residents. Also, I am not sure if the community is well planned for such a big increase in demand for traffic, health service, etc. So, I would like to voice this up.</p>



MayorandCouncillors

From: City of Richmond Website [webgraphics@richmond.ca]
Sent: March 21, 2011 1:14 PM
To: MayorandCouncillors
Subject: Send a Submission Online (response #546)

To Public Hearing	
Date:	March 21, 2011
Item #	6
Re:	Bylaws 8715 + 8716

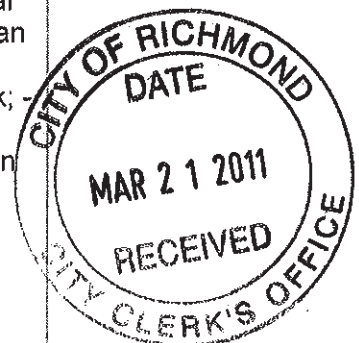
Schedule 8 to the Minutes of the Regular Meeting of Council for Public Hearings held on Monday, March 21, 2011.

Send a Submission Online (response #546)**Survey Information**

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.city.richmond.bc.ca/Page1793.aspx
Submission Time/Date:	3/21/2011 1:13:11 PM

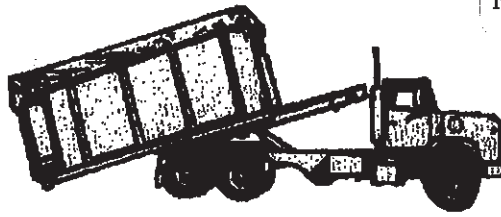
Survey Response

Your Name:	Kenneth Chan
Your Address:	106 - 9500 Odlin Rd, Richmond, BC, V6X 1C9
Subject Property Address OR Bylaw Number:	106 - 9500 Odlin Rd, Richmond, BC, V6X 1C9
Comments:	<p>I'm living at CambridgePark on 9500 Odlin Rd, Richmond, BC. I won't be able to attend to tonight's meeting but I have concerns regarding Bylaws 8715 and 8716. I understand there will be adding a new District Energy Utility (ByLaws 8715) between Meridian gate and Camabridge Park building due to an additional 245 units apartment complex (ByLaws 8716) in this area and I would like to voice out that I disagree for these 2 proposals as a neighbor living in this area (ByLaws 8715) Adding new District Energy Utility will - It will increase the risk for this area such as fire. - It may have potential risk to our health for people living close-by an energy utility. - Reducing the green area. - Direct affect house price at Cambridge Park; - I bought this property was because the original city planning where it has a lot green areas, trees and parks surrounding this building and in this area not because of an unexpected District Energy Utility. (ByLaws 8716) Adding an additional 245 unit apartment complex in this packed area will cause a lot of problems. - It will cause</p>



additional traffic usage and causing traffic jams; increase chance of car accidents. - Increasing parking usage on street which is already very limited at this moment. - Increasing usage of community facilities for this area such as library and parks - Increasing need of hospital, fire and police. It may also increase the crime rate due to increasing of populations. - Increasing the amount of infrastructure such as road expansion and increasing water pipes, etc. - Decreasing the green area. - It will decrease the housing prices for this area due to increasing of population density and it will be direct affecting people who are living in this area as well as our property investment. Again, I bought this property was because of the original city planning, low density and lot of green areas, parks, trees that are surrounding this building, CambridgePark and in this area Thank you for your kind consideration.

Schedule 9 to the Minutes of the
Regular Meeting of Council for
Public Hearings held on Monday,
March 21, 2011.



Hallbro Services

604-835-4788

7678 192nd St. Surrey B.C. V4N 6B2

To Whom it may concern,

This letter is to inform you that we have been hauling waste sawdust from Dominion Woodworking Inc. at 2720 Smith Street, Richmond, BC, for about 25 years. The sawdust is being hauled to local farmers for various uses.

Sincerely,

A handwritten signature in black ink, appearing to read "David Hall". The signature is stylized and cursive.

21 March 2011

Hallbro Services

David Hall

604-835-4788

Moe Taha
4411 Blundell Road
Richmond BC

TO: Richmond City Hall

RE: Viridi Pacific Holdings Rezoning Application – 16540 River Road

Dear Mayor Brodie and Council,

My name is Moe Taha and I own two properties in Richmond, one on Blundell Road where I live, and another on No 4 Road. I also share a property with my partner on Sidaway and No. 6 Road where he farms blueberries onsite, and I operate heavy equipment which removes blueberry crops and puts in new ones.

As someone who has worked in the Agricultural Industry of Richmond for many years, I know firsthand of the difficulties operators like myself face with overnight parking and storage of our expensive farming machinery and vehicles. I understand Viridi is proposing to provide secure, overnight parking for agriculture related vehicles up to a maximum of 40 trucks. I am here to support this application; however I think 40 vehicles will only begin to relieve parking pressures for Richmond truckers. Other sites need to be considered.

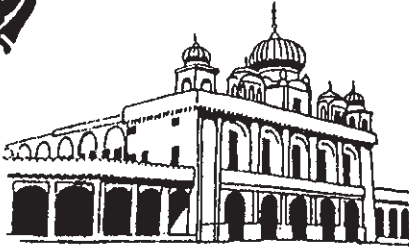
Thank you.

Moe Taha



ੴ ਸਤਿਗੁਰ ਪ੍ਰਸਾਦਿ ॥

ਰਾਚੁ ਨ ਚਾਹਉ, ਮੁਕਤਿ ਨ ਚਾਹਉ, ਮਨਿ ਪ੍ਰੀਤਿ ਚਰਨ ਕਮਲਾਰੇ ॥



NANAKSAR GURDWARA GURSIKH TEMPLE

(Incorporated As A Society Under The " Societies Act ")

18691 Westminster Hwy., Richmond, BC V6V 1B1 • Ph. 604-270-7369

ਧੰਨ ਗੁਰੂ ਨਾਨਕ ਤੁਹੀ ਨਿਰੰਕਾਰ

March 14, 2011

Re: Parking Facility in Richmond

To: The Mayor and Council of Richmond:

On behalf of the Nanaksar Gurdwara we wish to give support to the application of a facility for agricultural vehicle parking at 16540 River Road Richmond BC put forth by Viridi Pacific Holding. The owners of this Company and it's employees do significant volunteer work at our temple in Richmond. We give full support in this re-zoning application. Thank you for your consideration and if you have any further questions or concerns please feel free to contact me.

Sincerely,

Amrik Singh Nijjar
General Secretary

Tarlochan Singh Rawal
Vice President

Mr. Kevin Eng,
City of Richmond,
6911 No. 3 Road,
Richmond, B.C. V6Y 2C1

Dear Mr. Kevin Eng;

Thank you for taking the time to listen to my Daughter in Law on my behalf regarding the rezoning at 16540 River Road by Viridi Pacific Holdings Inc.

We have met with Mr. Kulwant Viridi, President and he has committed to make sure that the current water pooling and drainage problem will be fixed to our satisfaction.

Yours truly;

Mr. Ligam,
16680 River Road, Richmond, B.C.

A handwritten signature in black ink, appearing to read "R. Ligam". The signature is written in a cursive, flowing style.

February 17, 2011

TO THE CITY OF RICHMOND:

As a Richmond resident living on River Road, we have no objections regarding the rezoning of 16540 River Road for light industrial use and secure truck parking.

We do however, object to commercial vehicles using No. 7 Road as a commuter route and travelling well over the posted speed limit. The speed of these trucks cause us great concerns as we fear for our family's safety.

Calls to the R.C.M.P. have produced no pro-active solutions.

Yours truly:

Name: Colin Evans

Address: 17020 RIVER RD.

Telephone #: 604-278-5756

Dear Mayor Brodie and council,

I stand here today to show my support for Viridi Pacific Holdings.

I am a long time Richmond resident , moreover I own 15 acres of land at 7531 No. 6 RD, in which I grow blueberries. Over the years I have been experiencing some problems with vandalism and theft from our farm vehicles. Since there is no secure space to park the trucks and vehicles ; people have been stealing gas and personal property from our trucks. Over the years it has cost me hundreds of dollars in stolen fuel and personal property. It is definitely affecting our production of crop in timely manner, and we are also accumulating extra costs such as refueling and repairs to damaged property. I believe having a space available in which I can lease and securely park my vehicles is the only solution to this problem.

Sincerely ,

Jarnal Sidhu

604-349-0572

Schedule 10 to the Minutes of the Regular Meeting of Council for Public Hearings held on Monday, March 21, 2011.

* 18 form letters
are in this batch of
correspondence.

To Public Hearing	
Date:	March 21, 2011
Item #	7
Re:	Bylaw 8737

To Mayor and Councillors',

This letter is to inform you that the undersigned listed below are not in favour of the River Road application # 16540 (as listed under Dominion Cabinets), regarding truck parking on ALR land.

With many safety concerns along the roads in our area, from the disregard of the slow moving farm equipment to the many young children that are put in danger with the careless speed and erratic driving of most of the current truck drivers. We are also witnessing the recently paved 7 Road quickly deteriorate with much attribution to the daily traffic of the large trucks.

Many of us have been raised and lived in this community for years, in fact some homesteads are over 100 years and as we continue our efforts and strive to produce the various agricultural crops but with the many challenges of the present day we feel that truck parking on property nearby (and what will materialize with it) can only hinder with our undertaking and should not be considered. We ask that you deny this application. Thank you

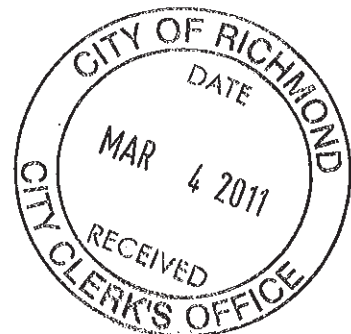
Address:

Peter Dillon
5700 Dillon Way
Richmond, BC

Signed by:



CC Joe Ercig
Brian Jackson



To Mayor and Councillors',

This letter is to inform you that the undersigned listed below are not in favour of the River Road application # 16540 (as listed under Dominion Cabinets) , regarding truck parking on ALR land.

With many safety concerns along the roads in our area, from the disregard of the slow moving farm equipment to the many young children that are put in danger with the careless speed and erratic driving of most of the current truck drivers. We are also witnessing the recently paved 7 Road quickly deteriorate with much attribution to the daily traffic of the large trucks.

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Glen May Farms Ltd.

Address:

17100 Cambie Rd.

Signed by:



CC Joe Ericig

To Mayor and Councillors',

This letter is to inform you that the undersigned listed below are not in favour of the River Road application # 16540 (as listed under Dominion Cabinets) , regarding truck parking on ALR land.

With many safety concerns along the roads in our area, from the disregard of the slow moving farm equipment to the many young children that are put in danger with the careless speed and erratic driving of most of the current truck drivers. We are also witnessing the recently paved 7 Road quickly deteriorate with much attribution to the daily traffic of the large trucks.

Many of us have been raised and lived in this community for years, in fact some homesteads are over 100 years and as we continue our efforts and strive to produce the various agricultural crops but with the many challenges of the present day we feel that truck parking on property nearby (and what will materialize with it) can only hinder with our undertaking and should not be considered. We ask that you deny this application. Thank you

Address: 2431 no.7 road Clinton & Lauren May.
+ Peyton May.

Signed by:



CC Joe Ericig

To Mayor and Councillors',

This letter is to inform you that the undersigned listed below are not in favour of the River Road application # 16540 (as listed under Dominion Cabinets) , regarding truck parking on ALR land.

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Address:

B. Savage
4060 No. 7 Road
Richmond, BC
V6V 1R5

Signed by:

Brenda Savage

CC Joe Ericq

To Mayor and Councillors',

This letter is to inform you that the undersigned listed below are not in favour of the River Road application # 16540 (as listed under Dominion Cabinets) , regarding truck parking on ALR land.


With many safety concerns along the roads in our area, from the disregard of the slow moving farm equipment to the many young children that are put in danger with the careless speed and erratic driving of most of the current truck drivers. We are also witnessing the recently paved 7 Road quickly deteriorate with much attribution to the daily traffic of the large trucks.

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Address:

3111 # 7 Rd

Signed by:


MAR 3 / 11

CC Joe Ericg

To Mayor and Councillors',

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With many safety concerns along the roads in our area, from the disregard of the slow moving farm equipment to the many young children that are put in danger with the careless speed and erratic driving of most of the current truck drivers. We are also witnessing the recently paved 7 Road quickly deteriorate with much attribution to the daily traffic of the large trucks.

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Address:

4491 #7 Rd
Richmond BC
V6V 1R6

Signed by:

James Savage

cc Joe Eric

To Mayor and Councillors',

This letter is to inform you that the undersigned listed below are not in favour of the River Road application # 16540 (as listed under Dominion Cabinets) , regarding truck parking on ALR land.

With many safety concerns along the roads in our area, from the disregard of the slow moving farm equipment to the many young children that are put in danger with the careless speed and erratic driving of most of the current truck drivers. We are also witnessing the recently paved 7 Road quickly deteriorate with much attribution to the daily traffic of the large trucks.

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Address:

2600 # 7 Rd

Signed by:

Randy Nag

MARCH 3/11

CC Joe Ericg

To Mayor and Councillors',

This letter is to inform you that the undersigned listed below are not in favour of the River Road application # 16540 (as listed under Dominion Cabinets) , regarding truck parking on ALR land.

With many safety concerns along the roads in our area, from the disregard of the slow moving farm equipment to the many young children that are put in danger with the careless speed and erratic driving of most of the current truck drivers. We are also witnessing the recently paved 7 Road quickly deteriorate with much attribution to the daily traffic of the large trucks.

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Address:

2800 #7 Rd Richmond

Signed by:

 Corey May

CC Joe Ericig

To Mayor and Councillors',

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With many safety concerns along the roads in our area, from the disregard of the slow moving farm equipment to the many young children that are put in danger with the careless speed and erratic driving of most of the current truck drivers. We are also witnessing the recently paved 7 Road quickly deteriorate with much attribution to the daily traffic of the large trucks.

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Address:

4491 No. 7 Road
Richmond, BC
V6V 1R6

Signed by:



cc Joe Erig

To Mayor and Councillors',

This letter is to inform you that the undersigned listed below are not in favour of the River Road application # 16540 (as listed under Dominion Cabinets) , regarding truck parking on ALR land.

With many safety concerns along the roads in our area, from the disregard of the slow moving farm equipment to the many young children that are put in danger with the careless speed and erratic driving of most of the current truck drivers. We are also witnessing the recently paved 7 Road quickly deteriorate with much attribution to the daily traffic of the large trucks.

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Address:

2400 No.7 Road
Richmond, BC
V6V 1R2

Signed by:

N May

Nadine May

Derek May

Derek May

CC Joe Eric

To Mayor and Councillors',

This letter is to inform you that the undersigned listed below are not in favour of the River Road application # 16540 (as listed under Dominion Cabinets) , regarding truck parking on ALR land.

With many safety concerns along the roads in our area, from the disregard of the slow moving farm equipment to the many young children that are put in danger with the careless speed and erratic driving of most of the current truck drivers. We are also witnessing the recently paved 7 Road quickly deteriorate with much attribution to the daily traffic of the large trucks.

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Address: 15631 Cambri Rd.
Richmond.

Signed by: Ken May

CC Joe Ercia

To Mayor and Councillors',

This letter is to inform you that the undersigned listed below are not in favour of the River Road application # 16540 (as listed under Dominion Cabinets) , regarding truck parking on ALR land.

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Address: 14551 CAMBIE rd.
RICH. BC.
V6V1G8.

Signed by:

 MEUSSA. DUNN.

MARCH 3. 2011.

cc Joe Ericig

To Mayor and Councillors',

This letter is to inform you that the undersigned listed below are not in favour of the River Road application # 16540 (as listed under Dominion Cabinets) , regarding truck parking on ALR land.

With many safety concerns along the roads in our area, from the disregard of the slow moving farm equipment to the many young children that are put in danger with the careless speed and erratic driving of most of the current truck drivers. We are also witnessing the recently paved 7 Road quickly deteriorate with much attribution to the daily traffic of the large trucks.

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Address:

2300th 7 Road
Richmond

Signed by:

Paul Dunn
march 3. 2011

cc Joe Ercig

To Mayor and Councillors',

This letter is to inform you that the undersigned listed below are not in favour of the River Road application # 16540 (as listed under Dominion Cabinets) , regarding truck parking on ALR land.

With many safety concerns along the roads in our area, from the disregard of the slow moving farm equipment to the many young children that are put in danger with the careless speed and erratic driving of most of the current truck drivers. We are also witnessing the recently paved 7 Road quickly deteriorate with much attribution to the daily traffic of the large trucks.

Many of us have been raised and lived in this community for years, in fact some homesteads are over 100 years and as we continue our efforts and strive to produce the various agricultural crops but with the many challenges of the present day we feel that truck parking on property nearby (and what will materialize with it) can only hinder with our undertaking and should not be considered. We ask that you deny this application. Thank you

March 3/11

Address: 2611 # 7 Road

Signed by:

Mayland Farms Ltd
David N. Jay

cc Joe Ercig

To Mayor and Councillors',

This letter is to inform you that the undersigned listed below are not in favour of the River Road application # 16540 (as listed under Dominion Cabinets) , regarding truck parking on ALR land.

With many safety concerns along the roads in our area, from the disregard of the slow moving farm equipment to the many young children that are put in danger with the careless speed and erratic driving of most of the current truck drivers. We are also witnessing the recently paved 7 Road quickly deteriorate with much attribution to the daily traffic of the large trucks.

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March 3/11

Address:

3031 #17 Rd.
Richmond

Signed by:

K. May

cc Joe Erica

To Mayor and Councillors',

This letter is to inform you that the undersigned listed below are not in favour of the River Road application # 16540 (as listed under Dominion Cabinets) , regarding truck parking on ALR land.

With many safety concerns along the roads in our area, from the disregard of the slow moving farm equipment to the many young children that are put in danger with the careless speed and erratic driving of most of the current truck drivers. We are also witnessing the recently paved 7 Road quickly deteriorate with much attribution to the daily traffic of the large trucks.

Many of us have been raised and lived in this community for years, in fact some homesteads are over 100 years and as we continue our efforts and strive to produce the various agricultural crops but with the many challenges of the present day we feel that truck parking on property nearby (and what will materialize with it) can only hinder with our undertaking and should not be considered. We ask that you deny this application. Thank you

March 3/11

Address: 2651 No. 7 Richmond
V6V 1R3

Signed by: 

cc Joe Eric

To Mayor and Councillors',

This letter is to inform you that the undersigned listed below are not in favour of the River Road application # 16540 (as listed under Dominion Cabinets) , regarding truck parking on ALR land.

With many safety concerns along the roads in our area, from the disregard of the slow moving farm equipment to the many young children that are put in danger with the careless speed and erratic driving of most of the current truck drivers. We are also witnessing the recently paved 7 Road quickly deteriorate with much attribution to the daily traffic of the large trucks.

Many of us have been raised and lived in this community for years, in fact some homesteads are over 100 years and as we continue our efforts and strive to produce the various agricultural crops but with the many challenges of the present day we feel that truck parking on property nearby (and what will materialize with it) can only hinder with our undertaking and should not be considered. We ask that you deny this application. Thank you

March 3/11

Address: 2531 #7 Road

Signed by:

Tracy May

cc Joe Ericig

To Mayor and Councillors',

This letter is to inform you that the undersigned listed below are not in favour of the River Road application # 16540 (as listed under Dominion Cabinets) , regarding truck parking on ALR land.

With many safety concerns along the roads in our area, from the disregard of the slow moving farm equipment to the many young children that are put in danger with the careless speed and erratic driving of most of the current truck drivers. We are also witnessing the recently paved 7 Road quickly deteriorate with much attribution to the daily traffic of the large trucks.

Many of us have been raised and lived in this community for years, in fact some homesteads are over 100 years and as we continue our efforts and strive to produce the various agricultural crops but with the many challenges of the present day we feel that truck parking on property nearby (and what will materialize with it) can only hinder with our undertaking and should not be considered. We ask that you deny this application. Thank you

Address: 3660 # 7 Road

Signed by:

M Parker

CC Joe Craig



AKHURST

AKHURST MACHINERY LIMITED

1669 Foster's Way, Delta, BC V3M 6S7

T: 604.540.1430 F: 604.540.1780

E: ryana@akhurst.com W: www.akhurst.com

March 13, 2011

Schedule 11 to the Minutes of the
Regular Meeting of Council for
Public Hearings held on Monday,
March 21, 2011.

To Public Hearing	
Date:	March 21, 2011
Item #	7
Re:	Bylaw 8737

SUBJECT: DOMINION WOODWORKING – Proposed New Facility

Akhurst Machinery has had a strong business relationship with Dominion Woodworking for the past thirty plus years. With the new proposed facility, Dominion Woodworking is considering the purchase of new equipment which will be the latest technology in Finishing and Waste Reduction.

One piece of equipment they are considering is an environmentally friendly spray finishing system which uses water based stain, paint, and lacquer. This is a more environmentally friendly method of finishing their cabinets which currently use solvent based products.

A second system we are proposing is the implementation of a Waste Reduction Grinder which will reduce their wood waste in size and allow this product to be recycled in to either fuel or plant bedding material.

Sincerely Yours;

Ryan Akhurst
Marketing Manager

Virdi Pacific Holdings

March 11, 2011

Schedule 12 to the Minutes of the Regular Meeting of Council for Public Hearings held on Monday, March 21, 2011.

To Public Hearing
Date: MARCH 21, 2011
Item # 7
Re: BYLAW 8737

Subject site: 16540 River Road, Rezoning Application to Light Industrial
Current Zoning: Agricultural 1, Richmond OCP designation Light Industrial designation Business & Industry
ALR: Subject property not in Agricultural Land Reserve

Dear Neighbour,

My name is Kulwant Virdi, and I am the President of Virdi Pacific Holding Inc., with property located at 16540 River Road.

As you are aware, we have submitted an application to the City of Richmond to construct a 20,000 square foot cabinet manufacturing building on the front portion of the property, installing an eco friendly water based finishing booth. The back portion of the property would be used to provide badly needed, secure local parking for a limited number of trucks & trailers that are associated with Richmond Agriculture.

I would like to take this opportunity to answer some of the concerns you may have regarding the potential impacts of this redevelopment:

- i. We are not building on ALR land. It was removed from the Agriculture Land Reserve (ALR) in 2000 and is designated in the Official Community Plan for Light Industrial Business and Industry.
- ii. The truck parking onsite will be restricted in the new zoning to a maximum of 40 truck & trailers
- iii. The new zoning will require all trucks and trailers parking on the site to be associated with the Agricultural industry in Richmond.
- iv. Trucks will connect to the subject site only via No. 6 Road to River Road and only from the west. Trucks will not arrive or depart eastward of the site.
- v. Trucks accessing the site will not use No. 7 Road. The Nelson Rd interchange is scheduled to be completed by end of this April. Trucks accessing our site will then use the new East-West Truck Route. As a result, large trucks will be restricted on Westminster Hwy between No.6 Road and Nelson Road therefore eliminating any through traffic to Westminster Highway on No. 7 Road.

I hope this information will give you some peace of mind regarding our application. If you have any further questions or would like to discuss anything further, please feel free to contact me at 778.997.1415 or dominionwoodworking@gmail.com

Sincerely,


Kulwant Virdi
President, Virdi Pacific Holdings



Virdi Pacific Holdings
2720 Smith St Richmond, BC V6X 2J2
604-276-8231

William L. (Bill) Jones,
110 – 4900 Cartier Street,
Vancouver, B.C. V6M 4H2

Schedule 13 to the Minutes of the
Regular Meeting of Council for
Public Hearings held on Monday,
March 21, 2011.

March 16th 2011

Mayor & Alderpersons,
City of Richmond,
Richmond, B.C.

To Public Hearing
Date: <u>MARCH 21, 2011</u>
Item # <u>7</u>
Re: <u>BYLAW 8737</u>

Dear Sirs/Madam

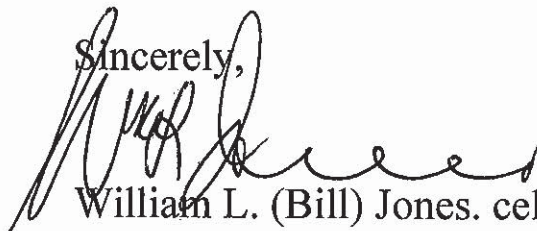
Virdi Pacific Holdings, use of Property at 16540 River Road

The above property owners have made known to me their intent to construct a new commercial building on a portion of their holding, to support the growth of their existing woodworking business. It is proposed that the remainder of the land area be used for ancillary &/or agricultural storage of trucks & equipment, supported by a 24/7 guard presence.

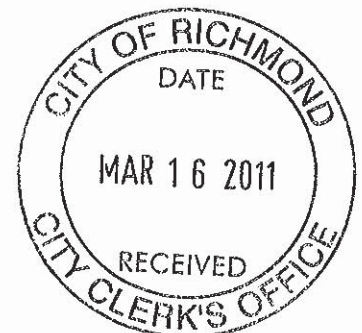
I have witnessed a substantial lack of heavy vehicle & equipment storage in Richmond, with the result that frequently such assets are improperly parked on lands within the ALR. The proposal by Virdi Pacific Holdings will assist in alleviating this situation and serve to centralize the urgent needs of the agricultural and light industrial communities.

The undersigned owned and actively farmed land in the Richmond ALR from 1972 until retirement in 2006, and remains actively engaged in agricultural issues in the community, including the preservation and viability of all arable farmland. I consider the Virdi proposal to be totally appropriate, and recommend acceptance.

Sincerely,



William L. (Bill) Jones. cell 604-551-5959





India Cultural Centre of Canada

Gurdwara Nanak Niwas (Est. 1983)

www.nanakniwas.ca nanakniwas@hotmail.com



Schedule 14 to the Minutes of the
Regular Meeting of Council for
Public Hearings held on Monday,
March 21, 2011.

March 15, 2011

To Public Hearing
Date: MARCH 21 2011
Item # 7
Re: BYLAW 8737

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


Dear Sir/Madam,

Re: Rezoning Application - Dominion Woodworking

Dominion Woodworking Works at River Road in Richmond proposes to make a rezoning application and I would like to fully support their application. I wish to make an earnest appeal to the City of Richmond to give their full consideration for the rezoning application.

Please do not hesitate to contact me if you have any concerns or questions regarding the above. You can reach me at (604) 649-5366.

Yours truly,


Balbir Singh Jawanda
President





Riverside
BANQUET HALLS

To Public Hearing	
Date:	MARCH 21 2011
Item #	7
Re:	BYLAW 8737

"All your banquet needs at one place"

March 15, 2011

Schedule 15 to the Minutes of the
Regular Meeting of Council for
Public Hearings held on Monday,
March 21, 2011.

To Whom It May Concern:

We at Riverside Banquet Halls see no problem with Viridi Pacific Holding rezoning application.

As a local Richmond business owner we support growth in the area and understand there is a need for agricultural truck parking in the area. We see no problem with trucks in the area as long as they abide by the posted speed limits and traffic signs. As the land has already been excluded from the ALR we feel that Viridi's application is warranted especially due to the fact that they will be purchasing eco friendly equipment and practicing in the environmentally sustainable ways.

Thank you for your consideration.

If you have any questions, please contact us.

Sincerely,

Riverside Banquet Hall Ltd.

Bobby Ghirra, BBA, CGA
General Manager



www.riversidehalls.com

14500 River Road, Richmond, B.C. Canada V6V 1L4 T. 604.244.7755 F. 604.244.7522

- **Schedule 16** to the Minutes of the
- Regular Meeting of Council for
- Public Hearings held on Monday,
- March 21, 2011.

Cal-San Enterprises Ltd.
12791 Blundell Road
Richmond, B.C. V6W-1B4
Ph: 604-715-6644
Fax: 604-273-5646

Cal-San Enterprises Ltd.

To Public Hearing
Date: <u>MARCH 21 2011</u>
Item # <u>7</u>
Re: <u>BYLAW 8737</u>

March 15, 2011

Attn: City of Richmond

RE: 16540 River Rd, Richmond, BC rezoning application to light industrial

I returned recently from a trip overseas and upon my return I heard of Kulwant Virdi's application to the City of Richmond requesting he be allowed to park farm vehicles on his property. I support Kulwant Virdi's application as currently some of my own vehicles are parked in Abbotsford as I was not aware that there were any locations for farm vehicle parking in Richmond for farmers to use. This type of land use would certainly help farmers in our city.

Thank you for your attention to this important matter. If you have any questions, please feel free to contact me at 604-715-6644.

Sincerely Yours,



Dave Sandhu



.....

Schedule 17 to the Minutes of the
Regular Meeting of Council for
Public Hearings held on Monday,
March 21, 2011.

JOHAL BERRY FARMS LTD.
8311 NO 6 ROAD
RICHMOND, B.C. V6W 1E3
Tel: 604 241 7677
Fax: 604 241 4445
Email: rita@johalberryfarms.com



March 15th 2011

To Mayor and Council,

To Public Hearing
Date: <u>MARCH 21 2011</u>
Item # <u>7</u>
Re: <u>BYLAW 8737</u>

I am a local farmer with over 50 acres of land in Richmond, and over 500 acres in Pitt Meadows. I use 10 busses to transport my workers daily and need truck parking for my 4 farm trucks. I strongly support the 16540 River Road, Rezoning Application to Light Industrial as there is a large need for secure truck parking in Richmond. I have been briefed on Viridi Pacific Holdings application and see no problem with truck parking in the area, especially because the land is out of the ALR. I strongly support farming and understand the need for business growth. Please feel free to contact me if you have any further questions.

Yours Truly

A handwritten signature in cursive script, appearing to read "Amarjit Johal".

Amarjit Johal (Tony)
Cell: 604 209 6900



March 15, 2011

Sukhi Dhillon Farms

To Public Hearing

Date: MARCH 21, 2011
Item # 7
Re: BYLAW 8737

Dear Mayor and Council,

I grow vegetables on a 25 acre vegetable farm in Richmond, and I support Viridi Pacific Holdings application. As a local farmer I rely on trucks to transport my goods to market, and farming is my livelihood. I have four trucks that are in need of secure parking spaces and would like to lease space at 16540 River Road. Truck parking is hard to come by in Richmond, and parking should be allowed especially because it is for agricultural use. I understand that the land is out of the ALR and is designated in the Official Community Plan for Light Industrial Business and Industry. It is also to my understanding that there will be a maximum allowance of 40 trucks on the lot (all agricultural) therefore I see no problem with the application.

Thank you,

Sukhwinder Dhillon
Sukhi Dhillon

Schedule 18 to the Minutes of the Regular Meeting of Council for Public Hearings held on Monday, March 21, 2011.



Sukhi Dhillon Farms
12051 Shell Road
V7A 3W9



Prit Pal S. Narwal

Notary Public

B.A. (Pb.) L.L.B. (K.U.K.)

**Former ADVOCATE & OATH COMMISSIONER
(PUNJAB & HARYANA HIGH COURT) "INDIA"**

#208 – 6628 Fraser Street
Vancouver, B.C.
V5X 3T5

Business: 604.325.4744
Fax: 604.325.7723

March 15th 2011

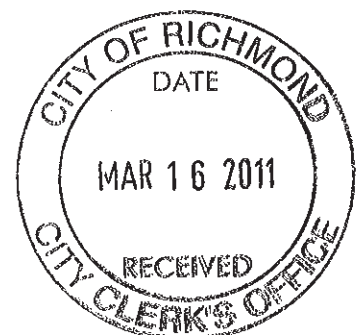
Schedule 19 to the Minutes of the
Regular Meeting of Council for
Public Hearings held on Monday,
March 21, 2011.

To Mayor And Council

To Public Hearing	
Date:	MARCH 21, 2011
Item #	7
Re:	BYLAW 8737

I am a local Blueberry farmer in Richmond. I strongly support the 16540 River Road , Rezoning Application to Light Industrial as there is a large need for secure truck parking in Richmond. I have been briefed on Virdi Pacific Holdings Application and see no problem with truck parking in the area, especially because the land is out of ALR. I strongly support farming and understand the need for business growth. Please feel free to contact me if You have any further questions.

From
P.S.Narwal
604-808-4147



MayorandCouncillors

From: City of Richmond Website [webgraphics@richmond.ca]
Sent: March 21, 2011 12:54 PM
To: MayorandCouncillors
Subject: Send a Submission Online (response #545)

To Public Hearing
Date: <u>March 21, 2011</u>
Item # <u>7</u>
Re: <u>Bylaw 8737</u>

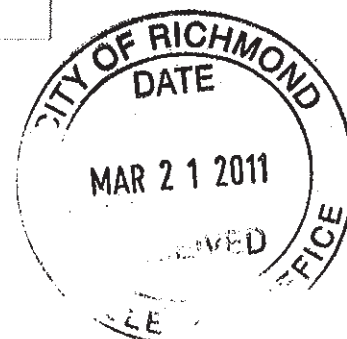
Schedule 20 to the Minutes of the Regular Meeting of Council for Public Hearings held on Monday, March 21, 2011.

Send a Submission Online (response #545)**Survey Information**

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.city.richmond.bc.ca/Page1793.aspx
Submission Time/Date:	3/21/2011 12:53:21 PM

Survey Response

Your Name:	Ram Lingam
Your Address:	16680 River Road
Subject Property Address OR Bylaw Number:	16540 River Road (RZ 10-524476)
Comments:	<p>Dear Mr. Eng, Thank you for taking the time to speak to my daughter-in-law on my behalf last week regarding the rezoning of 16540 River Road. After speaking with you, Mr. Kulwant Viridi and I spoke and it was agreed that the Viridi Group will mitigate the water pooling and drainage problem associated with my property at 16680 River Road as a result of the insufficient drainage issues at 16540 River Road. All concerns that were raised with you have been properly addressed and both parties have come to a satisfactory agreement regarding the matter. Therefore, I have no further objections to the rezoning at 16540 River Road. Thank you again for taking the time to speak to my daughter-in-law.</p> <p>Yours truly, Mr. Ram Lingam</p>



PETITION

DAY ~~THIS~~ 8

To City of Richmond Councillors

19-Mar-11

Opposition to Rezoning of 16540 River Road

AND ALL OTHER PENDING OR FUTURE TRUCK PARKING PROPOSALS FOR THE 16000 BLOCK
AND PROPOSED ZONING AMENDMENT BYLAW 8737

We the **FARMERS** and **RESIDENTS** of the East Richmond neighbourhoods surrounding the **16,000 block of River Road** are strongly opposed to any rezoning proposal / bylaw that would allow ANY Commercial Vehicle parking and storage regardless of restrictions as to count or type of commercial vehicle. We are opposed to any any rezoning that would increase the volume of Commercial Vehicle traffic in and around our neighborhood on undersized and underengineered roadways through which we must travel to and from our homes.

Current circumstances clearly demonstrate that commercial trucking vehicles ignore roadway signs and bylaws regarding Speed Limits, Gross Vehicle Weight Limits and driving into oncoming traffic to execute a turn. It has been demonstrated that there is no regular bylaw enforcement by the City or RCMP in the area. We are opposed to the creation of a bylaw that will result in the neighborhood residents having to monitor and report bylaw infractions which are predictably certain to happen based on the track record of little or no enforcement activity or resources active in the area. Moreover, we don't want a bylaw that will result in neighborhood residents having to monitor and report bylaw infractions which are predictably certain to happen based on the track record of bylaw infractions and illegal uses conducted on 16540 River Road and other 16,000 block properties in the past.

We are opposed to any additional commercial vehicles because they will:

- 1) Disrupt our right to peace and quiet in our Agricultural neighborhood
- 2) Create unsafe roadways for our families and livestock.
- 3) Pollute our neighborhood with added petrochemicals, detergents and chemicals.
- 4) Create a precedent to further erode Richmond's agricultural land base.
- 5) Weaken our dykes (especially in view of the recent earthquake events in Japan and the implications on the Pacific Rim fault zone).
- 6) Pollute our land and waterways and reduce wildlife habitat.

As tax paying **residents** and **farmers** of Richmond's agricultural lands we request and expect our City Councillors and City Planners to respect our neighborhoods and farming activities. There is more than ample space for Commercial Truck parking and storage in areas that are currently properly zoned and located where no residential neighborhoods will be disrupted. The Port Metro Vancouver lands in South Richmond at Nelson Road are ideal for this use and the highway infrastructure is engineered for safe and easy access.

Schedule 21 to the Minutes of the Regular Meeting of Council for Public Hearings held on Monday, March 21, 2011.
















PETITION

19-Mar-11

Re: Proposed Rezoning of Agricultural AG1 Land

16540 River Road and other 16000 block properties operating illegal commercial vehicle storage

(Lands removed from the ALR)

Name	Signature	Address	RESIDENT / FARMER	Need Farm Vehicle Parking?
George Makowski		18851 RIVER RD Rm1	RES	NO
Janie Nicksa		19200 River Rd NW	RES	NO
ROY JANTUNEN		19300 RIVER RD	RES/FARMER	NO
Jim Wallace		19380 River Rd	RES	NO
JANE LYNN		18740 RIVER RD	RES	NO
Jim Sparrow		18911 River Rd	RES	NO
Len BUNOUGHS		18680 River Rd.	RES	NO
Svend Hansen		18240 River Rd	RES	NO
Roger J. Jansen		18260 RIVER RD.	RES/FARMER	NO
Edward Tokarczyk		1271 #4 Rd. Richmond	Resident	NO
R. Savage		44491 #7 Rd. Rich.	Resident	NO (trucks)
SANICA SAVAGE		4291 #7 RD. Rich	FARMER	NO
Brian Winkelmist		4060 #7 rd	FARMER	NO
Arthur Savage		16200 CAMSIE ROAD.	FARMER	NO
Glen May		17100 Cambrie Rd.	FARMER	NO

PETITION

19-Mar-11

Re: Proposed Rezoning of Agricultural AG1 Land

16540 River Road and other 16000 block properties operating illegal commercial vehicle storage

(Lands removed from the ALR)

Name	Signature	Address	RESIDENT / FARMER	Need Farm Vehicle Parking?
JOHN MAY	<i>John May</i>	15551 Cambie Rd.	Farmer	NO
LINDA SAVAGE	<i>Linda Savage</i>	15580 Cambie Rd.	RETIRED	NO
Kyle May	<i>Kyle May</i>	15580 13420 #7 Rd	Farmer	NO
DUNCAN MAY	<i>Duncan May</i>	14731 CAMBIE RD	FARMER	NO
Peter Fox	<i>Peter Fox</i>	3800 7 Road	Resident	NO
Mary Parker	Mary Parker	3800 7 Road	Resident	NO
Robert Parker	Robert Parker	3800 #7 Road	Resident	NO
LANCE GREEN	<i>Lance Green</i>	110-7751 MINOR BLVD	Resident	NO
Michelle Parker	<i>Michelle Parker</i>	3560 # 7 Rd. Richmond	Resident	NO
KERRIE LASH KUTZ	<i>Kerrie Lash Kutz</i>	3800 7 Rd	Resident	NO
RON FONTAINE	<i>Ron Fontaine</i>	3560 # 7 Rd	Resident/Farmer	NO
LOUISE FONTAINE	<i>Louise Fontaine</i>	3560 # 7 Rd.	RESIDENT	NO
Clinton May	<i>Clinton May</i>	2431 #7 RD.	Resident	NO
Lauren May	<i>Lauren May</i>	2431 #7 RD.	Resident/Farmer	NO
MORTON LOTSO	<i>Morton Lotso</i>	2531 #7 RD.	RESIDENT	NO

PETITION

19-Mar-11

Re: Proposed Rezoning of Agricultural AG1 Land

16540 River Road and other 16000 block properties operating illegal commercial vehicle storage

(Lands removed from the ALR)

Name	Signature	Address	RESIDENT / FARMER	Need Farm Vehicle Parking?
David May	<i>David May</i>	2611 #7 Road	Farmer	No
Kim May	<i>Kim May</i>	3031 #7 Road	Farmer	No
Cory May	<i>Cory May</i>	2800 #7 Rd	Farmer	No
Pam Bagg	<i>Pam Bagg</i>	2651 No 7 Rd	Resident	No
JAMES BEES	<i>James Bees</i>	2651 No 7 Rd	Resident	No
Melanie Steiner	<i>Melanie Steiner</i>	2080 No 7 Rd	Resident	No
SUSIE DRIKE	<i>Susie Drike</i>	17020 River Rd	Resident	No
Leslie Owen	<i>Leslie Owen</i>	17180 River Road	Resident	No
Karen Robinson	<i>Karen Robinson</i>	17180 River Road	Resident	No
Sara Leage	<i>Sara Leage</i>	17060 River Road	Resident	No
YVETTE TAYLOR	<i>Yvette Taylor</i>	2180 #8 RD.	FARMER	No
Larry Taylor	<i>Larry Taylor</i>	2180 #8 RD	Farmer	No
Robyn Sheppard	<i>Robyn Sheppard</i>	2711 #8 Road	Resident	No
Glenn Sheppard	<i>Glenn Sheppard</i>	2761 #8 Road	Resident	No
Jamici DeBruyn	<i>Jamici DeBruyn</i>	23600 No. 8 Road	Resident	No









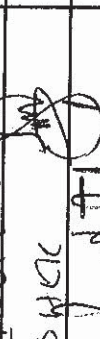





PETITION

19-Mar-11

Re: Proposed Rezoning of Agricultural AG1 Land

16540 River Road and other 16000 block properties operating illegal commercial vehicle storage

(Lands removed from the ALR)

Name	Signature	Address	RESIDENT / FARMER	Need Farm Vehicle Parking?
IAN DOLLING		18751 River Rd	R	N
GAIL KENDALL		18751 RIVER RD		
HENRY CLASSEN		18720 RIVER RD.	Owner	N/O
AT ROSBAGEN		23066 WESTMINSTER Hvy	R	N/O
Roger Henniger		18960 River Rd.	R	N/O
Leanne Remington		17160 River Rd	R	N/O
Mike Remington		17160 RIVER RD	R.	N/O
FRED HOLMES		18831 RIVER AD.	Res.	No.
FRANK LYN		18560 RIVER RD	Current Farmer	N/O
Harold Loughheed		19000 River Rd	Resident/Farmer	No
JOHN FISHER		2420 #3 RD	Resident	N/O
STEVE JENSEN		17720 RIVER ROAD	FARMER	N/O.
Curtis Cloney		17740 River Rd	Resident/Farmer	No
John Cloney		18360 RIVER ROAD	Farmer	N/O
VIKRAM SANDHU		17740 RIVER ROAD	FARMER	N/O.

19-Mar-11

16540 River Road and other 16000 block properties operating illegal commercial vehicle storage

(Lands removed from the ALR)

[illegible]

Dear Mayor Brodie and council,

I stand here today to show my support for Viridi Pacific Holdings.

I am a long time Richmond resident , moreover I own 15 acres of land at 7531 No. 6 RD, in which I grow blueberries. Over the years I have been experiencing some problems with vandalism and theft from our farm vehicles. Since there is no secure space to park the trucks and vehicles ; people have been stealing gas and personal property from our trucks. Over the years it has cost me hundreds of dollars in stolen fuel and personal property. It is definitely affecting our production of crop in timely manner, and we are also accumulating extra costs such as refueling and repairs to damaged property. I believe having a space available in which I can lease and securely park my vehicles is the only solution to this problem.

Sincerely ,

Jarnal Sidhu

604-349-0572

Hello Mayor and Council

I stand here today in support of viridi pacific holdings and to address my concerns. I myself own 5 acres of land at 7441 No 6 Road and have been a long time resident of Richmond. Over the last 13 years I have had to deal with many issues regarding parking and storage space. Often having to deal with vandalism and theft. I strongly support having some space available to lease so I can park my farm vehicles safely and securely. Being in the business , the security of my property and investment is at the utmost importance. By having this space available will give me the peace of mind and protects me from anymore financial and Personal losses.

**Jatinder Bhangav
Lucky Farms**

2011 March21

Submission to Richmond City Council

APPLICATION BY VIRDI PACIFIC HOLDINGS LTD. FOR REZONING AT 16540 RIVER ROAD FROM AGRICULTURE (AG1) TO LIGHT INDUSTRIAL (IL)

Richmond By-Laws Issues
16540 River Road Richmond, B.C.

Executive Summary:

An ongoing complaint regarding, Richmond By-Law infractions, and non compliance with Richmond Zoning Regulations, have carried on for 5 years, without any enforcement action taken by the City of Richmond, and the By-Law enforcement Manager Mr. Wayne Mercer and Staff., until April of 2010.

Background:

The property, which is located at 16540, River Road is zoned as (AG1) by the city of Richmond.

The alleged infractions and violations, had been ongoing and reported to the City of Richmond, by neighbours and farmers for the past 5 years. They have been ongoing for a greater period of time, without enforcement action, until April 2010 in Richmond Provincial Court, where a monetary fine and Court Order to vacate all commercial vehicles was issued against the owners of this property. *4 2 OTHER NEIGHBORING PROPER*

TEMPORARY DROP OF SEMI-TRUCK TRAFFIC DUE TO REMOVING "ROOT CAUSE" BY COURT

The impact on the City of Richmond and the local River Road Residents were as follows: *ORDERS IN 2010*
REMOVING ILLEGALLY PARKED

- Environment issues of improper and unauthorized land filling of the site, storage of dangerous goods, commercial trucks, and fuel. *COMMERCIAL VEHICLES + DUMP TRUCKS*

- City collects only AG1 farm taxes, on what was clearly an unauthorized commercial operations, namely large commercial truck storage, parking, and washing. No City Business Licences were issued nor fees collected.

- Increased and unauthorized heavy commercial vehicle traffic on and beyond (eastbound) the 16540 River Road, which is designated and sign posted " 9 ton G.V.W. max." and trucks "30 K.P.H." max. The secondary effects has been, increased commercial truck traffic on No. 7 Road, and damage to the River Road and No. 7 Road surface by the overweight traffic, increased traffic safety violations (Provincial Motor Vehicle Act) speeding, disobey traffic sign or signals, cross solid double yellow center-line, etc.

-The number and frequency of large commercial trucks, and many large dump trucks with pup trailers has severely impacted the safety of AG1 zoned area, and the farming rural lifestyle of the River Road and No. 7 Road Families.

- Trust and confidence in the City of Richmond, and its various departments, has been eroded, by its inaction and lack of response to the complaints from River Road Residents. Selective or non-enforcement of city by-laws, by managers and staff is insensitive and insulting to the local farmers, residents, taxpayers, and Voters.

- The ditches which border River Road, and No. 7 Road, force cars, bicycles, farm machinery and pedestrians to share River Road, which is not engineered to present day safety standards, with narrow 15

*NO. 7 ROAD NORTH & SOUTHBOUND TRAFFIC PRESENTLY
"ORIGINATES FROM RIVER ROAD EAST OF NO. 7 ROAD
A & P TRANSPORT, AS WELL FROM CONTAINER BUNK TRAILERS,
AT THE NORTH-WEST CORNER OF NO. 7 ROAD & RIVER ROAD. OVER*

foot wide roads, with no shoulders nor sidewalks, with telephone poles and fire hydrants located within 1 foot of the road edge. . Everyone is endangered by the trucks on that road, and are further challenged by trucks crossing the double yellow solid center-line into on-coming traffic.

I am in opposition to the application, and opposed to any rezoning applications that would negatively impact the rural lifestyle of the ALR and Agriculture zoned lands in Richmond. I attended the applicant's February 15, 2011 open house and that the applicant had provided little information as to their intentions. Mr. DeGenova the applicants representative was unprofessional, discourteous, and provided no opportunity for written feed-back, so I departed the open house

In conclusion, if this re-zoning application met with success, other similar applications would follow in the 16,000 block River Road, further impacting the Agricultural Lands.

THE RESIDENTS AND FARMERS OF NO. 7 ROAD AND RIVER ROAD
DO NOT WANT THE TRANSFER OF, THEFT AND VANDALISM
TO FARM MACHINERY FROM THE NO 6 ROAD + CAMAIB AREA
AS PRESENTED BY EARLIER SPEAKERS THIS EVENING.

George Makowski M.B., C.D.

18851 River Road

Richmond, B.C.

V6V 1M2

To Richmond Council

Four Generations of our Family have resided on River Road. I strongly oppose rezoning this property and others in the area. We have continually been farming our properties since 1939. This area has unlimited agricultural opportunities being located so close to a large urban population. The city of Richmond should protect its agricultural land base for future generations; instead it seems to be chipping away at its edges. The rezoning of these properties will put heavy truck traffic on # 7 Road disrupting the many farms along there, as they move equipment between fields. This property and others were ALR land and were bought by nonresident speculators hoping for rezoning and large profits. As a Richmond taxpayer I feel the city has done a terrible job protecting farmland and listening to the concerns of its residents

Roy Jantunen & Family

19300 River Road

Richmond

604-270-0057

778-808-5252 Cell

Kenna Leigh Kurtz

3600 No. 7 Road

Richmond, BC

V6V 1R4

March 20, 2011

Re: Rezoning in my area

Dear Steve,

I am writing this letter for you to bring forward at the next meeting. I have lived on No. 7 Road for over 9 years and am a mother of a 12 year old daughter. I am very concerned for her safety if the rezoning is allowed to proceed. She rides to school on the big yellow school bus, but must walk down and back on No. 7 Road to the intersection with Cambie. The increase of commercial traffic is just not safe due to the lack of shoulder and the depth of the ditches. I have taught my daughter to be safe since she was pre-school age how to jump into the ditch and throw up her backpack or books and outer clothing in hopes that someone will see it and think why is this stuff on the road? and investigate. We then showed her to swim down the ditch until she finds a culvert to hang onto. We taught her this as it is next to impossible to climb out of the ditch due to the banks being so steep and muddy, with nothing to grasp onto. She is now older and the same rules are enforced but we have also added that she wear a traffic high visibility vest that has a safety whistle attached. The current commercial vehicle traffic is not acceptable and increasing is just asking for serious injury. The large trucks are driving upwards of 80 kilometres per hour at times on these roads. I also cannot tell you how many times one of these drivers is busy talking on a cell phone. I as an adult who has driven for over 27 years am able to judge speed and distance of vehicles find myself not walking on No. 7 Road. I ask any one councillor member to come out to my house and join me for a walk any afternoon during the week and see how safe they feel and then ask them if they would want this for their children? Please keep my child safe and do not rezone!

Sincerely,

Kenna Leigh Kurtz

Schedule 25 to the Minutes of the
Regular Meeting of Council for
Public Hearings held on Monday,
March 21, 2011.

February 17, 2011

TO THE CITY OF RICHMOND:

As a Richmond resident living on River Road, we have no objections regarding the rezoning of 16540 River Road for light industrial use and secure truck parking.

We do however, object to commercial vehicles using No. 7 Road as a commuter route and travelling well over the posted speed limit. The speed of these trucks cause us great concerns as we fear for our family's safety.

Calls to the R.C.M.P. have produced no pro-active solutions.

Yours truly:

Name: Colin Evans

Address: 17020 RIVER RD.

Telephone #: 604-278-5756

February 17, 2011

TO THE CITY OF RICHMOND:

As a Richmond resident living on No. 7 Road, we have no objections regarding the rezoning of 16540 River Road for light industrial use and secure truck parking.

We do however, object to commercial vehicles using No. 7 Road as a commuter route and travelling well over the posted speed limit. The speed of these trucks cause us great concerns as we fear for our family's safety.

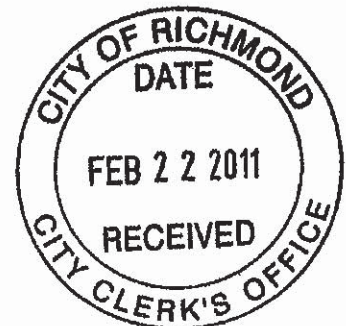
Calls to the R.C.M.P. have produced no pro-active solutions.

Yours truly:

Name: Tim James J. Savage

Address: 4491 #7 Rd.

Telephone #: 604 278 8190



February 17, 2011

TO THE CITY OF RICHMOND:

As a Richmond resident living on Cambie Road, we have no objections regarding the rezoning of 16540 River Road for light industrial use and secure truck parking.

We do however, object to commercial vehicles using No. 7 Road as a commuter route and travelling well over the posted speed limit. The speed of these trucks cause us great concerns as we fear for our family's safety.

Calls to the R.C.M.P. have produced no pro-active solutions.

Yours truly:

Name: John A. Savage

Address: 15400 Cambie Rd.

Telephone #: 604-278-8127.

