
From: Mosley, Judith
Sent: Tuesday, September 8, 2026 10:09 AM
To: CityClerk
Subject: FW: Official Community Plan Bylaw 7100, Amendment Bylaw 10769 and Heritage Revitalization Agreement Bylaw 10741(HRA 23-016568)

To: City Clerk's Office,

Please see below further correspondence regarding the Public Hearing today for 3831 Moncton Street, withdrawing previous opposition.

Regards,

Judith Mosley, CAHP, IHBC

Heritage Planner | Planning and Development
City of Richmond | 6911 No. 3 Road, Richmond BC V6Y 2C1
T: (604) 276-4170
E: jmosley@richmond.ca

From: Danielle Aldcorn <daniellealldcorn@aol.com>
Sent: Friday, September 4, 2026 6:37 PM
To: Mosley, Judith <JMosley@richmond.ca>
Subject: Re: Official Community Plan Bylaw 7100, Amendment Bylaw 10769 and Heritage Revitalization Agreement Bylaw 10741(HRA 23-016568)

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Dear Judith,

Thank you very much for the extra information. With the further clarification that you have provided I no longer have any opposition to the plan. I would like to please withdraw my email.

Thank you for taking the time. It is appreciated.

Danielle Aldcorn

On Sep 4, 2026, at 5:10 PM, Mosley, Judith <JMosley@richmond.ca> wrote:

Dear Ms. Aldcorn,

The City Clerk's office has received your email and will distribute it to the Mayor and Councillors ahead of the Public Hearing on Tuesday regarding the Official Community Plan (OCP) amendment bylaw and Heritage Revitalization Agreement bylaw for 3831 Moncton Street.

Three-storey buildings are permitted in the current zoning and/or OCP for many properties in Steveston Village and have been constructed in a number of locations. Properties along Moncton Street and those south of Bayview Street are limited to two storeys in the OCP (Steveston Area Plan). A three-storey building would be permitted on the property immediately to the north of the subject site on 1st Avenue, under the current zoning. The proposed three-storey addition at the rear of the site would provide a transition to this. A significant increase in shadowing of nearby properties is not anticipated.

The proposal is for a Heritage Revitalization Agreement (HRA) that would retain and rehabilitate the existing one-storey heritage building fronting Moncton Street and add a separate three-storey building on the rear portion of the property only. An HRA is a negotiated agreement between the City and property owner that is specific to the subject property for the purposes of achieving heritage conservation and does not set precedent for other properties. The proposed OCP amendment is limited to the rear (north) portion of the property only to allow for the proposed development.

Please let me know if you would like further information.

Kind regards,

Judith Mosley, CAHP, IHBC
Heritage Planner | Planning and Development
City of Richmond | 6911 No. 3 Road, Richmond BC V6Y 2C1
T: (604) 276-4170
E: jmosley@richmond.ca

From: Danielle Aldcorn <daniellealldcorn@aol.com>
Sent: Tuesday, September 1, 2026 3:59 PM
To: CityClerk <CityClerk@richmond.ca>
Subject: Official Community Plan Bylaw 7100, Amendment Bylaw 10769 and Heritage Revitalization Agreement Bylaw 10741(HRA 23-016568)

You don't often get email from daniellealldcorn@aol.com. [Learn why this is important](#)

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To: City Contact:
Judith Mosley, 604-276-4170, Planning and Development Division

Re: Tuesday, September 8, 2026 - 5:30pm
Council Chambers, 1st Floor, Richmond City Hall
6911 No. 3 Road, Richmond, BC V6Y 2C1

Official Community Plan Bylaw 7100, Amendment Bylaw 10769 and Heritage Revitalization Agreement Bylaw 10741(HRA 23-016568)

Dear Judith,

I am writing to indicate my opposition to altering the bylaw to allow three story buildings in the Steveston Heritage Area. I am a long time business owner in Steveston and grew up here. I specifically chose this neighbourhood to operate my business because Steveston is one of few areas in the lower mainland that has retained its historical village feel. The existing two story maximum allows for the heritage buildings to retain their original aesthetic and for sunlight and views to be maximized.

Our heritage building neighbours allow better light into our ground floor unit. Three story buildings would cut off the angle of sunlight in the winter, causing the storefronts and alleyways to be dark, less inviting, and less secure feeling. It would also start to feel like a city as more people applied to build higher.

Obviously, parking and traffic are other considerations with large buildings, especially as the entire area would then gain a precedence to build three storeys, but my main opposition is three story new builds will eventually ruin the village feel. I understand the need for progress but the historic area is restricted to two storeys for a reason.

Thank you,

Danielle Aldcorn

Original Notice: Purpose of Official Community Plan Amendment Bylaw 10769:

To revise Schedule 2.4 of the Official Community Plan (Steveston Area Plan) to provide that a maximum of three storeys and height of 12 m may be considered on the rear portion of the property for the purposes of the long-term conservation and protection of the heritage building at 3831 Moncton Street. Applicant 1359161 BC Ltd.

Purpose of Heritage Revitalization Agreement Bylaw 10741:

To permit the City to enter into a Heritage Revitalization Agreement in accordance with the requirements of Section 610 of the Local Government Act, to preserve and rehabilitate the heritage building, Ikeda Dry Goods, and to construct a three-storey hotel at 3831 Moncton Street.