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| <b>To Public Hearing</b>               |
| Date: <u>Sept 9, 2009</u>              |
| Item # <u>6</u>                        |
| Re: <u>Bylaws 85061</u><br><u>8501</u> |

July 27, 2009

SCHEDULE 2 TO THE MINUTES  
OF THE REGULAR MEETING OF  
COUNCIL FOR PUBLIC HEARINGS  
HELD ON WEDNESDAY,  
SEPTEMBER 9, 2009

City of Richmond  
Planning and Development Department  
Richmond City Hall  
6911 No. 3 Road  
Richmond, B.C. V6Y 2C1

Attention: Janet Whitehead, Project Manager,  
Facility Management, Planning and Construction

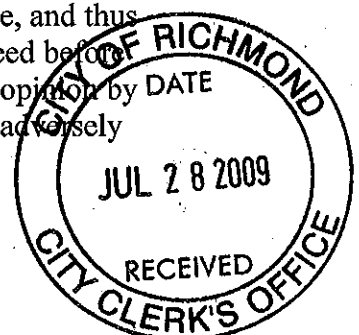
Dear Ms. Whitehead:

**Proposed Fire Hall Upgrade, 11011 No. 2 Road,  
Richmond, B.C. and 11051 N. 2 Road  
Your file RZ 09-472975**

My wife and I own the 5960 Cormorant Court property, which shares a common boundary along 9.14 m with 11011 No. 2 Road to our north, and a common boundary along 24.86 m with 11051 No. 2 Road to our east. I met last week with Sara Badyal, Planner 1 with the Richmond Planning and Development Department, who kindly provided me with a copy of the staff report on the captioned matter.

This letter is to give you some initial feedback on how we view the proposed fire hall re-development, as follows.

1. We strongly endorse doing whatever is required to maintain in good condition the cedar hedge currently separating our property from 11051 No. 2 Road. This is an attractive hedge, in good condition, and it effectively shields our property from the noise and traffic of No. 2 road. In that it appears to be located on our own property, its maintenance is our own responsibility – at least in terms of the pruning and other care required on its west side (facing our property). The fire hall re-development proposal envisages raising the grade level immediately east of this hedge, and installing a retaining wall, which has the potential for altering the pattern of surface water drainage immediately adjacent to the hedge, and thus possibly affecting the health of the hedge. One of the things we will need before we can endorse the plans for the captioned redevelopment is a written opinion by DATE a qualified arborist or tree expert that what is proposed is not likely to adversely affect the health of our hedge.



2. The current occupants of 11051 No. 2 Road do not adequately maintain their side of the hedge – at least their side of the top of the hedge, which is out of reach of our gardener when he prunes our side. We will be looking for assurances from the City of Richmond that they will ensure proper pruning of the fire hall side of the hedge once or twice a year.
3. The plans we have seen do not include details of the retaining wall – especially the face of the retaining wall – that will face our property. The existing hedge that will shield our property from sight of the retaining wall will hopefully remain in place and in good condition. However, if for some reason this hedge disappears, the appearance of the west face of the retaining wall will be of importance to us and future occupants of our property. We would therefore be grateful if you would provide us with details of the portion of the retaining wall that will adjoin our property, especially surface treatment of the face of the wall.
4. We cannot see from The Preliminary Landscape Concept drawing that is part of the staff report what is planned for the 9.14 m. boundary between our property and 11011 No. 2 Road. What we would like to see on this north boundary is, firstly, a continuation of the fence that is shown in sections S1 and S2 of the drawing, which would help shield our property from noise from the fire hall site. Secondly, we would prefer that the new hedge that is proposed to be planted along this 9.14 m strip be of the same cedar variety as the existing hedge along the 24.86 m strip between us and 11051 No. 2 Road, for continuity. Visual continuity is not our only concern, however. The cedar variety in the existing hedge appears to be quite fast growing, and we would want a fast growing variety planted along the 9.14 m strip, so that we don't have to wait many years for a mature hedge to form. In the past we have had at least one real estate agent tell us that the fire hall negatively affects the value of our property, and therefore it is extremely important to us that evidence of its presence be minimized as much as and as soon as possible.
5. The Preliminary Landscape Concept shows two trees at the extreme south corner of the hall building, one on either side of a walkway that accesses the parking lot at the southwest corner of the hall site. We would prefer that any landscaping at this point consist mainly of large, dense, evergreen shrubs – say, six to eight feet high – which would help to mitigate noise travel from No.2 Road towards both 5940 and 5960 Cormorant Court. We prefer evergreens, of course, because they retain their sound shielding properties in the winter, when colder air facilitates noise travel even more than in the summer.
6. Similarly, we would hope that the proposed landscaped enclave on the southeast corner of the site would include enough large, dense, evergreen shrubs of around six or eight feet in height to help mitigate noise travel towards the residences to the south and west of the fire hall property. Such inclusion of an attractive, fairly dense evergreen planting should provide meaningful, secondary sound shielding for the 5940 and 5960 Cormorant Court and 11071 No. 2 Road properties from fire hall and No. 2 Road noise.

Here are some features of the proposed redevelopment that we support:

1. The location of the training and hose-drying tower close the intersection of No. 2 Road and Steveston Highway, and as far away from neighbouring residential properties as possible. Sara Badyal explained to me that the placement of the tower close to the intersection would be a nice architectural feature, especially when viewed from Steveston Highway east of No. 2 Road, and we agree;
2. The diagonal placement of the new hall building on its lot, which, among other things, appears to provide for some sound shielding of neighbouring residential properties by both the building itself and its surrounding landscaping elements, from the noise of fire trucks entering and leaving the hall;
3. From what I can see, there is no fence proposed along the property line separating 11051 No. 2 road from 11071 No. 2 Road (immediately to the south), and we support the absence of a fence in that location. Any fence or other hard edge would likely bounce No. 2 Road traffic noise back towards our property, whereas a soft edge, such as a hedge, should help to absorb traffic noise;
4. What appears to be fairly extensive landscaping with some good-sized trees at the back (southwest side) of the fire hall building;
5. The landscaping enclave on the southeast corner of the property, which should help to provide additional sound shielding from the noise of No. 2 Road, as well as a landscaping feature that should be pleasing to the eye.

We would appreciate your informing us of the details of the separate Servicing agreement relating to sanitary sewer relocation and utility upgrades when they become available.

I have passed on a copy of the staff report of the captioned matter to Mr. Harry Rae, owner of the 5940 Cormorant Court property directly to our south. Mr. Rae may be making his own comments to you concerning the captioned matter.

My wife and I would appreciate an opportunity to discuss these matters more fully with you in person at some point. Thank you in advance for your consideration of our concerns.

Sincerely,

William B. Horie, B.A.Sc., M.B.A., P.Eng.

cc Sara Badyal, by email: [sbadyal@richmond.ca](mailto:sbadyal@richmond.ca)

cc Harry Rae, by email: [hrae@telus.net](mailto:hrae@telus.net)