

To: Planning Committee **Date:** May 30, 2012

From: Brian J. Jackson
Director of Development **File:** RZ 11-591685, ZT 12-605555,
ZT 12-605556, ZT 12-605577,
HX 12-605913, HX 12-605922

Re: **Application by Polygon Carrera Homes Ltd. for Rezoning at 6251 Minoru Boulevard from School and Institutional Use (SI) to High Rise Apartment (ZHR11) Brighthouse Village (City Centre).**

Termination of Housing Agreement Bylaw No. 8677 (Mayfair Place) and Bylaw No. 8687 (Cambridge Park) and Termination of Associated Housing Agreements.

Zoning Text Amendments Initiated by the City of Richmond To Remove Requirements to Provide Affordable Housing at 9399 (Odlin Road (Mayfair Place), 9500 Odlin Road (Cambridge Park) and 9566 Tomicki Avenue (Fisher Gate / Wishing Tree).

Staff Recommendation

1. That Official Community Plan Amendment Bylaw No. 8910, to repeal the existing map designations in Sub-Area B.2 in Section 3.0 of Schedule 2.10 (City Centre Area Plan, Development Permit Guidelines), of the Official Community Plan Bylaw 7100 for 6111 – 6651 Minoru Boulevard and by designating those areas "Mixed Use – High-Rise Residential , Commercial & Mixed Use", be introduced and given first reading.
2. That Bylaw No. 8910, having been considered in conjunction with:
 - the City's Financial Plan and Capital Program;
 - the Greater Vancouver Regional District Solid Waste and Liquid Waste Management Plans;

is hereby deemed to be consistent with said program and plans, in accordance with Section 882(3)(a) of the Local Government Act.

3. That Bylaw No. 8910, having been considered in accordance with OCP Bylaw Preparation Consultation Policy 5043, is hereby deemed not to require further consultation.
4. That Termination of Housing Agreements (Mayfair Place and Cambridge Park) Bylaw No. 8911 be introduced and given first reading to permit the City to authorize the termination of Housing Agreements entered into pursuant to Bylaw No. 8677 (Mayfair Place) and Bylaw No. 8687 (Cambridge Park).

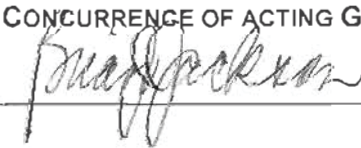
5. That Richmond Zoning 8500 Amendment Bylaw No. 8912, for a Zoning Text Amendment to the Low Rise Apartment (ZLR24) - Alexandra Neighbourhood (West Cambie) Zone to increase the allowable F.A.R. for 9500 Odlin Road (Cambridge Park) and 9399 Odlin Road (Mayfair Place) to a maximum of 1.7 be introduced and given first reading.
6. That Richmond Zoning 8500 Amendment Bylaw No. 8913, for a Zoning Text Amendment to the Town Housing (ZT67) – Alexandra Neighbourhood (West Cambie) Zone to increase the allowable F.A.R. for 9566 Tomicki Avenue (Fisher Gate) to a maximum of 0.75 be introduced and given first reading.
7. That the payment to the City for the termination and discharge of the Housing Agreements entered into pursuant to Bylaw No. 8677 (Mayfair Place) and Bylaw No. 8687 (Cambridge Park) be allocated entirely (100%) to the capital Affordable Housing Reserve Fund established by Reserve Fund Establishment Bylaw No. 7812.
8. That Richmond Zoning 8500 Amendment Bylaw No. 8914, to amend the Richmond Zoning Bylaw No. 8500 to create "High Rise Apartment (ZHR11) – Brighthouse Village (City Centre)" and for the rezoning of 6251 Minoru Boulevard from "School and Institutional Use (SI)" to "High Rise Apartment (ZHR11) Brighthouse Village (City Centre)", be introduced and given first reading.
9. That the affordable housing contribution for the rezoning of 6251 Minoru Boulevard (RZ 11-591685) be allocated entirely (100%) to the capital Affordable Housing Reserve Fund established by Reserve Fund Establishment Bylaw No. 7812.



Brian J. Jackson
Director of Development

BJ:dcB

Att. 10

FOR ORIGINATING DEPARTMENT USE ONLY		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF ACTING GENERAL MANAGER
Affordable Housing	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	
Finance	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	
Law	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	
Parks	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	

Staff Report

Origin

POLYGON CARRERA HOMES LTD. ("Polygon"), as authorized by the Richmond Kiwanis Senior Citizens Housing Society ("Kiwanis"), has applied to the City of Richmond for permission to rezone 6251 Minoru Blvd. (**Attachment 1**) from School and Institutional Use (SI) to a site-specific zone (ZHR11) in order to permit the development of 5 high-rise residential towers with a combined total of approximately 631 dwelling units including two towers with 296 seniors affordable housing units to be owned by Kiwanis and 335 market housing units in three towers to be owned by Polygon and then sold as market residential units.

The project will result in a new east-west half road along the existing property's northern property line that will connect with Minoru Blvd. and an internal private road with public access running north-south between the Kiwanis development and Polygon's market development. A future subdivision will separate the two developments into two individual properties – one owned by Polygon and one owned by Kiwanis.

An amendment to the Development Permit Guidelines in the City Centre Area Plan is proposed to change the form of development for the subject site and six adjacent parcels (6111 through 6651 Minoru Boulevard) from "mid-rise" to "high-rise" residential, commercial and mixed use forms to more properly reflect the form of development massing previously approved or anticipated with redevelopment of this area.

Zoning text amendments are included for three sites (Mayfair Place, Cambridge Park and Fisher Gate) plus Housing Agreement termination Bylaws are provided for Mayfair Place and Cambridge Park in exchange for monetary contributions to the Capital Affordable Housing Reserve Fund at the City's discretion to assist with the construction of Kiwanis seniors affordable housing units.

Background

Kiwanis is a not-for-profit senior citizens service organization established in 1959 that provides affordable seniors independent living rental accommodation at its property at 6251 Minoru Blvd. The existing facility has reached its end of life and needs to be replaced but, on its own, Kiwanis does not have the resources to replace the aging facility.

In February, 2011, Polygon and Kiwanis approached the City with a redevelopment proposal to allow Kiwanis to replace its 14 existing low rise one and two storey buildings containing 122 suites with two new high-rise residential towers accommodating 296 affordable seniors housing units.

Kiwanis' partnership with Polygon came after several attempts to find a development company that would be able to put a plan together that would address Kiwanis' immediate and future needs in the community. Over the past fourteen months, Polygon, Kiwanis, BC Housing and City Staff have been working to prepare an approach that would meet the parties' various interests for the site and ultimately result in a redeveloped Kiwanis Seniors Affordable Housing facility.

Proposal Overview

The Polygon – Kiwanis proposal is being brought forward for consideration as an Affordable Housing Special Development Circumstance project per the City’s Affordable Housing Strategy. As is outlined below, the project involves the re-allocation of affordable housing obligations from a number of current and proposed development sites to a portion of the existing Kiwanis site at 6251 Minoru Blvd. In brief, the proposal is as follows:

- Polygon will purchase approximately 60% of the existing five acre Kiwanis site for market housing. Kiwanis will own the balance of the site (approx. 1.8 acres).
- Using proceeds from the sale and construction financing loans provided by BC Housing, Kiwanis will contract with Polygon to build two 16 storey high rise towers with 148 - one bedroom suites in each tower on the 1.8 acre portion of the site. Units will range in size from 54 m² to 63m² (583 ft² to 676 ft²).
- Polygon will use its portion of the site to develop 335 market suites in two 15 storey towers, one 11 storey tower and 19 townhouse units. Polygon refers to its project as “Carrera”.
- To assist Kiwanis in meeting its objective of constructing 296 seniors affordable housing units on its portion of the site, Polygon proposes to work cooperatively with the City to:
 - Provide a series of cash-in-lieu of construction contributions to the Affordable Housing Reserve from a number of proposed Polygon development projects within West Cambie and City Centre, including the Carrera development;
 - Provide cash contributions to the City’s Capital Affordable Housing Reserve for the termination of Affordable Housing Agreements from two existing Polygon developments in West Cambie (i.e. Mayfair Place and Cambridge Park - note that although the units were constructed on two sites, these were actually provided from three projects in West Cambie);
- Further, Polygon and Kiwanis have requested an amount equivalent to Polygon’s previous affordable housing contributions from Hennessey Green and Meridian Gate to be allocated to the Kiwanis project from the City’s Affordable Housing Reserve. Funds will need to be drawn entirely from the Capital Reserve Fund to cover the equivalent amount requested; and,
- An Affordable Housing Value Transfer (AHVT) formula was developed with the assistance of Paul Rollo & Associates in consultation with Polygon and City Staff as a means of converting Polygon’s affordable housing obligations at several development “donor” sites to cash equivalents (see the report from the General Manager, Community Services dated May 30, 2012 for further details of the AHVT rate establishment). The formula involves determining how much affordable housing is required at each “donor” site per the Official Community Plan and multiplies this by an amount that recognizes the type of construction being proposed at each proposed “donor” site (e.g. wood \$160/sf or concrete \$225/sf). The subsequent calculation determines the amount of the cash contribution required.
- To improve the viability of the Kiwanis portion of the project, Kiwanis is requesting contributions from the City’s Capital Affordable Housing Reserve Fund for City fees on the affordable housing portion of the development – specifically building permit fees, development cost charges and service cost charges. The combined fee for this project is estimated at \$3,305,468. This issue is addressed in a separate report from the General Manager, Community Services dated May 30, 2012.

- Polygon's AHVT contributions for the proposed "donor" sites are suggested to be deposited 100% to the Capital Reserve Fund to support the capital construction of the Kiwanis seniors affordable housing development. Normally, affordable housing contributions are split with 70% going toward the Affordable Housing Capital Reserve Fund and 30% going toward the Affordable Housing Operating Reserve Fund.
- Financial support by the City to Kiwanis' project will be linked to construction milestones and legal agreements to safeguard all parties involved. The monies will be paid directly to Kiwanis which in turn will use these funds to pay back the construction loans from BC Housing. The City's contributions will be secured via a mortgage on title, second in priority only to a BC Housing Mortgage to ensure the project is constructed.
- Post construction, any outstanding debt on the affordable housing project will be converted to a "take out" mortgage carried by Kiwanis. BC Housing will assist Kiwanis in finding the most appropriate financing package available.

Total Capital project cost of the Kiwanis affordable housing side of the development is expected to be approximately \$58.5 million including City fees and Development Cost Charges (DCC's). Kiwanis will be contributing approximately \$21 million to these costs and will seek a construction financing loan of approximately \$37.5 million from BC Housing.

If Council approves the recommendations of this staff report and future applications to rezone the "donor" sites and accept cash contributions in-lieu of the construction of affordable housing units on these sites, approximately \$24,143,078 (including City contributions of \$3,305,468 to Development Cost Charges, Servicing Cost Charges and Building Permit fees) could potentially be available in the City's capital Affordable Housing Reserve Fund to assist Kiwanis with projects costs.

Assuming that the above financial support by the City, Kiwanis will require financing of approximately \$13.3 million after construction. A more detailed breakdown of Kiwanis' financing is provided in the report from the General Manager, Community Services dated May 30, 2012.

The balance of this report provides, first, an overview of the proposed "donor" sites and the review process involved, then second, details of the rezoning proposal specific to the Kiwanis and Polygon's Carrera site.

Donor Sites and Process Details

Including Polygon's Carrera project at the existing Kiwanis development site, nine development sites are proposed to be involved in the program to assist the Kiwanis project. **Attachment 3** provides a detailed listing of all the properties proposed for the overall program either as a "donor" site or as part of the immediate development proposal (i.e. Kiwanis and Carrera). The attachment also shows the development status for each site and the key actions or rezoning considerations related to that specific property. A context map showing the location of the Polygon Carrera-Kiwanis site and the proposed "donor" sites is provided in **Attachment 2**.

Due to the complexity of this overall program, separate Rezoning reports will be provided for the other “donor” sites that are not yet rezoned (i.e. Mueller, Alexandra West and Alexandra East). **It is important to note that Council may freely decide on whether to approve or reject each of these donor site rezoning applications independently from its decision regarding the Polygon Carrera - Kiwanis application.**

Below is an overview of the proposed actions for each of the proposed “donor” sites.

Meridian Gate (9288 Odlin Rd) and Hennessey Green (9800 Odlin Rd)

Items 1 and 2 in Attachment 3

Council approved the rezoning applications for both Meridian Gate and Hennessey Green on June 25, 2007. As part of its original rezoning considerations Polygon provided voluntary cash in lieu contributions to the City’s Affordable Housing Reserve in the amount of \$1,439,834 and \$707,370 respectively.

Mayfair Place (9399 Odlin Rd) and Cambridge Park (9500 Odlin Rd)

Items 3 and 4 in Attachment 3

Council approved these two developments on Jan. 24, 2011 and Nov 23, 2009 respectively. Sixteen affordable housing units were built at Mayfair Place and 22 affordable housing units were built at Cambridge Park. Housing Agreements were registered on title for both sites. All of the affordable units at both sites have been held vacant by Polygon in anticipation of the Kiwanis project.

Based on the Affordable Housing Value Transfer (AHVT) formula, Polygon proposes to contribute \$2,223,360 for the 16 units in Mayfair Place and \$2,721,600 for the 22 units in Cambridge Park to the Affordable Housing Reserve in exchange for discharge of the Affordable Housing Agreements from their respective titles thereby allowing these units to be sold by Polygon at market rates.

A zoning text amendment has been prepared (Bylaw 8912) to remove the requirement to build affordable housing units so that current density of 1.7 F.A.R. can be built outright in the event of destruction of the units in the development.

An additional administrative text amendment has been prepared (Bylaw 8913) to allow an outright 0.75 F.A.R. for Fisher Gate (9566 Tomicki Ave.) as 11 affordable housing units were provided on the Cambridge Park development site as part of the rezoning requirements (as noted under DP 08-432203 and RZ 08-408104).

Proposed New Polygon Developments (Items 7 through 10 in Attachment 3)

Polygon proposes to make contributions to the City’s Affordable Housing Reserve in lieu of building the affordable housing units on site at four market developments currently under review by staff, including Carrera on the Kiwanis site. The estimated contribution amounts are based on the affordable housing floor space totals required at each proposed “donor” site for the proposed size of the overall development and converted to a dollar equivalent using the appropriate AHVT rates (i.e. wood construction value = \$160/ft², concrete construction value = \$225/ft²).

The estimated contribution amounts for each of the four new development projects are provided below. A Council resolution has been included in the Staff recommendations to have the full amount (i.e. 100%) of the contribution for Carrera deposited into the capital Affordable Housing Reserve Fund. Similar resolutions will be proposed for Mueller, Alexandra West and Alexandra East as part of their rezoning application.

- Carrera (market side of 6251 Minoru Blvd. [RZ 11-591685]), est. contribution \$4,257,312.
- Mueller (8331/51/71 Cambie Rd. & 3651 Sexsmith Rd. [RZ 11-591985]) est. contribution \$5,237,409.
- Alexandra Road West (9331, 9393, 9431, 9451 & 9471 Alexandra Rd. [RZ 12-598503]) est. contribution \$2,871,264.
- Alexandra Road East (9491, 9511, 9531 & 9591 Alexandra Rd. [RZ 12-598506]) est. contribution \$1,570,741.

Rezoning applications for Mueller, Alexandra Road West and Alexandra Road East are currently being reviewed by Staff.

Securing Affordable Housing Contributions

Because of the amounts involved, contributions from the “donor” developments are proposed to consist of an initial cash contribution covering the first phase of each of the respective developments plus a security (i.e. Letter of Credit) covering the affordable housing contributions for all the subsequent phases associated with that development. The amount of the security will include consumer price index (CPI) adjustments and deadline clauses. Legal agreements will be included in the rezoning considerations for all the subsequent development phases associated with each of the four donor sites. As building permits are sought at each development phase the affordable housing contribution owed for that phase will be required to be paid. These securities will then be reduced by the amount of the contribution made plus the CPI adjustment.

Cash Flows and City's Contributions

A spreadsheet showing the proposed Affordable Housing Contributions from each of the development projects is provided in **Attachment 4**. The attachment also includes a proposed preliminary schedule of milestones and cash flow schedule. As indicated in the cash flow schedule, grant payments made by the City would be made to Kiwanis directly and are proposed to be paid out upon specific milestones being reached in the Kiwanis construction effort and provided the City has received sufficient contributions from “donor” sites. The proposed grant payments would take place at the following milestones:

1. Upon issuance of the building permit for the Kiwanis affordable housing project (approx. \$10,911,127);
2. Upon successful completion of a quantitative survey by BC Housing of the first tower (approx. \$3,818,963);
3. Upon successful completion of a quantitative survey by BC Housing of the second tower (approx. \$4,536,779); and,
4. Coincidental with the Take Out Mortgage (approx. \$1,570,741).

If the Affordable Housing contributions to the City associated with the final grant payments are made early and the final inspections have been completed for the second Kiwanis tower then the

final grant payments can also be made earlier than indicated. This will help reduce Kiwanis' financing costs.

Prior to Rezoning adoption, an agreement will be entered into between Kiwanis and the City relating to the construction of the affordable housing units and City contributions toward project costs. Key elements of the agreement will include:

- a. Construction of 296 one-bedroom affordable housing units on the Kiwanis site;
- b. Proposed construction schedule and reporting requirements;
- c. Kiwanis to be solely responsible for constructing the units, all construction costs, and all future maintenance and operation costs;
- d. Maximum contribution from City is \$20,837,610 towards construction costs (generally in accordance with the contribution schedule included in **Attachment 5** and a further maximum contribution of \$3,305,468 towards payment of development cost charges, service cost charges and building permit fees, provided that:
 - i) Council approves the proposed developments that will provide the affordable housing contributions;
 - ii) the City receives such affordable housing contributions from the owners of the proposed developments; and
 - iii) Council approves the disbursement(s) of funds to Kiwanis;
- e. City is released by Kiwanis and excluded from any liability relating to the construction project and maintenance and operation of the affordable housing units;
- f. Kiwanis will register a mortgage (2nd in priority only to any BC Housing mortgage) against Kiwanis' site in favour of the City and grant other security required by the City, in its sole discretion, to secure Kiwanis' obligation to construct the 296 affordable housing units and in the event of default by Kiwanis. The mortgage will be discharged after final inspection permitting occupancy of all 296 affordable housing units required under (a) above and provided Kiwanis is not in breach of any of its obligations under the mortgage in favour of the City and any BC Housing mortgage; and
- g. Nothing in this agreement can or may fetter the discretion of Council or prejudice or affect the City's rights, powers, duties and obligations under any statute, bylaw, regulation, order or other legislative enactment.

Details Related to the Kiwanis Site Redevelopment

Findings of Fact

Conceptual site and building plans are provided in **Attachment 6**. A Development Application Data Sheet providing details about the development proposal is provided in **Attachment 7**.

The existing development site is approximately 20,238 m² (217,836 ft² - approx. 5 acres) in area. Pursuant to the City Centre Area Plan, dedications will be required for the construction of a half road running east-west adjacent to the site's northern property line. The remaining half road will be acquired through future redevelopment of the property to the north (i.e. Minoru Residence). Additional land dedication will be required for frontage improvements (e.g. sidewalk and boulevard) along Minoru Blvd. Land dedications will total approximately 1909 m².

Surrounding Development

- To the North: A 16,839m² (4 acre) site zoned Health Care (HC) containing the Minoru Residence Extended Care Facility at 6111 Minoru Blvd. This facility is owned and operated by Vancouver Coastal Health.
- To the East: The northern portion of Richmond Centre Mall, Horizon Towers residential development zoned Downtown Commercial (CDT1).
- To the South: A 15,529m² (3.8 acre) residential lot currently zoned High Rise Apartment (ZHR4) – Brighthouse Village (City Centre) (6351, 6391 and 6491 Minoru Blvd.). This site is undergoing redevelopment (RZ 04-286496 approved Sept., 08 2008; DP 07-362006 pending). The approved Rezoning permits up to four high rise residential towers with approximately 448 dwelling units including 113 rental units and 24 affordable seniors housing units. The first phase of the development will consist of two sixteen storey high-rise buildings with approximately 224 dwelling units over a common parking structure.
- To the West: The northern portion of Minoru Park and the Bowling Green park facility.

Related Policies & Studies

Official Community Plan Schedule 10 - City Centre Area Plan (CCAP)

CCAP Land Use

No changes are proposed to the land use or density from that already provided for through the City Centre Area Plan (CCAP) for the subject site or the six adjacent properties (6111 through 6651 Minoru Boulevard) that front Minoru Blvd.

The City Centre Area Plan (CCAP) Specific Land Use Map: Brighthouse Village (2031) designation for the area is “Urban Centre (T5)” which provides for a base F.A.R. density of 1.2 and an affordable housing bonus of 0.8 F.A.R. for residential (i.e. non-institutional uses).

The Specific Land Use Map designates the Kiwanis property for “Institution” use. The definition for “institution” includes affordable housing and provides for additional density on a site-specific basis via City development application processes. The institution designation also “provides for adjunct uses and/or additional density on the lot and, in the case of a multiple-lot development site, the development site over and above that permitted by the underlying Transect or Sub-Area Plan, provided that:

- a) the adjunct uses are consistent with those permitted by the underlying Transect or applicable Sub-Area Plan;
- b) the provision of adjunct uses and/or additional density on the development site results in a community benefit to the satisfaction of the City;
- c) the development site retains its institution designation;
- d) the scale, form, and character of development are complementary to that intended for neighbouring properties under the Area Plan or applicable Sub-Area Plan.”

The CCAP Land Use Map provides for a new east-west road along the north property boundary of the subject property. This new road has been incorporated into the Polygon/Kiwanis proposal.

Staff's assessment of the Polygon/Kiwanis proposal is that it conforms with the CCAP. A more detailed discussion regarding the site density proposed is provided in the Analysis section of this report.

CCAP Development Permit Guidelines - Proposed Amendments

The Staff recommendations include amendment to the Development Permit Guidelines in the City Centre Area Plan to repeal the existing map designations in Sub-Area B.2 in Section 3.0 of Schedule 2.10 (City Centre Area Plan, Development Permit Guidelines), of the Official Community Plan Bylaw 7100 for 6111 – 6651 Minoru Boulevard and by designating those areas "Mixed Use – High-Rise Residential, Commercial & Mixed Use".

This amendment is proposed to more properly reflect the form of development massing previously approved or anticipated with redevelopment of this area and the two institution designated sites within this area. Two of the properties (6631 – 6651 Minoru Blvd.) currently contain the 3 high-rise towers of the "Park Towers" complex. Four new high-rise towers have been approved by Council on Sept. 8, 2008 for the property at 6391 Minoru Blvd. The pending Development Permit for Phase 1 of that development includes two 16 storey high rise towers. There are no current proposals for the Minoru Garden Apts. (6451, 6551 Minoru Blvd.) or for the Minoru Residence Seniors Care facility at 6111 Minoru Blvd. However, preliminary discussions with Vancouver Coastal Health suggests that at some point in the future consideration would be given to taking advantage of additional density and height on its Minoru Residence property upon redevelopment. The proposed amendment is primarily intended to provide more appropriate guidance on the form of development that either is or will occur along this strip but is, in effect, consequential upon other bylaw amendments that Council has already made.

Affordable Housing Strategy

The proponents are seeking consideration under the "special development circumstance" provisions of the Affordable Housing Strategy (per the report from the General Manager, Community Services dated May 30, 2012) to allow the various monetary and cash-in-lieu contributions to occur as well as to obtain fiscal relief from development cost charges, service cost charges and building permit fees for the affordable housing portion of the project.

Under the proposal, rents on all 296 one-bedroom units will be regulated under a housing agreement to be registered on title and run in perpetuity. The current Affordable Housing Strategy establishes a total household annual income of \$37,000 or less for one bedroom units. The current (i.e. 2012) maximum monthly rent for these units would be \$830. These rates are reviewed and adjusted by the Consumer Price Index annually. Although still being refined, Kiwanis is estimating a rental rate of approximately \$728/month. Including electrical and tenant insurance the total shelter costs will range between \$755 and \$905/month.

The merits and justification for consideration of the Kiwanis project as a special development circumstance are addressed under a separate report from the General Manager, Community Services dated May 30, 2012. The General Manager, Community Services has recommended

support for this request. This Staff report begins from this premise and does not further assess these merits.

Consultation

School District

The Official Community Plan amendment proposed with this application is primarily an amendment to address the proposed hi-rises as a form of development on the subject site and six adjacent parcels within the City Centre Area Plan. No changes are proposed to the overall population/unit density within the City Centre through this amendment. The application was, nevertheless, referred to School District No. 38 (Richmond) under OCP Bylaw Preparation Consultation Policy 5043 for the Board's consideration. Having reviewed the proposal, the School Board has replied that the Board has no comment at this time.

Richmond Seniors Advisory Committee

Polygon provided an informational presentation about the project to the Richmond Seniors Advisory Committee on January 11, 2012. Information on the development plans, the tenant relocation program, the parties involved and the anticipated review process were provided. The presentation was well received and overall support for the project was given by the members in attendance.

Minoru Seniors Society Executive Board

Polygon and Kiwanis met with representatives of the Minoru Seniors Society Executive Board on February 21, 2012. The intent of the meeting was primarily information sharing and networking. The discussions involved management strategies, the types of services needed by seniors and practical design issues. A concern was raised regarding the limited number of parking stalls proposed for the development. This issue was reviewed by Polygon and Kiwanis and adjustments were subsequently made with a commitment by Polygon to allocate an additional ten stalls for Kiwanis within the Carrera development's parkade. An easement to secure these stalls is included in the Rezoning considerations.

Vancouver Coastal Health Authority (VCH)

Several meetings were held with VCH as the owners of Minoru Residence Extended Care Facility at 6111 Minoru Blvd., located immediately north of the development site. VCH representatives have expressed their general support of the project and are working with Polygon to resolve potential changes to the primary vehicle access for Minoru Residence and address concerns that might arise with the construction activity.

Consideration is being given to relocating the vehicle access to the Minoru Residence off Minoru Blvd. so that it will connect to the proposed new east-west roadway instead. While not a City requirement for the overall project, this relocation will allow a better design for the new intersection at Minoru Blvd. Minoru Residence will also benefit from the new configuration, along with a full traffic signal to be constructed as part of the subject development, by gaining vehicle access to their site by northbound drivers since an existing median on Minoru Blvd. currently prevents northbound vehicles from turning into the Minoru Residence site. The final design will be incorporated in the Service Agreement.

Existing Kiwanis Residents

Considerable effort has been made by both Kiwanis and Polygon to keep the existing Kiwanis tenants informed of the redevelopment proposal. Polygon established a site office with a community liaison to meet with each of the residents and assist them as needed. Newsletters were provided to all the residents to keep everyone up to date. A tenant relocation program has also been established with funding in place to assist qualifying tenants with finding interim accommodations, providing moving costs (leaving and returning) as well as top-up for rents while the tenants are accommodated elsewhere during the Kiwanis site's redevelopment.

The Tenant Relocation Program was accelerated recently when one of the existing tenants accidentally broke through one of the facility's floor boards. Upon examination it was determined that water had been gradually weakening the structure.

At the beginning of May, 2012, there were 53 units still occupied out of a total of 122 units. All of the tenants in the facility have been offered the first option to return once the new buildings have been completed.

Public Input

As part of the normal Official Community Plan (OCP) and Rezoning review process, this application will undergo a Public Hearing. To time of writing, Staff have received 58 written submissions on the application including:

- 38 form letter petitions against the project believed to be primarily from residents at Horizon Towers (6088 Minoru Blvd.);
- 18 on-line submissions in opposition to the project;
- one letter against the project; and,
- one letter in support of the site's redevelopment from a current resident in the Kiwanis facility.

All of these correspondence submissions are provided in **Attachment 10**.

The main issues raised in the form letter petition submissions are summarized as follows:

- The block bounded by Minoru Blvd, Westminster Hwy, Gilbert Rd. and Granville Ave. is where Minoru Park and other community resources are and should be an exclusion zone for high-rise high density development;
- Minoru Park is small and should be enhanced;
- The passive use portion of the park is small with the larger portion taken up by community amenities and facilities;
- The garden portion is wedged between structures and does not extend to the neighbouring streets;
- The buildings will encircle and isolate Minoru Park and will also obstruct our view of the park; and,
- There are no proper passageways to the park from Westminster Hwy. and Minoru Blvd.

The main issues in the on-line submissions, in order of frequency mentioned, are summarized as follows:

- Impact of increased population, densification and overcrowding;
- Impact of increased traffic to the area;
- Impact to the limited recreational facilities;
- Impact on the local environment;
- Blocking views to Minoru Park;
- Increased air pollution;
- Increased noise;
- Takes away the natural use of Minoru Park;
- The hospital and senior care home are too busy now;
- Maintain Minoru Park as it is now.

The letter in opposition from a resident of Horizon Towers notes that this development will significantly affect the quality of life for the residents in his complex. He specifically identifies the following concerns:

- Population density increases with an additional 634 more families to the area;
- The increased in traffic in and out of the area;
- The impact of five towers on their views of Minoru Park; and,
- The additional strain on over-crowded recreation facilities (Public Library, Aquatic Centre, Sportsfield, etc.

The letter from the current Kiwanis resident is in support of the replacement of the facility with the proposed development and notes that the existing buildings are crumbling and in need of replacement “sooner than later”. He notes that he is a low income senior who has lived at Kiwanis for many years. He was very appreciative of the treatment by both Kiwanis in taking a personal interest in the care and welfare of its tenants.

Staff have reviewed these comments and provide the following context:

As part of the development submission the proponent was required to undertake a Traffic and Parking Study. The study indicates that the existing transportation infrastructure has sufficient capacity to handle the proposed development at the subject site and the anticipated development on the property to the immediate south of the Kiwanis property (i.e. 6391, 6491 Minoru Blvd. RZ 04-286496). Several improvements are being incorporated as part of the Polygon-Kiwanis project that will further enhance the movement of people and vehicles around the area including:

- A new full traffic signal and cross walk at the new intersection with the proposed east-west road and Minoru Blvd.,
- Widening of the cycling lanes along Minoru Blvd.,
- Installation of a new (northbound) left turn bay from Minoru Blvd. connecting to the new east-west road;
- Widening of the sidewalk and boulevard along the Kiwanis frontage with Minoru Blvd.; and
- Access to the Kiwanis site will be relocated away from Minoru Blvd. to the interior of the site.

These changes will improve vehicle access to Richmond Centre mall, Minoru Residence and the Kiwanis site itself. In addition, pedestrians will benefit from a new sidewalk linkage between Minoru Blvd. and Minoru Park creating a more direct access to the park.

Noting the concerns raised by Horizon Towers' residents, Polygon representatives contacted Baywest Property Management, the management company for Horizon Towers, with an offer to hold an information meeting on the project for the Strata. Baywest Property representatives advised that they had taken the request to the Horizon Towers Strata Council but the Strata Council indicated that they had no interest in meeting with Polygon on the project.

Staff Comments

No significant technical concerns have been identified through Staff's review. Staff are supportive of the subject rezoning provided the applicant fully satisfies the Rezoning Considerations as outlined in **Attachment 8**.

Detailed technical comments are provided in the Analysis section below.

Analysis

OCP Consultation

Section 879 of the Local Government Act outlines the consultation requirements for amendment of the Official Community Plan. Local Government is required to determine which persons, organizations and authorities it considers are appropriate for consultation. The City has responded to this requirement through the OCP Bylaw Preparation Consultation Policy (Policy 5043).

With regard to the specific OCP amendment proposed in this report to repeal the existing map designations in Sub-Area B.2 in Section 3.0 of Schedule 2.10 (City Centre Area Plan, Development Permit Guidelines), of the Official Community Plan Bylaw 7100 for 6111 – 6651 Minoru Boulevard and by designating those areas "Mixed Use – High-Rise Residential , Commercial & Mixed Use" Staff have made the following considerations pursuant to Policy 5043 and section 879 of the Local Government Act:

1. No consultation is warranted for the following listed groups as there are no apparent impacts to them as a result of the proposed amendment:
 - Metro Vancouver (formerly the GVRD)
 - The Councils of adjacent Municipalities
 - First Nations
 - Translink
 - Port Authorities (PMV)
 - BC Land Reserve Commission
 - Other Federal and Provincial Government Agencies
 - Vancouver International Airport Authority (VIAA)
(Staff note that the maximum height of the proposed development does not exceed the maximum height permitted by the Vancouver International Airport Zoning Regulations)
2. Following standard protocol for the Public Hearing process, and in consultation with the City Clerk's Offices, community groups and neighbours will be advised of the proposed

amendments through Public Hearing notifications in the local newspapers and direct mail outs used by the City for this purpose.

3. As noted earlier in this report, direct communication was undertaken with both the Richmond School Board and Vancouver Coastal Health Authority representatives on the proposed amendment.

Based upon the above review, Staff consider that the Policy 5043 and section 879 requirements have been met with the above consultation process. Further, residents, business, organizations, and property owners will be provided with opportunity for input at the Planning Committee meeting, Council meeting, and statutory Public Hearing.

Density Considerations

Polygon's proposal will ultimately result in two separately owned properties – one entirely consisting of seniors affordable housing and the second entirely market-based residential housing. Both properties will continue to be designated "Institution" in the City Centre Area Plan (CCAP) since the Carrera (market) development and the Kiwanis Seniors Affordable Housing project are being developed cooperatively. As indicated in the CCAP it is up to the City's discretion to determine whether the proposed density is appropriate given the community benefit derived from the development.

According to the United Way, the Metro Vancouver region is experiencing a massive demographic shift. In ten years, seniors will outnumber children in many communities throughout the region and projections suggest a near doubling of the seniors community by 2021. In 2009, Richmond had an inventory of 206 senior subsidized housing units. BC Housing reports that in 2011 it had 243 Richmond seniors on their applicant registry waiting list. Given the anticipated regional growth in the seniors population, BC Housing's wait list for Richmond is likely to grow.

Kiwanis has determined that its current facility has reached the end of its useful life and is in immediate need of replacement. In looking at the anticipated future needs of Richmond seniors with limited income Kiwanis has identified a target of providing 296 assisted housing units for seniors on their site - more than doubling their existing capacity. The form of development they have chosen is concrete hi-rise which should have a longer life than a replacement wood structure and should therefore serve the Richmond community of seniors in need of assisted housing well into the future. Without the market component, and the proceeds from the sale of a portion of the Kiwanis site, it is highly unlikely that the affordable housing component could be undertaken by Kiwanis' on its own given its limited resources and non-profit orientation.

Enhancement and expansion of the Kiwanis facility at its present location has considerable merit being located close to shopping, health care resources, transit, provision of services for seniors, park amenities at Minoru Park, and the seniors resources at the nearby Minoru Place Activity Centre. In many ways this is a superior site for a seniors assisted housing facility to any other similar facility in Richmond.

From the considerations identified above and given the net impact on Richmond's affordable housing stock that is discussed in the next section, Staff's technical assessment that the adjunct use as proposed is appropriate for the site.

Staff note that the transition to two 16 storey hi-rise towers will require quite different management strategies from what Kiwanis has been use to in the past. The City's Community Social Development Staff, BC Housing, Vancouver Coastal Health, the BC Non-Profit Housing Association and Polygon have been working with Kiwanis to ensure the appropriate support connections are in place to assist with this transition and strengthen Kiwanis' capacity to efficiently manage its development by the time construction has been completed.

Net Impact on Richmond's Affordable Housing Stock

The development proposal will result in 296 seniors affordable housing units. The existing Kiwanis facility contains 122 units. Assuming approval of all the associated donor site rezonings and the voluntary contributions identified earlier in this report the table below indicates that, overall, there will be a net gain of an estimated 40 affordable housing units in Richmond upon completion of the project. In addition, completion of the first tower will more than replace the 122 units that currently exist at Kiwanis.

Table 1

Calculation of Net Benefit of Affordable Housing Units ¹	Units
AH units deducted from other parts of Richmond (proposed + built)	124 units ²
Units funded by City/Polygon Transfers (excluding CIL)	95 units
Net Loss of AH Units:	- 29 units
Existing Units in Kiwanis Facility	122 units
Portion Funded by Kiwanis (contribution + mortgage)	191 units
Net Increase Funded by Kiwanis	+ 69 units
Net Gain in AH Units in Richmond	+ 40 new units

¹ Calculations exclude fee relief and cash in lieu contributions

² Includes proposed projects, release of secured affordable housing units at Mayfair Place and Cambridge Park.

It should be noted that the net loss of 29 affordable units noted in the table is primarily a result of transferring from wood construction in West Cambie to concrete construction at Kiwanis since each square foot of concrete is more expensive than each square foot of wood.

Utility Capacity Review

The utility capacity review indicates that upgrades will be required to the major storm sewer along the Minoru Boulevard frontage including the upgrading of the existing 300mm diameter main to a 600 mm system along a portion of the frontage. No sanitary upgrades were identified and adequate available water flow is to be confirmed upon completion of the building design at Building Permit stage. Sections of the existing storm and sanitary system at 6351/91 and 6491 Minoru Boulevard will be abandoned/removed and replaced with the ultimate storm and sanitary sewer system. See **Attachment 8** for a detailed description of the site servicing requirements.

Transportation Issues

Roads and Intersection Improvements

A ten metre wide road dedication combined with an adjacent 3.5m public right of passage are required along the northern property line of the subject site to accommodate the new east-west road, sidewalk and boulevard. A full traffic signal and crosswalk configuration will be installed

at the intersection of the new east-west road and Minoru Blvd. Adjustments to the centre median on Minoru Blvd. will be made to accommodate northbound to westbound left-turns onto the new east-west road. For the foreseeable future the new east-west road will dead end to vehicle traffic at the western property line of the site and not connect to Bowling Green. The new road will, however, provide a new pedestrian/cyclist and emergency access to Minoru Park from Minoru Blvd.

The proposed north-south road between the two developments will remain a private road with public rights of passage. The development plans call for paving stones to be used in a raised open square between the Kiwanis development and the Carrera development. Polygon has committed to maintaining the entire paving stone area through agreement with Kiwanis whereby Carrera will be responsible for its maintenance and Kiwanis will pay their portion of the maintenance to the Carrera Strata. The north-south road will consist of an 16 to 16.5m wide public right of passage with two-way vehicle travel lanes, parking lanes, curbs, boulevards and sidewalks along both sides.

The frontage along Minoru Blvd. will be widened by approximately 2.15m via land dedications to accommodate the widening of the existing southbound bike lane to 1.8m, provide a minimum 1.6 m wide curb/gutter and boulevard plus a 2m wide sidewalk for the full length of the property.

It should be noted that an existing pedestrian trail between Minoru Blvd. and Minoru Park along the southern property boundary over the Kiwanis site will be closed for site construction. This trail will be replaced with a sidewalk along the new east-west road along the site's northern boundary. Kiwanis will be providing the City with 90 day notice of the trail closure within the next few weeks.

Vehicle Parking

Polygon has submitted a Traffic and Parking Impact Study (TPIS) that compares the proposed parking requirements of the Kiwanis seniors affordable housing project to other projects of a similar nature. The development proposal includes 91 vehicle stalls for the Kiwanis project (including 10 stalls that will be located within the Carrera parkade) and 466 vehicle stalls for Carrera residents and visitors.

Polygon has also prepared a transportation demand management (TDM) package in support of a minor relaxation for the Carrera parking requirements. The proposed parking relaxation reduces the number of resident stalls from 1.2 stalls per unit to 1.19 (less than 1%) stalls per unit. The compensation for this reduction under the proposed TDM includes a \$25,000 contribution to one bus shelter, electrical outlets for 20 spaces in the Carrera parkade and one electrical outlet in each bicycle room in the Carrera towers.

The TPIS and TDM package have both been reviewed and supported by Transportation staff. The Rezoning considerations include a requirement for an easement on the Carrera side for the provision of ten parking stalls for use by Kiwanis in perpetuity and a legal agreement to require the electrical outlets and specified voltages plus the cash contribution for the bus shelter. A requirement for two visitor stalls to be dedicated for health care worker use will be incorporated into the Development Permit Plans.

Bike parking

Transportation staff support the substitution of 32 electric scooter stalls for the Class 1 bicycle stalls in the Kiwanis development. All other bike stall requirements are to conform to the Zoning Bylaw standards.

Tree Replacement

An Arborist's report was submitted and reviewed by Tree Preservation Staff and Parks Staff. On the overall site 53 trees are proposed for removal. An additional 4 large trees located along the western property line are shared between Kiwanis and the City. Parks staff have inspected these four trees and found them to be in too poor a condition to be retained safely. To facilitate site preloading it is anticipated that Polygon will apply for the appropriate tree removal permits for the on-site tree removal and work with Park's staff to remove and replace the four boundary trees. Securities will be taken to ensure replacements at a minimum of two for one. With consideration to the size of the trees compensation for the four parks trees has been set at \$5,200.

Public Art

A preliminary public art plan was presented to and supported by the Richmond Public Art Advisory Committee on March 20, 2012. The Plan proposes artwork along Minoru Blvd. integrated with street facing glazing, brick first storey walls and or landscape features. These works are to be completed with the first phase of development. A detailed public art plan is to be submitted for review by the RPAAC and accepted by the City prior to final adoption of the rezoning. The proposed contribution is approximately \$283,800. The requirement for the submission of the detailed public art plan has been included in the Rezoning considerations.

Thermal Comfort Analysis*Kiwanis*

With the assistance of BC Hydro and Polygon a Thermal Comfort Analysis and Simulation was undertaken by Enersolv Design and Build Ltd. for the Kiwanis affordable housing development. The assessment was based on the proposed building design and included a glazing to wall ratio of 47%, electric baseboard heaters and conditioned outdoor air supplied into the corridors of the buildings. The proposed design does not include central air conditioning to each residential unit.

The assessment used the International Standards Organization (ISO) 7730-1993 Standard for Occupancy Thermal Comfort and the BC Building Code (2006) to determine how well the proposed design will perform given typical weather for Richmond, air flow and solar loads for the building type and orientation.

Enersolv's report states that based on their simulation analysis "the building meets the above thermal comfort standard without the requirement for mechanical cooling in any of the residential units". Enersolv's Engineers have confirmed that their analysis conforms to the OCP "ASHRAE 55-2004" requirements for residential development within aircraft noise sensitive areas.

Carrera

Polygon's Carrera project is being designed to meet Silver LEED equivalency. This approach will assess the development against eight major credit categories including water efficiency, energy and atmosphere, materials and resources, and indoor environmental quality. To achieve silver equivalency a specified number of points must be achieved. Carrera is being designed to

be fully air conditioned thereby addressing thermal comfort concerns. The project is also being designed to connect to the District Energy Utility (DEU) once it becomes available.

BC Hydro Energy Modelling

With the assistance of BC Hydro and their affiliates, energy use modelling was also undertaken for the development under BC Hydro's New Construction Program. The final results of this analysis were not available in time to incorporate into this report but early indications are that the analysis has resulted in modifications to the design which will result in significant energy cost savings to the Kiwanis project over the lifetime of the buildings. More details will be available through the Development Permit review for this development. It should be noted that only the Carrera development is proposed to connect to the District Energy utility when it becomes available.

Aircraft Noise Assessment

The development site is located within Aircraft Noise Sensitive Area 3 which are classed as Moderate Aircraft Noise Areas within the Official Community Plan. This area permits all aircraft noise sensitive land uses provided that a restrictive covenant is registered on title, acoustic reports are prepared identifying appropriate noise attenuation measures to be incorporated into the building design.

An Acoustic Report was prepared by Brown Strachan Associates (dated March 20, 2012) covering both the Carrera development and the Kiwanis development. The purpose of the report was to assess the internal noise levels within the residential units based on criteria specified by the Canada Mortgage and Housing Corporation (CMHC) and the interior design noise level criteria specified in the Official Community Plan. The assessment looked at the anticipated impacts from both aircraft and traffic noise. The report makes a number of recommendations for incorporation into the building design including use of glazing with specific acoustical ratings and incorporation of alternative means of ventilation such as continuously rated kitchen and/or bathroom exhaust fans, but concludes that the proposed development meets the City of Richmond OCP interior design noise level criteria.

A requirement for registration of the appropriate covenant(s) is included in the Rezoning Considerations (**Attachment 8**).

Minoru Park Interface

The western property boundary of the Carrera site abuts Minoru Park in the vicinity of Bowling Green. A lit pedestrian walkway with public rights of passage is proposed to run the length of the western property line providing access to the adjacent townhouses and a walking path for all park users. Residents of the Carrera development will also have a secured access from the facility leading into the park. These residents will have non-exclusive access to Minoru Park – there is no attempt to privatize any portion of the Park for the sole use by these residents.

Pedestrian accesses to the townhouses will be raised above grade clearly denoting them as private space. A requirement for registration on title of the Public Rights of Passage has been included in the Rezoning Considerations (**Attachment 8**).

Amenity space

Outdoor amenity space is being provided in both Carrera and Kiwanis through landscaped and open area on top of the parking podiums. With the Kiwanis development the landscaped podium

connects both towers with outdoor amenities including a walking path, community garden plots, community patio areas and a large central lawn. The Carrera podium landscaping will be designed with outdoor passive garden areas and an amenity building.

Indoor amenity areas in the Kiwanis project are included in both towers plus several amenity rooms just off Minoru Blvd. One of the key requirements for Kiwanis was to keep these amenity areas centrally located rather than focused toward either of the two towers. The intent is to keep them accessible to all the residents. These spaces may be used as program spaces for various activities including bringing in external programs of interest to their senior residents.

The conceptual plans for the two developments indicate that approximately 710 m² (7643 ft²) of indoor amenity space will be provided in the Kiwanis and 697 m² (7503 ft²) will be provided in Carrera. These concept plans will be refined through the Development Permit review.

Development Permit Considerations

Although the Carrera and Kiwanis developments are well advanced in their planning and design, a number of issues remain to be refined at the Development Permit review stage. At Polygon's request, preliminary design plans were presented by Gomeroff Bell Lyon Architects Group Inc. and Robert Ciccozzi Architecture Inc. to the Advisory Design Panel on April 18, 2012. Overall, the Panel was supportive of the two development proposals but did make a number of recommendations for the proponent to consider for their formal submission to the ADP. Some of the key issues identified include the following:

- More detail is needed on the treatment of the parkade wall proposed for the lot immediately to the south (the adjacent wall will be about 2 storeys above the Kiwanis podium). A green screen is currently proposed but details have not yet been refined;
- Need to look at safety concerns of seniors in internal layouts (e.g. consider using washroom doors that open outward, etc.);
- Need to undertake more design work with the open square between the two projects;
- The podium design for the Kiwanis development needs further resolution on the Minoru Road side, the interface with the Carrera development and at the northwest corner of the Kiwanis building;
- Need to address design issues associated with the servicing bay areas; and
- Look for ways to strengthen the ties between the two projects.

The full set of comments provided by ADP is provided in **Attachment 9**. The issues identified will be addressed through the Development Permit Review.

Financial Impact or Economic Impact

Approving the Staff recommendation (recommendations No. 7 and No. 9) to direct voluntary cash-in-lieu contributions from three development projects (i.e. Carrera, Mayfair Place and Cambridge Park) to the Affordable Housing Reserve Fund means that the City will be making a financial decision to redirect approximately \$2,703,297 in funds that would have otherwise been contributed to the City's Affordable Housing Operating Reserve Fund to the Affordable Housing Capital Reserve Fund in support of the Kiwanis redevelopment project.

To offset the density bonus benefit already provided to Polygon for the Mayfair Place and Cambridge Park projects (as a result of terminating the Housing Agreements for these sites), it is

proposed that the square footage corresponding to the total area of the affordable housing units on these sites be factored into the final proposed floor area permitted on a future Polygon development (i.e. Polygon's Alexandra Road West or Alexandra Road East projects).

Conclusion

Extensive consultation and analysis has been undertaken with regard to the proposed development. Although there will be an overall reduction in the number of affordable housing units provided in the West Cambie area as a result of the proposal for the City to accept cash contributions to the Capital Affordable Housing Reserve Fund in place of constructing affordable housing units, the overall result will be a net gain in the number of affordable housing units in the City. Staff are recommending support for this unique development proposal.

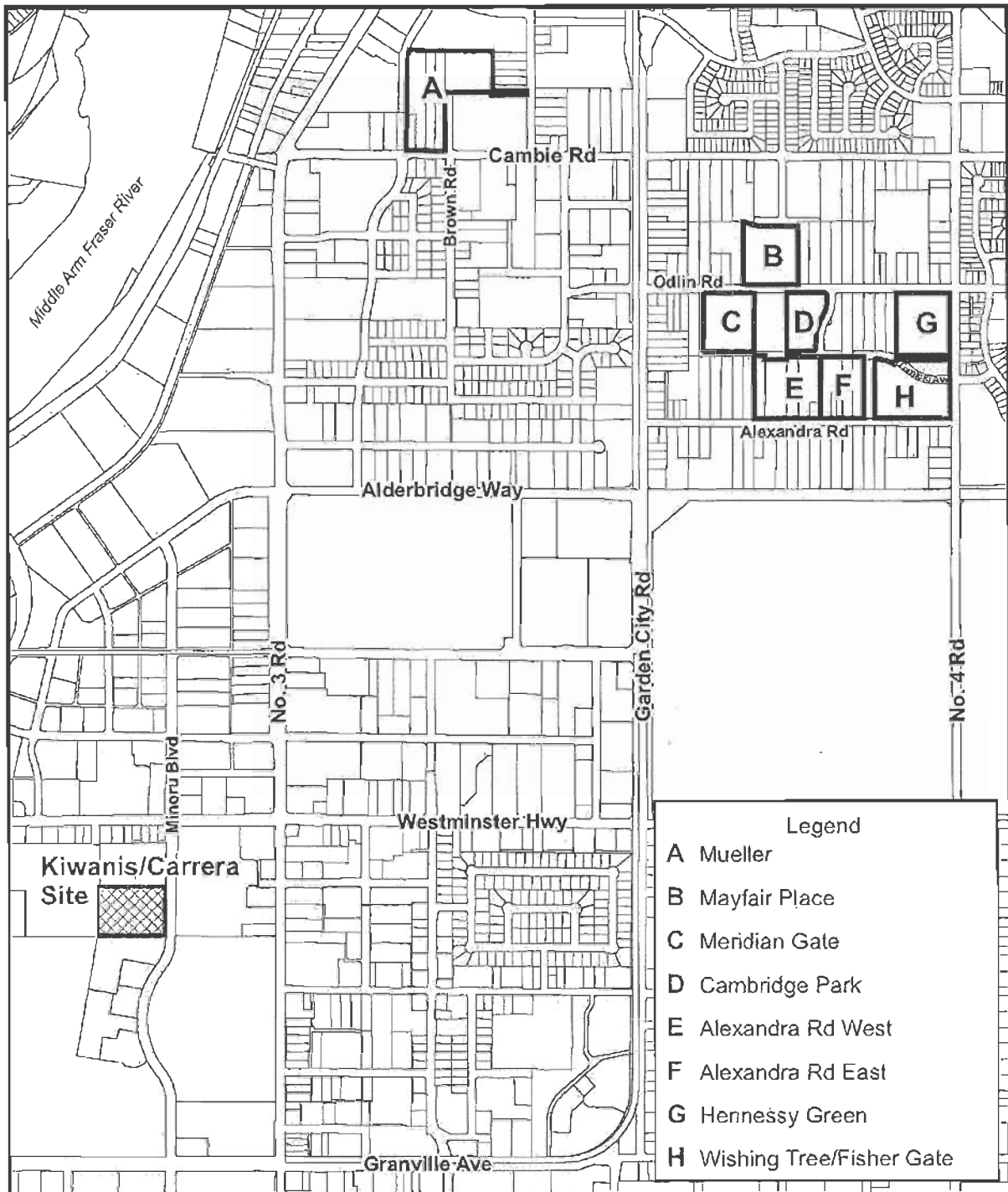
In consideration of the many positive aspects of this location and proximity to services that will enhance the liveability for its residents, Staff are supportive of the proposed density proposed for this site as this is a unique proposal with positive tangible benefits for creating seniors affordable housing in proximity to supportive services.



David Brownlee
Planner 2

DCB:cas

- Attachment 1: Location Map – Polygon Carrera-Kiwanis
- Attachment 2: Context Map – Polygon Carrera - Kiwanis and Proposed “Donor” Sites
- Attachment 3: Development List (The Properties Involved)
- Attachment 4: Proposed Affordable Housing Contributions
- Attachment 5: Proposed Milestones and Cash Flow Schedule
- Attachment 6: Polygon Carrera – Kiwanis Development Concept Plans
- Attachment 7: Development Application Data Sheet For Kiwanis and Polygon Carrera
- Attachment 8: Rezoning Considerations Concurrence
- Attachment 9: ADP Minutes of April 18, 2012 (excerpt)
- Attachment 10: Letters and On-Line Submissions From the Public



Kiwanis Context Map

Original Date: 02/16/12

Revision Date: 05/30/12

Note: Dimensions are in METRES

Development List (The Properties Involved)

Item	Project	Units & Status	Key Actions / Proposed RZ Considerations
1	<u>Meridian Gate</u> 9288 Odlin Rd. RZ 06-344033 PH: May 22 2007; Adopted: Jun 25, 2007 Current zone: ZLR20	\$1,439,834 Cash In Lieu already Paid to City AH Reserve	a. Council allocating an equivalent amount (i.e. \$1,439,834) from AH Capital Reserve for Kiwanis project.
2	<u>Hennessey Green</u> 9800 Odlin Rd RZ 06-354959 PH: May 22, 2007; Adopted Jun 25 2007 Current zone: ZT67	\$707,370 Cash In Lieu Previously Paid to City AH Reserve	a. Council allocating an equivalent amount (i.e. \$707,370) from AH Capital Reserve for Kiwanis project.
3	<u>Mayfair Place</u> 9399 Odlin Rd RZ 10-537689 PH: Dec 20 2010; Adopted Jan 24, 2011 Current zone: ZLR24 Housing Agreement Bylaw 8677	16 Affordable Units Built (13,896 sf actual built area) This project has already been built but the Affordable Housing units are owned by Polygon and held vacant pending Council's decision on terminating the affordable housing agreement.	a. Contribution of \$2,223,360 (est.) to AH Capital Reserve prior to termination of the affordable housing agreement and rezoning. b. Council Resolution required to ensure 100% goes into the AH Capital Reserve as a special project. c. Termination of the existing AH Agreement (Bylaw 8677) by bylaw. d. City undertakes Text Amendment of ZLR24 to provide outright 1.7 F.A.R. for Mayfair Place.

PLN - 78

ATTACHMENT 3

Item	Project	Units & Status	Key Actions / Proposed RZ Considerations
4	<p><u>Cambridge Park</u> 9500 Odlin Rd Strata Plan BCS4008</p> <p>RZ 08-408104 PH Jul 20, 2009; Adopted Nov 23, 2009 RZ Bylaw No. 8440 Current zone: ZLR24 Housing Agreement Bylaw 8687</p>	<p>22 Affordable Units Built total. (11 units from Cambridge Park and 11 units from Fisher Gate 9566 Tomicki Ave.) Combined AH area is 17,010 sf.</p> <p>This project has already been built but the Affordable Housing units are held vacant.</p>	<ul style="list-style-type: none"> a. Contribution to AH Capital Reserve at rezoning \$2,721,600 (est.). b. Council Resolution required to ensure 100% goes into the AH Capital Reserve as a special project. c. Termination of Affordable Housing Agreement (Bylaw 8687) by bylaw. d. City undertakes Text Amendment of ZLR24 to provide outright 1.7 F.A.R. for Cambridge Park.
5	<p><u>Fisher Gate (Wishing Tree)</u> 9566 Tomicki Ave. Strata Plan: BCS3965 Current zone: ZT67 RZ 08-408107 DP 08-432203</p>	<p>11 AH units were transferred to Cambridge Park under DP 08-432203 and RZ 08-408104 (see Item 4 above).</p>	<ul style="list-style-type: none"> a. Rezone to allow outright to 0.75 F.A.R. for Fisher Gate.
679	<p><u>Kiwanis (AH side only)</u> 6251 Minoru Blvd. RZ 11-591685 (Pending)</p>	<p>New project. Develop 296 affordable seniors housing units in two towers.</p>	<ul style="list-style-type: none"> a. Signoff on a terms and conditions/contributions agreement between the City and Kiwanis. b. Require mortgage to protect City contributions until construction has completed. c. Resolution to Remove Deeds Act restrictive covenant from title. d. Permit density increase up to 2.8 F.A.R. on the site net of dedications. e. Authorize City contributions payments per agreement with Kiwanis. f. Require AH Agreement on all 296 units.

PLN - 679

ATTACHMENT 3

Item	Project	Units & Status	Key Actions / Proposed RZ Considerations
7	<u>Polygon Carrera</u> (Market side only) 6251 Minonu Blvd. New address TBD. RZ 11-591685 (Pending)	New project Approximately 335 residential market units in three towers	<ul style="list-style-type: none"> a. Accept contribution to AH Reserve at rezoning \$4,257,312 (est.). b. Council Resolution required to ensure 100% goes into the AH capital Reserve as a special development consideration project. c. Permit density increase up to 3.0 F.A.R. on the site net of dedications.
8	<u>Mueller</u> 8331, 8351 8371 Cambie Rd & 3651 Sexsmith Rd RZ 11-591985 (under review by Staff)	New project. (<i>Separate Rezoning Report</i>)	<ul style="list-style-type: none"> a. Accept contribution to AH Reserve at rezoning \$5,237,409 (est.). b. Council Resolution required to ensure 100% goes into the AH Capital Reserve as a special project.
9	<u>Alexandra Road West</u> 9331, 9393, 9431, 9451 and 9471 Alexandra Rd. RZ 12-598503 (under review by Staff)	New project. (<i>Separate Rezoning Report</i>)	<ul style="list-style-type: none"> a. Amend the West Cambie Area Plan for the increase Alex West density b. Accept voluntary contribution to AH Reserve at rezoning \$2,871,264 (est.). c. Council Resolution required to ensure 100% goes into the AH Capital Reserve as a special project.
10	<u>Alexandra Road East</u> 9491, 9511, 9531 and 9591 Alexandra Rd. RZ 12-598506 (under review by Staff)	(<i>Separate Rezoning Report</i>)	<ul style="list-style-type: none"> a. Accept voluntary contribution to AH Reserve at rezoning \$1,570,741 (est.). b. Council Resolution required to ensure 100% goes into the AH Capital Reserve as a special project.

Notes: Items 7, 8 and 9 will be submitted under separate Rezoning Applications for Council consideration.

Items 6 and 7 are all in the City Centre Planning Area. All others are in the West Cambie Planning Area.

For all items additional standard development related requirements will apply (e.g. flood covenants, statutory rights of way as necessary, etc).

5/1/2012

Affordable Housing Contribution

Kivantis

Polygon future projects avg. unit size per AH unit 800 sq. ft.

Meridian Gate cash in lieu paid @ \$5.10 sf (GBA) \$1,439,834

Hennessy Green cash in lieu paid @ \$5.10 sf (GBA) \$707,370

total in AH fund \$2,147,204

Project	Site Area	Project BA	AH net rentable floor area	AH units generated	City confirmed transfer rate	transfer amount
Polygon contributions from projects recently completed or under construction - areas confirmed as per attached schedules						
Cambridge Park (as built - including Wishing Tree allocations)	123,785	185,677	17,010	22	\$160	\$2,721,600
Mayfair Place (under construction-AH area as allocated)	205,924	308,887	13,896	16	\$160	\$2,223,360
Affordable Subtotal			30,906	39		\$4,944,960
Polygon contributions from future projects (currently proposed data)						
Alexandra Road East	147,297	220,888	9,817	12	\$160	\$1,570,741
Alexandra Road West	209,181	506,973	17,945	22	\$160	\$2,871,264
Mueller site (based on 2.5 FAR GBA on base site area incl. transfer)	196,020	486,548	23,277	29	\$225	\$6,237,409
Kivantis Site (based on City FAR area)	121,282	361,425	18,071	23	\$225	\$4,068,031
Affordable Subtotal			60,111	86		\$13,748,445
Polygon contributions from previous developments:						
Meridian Gate (as built including additional \$38k discrepancy)	188,153	274,704	8,993	16	\$160	\$1,439,834 (as per amount pd)
Hennessy Green (as built)	213,395	138,706	4,421	9	\$160	\$707,370 (as per amount pd)
Affordable Subtotal			13,420	25		\$2,147,204
Other developer contributions (cash in lieu; future wood frame projects; future concrete projects)						
	0	0	0	0	\$160	0
					\$225	
TOTAL			113,437	149		\$20,833,610

Note: This table provides an overview of the overall project concept.
All of the proposed transactions are subject to Council approval.

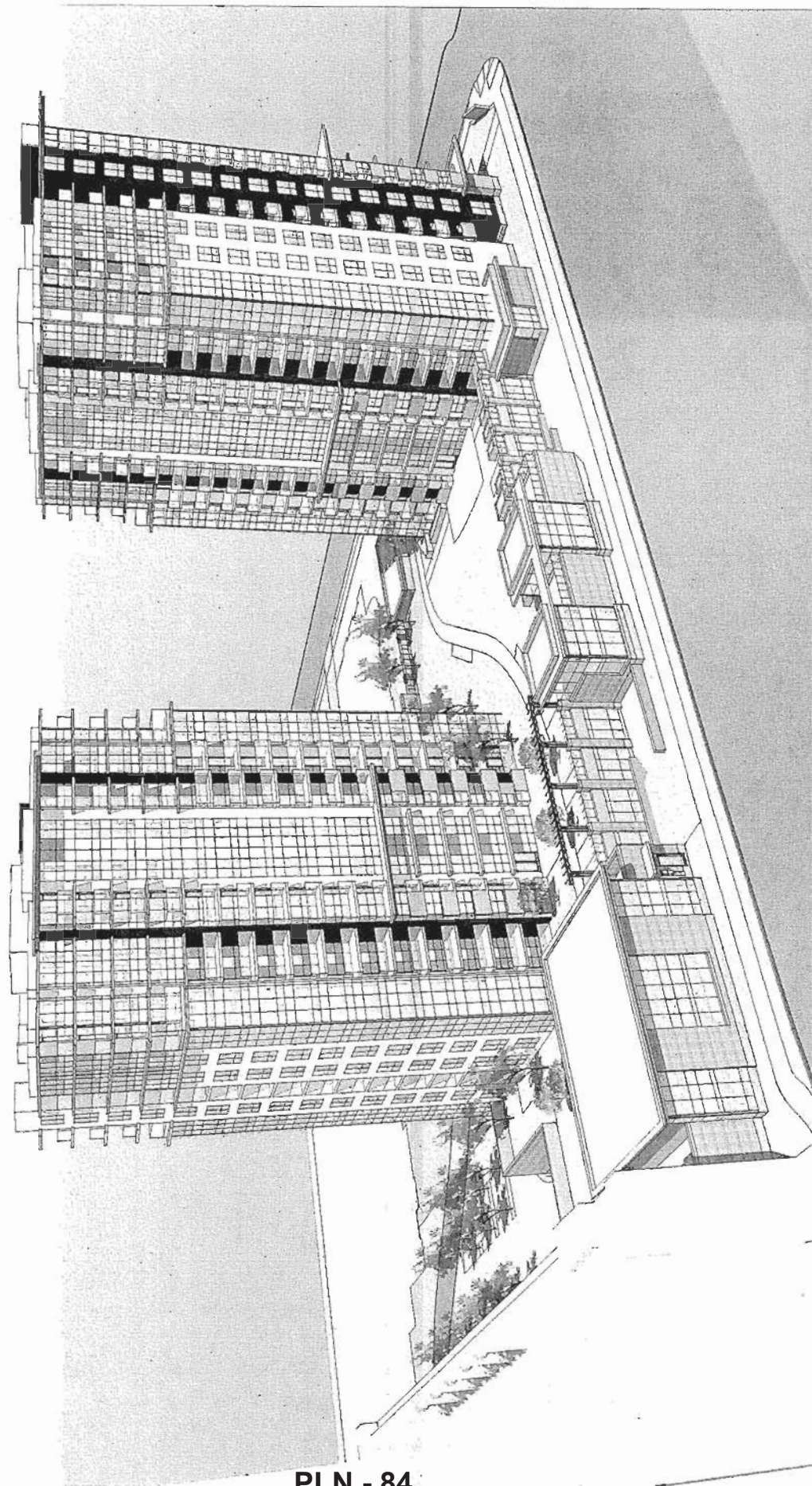
As of May 30, 2012

Kwanis Towers (Seniors Housing) Project 6251 Minoru Boulevard
 Proposed Cash Flow, Schedule and Contribution Analysis

*(Subject to Richmond City Council Approval and Project Financing Approval)

Year	Year 1			Year 2			Year 3			Year 4			Year 5			Totals				
Period	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
Kwanis At Project Schedule			Site Pre-load	Site Prep	Construction Begins			Tower 1 Topping Off					Final Building Inspection Tower 1				Final Building Inspection Tower 2			Take-out Mortgage
Municipal Approvals		With Rezoning adoption	With Rezoning adoption			Building Permit Issuance		Building Permit Issuance		Building Permit Issuance		Building Permit Issuance		Building Permit Issuance		Building Permit Issuance		Building Permit Issuance		Building Permit Issuance
Poligen Projects and Contributions																				
Meridian Gate		1,439,834																		\$1,439,834
Hennessy		707,370																		\$707,370
Cambridge		2,721,600																		\$2,721,600
Marjar		2,223,300																		\$2,223,300
Alexandra Road East		Nil																		
Alexandra Road West		Nil																		
Mueller	Phase 1	1,745,803	717,816		Phase 1 & 2	717,816	Phase 3	717,816	Phase 3	1,745,803	Phase 4	717,816								\$2,871,264
Kwanis Site	Phase 1	1,355,344			Phase 2	1,745,803														\$5,237,409
Progress Drawers (PD)			Progress Draw #1			1,355,344														\$4,068,032
PD Payer			BP Approval					Quantitative Survey Tower 1	Construct Financing Reg'd				Progress Draw #3						Progress Draw #4	
Present			10,911,127					3,818,983					4,530,718						Pay down Construct Loan	
																			1,570,741	\$20,837,610

This Attachment Provides The Conceptual Development
Plans For Both Polygon Carrera And Kiwanis



PLN - 84

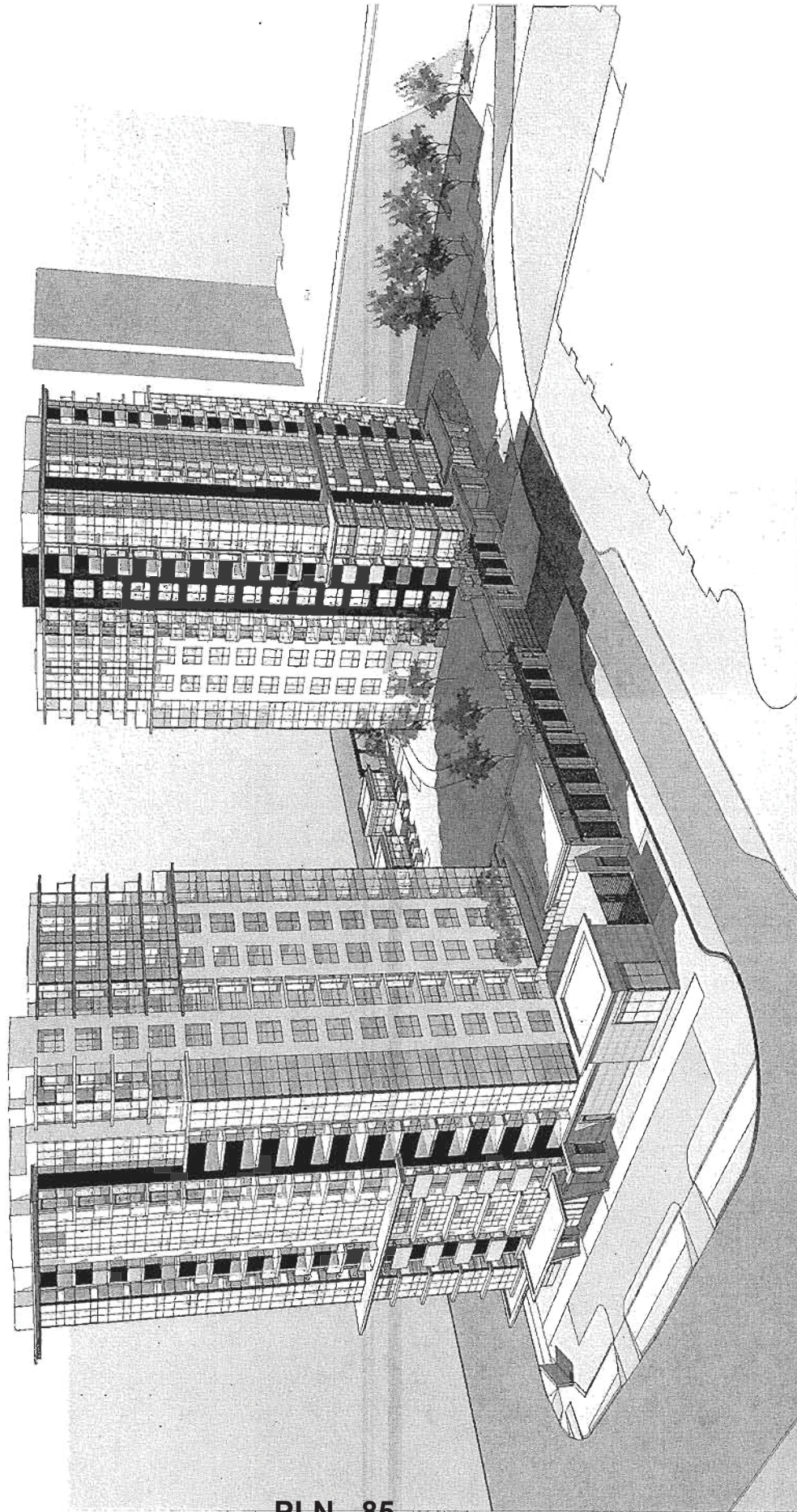
BIRD'S EYE VIEW FROM MINORU BOULEVARD (LOOKING TOWARDS NORTHWEST)

N.T.S.

APRIL 4, 2012

KIWANIS TOWERS

RCA
Robert Chouard Architects Inc.



PLN - 85

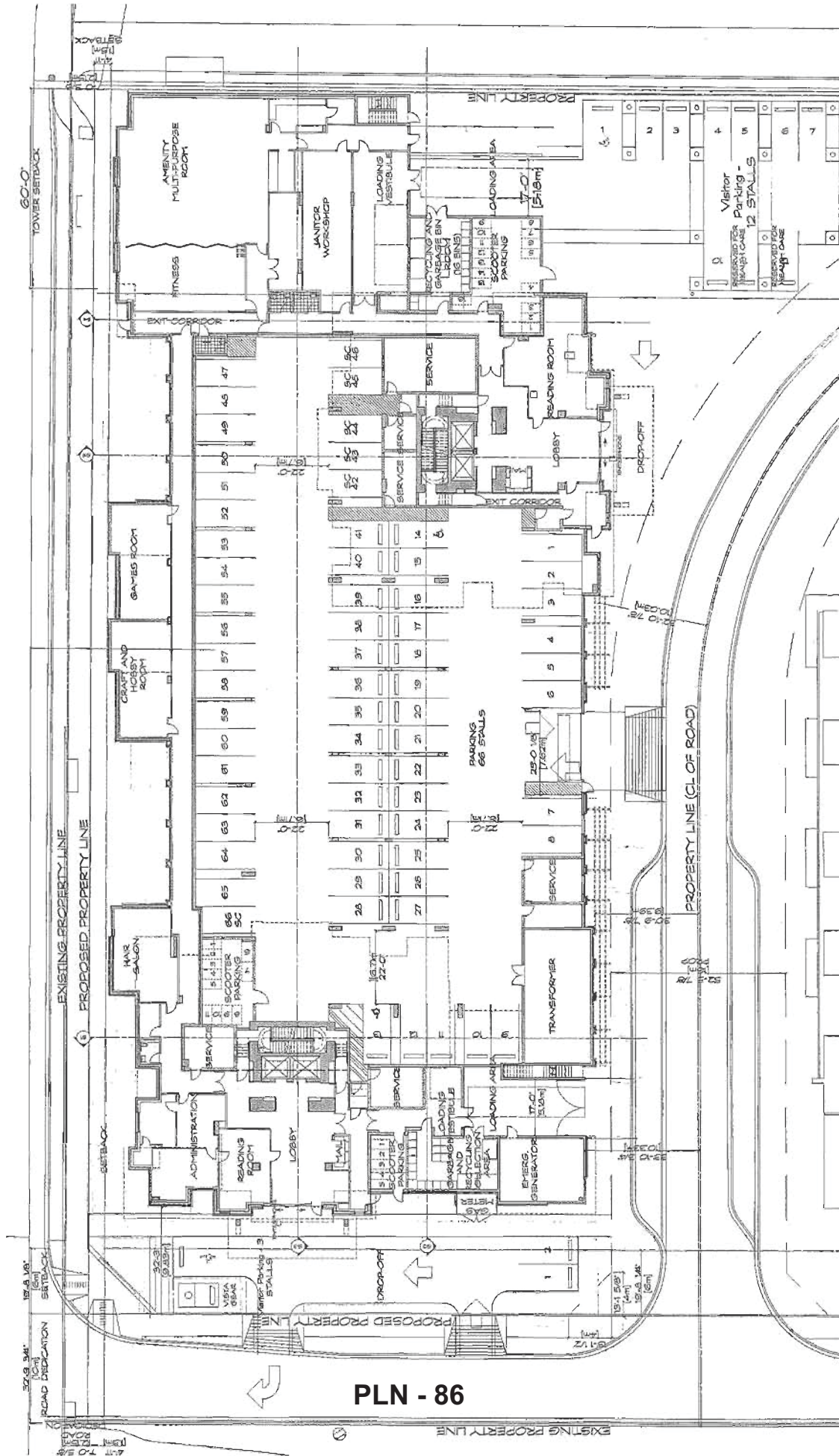
BIRD'S EYE VIEW FROM NORTH ADJACENT SITE (LOOKING TOWARDS SOUTHEAST)

N.T.S.

APRIL 4, 2012

KIWANIS TOWERS

RCA
RICHMOND COUNTY ARCHITECTURAL FIRM, INC.



PLN - 86

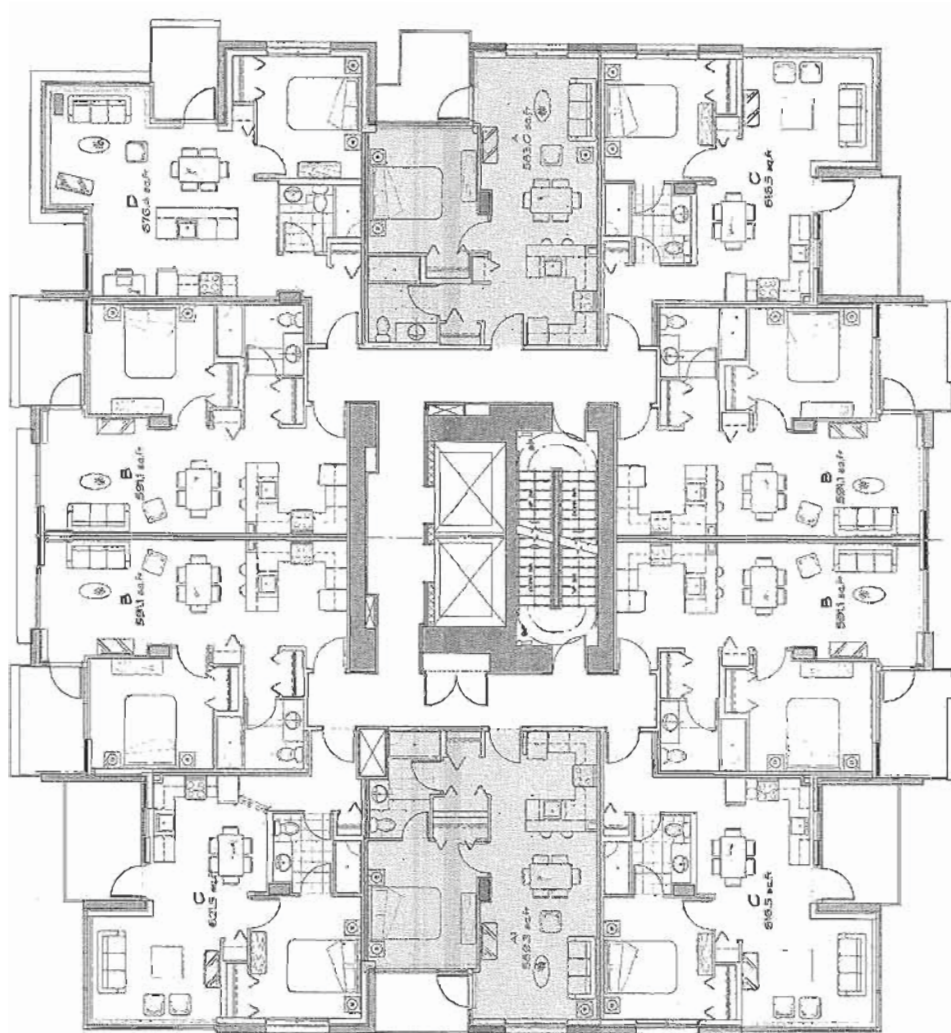
1:150

GROUND & PARKING PLAN

KIWANIS TOWERS

Apr 4, 2012





PLN - 87

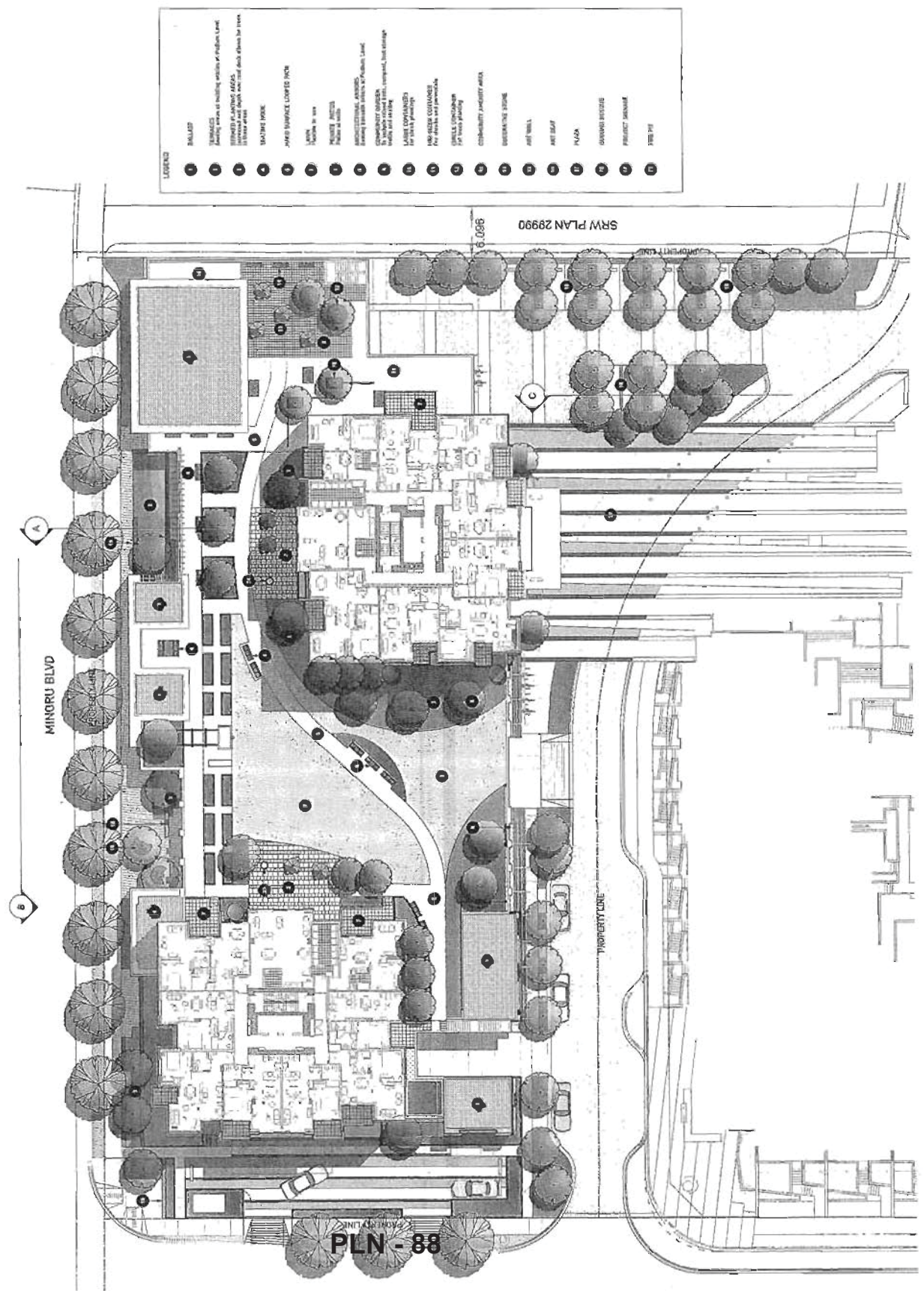
3/16" = 1'-0"

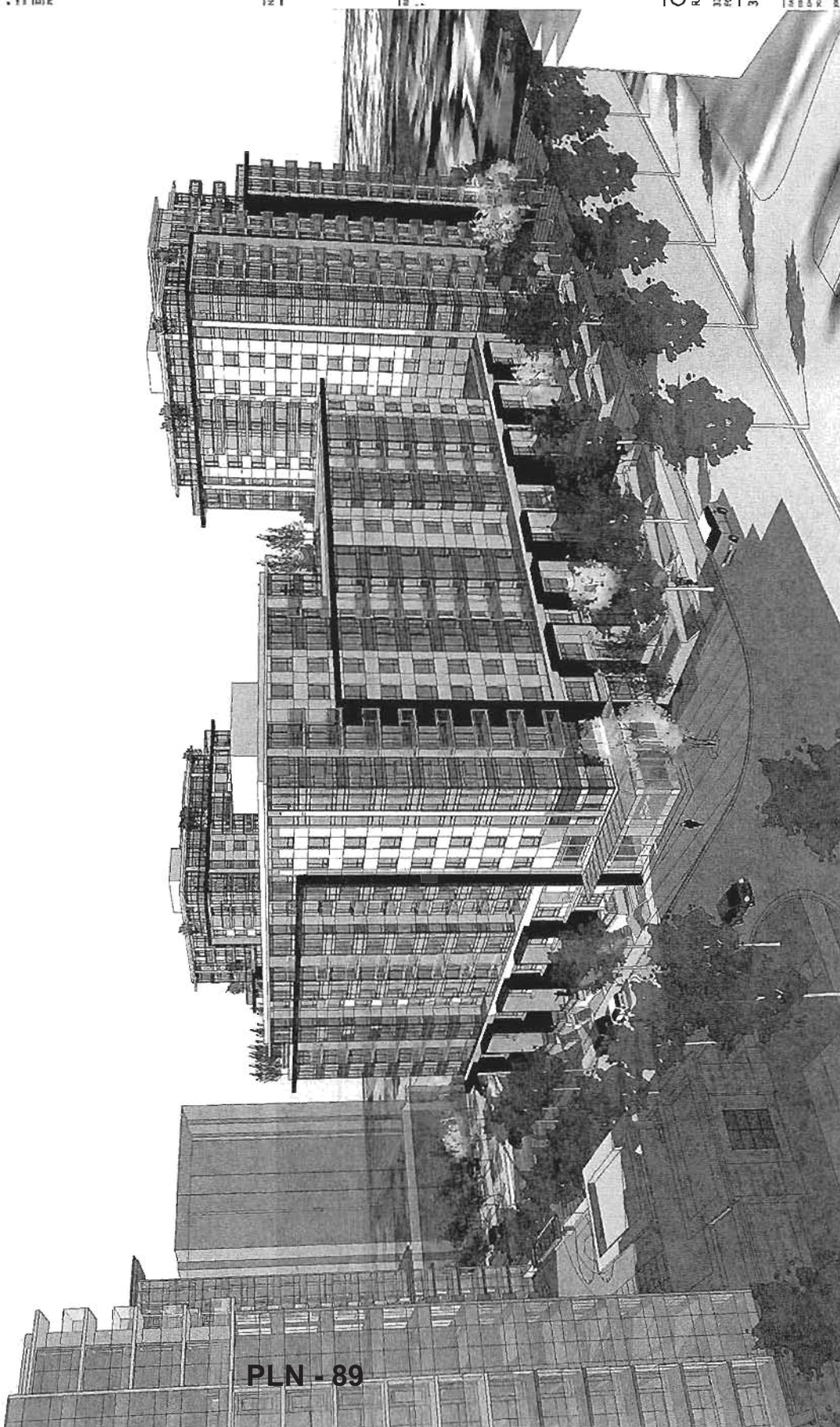
TOWER PLATE - TYPICAL

KIWANIS TOWERS

Apr 4, 2012

RCA
RCA Design & Construction Inc.





VIEW FROM NORTH EAST



gBL
3100 S. GATEWAY BLVD., SUITE 1000, RICHMOND, CALIF. 94804
TEL: (415) 555-1234 FAX: (415) 555-1235
WWW.GBL.COM
PLN 0001

NOTES
1. SEE PLN 0001 FOR SITE PLAN
2. SEE PLN 0002 FOR SECTION

REVISIONS
1. 10/10/01
2. 10/10/01

CARRERA
RICHMOND, BC
335 UNIT MARKET RESIDENTIAL
FOR POLYCON HOMES
3D VIEWS

DATE: 10/10/01
DRAWN BY: J. J. J.
CHECKED BY: J. J. J.
SCALE: 1/8" = 1'-0"
SHEET: 1052

A-7.01



PLN - 90

AERIAL VIEW FROM SOUTH WEST



3D VIEWS

DATE	08 APRIL 2013
EXAMINEE	PR
CHECKED BY	NAIS
SCALE	1052
REG NUMBER	

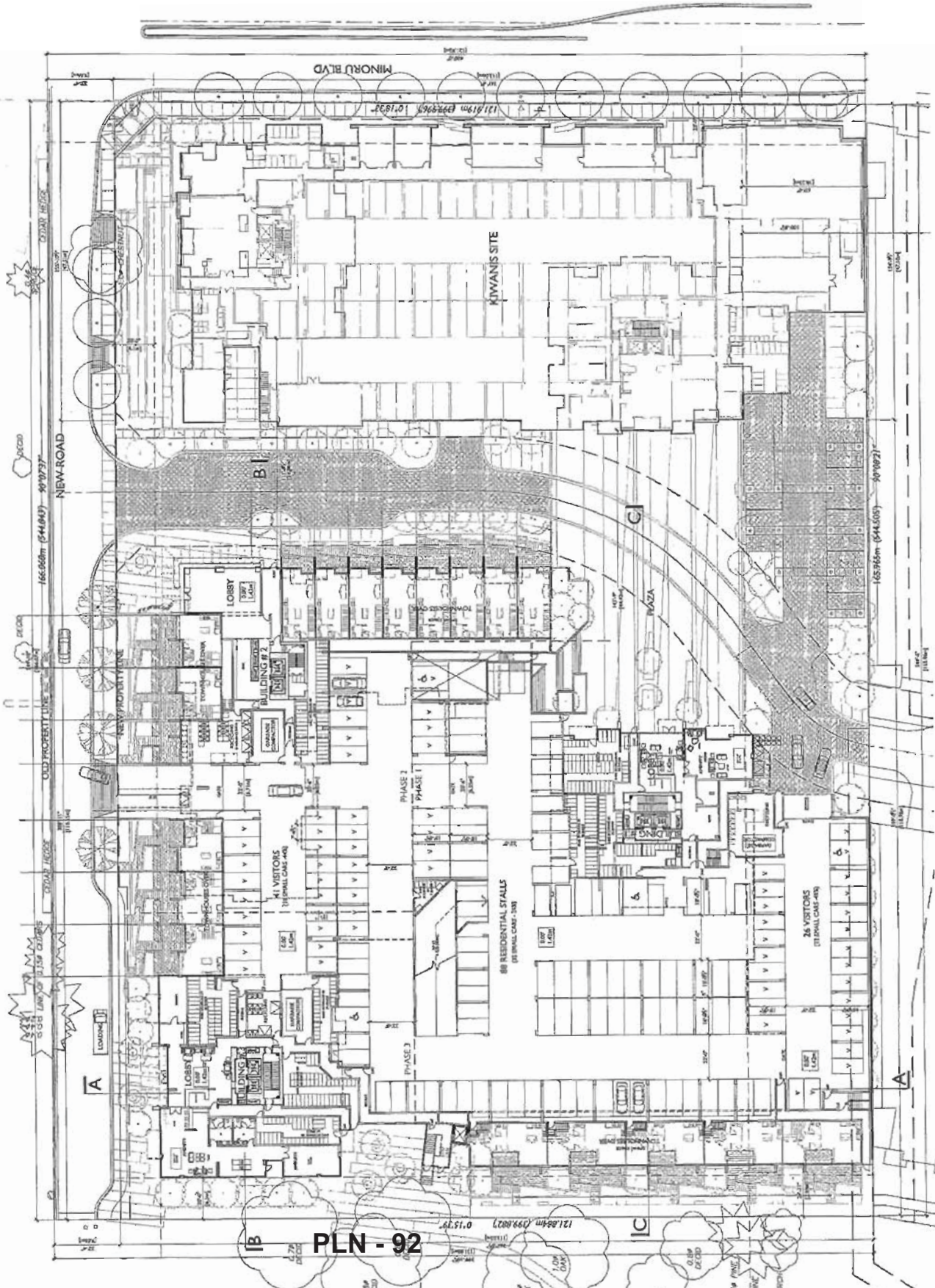


NOTES
 1. STANDARD SIZE CAR STALL
 10'-0" X 5'-0"
 2. SMALL CAR STALL
 10'-0" X 4'-0"
 3. MOTORCYCLE STALLS
 6'-0" X 3'-0"
 4. VERTICAL STALLS
 10'-0" X 5'-0"
 5. BICYCLE STALLS
 6'-0" X 3'-0"

CARRERA
 RICHMOND, BC
 335 UNIT MARKET RESIDENTIAL
 FOR POLYTON HOMES

LEVEL 1
 DATE: 10/10/2013
 BY: [Signature]
 CHECKED: [Signature]
 1052
 278-142000

A-3.01



PLN - 92

CARRERA
RICHMOND, BC

TYPICAL LEVELS & SITE PLAN
PODIUM LEVEL (LEVEL -4)

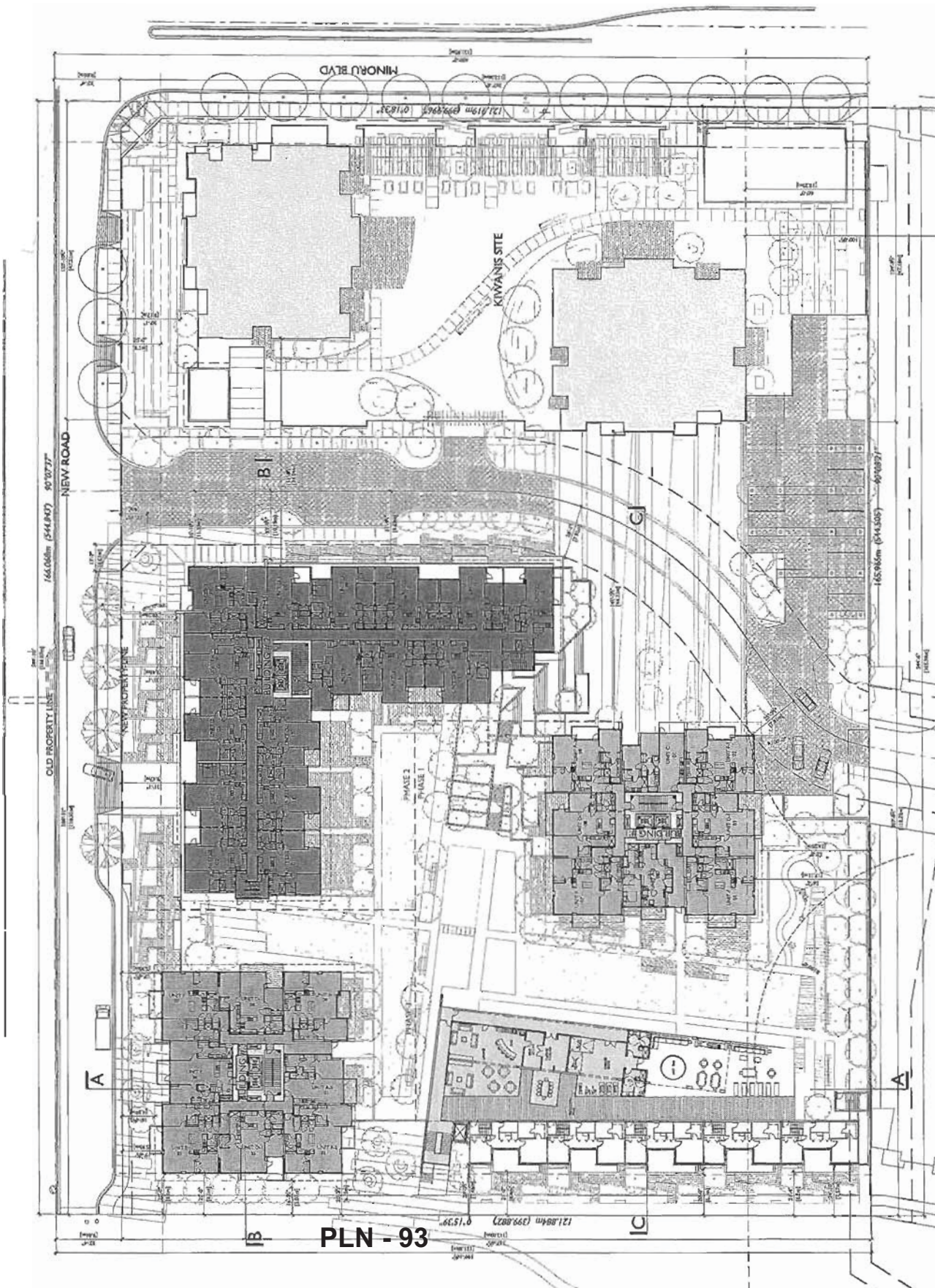
[illegible]

2000

1994

1052
J. E. McNEIL

A-3.04



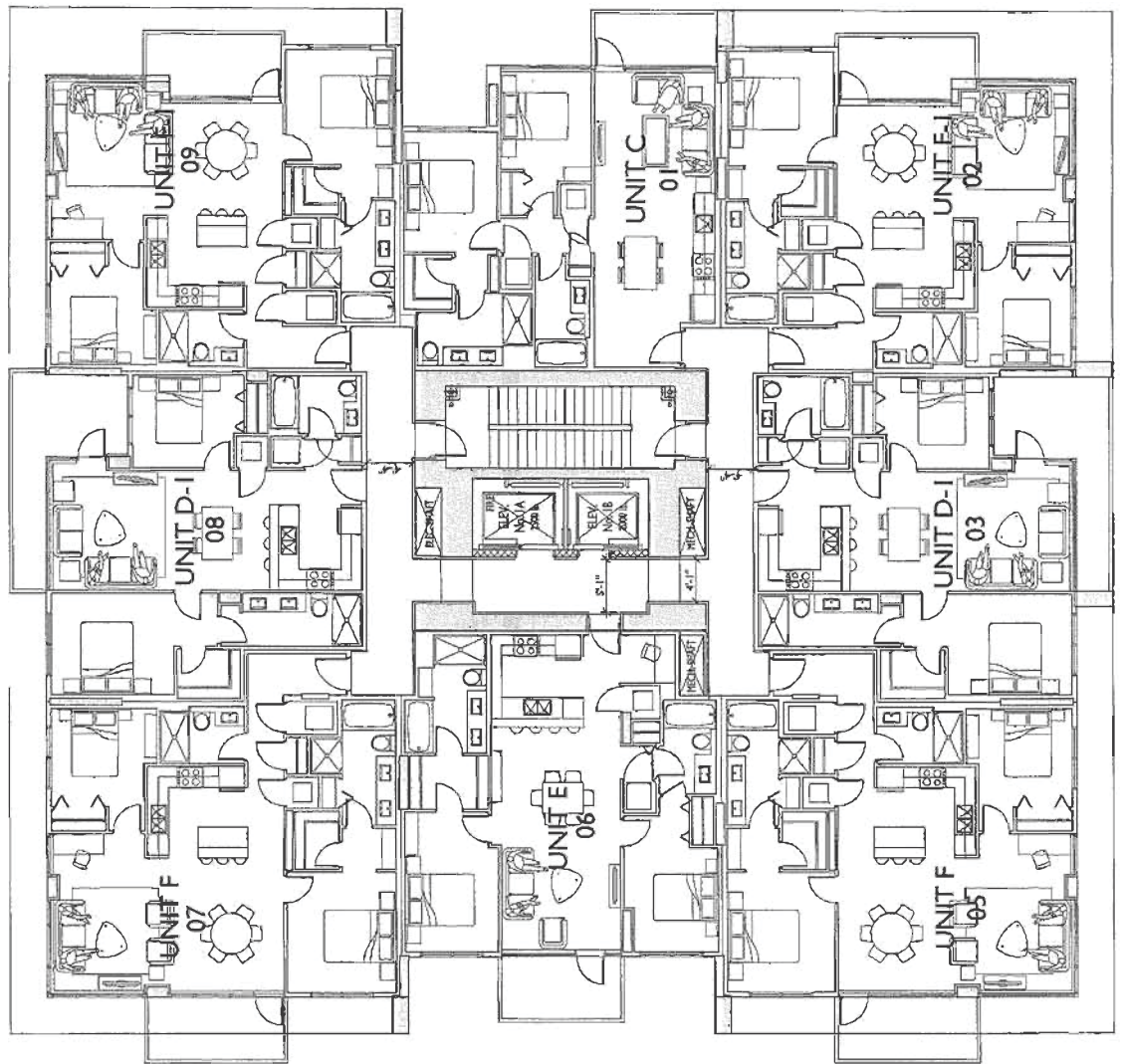
NOTE
 1. SEE SHEET A-3.05

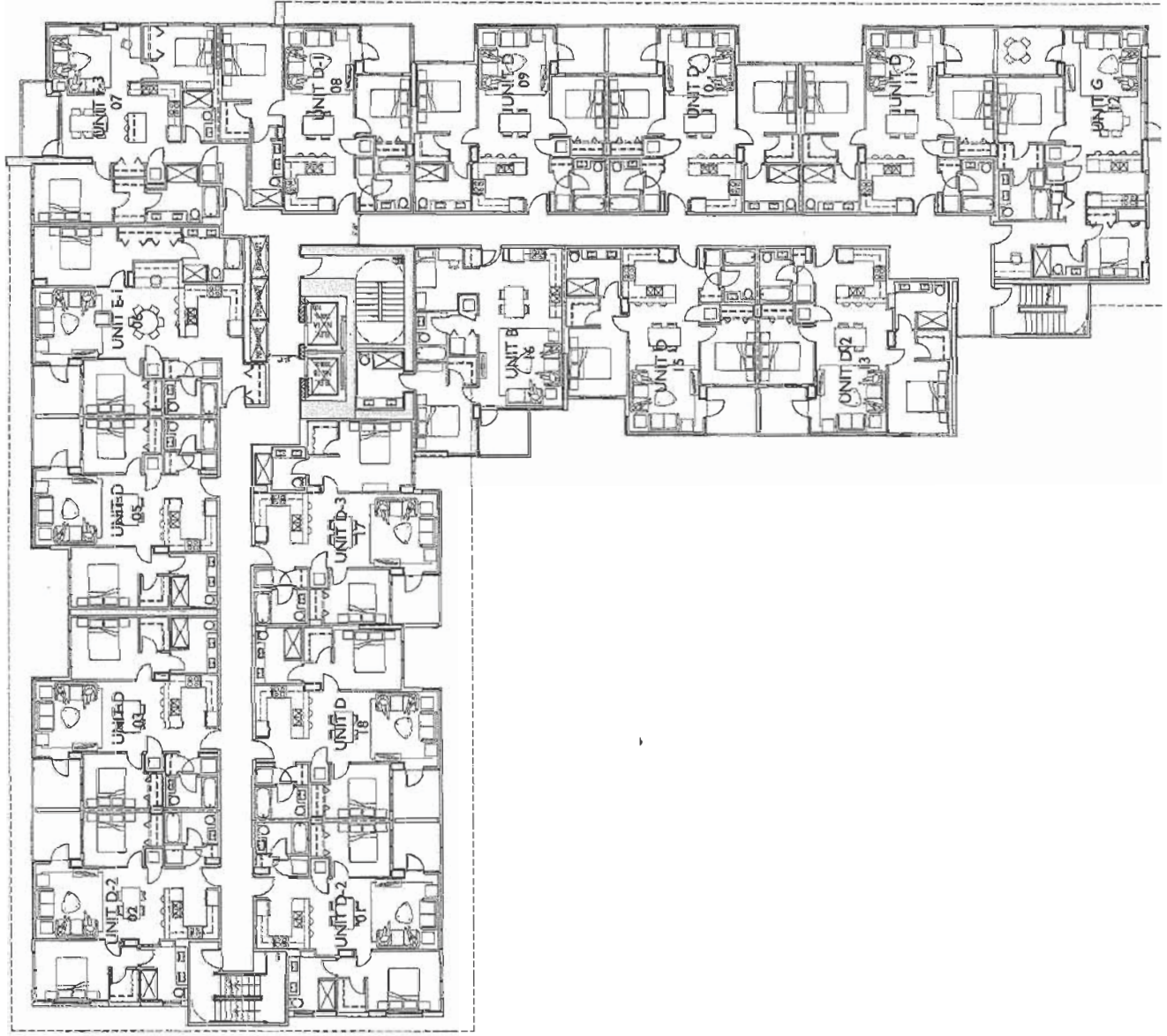
LEGEND
 1. SEE SHEET A-3.05
 2. SEE SHEET A-3.05

CARRERA
 RICHMOND, BC
 235 UNIT MARKET RESIDENTIAL
 FOR POLYTOON HOMES

LEVELS 4 TO 12
BUILDINGS 1 & 3

DATE: 11/10/2010
 DRAWN BY: JAC
 CHECKED BY: JAC
 PROJECT NO: 1052
 JOB ADDRESS:





gBL
 GBL ASSOCIATES, INC.
 10000 10th Avenue, Suite 100
 Richmond, BC V6V 1K1
 TEL: 604-271-1111
 FAX: 604-271-1112
 WWW.GBLINC.COM

NOTES
 1. SEE ARCHITECT'S NOTES FOR DETAILS.
 2. SEE ARCHITECT'S NOTES FOR MATERIALS.
 3. SEE ARCHITECT'S NOTES FOR FINISHES.

CARRERA
 RICHMOND, BC
 335 UNIT MARKET RESIDENTIAL
 FOR POLYGON HOMES
LEVELS 4 TO 9
BUILDING 2
 DATE: 10/22/2017
 DRAWN BY: J. CARRERA
 CHECKED BY: J. CARRERA
 PROJECT NO: 1052

A-3.08



RZ 11-591685

Attachment 7

Address: 6251 Minoru Boulevard

Applicant: Polygon Carrera Homes Ltd.

Planning Area(s): City Centre (Brighthouse Village Urban Centre T5)

	Existing	Proposed
Owner:	Richmond Kiwanis Senior Citizens Housing Society	Richmond Kiwanis Senior Citizens Housing Society and Polygon Carrera Homes Ltd.
Site Size (m ²):	20,238.71 m ²	Kiwanis AH net: 7,063.96m ² Polygon Carrera net: 11,264.37 m ² Dedications: 1,909.26 m ²
Land Uses:	Affordable Seniors Housing	Affordable Seniors Housing and Market Residential
OCP Designation:	Mixed Use	Unchanged
Area Plan Designation:	Institution, Urban Centre T5 (25 m)	Unchanged
Zoning:	School and Institutional Use (SI)	High Rise Apartment (ZHR10) – Brighthouse Village (City Centre)
Number of Units:	122 affordable seniors units in 14 separate low rise one and two storey buildings	Kiwanis: 296 affordable seniors 1 bedroom units in two high-rise towers; Polygon: approx. 335 market housing units in a mix of townhouse and 3 high-rise towers.
Other Designations:	NEF: Noise Management – City Bylaw 7794	Unchanged

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Density (units/acre):	N/A	137.2 u.p.a. net overall	none permitted
Floor Area Ratio:	Kiwanis Affordable Housing: 2.8 Max. Polygon Market Side: 3.0 Max.	Kiwanis: 2.78 Polygon: 2.98 Combined: 2.9 on gross site area	none permitted
Lot Coverage – Building:	Max. 90% excluding landscaped roof decks	Kiwanis: Polygon: 36.2% excluding landscaped roof decks	none
Lot Size (min. dimensions):	165.96m x 121.95 m	Kiwanis: 74.95 m x 111.88 m (avg.) Polygon: 89.07 m x 111.88 m (avg.)	none
Northern Property Line Setback(m):	Kiwanis Min. 6.0 m except for covered entry canopy which is 5.2 m	Kiwanis: 9.25 m except for covered entry canopy which is 5.2 m	none
Interior Setback (m):	Kiwanis: Min. 6.0 m except for covered entry canopy which is 5.34 m	Kiwanis: 9.39 m except for covered entry canopy which is 5.34 m	none
Minoru Park Setback (m):	Kiwanis: N/A Polygon: N/A	Kiwanis: N/A Polygon: N/A	none

ATTACHMENT 7

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Minoru Boulevard Setback (m)	Kiwanis: 1.5 m Polygon: N/A	Kiwanis: 1.5 m Polygon: N/A	none
Southern Property Line Setback (m)	Kiwanis: 0 m Polygon: 0 m	Kiwanis: 0 m Polygon: 0 m	none
Height (m):	47 m	47 m max.	none
Off-street Parking Spaces – Regular (R) / Visitor (V):	Kiwanis: 0.2 (R) and 0.1 (V) per unit Polygon: 1.2 (R) and 0.2 (V) per unit	Kiwanis: 0.2 (R) and 0.11 (V) per unit Polygon 1.19 (R) and 0.2 (V) per unit:	none
Off-street Parking Spaces – Total:	Kiwanis: 60 (R) 30 (V) Polygon: 402 (R) 67 (V)	Kiwanis: 59 (R) 22 (V) An additional 10 stalls will be provided on the market side for use by Kiwanis. Two visitor stalls will be dedicated to Health Care providers. Polygon: 397 (R) 69 (V)	TDM measures to be implemented on the market side to allow for a reduction of resident stalls from 1.2 to 1.19 stalls / unit. Will be addressed via DP.
Tandem Parking Spaces:	permitted	None	none
Bicycle Parking:	Kiwanis: 370 x Class 1 stalls 30 x Class 2 stalls Polygon: 419 Class 1 stalls 68 Class 2 stalls	Kiwanis: 32 scooter stalls in lieu of x Class 1 bike stalls. 34 Class 2 stalls To be reviewed at DP Polygon: 419 Class 1 stalls 36 but space for 68 Class 2 stalls provided. To be reviewed at DP	Substitution of Class 1 stalls with scooter stalls is built into zoning schedule.
Loading Stalls:	Kiwanis: 2 large Polygon: 2 large	Kiwanis: 2 large Polygon: 2 large	
Amenity Space – Indoor:	Kiwanis: 100 m ² Polygon: 100 m ²	Kiwanis: 710 m ² Polygon: 697 m ²	none
Amenity Space – Outdoor:	Kiwanis: 1776 m ² Polygon: 2010 m ²	Both projects have outdoor podium amenity spaces. Exact area TBD via the development permit review.	none

Other: Compensation required for 53 on-site trees and 4 off-site trees to be removed.



Rezoning Considerations

Development Applications Division
6911 No. 3 Road, Richmond, BC V6Y 2C1

Developer: Polygon Carrera Homes Ltd. (the "Developer")
Owner: Richmond Kiwanis Senior Citizens Housing Society ("Kiwanis")
Address: 6251 Minoru Boulevard
File No.: RZ 11-591685, ZT 12-605555, ZT 12-605556, ZT 12-605577

Prior to final adoption of Termination of Housing Agreements (Mayfair Place and Cambridge Park) Bylaw 8911, Zoning Text Amendment Bylaw 8912 (Cambridge Park and Mayfair Place) and Zoning Text Amendment Bylaw 8913 (Wishing Tree), the Developer is required to complete the following:

1. City acceptance of the developer's payment of \$4,944,960 in exchange for the termination and discharge of the Housing Agreements pertaining to the 16 affordable housing units constructed at 9399 Odlin Road (Mayfair Place - \$2,223,360) and 22 affordable housing units (including units required by the Rezoning of 9566 Tomicki Avenue (Wishing Tree) constructed at 9500 Odlin Road (Cambridge Park - \$2,721,600), based on \$160 per built square foot of constructed affordable housing space. 100% of the payment is to be deposited to the City's capital Affordable Housing Reserve Fund.
2. The owners, Polygon Mayfair Place Homes Ltd., and Polygon Cambridge Park Homes Ltd., executing a consent to the adoption of Termination of Housing Agreements (Mayfair Place and Cambridge Park) Bylaw 8911 and entering into legal agreements with the City to terminate the associated Housing Agreements and Housing Covenants.
3. Kiwanis entering into a legal agreement with the City relating to the construction of 296 one-bedroom affordable housing units on Lot B (see definition of Lot B in Rezoning Consideration item #6), as required by item 19 of these Rezoning Considerations, and City contributions toward project costs. Key elements of the agreement will include:
 - a. Construction of 296 one-bedroom affordable housing units on Lot B;
 - b. Proposed construction schedule and reporting requirements;
 - c. Kiwanis to be solely responsible for constructing the units, all construction costs, and all future maintenance and operation costs;
 - d. Maximum contribution from City is \$20,837,610 towards construction costs (generally in accordance with the contribution schedule included in Attachment 5 of the Report to Committee dated May 30, 2012 relating to this Rezoning) and a further maximum contribution of \$3,305,468 towards payment of development cost charges, service cost charges and building permit fees, provided that:
 - i) Council approves the proposed developments that will provide the affordable housing contributions;
 - ii) the City receives such affordable housing contributions from the owners of the proposed developments; and
 - iii) Council approves the disbursement(s) of funds to Kiwanis;
 - e. City is released by Kiwanis and excluded from any liability relating to the construction project and maintenance and operation of the affordable housing units;
 - f. Kiwanis will register a mortgage (2nd in priority only to any BC Housing mortgage) against Lot B in favour of the City and grant other security required by the City, in its sole discretion, to secure Kiwanis' obligation to construct the 296 affordable housing units and in the event of default by Kiwanis. The mortgage will be discharged after final inspection permitting occupancy of all 296 affordable housing units required under (a) above and provided Kiwanis is not in breach of any of its obligations under the mortgage in favour of the City and any BC Housing mortgage; and

- g. Nothing in this agreement can or may fetter the discretion of Council or prejudice or affect the City's rights, powers, duties and obligations under any statute, bylaw, regulation, order or other legislative enactment.

Prior to final adoption of Zoning Amendment Bylaw 8914 (6251 Minoru Boulevard), the Developer is required to complete the following:

1. Final Adoption of OCP Amendment Bylaw 8910.
2. Final Adoption of Termination of Housing Agreements (Mayfair Place and Cambridge Park) Bylaw 8911, Zoning Text Amendment Bylaws 8912 and 8913.
3. Minimum 10 m wide road dedication along the entire northern property line.
4. Minimum of 4m by 4m road corner cuts required at all intersections measured from the new property or PROP SRW lines.
5. Minimum 2.15 m wide road dedication along the entire Minoru Boulevard frontage (exact dimensions for the dedicated lands will be confirmed as part of the detailed design to be completed as part of the Servicing Agreement process).
6. Registration of a subdivision plan prepared by a registered surveyor, to the satisfaction of the City, to create two lots and include the above road dedications. The subdivision plan is to be similar to that shown in Diagram 1 of proposed Zoning Section 19.11.4.4. Lot A will contain the market housing units ("Lot A") and Lot B will contain the affordable housing units referred to in item 19 of these Rezoning Considerations ("Lot B").
7. The granting of a minimum 3.15 m wide statutory right of way measured from the new northern property line for public rights of passage (exact dimensions for the SRW will be confirmed as part of the detailed design to be completed as part of the Servicing Agreement process). Maintenance and liability will be the responsibility of the City of Richmond.
8. The granting of a minimum 3.28 m wide statutory right of way along the pedestrian walkway adjacent to Minoru Park for public rights of passage (exact dimensions for the SRW will be confirmed as part of the detailed design to be completed as part of the Servicing Agreement process). Maintenance and liability will be the responsibility of the City of Richmond.
9. Submission of a cash in lieu contribution in the amount of \$5,200 (\$1300 x 4 trees) as compensation for removal of four Minoru Park trees (#77, 63, 66, 68 as identified in the Arborist's report).
10. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within the tree protection zone of the trees to be retained or works in the vicinity of the retained trees in Minoru Park. The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections, and a provision for the Arborist to submit a post-construction assessment report to the City for review.
11. The granting of a minimum 16.5 m wide statutory right of way along the property line between Lot A and Lot B for public rights of passage. Where there is no on street parking provided the right of way may be reduced to 16.0 m (exact dimensions for the SRW will be confirmed as part of the Development Permit review). Maintenance and liability will be the responsibility of the respective owners of Lot A and Lot B.
12. Registration of an aircraft noise sensitive use covenant on title of both Lot A and Lot B.
13. Registration of a flood indemnity covenant on title of both Lot A and Lot B.
14. Registration of a legal agreement on title of Lot A providing an easement in favour of Lot B for access to and exclusive use of 10 parking stalls on Lot A by visitors and staff of Lot B.
15. Registration of a legal agreement on title of Lot A ensuring the following Parking and Transportation Demand Management measures identified in the letter from Bunt & Associates dated April 11, 2012 are provided, specifically:
 - a) electrical outlets for one row of parking (20 spaces) in the Lot A residential parkade; and
 - b) One electrical outlet in each bicycle room in the residential towers on Lot A.
16. City acceptance of the developer's offer to voluntarily contribute \$25,000 toward the installation of one bus shelter.

17. City acceptance of the developer's offer to voluntarily contribute \$4,066,032 to the City's capital Affordable Housing Reserve Fund (derived based on 5% of total gross buildable area of 361,425 ft² for Lot A (18,071 ft²) multiplied by \$225/ ft²), such contribution to be in the form of the developer providing, prior to Rezoning adoption, a cash contribution of \$1,355,344 together with a Letter of Credit, satisfactory to the City, for \$2,710,688 plus:
- a) an amount equal to \$1,355,344 multiplied by the estimated consumer price index (CPI) for the period between issuance of the Letter of Credit and the estimated date of completion of the quantitative survey confirming substantial completion of the first tower to be constructed on Lot B; and
 - b) a further amount equal to \$1,355,344 multiplied by the estimated consumer price index (CPI) for the period between issuance of the Letter of Credit and the estimated date of completion of the quantitative survey confirming substantial completion of the second tower to be constructed on Lot B.

Final Letter of Credit amount to be determined by City in its sole discretion.

100% of the contribution under this Rezoning Consideration #17 will be allocated to the City's capital Affordable Housing Reserve Fund.

18. Registration of a legal agreement, to the satisfaction of the City, on title of Lot A, specifying that:

Second Tower on Lot A

- a) no building permit for the second tower on Lot A will be issued until the developer provides to the City a cash contribution of a further \$1,355,344 (beyond the initial cash contribution set-out in Rezoning Consideration #17) and if this cash contribution is made, the City will permit the Letter of Credit provided under Rezoning Consideration #17 to be reduced by this amount and the portion of the CPI attributable to this amount;
- b) no final inspection granting occupancy of the second tower constructed on Lot A will be issued until the first tower constructed on Lot B has been issued final inspection granting occupancy;
- c) if the cash contribution of \$1,355,344 payable under (a) above is not made prior to the completion of the quantitative survey confirming substantial completion of the first tower constructed on Lot B, the City may, in its sole discretion, draw upon all or a portion of the Letter of Credit provided under Rezoning Consideration #17, including, at the discretion of the Director Development and Manager, Community Social Development, that amount equivalent to CPI attributable this contribution, and use such funds for any City purpose related to affordable housing (irrespective of whether or not a building permit has been applied for the second tower on Lot A);

Third Tower on Lot A

- d) no building permit for the third tower on Lot A will be issued until the developer provides to the City a cash contribution of another \$1,355,344 (beyond the initial contribution referred to in Rezoning Consideration #17 and the further contribution referred to in (a) above) and if this cash contribution is made, the City will permit the Letter of Credit provided under Rezoning Consideration #17 to be reduced by this amount and the portion of the CPI attributable to this amount;
 - e) no final inspection granting occupancy of the third tower constructed on Lot A will be issued until the second tower constructed on Lot B has been issued final inspection granting occupancy;
 - f) if the cash contribution of \$1,355,344 payable under (d) above is not made prior to the completion of the quantitative survey confirming substantial completion of the second tower constructed on Lot B, the City may, in its sole discretion, draw upon all or a portion of the Letter of Credit provided under Rezoning Consideration #17, including, at the discretion of the Director Development and Manager, Community Social Development, that amount equivalent to CPI attributable to this contribution, and use such funds for any City purpose related to affordable housing (irrespective of whether or not building permits have been applied for the second and third towers on Lot A).
19. Registration of the City's standard Housing Agreement to secure 296 affordable housing units on Lot B, the combined habitable floor area of which shall comprise 100% of the subject development's total residential building area. Occupants of the affordable housing units subject to the Housing Agreement shall enjoy full and unlimited access to and use of all on-site indoor and outdoor amenity spaces. The terms of the Housing Agreements shall indicate that they apply in perpetuity and provide for the following:

Unit Type	Number of Units	Minimum Unit Area	Maximum Monthly Unit Rent**	Total Maximum Household Income**
One Bedroom	296	50 m ² (535 ft ²)	\$830.00	\$37,000 or less

** May be adjusted periodically as provided for under adopted City policy.

20. Discharge of Restrictive Covenant 279558C (Indenture 455605) in favour of City of Richmond.
21. City acceptance of the developer's offer to voluntarily contribute \$283,821 towards Public Art at \$0.75 per square foot.
22. The submission and processing of a Development Permit* completed to a level deemed acceptable by the Director of Development.
23. Enter into a Servicing Agreement* for the design and construction of off site works. Works include, but may not be limited to the following: Design and construction of the following frontage improvements:
 - a) Minoru Boulevard, along the entire development frontage:
 - maintain two southbound travel lanes,
 - widen existing southbound bike lane to 1.8m,
 - provide a min. 1.6m wide curb/gutter and boulevard, and
 - provide a 2m wide sidewalk.
 - b) "East/West Road", from Minoru Boulevard to western limit of the development site (from south to north):
 - 2m wide sidewalk
 - 1.5m wide boulevard
 - 0.15m wide curb/gutter
 - 2.5m wide parking lane
 - 6.0m wide driving surface
 - 1.0m transition/shoulder or as per industry (TAC) standards, subject to detailed design as part of the SA process.
 - c) Minoru Boulevard / "East/West Road" intersection:
 - Upgrade existing special crosswalk to a full traffic signal to include but not limited to the followings: signal pole, controller, base and hardware, pole base (City Centre decorative pole & street light fixture), detection, conduits (electrical & communications), signal indications, communications cable, electrical wiring, service conductors, APS (Accessible Pedestrian Signals) and illuminated street name sign(s).
 - Upgrade existing intersection to include a new northbound-to-westbound left-turn lane (50m long, 3.3m wide) and closing existing median (by providing landscaped median) at existing access.
 - d) Storm works on Minoru Boulevard including the upgrading of the existing 300mm diameter main to a 600mm system, from the south property line to the next manhole north and constructing a new 450mm system from there, north to the manhole near the northern property line.
 - e) The City requires the sanitary & storm capacity analysis calculations and detail design of the storm sewer to be included in the Servicing Agreement design drawings. As part of the proposed works for the neighbouring development at 6351/91 & 6491 Minoru Blvd, sections of the existing storm & sanitary system will be abandoned/removed and a temporary & ultimate storm & sanitary system will be constructed.
 - f) All new road construction is to be to an acceptable City standard.
 - g) Consult with VCH and implement the closure of the existing access immediately north of the development site or alternate access improvements, with exact details to be confirmed as part of the SA process.

Prior to a Development Permit¹ being forwarded to the Development Permit Panel for consideration, the developer is required to:

1. Incorporate into the Development Permit Plans minimum frontage works to be completed by developer as outlined below:
 - a) “North/South Road”, from the “East/West Road” to southern limit of the development site (Exact configuration to be confirmed as part of the DP process):
 - Minimum 2.0m wide sidewalk on each side of the road
 - Minimum 7.5m wide pavement width to accommodate two-way traffic. Where on-street parking is provided, an additional 2.5m pavement width be provided for each of the on-street parking lane.
2. Submit a report and recommendations prepared by an appropriate registered professional on the anticipated energy consumption of the Kiwanis Seniors Affordable Housing buildings and a listing of which recommendations and features are incorporated into the Kiwanis building design.
3. Submit a report and recommendations prepared by an appropriate registered professional, which demonstrates that the interior noise levels and thermal conditions comply with the City’s Official Community Plan requirements for Aircraft Noise Sensitive Development. The standard required for air conditioning systems and their alternatives (e.g. ground source heat pumps, heat exchangers and acoustic ducting) is the ASHRAE 55-2004 “Thermal Environmental Conditions for Human Occupancy” standard and subsequent updates as they may occur. Maximum interior noise levels (decibels) within the dwelling units must achieve CMHC standards follows:

Portions of Dwelling Units	Noise Levels (decibels)
Bedrooms	35 decibels
Living, dining, recreation rooms	40 decibels
Kitchen, bathrooms, hallways, and utility rooms	45 decibels

Prior to Building Permit Issuance, the developer must complete the following requirements:

1. Submission of a Construction Parking and Traffic Management Plan to the Transportation Division. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
2. Installation of appropriate tree protection fencing around all trees to be retained on-site, and adjacent to the site, as part of the development prior to any construction activities, including building demolition, occurring on-site.
3. Incorporation of accessibility measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
4. Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Division at 604-276-4285.

Note:

- * This requires a separate application.
- Where the Director of Development deems appropriate, the preceding agreements are to be drawn not only as personal covenants of the property owner but also as covenants pursuant to Section 219 of the Land Title Act.

All agreements to be registered in the Land Title Office shall have priority over all such liens, charges and encumbrances as is considered advisable by the Director of Development. All agreements to be registered in the Land Title Office shall, unless the Director of Development determines otherwise, be fully registered in the Land Title Office prior to enactment of the appropriate bylaw.

The preceding agreements shall provide security to the City including indemnities, warranties, equitable/rent charges, letters of credit and withholding permits, as deemed necessary or advisable by the Director of Development. All agreements shall be in a form and content satisfactory to the Director of Development.

[Signed Original on File]

Signed _____

Date _____

DRAFT –Advisory Design Panel (Excerpt) Wednesday, April 18, 2012

3. RZ 11-591685 – 5 HIGH RISE RESIDENTIAL TOWERS WITH APPROXIMATELY 634 DWELLING UNITS (INCLUDING 296 AFFORDABLE SENIORS HOUSING UNITS AND 338 MARKET HOUSING UNITS)

APPLICANT: Polygon Development 275 Ltd.

PROPERTY LOCATION: 6251 Minoru Boulevard

A. Applicant's Presentation (Kiwanis Towers)

Chris Ho, Polygon Homes, Karen Smith, RCA Architects, Derek Lee, PWL Partnership, and Robert Ciccozzi, RCA Architects, presented the project on behalf of the applicant.

Panel Discussion

Comments from the Panel were as follows:

- applicant needs to provide information on shading details at the podium level;
- tower podium appears weak; needs more work from a proportion point of view due to lower two storey height; appreciate work done to create a street edge along Minoru Boulevard; however, some of the elevations are not well worked out from a formal design aspect; materiality is nice; fits in with the neighbourhood;
- transition to the adjacent proposed development appears awkward;
- not clear who is responsible for the design of the potential large wall; is it the applicant or the owner of the adjacent property?; design investigation needs to be done at this stage;
- sun study needs to be done on the effect of the two Kiwanis towers on the existing park; where is the connection to the park;; intent of square is confusing when you see seniors walking on it and vehicles driving through; needs more design work;
- lack of graphic information on circulation of people on wheelchairs in the residential units' lay-out; there appears to be some tight areas and narrow passages;
- agree with previous comment on seniors accessibility and internal design; floor plate unit lay-out looks very good; however, look at safety concerns of seniors using the washrooms; outward-opening doors permit access during emergencies and provide more open space in the washroom;
- presume that aging in place features are already in place to meet present and future needs of seniors;
- interesting project;
- concern on the extensive hard surface of the visitor parking area near the central plaza;
- recognize the value of the lobbies and how they are spilling out; works very well; common amenity space has potential to engage the roof better;

- applicant's preliminary public art plan has been presented to and supported unanimously by the Public Art Commission;
- good job on punched windows and glass corners; however, main central areas of the buildings look quite flat; need more articulation;
- landscape drawings show that central plaza is very hard; understand the challenge faced by the applicant in view of the City's loading zone requirements;
- loading in the gated area does not appear to have trellis on top based on the three-dimensional perspective; looks like a big cavernous hole from above;
- appreciate the idea to have a walkable community along Minoru Boulevard; it would be useful to have access to the small park seating areas from the indoor amenity spaces;
- treatment along Minoru Boulevard frontage is too broken down; may not be appropriate for an urban street; needs a comprehensive approach; one-storey parking does not help create an urban look in the facade;
- tower on the northeast corner looks very chunky; needs more articulation to make the corner more friendly to the street; too close to the street;
- the two parts of the project, i.e. Kiwanis and Carrera, have different design styles and quality; something must be done to tie the two parts together; needs to be closer in terms of quality of construction and materials;
- towers are well resolved;
- reiterate the need for applicant to provide information on the shadow study to enable the Panel to see what is happening in the internal areas;
- town square area needs framing; building element may be needed; opportunity to create outdoor rooms;
- base of the building is the most unresolved part of the project; interface between the podium level and the sidewalk and the street requires more resolution; appreciate the articulation of the podium but don't see a sequence of massing from one end of the project to the other;
- facade needs to be more permeable and visually-friendly; rendering shows coldness; materials along Minoru Boulevard need to be park-like; use more rustic type of landscape materials to mitigate the urban look;
- podium design needs more detail; look for opportunities for places to stop and pause; consider hanging canopies or rain protection at certain points; will provide further articulation of the base;
- applicant well on the way to preliminary rezoning but needs to look at the whole interface between street, sidewalk, parkway, podium and tower; needs to look at the tactility of the podium;
- using large glass cubes will mitigate the fishbowl effect along the Minoru Boulevard side of the development; will reduce heating requirements and provide privacy to residents; Consider metal louvers on glass spaces to improve privacy along Minoru.
- landscape drawing packages are well done;

- consider design development to integrate parking access and drive court lay-by into north drop-off area or shifting access to be more closely associated with the drop-off area for the south tower; relocate/integrate parking away from pedestrian oriented interior street; take into consideration townhouse frontage on the opposite side of the street;
- understand the concerns and complexities of trying to separate loading and drop-off at the north drive court; look at Pacific Palisades drive court on Alberni as precedent for integrating drop-off and loading and parking access into one consistent urbane expression; could integrate lush planting, low walls and signage to separate sidewalk from the street;
- Minoru Façade needs proportional scale; the bigger double height works but stepping down does not.
- look at Frye Art Museum as precedent for pocket park; utilize unifying element along east elevation (trellis, building height/material proportions) and more consistent treatment and push/pull of mass/void with pocket park;
- like the clarity of the big move on the plaza space but it feels very civic and grand, not residential and intimate; allow for elements to overlap with big move, e.g. street tree planting, bollards to define traffic, and signage; soften edge and provide integrated edges; would strengthen the big move;
- four-storey wall needs more development; consider big tree planting;
- Minoru Boulevard has a very high level of pedestrian activity; opportunity to humanize the street; consider doing something along the street to accentuate the pedestrian element; amenity spaces could provide connection to the street and could become lanterns along the street at night, consider using coloured glass\;
- double height element works very well; seating areas will work well along Minoru considering its neighbourhood context (high foot traffic area and mall across the street); and
- there is opportunity to work on the corner element at the north tower; will need to be accentuated to give the tower a stronger presence.

This Attachment contains letters and on-line submissions received from the public to date of the Staff report regarding the proposed development at 6251 Minoru Boulevard - Application RZ 11-591685.

TO: MAYOR & EACH
COUNCILLOR
FROM: CITY CLERK'S OFFICE

To: Director, Development
for attaching to Planning
report.

		INT
	DW	
	GJ	
	KY	
	DB	

The City Clerk, Respected Mayor and the councillors: God bless you all for working hard to make our Richmond THE BEST. Amen.

RZ 11-591685

Re: Rezoning of the site of 6251- 6271- 6291 called Kiwani's Senior Court.

I understand there will be a public hearing on the zoning of above site some time in future, date and time unknown at this particular time. Because I am not sure if I will be available to attend such meeting, I am requesting the enclosed letter be as good as my personal attendance.

My name is Abdulrehman Premji (Tel 604 272 5757), and I am one of the proud residence of Kiwani's Court for quite a few years, and even though I wish to continue to live at this well located and with good management in place, I am in full agreement that looking at the crumbling structure of the buildings, they need to be replaced sooner than later. In the matter of fact, I am surprised to see why it was not done earlier. Clinging to the current structure is like a dying person clinging to its life. Why not then put a new life into to it, and make the site very presentable in the eyes of public and outside visitors, who come in thousands in our beautiful City, which is also named as International Gateway. The current buildings do look messy in the area were the largest mall (Richmond Centre and its eye pleasing surrounding) is located. In another words, these buildings, which are located in the heart of our very beautiful City, look ugly. It looks as if a tall heavy person with a small tiny head standing right besides the beautiful people. Please do not let this continue while we have God given opportunity to change.

The very best part in allowing the rezoning is, because the management has agreed to build two new apartment buildings with the capacity of close to 300 units, all income assisted units for seniors, which is twice the current capacity. In allowing the rezoning sooner, 150 more low income senior families will find the place for themselves, and the current seniors (over 100 families) will return back in the newer buildings.

Coming to the current tenants, who are elderly proud seniors (few of them are close to in their 90's, and may have lived here for over 25 years), physically and financially weak (and I am one of them) living below the poverty level set by our Government, have been treated and taken good care by both Kiwanis and Polygon "the management"



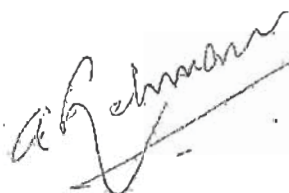
In my 40 years of experience in real estate, I have never seen any landlord taking such a personal interest and care in the welfare of its tenants. It (the management) has gone so far as to inform all the tenants right from the end of 2010 until now, keeping us on their intention and progress made on the property. It has also offered us financial assistance to those who need it and taken care of our moving to the place of our choice, and believe me, back to our new place in few years time. I believe it is a wonderful care and help unheard of. It has been in touch with all the tenants on daily basis in case any of the tenants need more information or help in this matter. It has been marvellous experience for us. The only thing so far it has overlooked in my opinion is that, it is difficult for most of the current tenants, who are retired and live on Old Age Security or OAS, to get a rented place on their own, in such a close to zero occupancy rate environment and where the rent is averaging at around \$900. No landlord in his/her right mind will agree to rent the place, without asking the guarantee on the rental payment. The landlord will prefer a solid back ground of its tenant, especially when it has back to back offers to its rental property. The package given to us by the management does not ensure such a guarantee. And yes, there are Governments' subsidize houses. But the wait period is anywhere between 4 to 5 years before you get one. Hence, we have no choice but to go for market rental accommodation, where rents are high and to qualify, the scrutiny is much greater.

However, the management has further schedule the meeting with every individual, who has any further difficulty in this case, and I am sure, it has been very fair to us so far, it will not ignore such a concern. Polygon in partnership with Kiwani's is very well reputable firm and it would not wish to see any of its tenants, especially financially strapped seniors, be out on the road.

Therefore, if any of my fellow Richmond residents in this public hearing is concern of us, and I do appreciate their good feeling and concern of our well being, please feel at ease. We are in a very good hands and are been taken more than good care. God bless the management.

To summarise the whole story in one sentence, I would say to my fellow Richmond residents, please do not kill the project or even delay it. Let it go sooner than later. Thank you.

I, a very proud residence of this beautiful, marvellous and enviable City of Richmond, and a citizen of this great country Canada, which is heaven on this earth, remain yours very friendly,

A handwritten signature in cursive script, appearing to read 'Abdulrehman Premji', written over a diagonal line.

Abdulrehman Premji at 104 - 6271 Minoru Blvd. Richmond, British Columbia, CANADA V6Y 1Y5

June 18th, 2012

From: John S.T. Yung
#802, 6088 Minoru Blvd.
Richmond, BC, V6Y 4A8

To: Councilor Linda Barnes, City of Richmond
6911 No. 3 Road
Richmond, BC, V6Y 2C1

*(same letter received for
members of Council)*

Dear City Councilor,

I am the resident of City of Richmond and I would like to submit my petition to against a rezoning application filed by Polygon Development 275Ltd about building five high-rise residential towers at the current location of 6251 Minoru Blvd. The five towers would house approximately 634 new dwelling units.

The application (Filing #: RZ 11-591685) involves rezoning 6251 Minoru Blvd currently used for low-rise, low density senior housing and zoned for "School and Institutional Use" into a site specific high-rise high density residential zone, in order to accommodate a substantial increase in new homes.

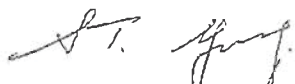
If this project receives approval from the City of Richmond to proceed, our quality of life will be impacted significantly:

1. Population density: This will bring 634 more families to the Minoru corridor (between Westminster Hwy and Richmond Public Library).
2. Traffic: A surge in vehicle traffic in and out of our neighbor.
3. Skyline: The five concrete towers will be built right next to Minoru Park. They will dramatically alter the skyline by blocking Minoru Park, ruining the beautiful Minoru corridor profile.
4. Community facility: The surge in population will further strain our over-crowded recreation facilities (Public Library, Aquatic Centre, Sports field, etc.).

This urban development project brings no benefit but only disturbance to our neighborhood. Currently this rezoning application is in "Staff Review and Report" stage, and will soon go to "Planning Committee Meeting" before the "Council Meeting" and "Public Hearing". We want to stop this development now.

Our neighbors have been discussing this development project across our street, and we all feel serious concern about the upcoming high rise concrete towers will ruin our quality of life. Please help us.

Sincerely,



PLN - 112

MayorandCouncillors

From: City of Richmond Website [webgraphics@richmond.ca]
Sent: May 21, 2012 7:44 PM
To: MayorandCouncillors
Subject: Send a Submission Online (response #650)
Categories: 08-4105-20-201.1591685 - Kiwanis - 6271 Minoru Blvd

Send a Submission Online (response #650)**Survey Information**

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	5/21/2012 7:47:36 PM

Survey Response

Your Name:	Li O Huang
Your Address:	6088 Minoru Blvd.
Subject Property Address-OR Bylaw Number:	6251 Minoru Blvd.
Comments:	Against the rezoning application to build 5 high rise buildings in the area. It will block my view and have big impact on the traffic of surrounding area.

MayorandCouncillors

From: City of Richmond Website [webgraphics@richmond.ca]
Sent: May 21, 2012 7:48 PM
To: MayorandCouncillors
Subject: Send a Submission Online (response #651)
Categories: 08-4105-20-2011591685 - Kiwanis - 6271 Minoru Blvd

Send a Submission Online (response #651)**Survey Information**

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	5/21/2012 7:51:47 PM

Survey Response

Your Name:	Shih To Yung
Your Address:	#802, 6088 Minoru Blvd.
Subject Property Address OR Bylaw Number:	6251 Minoru Blvd., rz
Comments:	Please stop the rezoning development across my apartment building. The new 5 high rise buildings will have significant impact on the local environment and traffic condition. Thank you!

MayorandCouncillors

From: City of Richmond Website [webgraphics@richmond.ca]
Sent: May 21, 2012 7:52 PM
To: MayorandCouncillors
Subject: Send a Submission Online (response #652)
Categories: 08-4105-20-2011591685 - Kiwanis - 6271 Minoru Blvd

Send a Submission Online (response #652)**Survey Information**

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	5/21/2012 7:56:11 PM

Survey Response

Your Name:	Gin Pang Liu
Your Address:	6088 Minoru Blvd, #509
Subject Property Address OR Bylaw Number:	6251 Minoru Blvd.
Comments:	Dear city council members, Please help to disapprove this development project in Minoru. It's a low-rise, low density area and please keep it this way. The surge population from the new towers will destroy the peaceful environment of the area.

MayorandCouncillors

From: City of Richmond Website [webgraphics@richmond.ca]
Sent: May 21, 2012 9:41 PM
To: MayorandCouncillors
Subject: Send a Submission Online (response #653)
Categories: 08-4105-20-2011591685 - Kiwanis - 6271 Minoru Blvd

Send a Submission Online (response #653)**Survey Information**

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	5/21/2012 9:45:15 PM

Survey Response

Your Name:	Chan, Kin Ming
Your Address:	801-6077 Minoru Blvd, Richmond, B.C. V6Y 4A8
Subject Property Address OR Bylaw Number:	6251 Minoru Blvd
Comments:	no more residential rezoning around here, over-crowded, especially high rises. will overload the traffic and the recreation facilities.

TO BRIAN JACKSON

FOR ATTACHING TO

THE STAFF REPORT

D. Browlee

MayorandCouncillors

From: City of Richmond Website [webgraphics@richmond.ca]
Sent: May 21, 2012 9:57 PM
To: MayorandCouncillors
Subject: Send a Submission Online (response #654)
Categories: 08-4105-20-2011591685 - Kiwanis - 6271 Minoru Blvd

Send a Submission Online (response #654)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	5/21/2012 10:00:20 PM

Survey Response

Your Name:	Tammy Hon
Your Address:	801 - 6088 Minoru Blvd, Richmond B.C. V6Y4A8
Subject Property Address OR Bylaw Number:	6251 Minoru Blvd
Comments:	Too many residential buildings around this area already, too little recreational area (only one Minoru Park with limited parking space). Don't want to feel like living in a densely populated area like Burnaby. We are already having heavy traffic in Richmond, it will only make it worse if we allow more high-rises to be built in here.

MayorandCouncillors

From: City of Richmond Website (webgraphics@richmond.ca)

Sent: May 22, 2012 9:35 AM

To: MayorandCouncillors

Subject: Send a Submission Online (response #656)

Send a Submission Online (response #656)**Survey Information**

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	5/22/2012 9:38:55 AM

Survey Response

Your Name:	CUI LING YU
Your Address:	803-6088 Minoru Blvd., Richmond BC
Subject Property Address OR Bylaw Number:	6251 Minoru Blvd.
Comments:	Population surge further strain our over-crowded recreation facilities.

Mayor and Councillors

From: City of Richmond Website [webgraphics@richmond.ca]
Sent: May 22, 2012 9:37 AM
To: Mayor and Councillors
Subject: Send a Submission Online (response #657)

Send a Submission Online (response #657)**Survey Information**

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	5/22/2012 9:40:17 AM

Survey Response

Your Name:	Yong Zhao
Your Address:	803-6088 Minoru Blvd., Richmond BC
Subject Property Address OR Bylaw Number:	6251 Minoru Blvd.
Comments:	Traffic jam

MayorandCouncillors

From: City of Richmond Website [webgraphics@richmond.ca]
Sent: May 22, 2012 9:38 AM
To: MayorandCouncillors
Subject: Send a Submission Online (response #658)

Send a Submission Online (response #658)**Survey Information**

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	5/22/2012 9:41:29 AM

Survey Response

Your Name:	Yutong Zhao
Your Address:	803-6088 Minoru Blvd., Richmond BC
Subject Property Address OR Bylaw Number:	6251 Minoru Blvd.
Comments:	Increased population.

MayorandCouncillors

From: City of Richmond Website [webgraphics@richmond.ca]
Sent: May 22, 2012 4:38 PM
To: MayorandCouncillors
Subject: Send a Submission Online (response #659)
Categories: 08-4105-20-2011591685 - Kiwanis - 6271 Minoru Blvd

Send a Submission Online (response #659)**Survey Information**

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	5/22/2012 4:41:11 PM

Survey Response

Your Name:	Li Hao
Your Address:	506-7831 Westminser Hwy., Richmond
Subject Property Address OR Bylaw Number:	6251 Minoru Blvd.
Comments:	Increased population

MayorandCouncillors

From: City of Richmond Website [webgraphics@richmond.ca]
Sent: May 22, 2012 4:39 PM
To: MayorandCouncillors
Subject: Send a Submission Online (response #660)
Categories: 08-4105-20-2011591685 - Kiwanis - 6271 Minoru Blvd

Send a Submission Online (response #660)**Survey Information**

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	5/22/2012 4:42:00 PM

Survey Response

Your Name:	Alice Hao
Your Address:	506-7831 Westminser Hwy., Richmond
Subject Property Address OR Bylaw Number:	6251 Minoru Blvd.
Comments:	Traffic jam.

*To BRIAN JACKSON
for attaching to staff
report.*

MayorandCouncillors

From: City of Richmond Website [webgraphics@richmond.ca]
Sent: May 22, 2012 4:40 PM
To: MayorandCouncillors
Subject: Send a Submission Online (response #661)
Categories: 08-4105-20-2011591685 - Kiwanis - 6271 Minoru Blvd

Send a Submission Online (response #661)**Survey Information**

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	5/22/2012 4:42:51 PM

Survey Response

Your Name:	Xue Feng Wei
Your Address:	506-7831 Westminser Hwy., Richmond
Subject Property Address OR Bylaw Number:	6251 Minoru Blvd.
Comments:	Population surge further strain our over- crowded recreation facilities.



MayorandCouncillors

From: City of Richmond Website [webgraphics@richmond.ca]
Sent: May 23, 2012 3:53 PM
To: MayorandCouncillors
Subject: Send a Submission Online (response #662)
Categories: 12-8060-20-8914 --RZ 11-591685 - Kiwanis - 6251 Minoru Blvd

Send a Submission Online (response #662)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	5/23/2012 3:56:57 PM

Survey Response

Your Name:	SIN, HENRY C & SIN, SUSANNA P
Your Address:	1108-6088 MINORU BLVD. RICHMOND, BC V6Y 4A8
Subject Property Address OR Bylaw Number:	6251 MINORU BLVD.
Comments:	INCREASED POPULATION, TRAFFIC JAM, ALTER THE SKYLINE BY BLOCKING MINORU PARK, POPULATION SURGE FURTHER STRAIN OUR OVER-CROWDED RECREATION FACILITIES.

TO BRIAN JACKSON
FOR ATTACHING TO
STAFF REPORT

MayorandCouncillors

From: City of Richmond Website [webgraphics@richmond.ca]
Sent: May 23, 2012 8:31 PM
To: MayorandCouncillors
Subject: Send a Submission Online (response #663)
Categories: 12-8060-20-8914 - RZ 11-591685 - Kiwanis - 6251 Minoru Blvd

Send a Submission Online (response #663)**Survey Information**

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	5/23/2012 8:34:05 PM

Survey Response

Your Name:	Derek Yeh
Your Address:	1109-6088 Minoru blvd. Richmond, BC V6Y4A8
Subject Property Address OR Bylaw Number:	6251 Minoru Blvd.
Comments:	This project will take away the natural use of Minoru Park, and it will increas unnecessary population, traffic jam, air pollutions, blocking the view of Minoru Park. It has all the bad impacts on the surrounding areas along with this Project. The City of Richmond will receive additional property taxes from the owners, yet as the current residents we will get nothing but all the facts I mentioned above.

**PLN - 125**

Mayor and Councillors

From: City of Richmond Website [webgraphics@richmond.ca]
Sent: May 23, 2012 8:35 PM
To: Mayor and Councillors
Subject: Send a Submission Online (response #664)
Categories: 12-8060-20-8914 - RZ 11-591685 - Kiwanis - 6251 Minoru Blvd

Send a Submission Online (response #664)**Survey Information**

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	5/23/2012 8:38:54 PM

Survey Response

Your Name:	Yu Feng Lee
Your Address:	702-6088 Minoru Blvd. Richmond
Subject Property Address OR Bylaw Number:	6251 Minoru Blvd.
Comments:	We as the residents in this area strongly disagree the proposed project in this area. We don't need extra thousands people to live in here. We don't want air pollutions, traffic jam (which is already bad), noisy environment, etc. It will be a shame to all city councils if the proposed project is passed, because all you guys worry about is money, money, money. Not the quality of life to live in Richmond

Mayor and Councillors

From: City of Richmond Website [webgraphics@richmond.ca]
Sent: May 23, 2012 10:26 PM
To: Mayor and Councillors
Subject: Send a Submission Online (response #665)
Categories: 12-8060-20-8914 - RZ 11-591685 - Kiwanis - 6251 Minoru Blvd

Send a Submission Online (response #665)**Survey Information**

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	5/23/2012 10:29:10 PM

Survey Response

Your Name:	Vera Wong
Your Address:	603-6088 Minoru Blvd., Richmond B.C. V6Y 4A8
Subject Property Address OR Bylaw Number:	6251 Minoru Blvd.
Comments:	Imperative to keep Minoru Park as it is. We all need this environment to maintain a balanced surrounding and this park is one of a kind in this neighborhood. It is sad and cruel if this had to be taken away from us. We need this "space" to grow old with, not just chaos resulted from over population. Our Government should take care of us, not burden us. Thank you.

MayorandCouncillors

From: City of Richmond Website [webgraphics@richmond.ca]
Sent: May 24, 2012 7:56 AM
To: MayorandCouncillors
Subject: Send a Submission Online (response #666)
Categories: 12-8060-20-8914 - RZ 11-591685 - Kiwanis - 6251 Minoru Blvd

Send a Submission Online (response #666)**Survey Information**

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	5/24/2012 7:59:42 AM

Survey Response

Your Name:	lau wai lin, mina
Your Address:	#1203-6088 Minoru Blvd, Richmond BC V6Y 4A8
Subject Property Address OR Bylaw Number:	6251 Minoru Blvd
Comments:	opposition reasons: this will increase population, cause traffic jam. Also, will alter the skyline by blocking Minoru Park. The Population Surge further strain our over-crowded recreation facilities.

MayorandCouncillors

From: City of Richmond Website [webgraphics@richmond.ca]
Sent: May 25, 2012 3:31 PM
To: MayorandCouncillors
Subject: Send a Submission Online (response #667)
Categories: 12-8060-20-8914 - RZ 11-591685 - Kiwanis - 6251 Minoru Blvd

Send a Submission Online (response #667)**Survey Information**

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	5/25/2012 3:33:58 PM

Survey Response

Your Name:	Tsui, Gloria
Your Address:	#701-6088 Minoru Blvd, Richmond, BC V6X 4A8
Subject Property Address OR Bylaw Number:	6251 Minoru Blvd
Comments:	Traffic jam, Alter the skyline by blocking Minoru Park, Population surge further strain our over-crowded recreation facilities, Increased population, too busy for hospital and senior care home.

To BRIAN JACKSON
FOR STAFF REPORT

Mayor and Councillors

From: City of Richmond Website [webgraphics@richmond.ca]
Sent: May 27, 2012 8:47 PM
To: Mayor and Councillors
Subject: Send a Submission Online (response #669)
Categories: 12-8060-20-8914 - RZ 11-591685 - Kiwanis - 6251 Minoru Blvd

Send a Submission Online (response #669)**Survey Information**

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	5/27/2012 8:50:43 PM

Survey Response

Your Name:	Alfred Chau
Your Address:	1207-6088 Minoru Boulevard Richmond BC V6Y 4A8
Subject Property Address OR Bylaw Number:	6251 Minoru Blvd.
Comments:	Increased population, traffic jam, alter the skyline by blocking Minoru Park. Population surge further strain our over-crowded recreation facilities.

**PLN - 130**

CITY COUNCIL
RICHMOND CITY


RE: APPLICATION FOR REZONING 6251 MINORU BLVD
FOR 5 HIGH-RISE RESIDENTIAL TOWERS

Please disapprove the rezoning application. The buildings will further encircle and isolate Richmond Park, which is now located inside behind existing non-park structures along Minoru, Westminster and Gilbert. These proposed buildings will also obstruct our view of the park.

Also do not entertain future applications to rezone the Richmond Park side of Westminster Highway where the existing low-rise hotels are.

Please improve Richmond Park. Do not degrade it.

Very truly yours,

A handwritten signature in cursive script, appearing to read "Lucien Prange", is written over a horizontal line.

CITY COUNCIL
RICHMOND CITY

To BRIAN JACKSON
FOR STAFF REPORT

RZ11-591685

RE: APPLICATION FOR REZONING 6251 MINORU BLVD
FOR 5 HIGH-RISE RESIDENTIAL TOWERS

		INT
	DW	
✓	GJ	
	KY	
	DB	

Please disapprove the rezoning application. The buildings will further encircle and isolate Richmond Park, which is now located inside behind existing non-park structures along Minoru, Westminster and Gilbert. These proposed buildings will also obstruct our view of the park.

Also do not entertain future applications to rezone the Richmond Park side of Westminster Highway where the existing low-rise hotels are.

Please improve Richmond Park. Do not degrade it.

Very truly yours,

Yiu Kei Wong

CITY COUNCIL
RICHMOND CITY

RE: APPLICATION FOR REZONING 6251 MINORU BLVD
FOR 5 HIGH-RISE RESIDENTIAL TOWERS

Please disapprove the rezoning application. The buildings will further encircle and isolate Richmond Park, which is now located inside behind existing non-park structures along Minoru, Westminster and Gilbert. These proposed buildings will also obstruct our view of the park.

Also do not entertain future applications to rezone the Richmond Park side of Westminster Highway where the existing low-rise hotels are.

Please improve Richmond Park. Do not degrade it.

Very truly yours,

Patty Ching 604-760-6783

To: B. Jackson for
attaching to staff report

City Council
City Hall, Minoru Blvd. Richmond City

May 8, 2012

Re: Application for rezoning 6251 Minoru Blvd for 5 High-rise Residential Towers

This is a petition to the City Council to disapprove the above application for rezoning. The reason for this is simple. The city block bounded by Minoru Blvd, Westminster Highway, Gilbert and Granville is where Minoru Park and other community facilities are located. As such, this block should be an exclusion zone for high-rise high-density development. The proposed development, however noble, is misplaced.

Richmond City is currently caught in a frenzy of high-rise developments and unless the City Council is more discriminating in allowing rezoning, the city might soon become a concrete jungle instead of a garden city that it should be. Initially, it was the Park Towers. Now these proposed 5 towers, also at the Minoru perimeter. Soon the low-rise buildings along Westminster will be redeveloped into high-rises. By then, Richmond Park will be a joke.

Vancouver is doing all it can to improve quality of life and enhance the aesthetic appeal of the downtown residential area with innovative measures. Richmond City should do no less, particularly in this city block, for the sake of present and future generations to come. The three (3) Park Towers at Monoru Boulevard are, unfortunately, a legacy of an unenlightened past. Let no other sore thumbs be inflicted on the park block.

Richmond Park is at the city core. Instead of diminishing it with high-rises at its periphery, it should be improved and enhanced. Already, Richmond Park is:

- 1.) Small for a city experiencing explosive growth in residences;
- 2.) The area of the park with trees and plants where residents can stroll, sit and commune with nature, is already very small as the larger portion is taken up by community amenities and facilities (sport fields, hospital, firehouse, library, aquatic center, theater etc.) and other structures;
- 3.) The "real" (garden) portion of the park, albeit small, is wedged between structures - Richmond General Hospital, hotels, medical offices, low-rise affordable homes, and the 3 Park Towers at its perimeter along Gilbert, Westminster Highway and Minoru. The park does not extend to these streets and is not visible therefrom. There are no proper passageways to the park from Westminster and Minoru opposite Richmond Centre or vista gaps along these road sections.

To diminish Richmond Park further with these proposed five (5) high-rises would indeed be very short-sighted and detrimental for the city.

Instead, Richmond City should maintain Richmond Park like Central Park in Manhattan, NYC, as the model where the park greens extend all the way to the four streets bounding the large park. Another good model would be the False Creek community in Vancouver. Here buildings are low and terraced following the topography rising to the south. No high-rises have been allowed to block the view of False Creek and Granville Island. In the same manner, no tall structures should be allowed along the periphery of Richmond Park.

It behoves the City Council and all residents, including civic organizations such as the well-meaning Kiwanis Society, to have the foresight and good sense to protect the environment and future of Richmond City.

Very truly yours,

M. Vazquez

or Strata
* Protect your interest. Sign and send this to the City Council and attend the meeting. Get others, such as residents, friends and neighbours to support and sign the petition.

City Council
City Hall, Minoru Blvd. Richmond City

To: B. Jackson for
attaching to staff report

May 8, 2012

CITY OF RICHMOND
INFO CENTRE

MAY 14 2012

11:40
JW

Re: Application for rezoning 6251 Minoru Blvd for 5 High-rise Residential Towers

This is a petition to the City Council to disapprove the above application for rezoning. The reason for this is simple. The city block bounded by Minoru Blvd, Westminster Highway, Gilbert and Granville is where Minoru Park and other community facilities are located. As such, this block should be an exclusion zone for high-rise high-density development. The proposed development, however noble, is misplaced.

Richmond City is currently caught in a frenzy of high-rise developments and unless the City Council is more discriminating in allowing rezoning, the city might soon become a concrete jungle instead of a garden city that it should be. Initially, it was the Park Towers. Now these proposed 5 towers, also at the Minoru perimeter. Soon the low-rise buildings along Westminster will be redeveloped into high-rises. By then, Richmond Park will be a joke.

Vancouver is doing all it can to improve quality of life and enhance the aesthetic appeal of the downtown residential area with innovative measures. Richmond City should do no less, particularly in this city block, for the sake of present and future generations to come. The three (3) Park Towers at Monoru Boulevard are, unfortunately, a legacy of an unenlightened past. Let no other sore thumbs be inflicted on the park block.

Richmond Park is at the city core. Instead of diminishing it with high-rises at its periphery, it should be improved and enhanced. Already, Richmond Park is:

- 1.) Small for a city experiencing explosive growth in residences;
- 2.) The area of the park with trees and plants where residents can stroll, sit and commune with nature, is already very small as the larger portion is taken up by community amenities and facilities (sport fields, hospital, firehouse, library, aquatic center, theater etc.) and other structures;
- 3.) The "real" (garden) portion of the park, albeit small, is wedged between structures - Richmond General Hospital, hotels, medical offices, low-rise affordable homes, and the 3 Park Towers at its perimeter along Gilbert, Westminster Highway and Minoru. The park does not extend to these streets and is not visible therefrom. There are no proper passageways to the park from Westminster and Minoru opposite Richmond Centre or vista gaps along these road sections.

To diminish Richmond Park further with these proposed five (5) high-rises would indeed be very short-sighted and detrimental for the city.

Instead, Richmond City should maintain Richmond Park like Central Park in Manhattan, NYC, as the model where the park greens extend all the way to the four streets bounding the large park. Another good model would be the False Creek community in Vancouver. Here buildings are low and terraced following the topography rising to the south. No high-rises have been allowed to block the view of False Creek and Granville Island. In the same manner, no tall structures should be allowed along the periphery of Richmond Park.

It behoves the City Council and all residents, including civic organizations such as the well-meaning Kiwanis Society, to have the foresight and good sense to protect the environment and future of Richmond City.

Very truly yours,

P. T. Lau

or Shata

- ★ Protect your interest. Sign and send this to the City Council and attend the meeting. Get others, such as residents, friends and neighbours to support and sign the petition.

City Council
City Hall, Minoru Blvd. Richmond City

May 8, 2012

CITY OF RICHMOND
INFO CENTRE

MAY 14 2012

Re: Application for rezoning 6251 Minoru Blvd for 5 High-rise Residential Towers GW 250

This is a petition to the City Council to disapprove the above application for rezoning. The reason for this is simple. The city block bounded by Minoru Blvd, Westminster Highway, Gilbert and Granville is where Minoru Park and other community facilities are located. As such, this block should be an exclusion zone for high-rise high-density development. The proposed development, however noble, is misplaced.

Richmond City is currently caught in a frenzy of high-rise developments and unless the City Council is more discriminating in allowing rezoning, the city might soon become a concrete jungle instead of a garden city that it should be. Initially, it was the Park Towers. Now these proposed 5 towers, also at the Minoru perimeter. Soon the low-rise buildings along Westminster will be redeveloped into high-rises. By then, Richmond Park will be a joke.

Vancouver is doing all it can to improve quality of life and enhance the aesthetic appeal of the downtown residential area with innovative measures. Richmond City should do no less, particularly in this city block, for the sake of present and future generations to come. The three (3) Park Towers at Monoru Boulevard are, unfortunately, a legacy of an unenlightened past. Let no other sore thumbs be inflicted on the park block.

Richmond Park is at the city core. Instead of diminishing it with high-rises at its periphery, it should be improved and enhanced. Already, Richmond Park is:

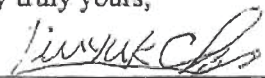
- 1.) Small for a city experiencing explosive growth in residences;
- 2.) The area of the park with trees and plants where residents can stroll, sit and commune with nature, is already very small as the larger portion is taken up by community amenities and facilities (sport fields, hospital, firehouse, library, aquatic center, theater etc.) and other structures;
- 3.) The "real" (garden) portion of the park, albeit small, is wedged between structures - Richmond General Hospital, hotels, medical offices, low-rise affordable homes, and the 3 Park Towers at its perimeter along Gilbert, Westminster Highway and Minoru. The park does not extend to these streets and is not visible therefrom. There are no proper passageways to the park from Westminster and Minoru opposite Richmond Centre or vista gaps along these road sections.

To diminish Richmond Park further with these proposed five (5) high-rises would indeed be very short-sighted and detrimental for the city.

Instead, Richmond City should maintain Richmond Park like Central Park in Manhattan, NYC, as the model where the park greens extend all the way to the four streets bounding the large park. Another good model would be the False Creek community in Vancouver. Here buildings are low and terraced following the topography rising to the south. No high-rises have been allowed to block the view of False Creek and Granville Island. In the same manner, no tall structures should be allowed along the periphery of Richmond Park.

It behoves the City Council and all residents, including civic organizations such as the well-meaning Kiwanis Society, to have the foresight and good sense to protect the environment and future of Richmond City.

Very truly yours,



YUK CHIU ASNANI OF 1608-6088 MINORU BLVD. RMD

or Strata

- ★ Protect your interest. Sign and send this to the City Council and attend the meeting. Get others, such as residents, friends and neighbours to support and sign the petition.

City Council
City Hall, Minoru Blvd. Richmond City

May 8, 2012

TO BRIAN JACKSON
FOR ATTACHING TO
STAFF REPORT.

Re: Application for rezoning 6251 Minoru Blvd for 5 High-rise Residential Towers

This is a petition to the City Council to disapprove the above application for rezoning. The reason for this is simple. The city block bounded by Minoru Blvd, Westminster Highway, Gilbert and Granville is where Minoru Park and other community facilities are located. As such, this block should be an exclusion zone for high-rise high-density development. The proposed development, however noble, is misplaced.

Richmond City is currently caught in a frenzy of high-rise developments and unless the City Council is more discriminating in allowing rezoning, the city might soon become a concrete jungle instead of a garden city that it should be. Initially, it was the Park Towers. Now these proposed 5 towers, also at the Minoru perimeter. Soon the low-rise buildings along Westminster will be redeveloped into high-rises. By then, Richmond Park will be a joke.

Vancouver is doing all it can to improve quality of life and enhance the aesthetic appeal of the downtown residential area with innovative measures. Richmond City should do no less, particularly in this city block, for the sake of present and future generations to come. The three (3) Park Towers at Minoru Boulevard are, unfortunately, a legacy of an unenlightened past. Let no other sore thumbs be inflicted on the park block.

Richmond Park is at the city core. Instead of diminishing it with high-rises at its periphery, it should be improved and enhanced. Already, Richmond Park is:

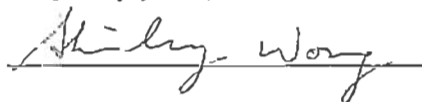
- 1.) Small for a city experiencing explosive growth in residences;
- 2.) The area of the park with trees and plants where residents can stroll, sit and commune with nature, is already very small as the larger portion is taken up by community amenities and facilities (sport fields, hospital, firehouse, library, aquatic center, theater etc.) and other structures;
- 3.) The "real" (garden) portion of the park, albeit small, is wedged between structures - Richmond General Hospital, hotels, medical offices, low-rise affordable homes, and the 3 Park Towers at its perimeter along Gilbert, Westminster Highway and Minoru. The park does not extend to these streets and is not visible therefrom. There are no proper passageways to the park from Westminster and Minoru opposite Richmond Centre or vista gaps along these road sections.

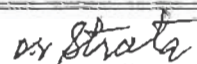
To diminish Richmond Park further with these proposed five (5) high-rises would indeed be very short-sighted and detrimental for the city.

Instead, Richmond City should maintain Richmond Park like Central Park in Manhattan, NYC, as the model where the park greens extend all the way to the four streets bounding the large park. Another good model would be the False Creek community in Vancouver. Here buildings are low and terraced following the topography rising to the south. No high-rises have been allowed to block the view of False Creek and Granville Island. In the same manner, no tall structures should be allowed along the periphery of Richmond Park.

It behoves the City Council and all residents, including civic organizations such as the well-meaning Kiwanis Society, to have the foresight and good sense to protect the environment and future of Richmond City.

Very truly yours,

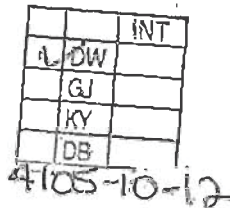


-
-  *or Strata*
- ✶ Protect your interest. Sign and send this to the City Council and attend the meeting. Get others, such as residents, friends and neighbours to support and sign the petition.

City Council

May 8, 2012

City Hall, Minoru Blvd. Richmond City



Re: Application for rezoning 6251 Minoru Blvd for 5 High-rise Residential Towers

This is a petition to the City Council to disapprove the above application for rezoning. The reason for this is simple. The city block bounded by Minoru Blvd, Westminster Highway, Gilbert and Granville is where Minoru Park and other community facilities are located. As such, this block should be an exclusion zone for high-rise high-density development. The proposed development, however noble, is misplaced.

Richmond City is currently caught in a frenzy of high-rise developments and unless the City Council is more discriminating in allowing rezoning, the city might soon become a concrete jungle instead of a garden city that it should be. Initially, it was the Park Towers. Now these proposed 5 towers, also at the Minoru perimeter. Soon the low-rise buildings along Westminster will be redeveloped into high-rises. By then, Richmond Park will be a joke.

Vancouver is doing all it can to improve quality of life and enhance the aesthetic appeal of the downtown residential area with innovative measures. Richmond City should do no less, particularly in this city block, for the sake of present and future generations to come. The three (3) Park Towers at Monoru Boulevard are, unfortunately, a legacy of an unenlightened past. Let no other sore thumbs be inflicted on the park block.

Richmond Park is at the city core. Instead of diminishing it with high-rises at its periphery, it should be improved and enhanced. Already, Richmond Park is:

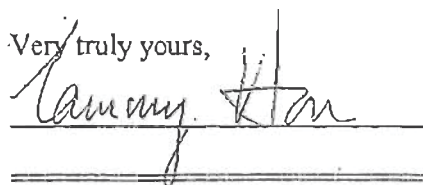
- 1.) Small for a city experiencing explosive growth in residences;
- 2.) The area of the park with trees and plants where residents can stroll, sit and commune with nature, is already very small as the larger portion is taken up by community amenities and facilities (sport fields, hospital, firehouse, library, aquatic center, theater etc.) and other structures;
- 3.) The "real" (garden) portion of the park, albeit small, is wedged between structures - Richmond General Hospital, hotels, medical offices, low-rise affordable homes, and the 3 Park Towers at its perimeter along Gilbert, Westminster Highway and Minoru. The park does not extend to these streets and is not visible therefrom. There are no proper passageways to the park from Westminster and Minoru opposite Richmond Centre or vista gaps along these road sections.

To diminish Richmond Park further with these proposed five (5) high-rises would indeed be very short-sighted and detrimental for the city.

Instead, Richmond City should maintain Richmond Park like Central Park in Manhattan, NYC, as the model where the park greens extend all the way to the four streets bounding the large park. Another good model would be the False Creek community in Vancouver. Here buildings are low and terraced following the topography rising to the south. No high-rises have been allowed to block the view of False Creek and Granville Island. In the same manner, no tall structures should be allowed along the periphery of Richmond Park.

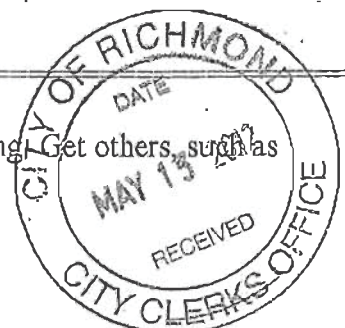
It behoves the City Council and all residents, including civic organizations such as the well-meaning Kiwanis Society, to have the foresight and good sense to protect the environment and future of Richmond City.

Very truly yours,




* Protect your interest. Sign and send this to the City Council and attend the meeting. Get others, such as residents, friends and neighbours to support and sign the petition.

PLN - 138



May 8, 2012

Re: Application for rezoning 6251 Minoru Blvd for 5 High-rise Residential Towers

This is a petition to the City Council to disapprove the above application for rezoning. The reason for this is simple. The city block bounded by Minoru Blvd, Westminster Highway, Gilbert and Granville is where Minoru Park and other community facilities are located. As such, this block should be an exclusion zone for high-rise high-density development. The proposed development, however noble, is misplaced.

Richmond City is currently caught in a frenzy of high-rise developments and unless the City Council is more discriminating in allowing rezoning, the city might soon become a concrete jungle instead of a garden city that it should be. Initially, it was the Park Towers. Now these proposed 5 towers, also at the Minoru perimeter. Soon the low-rise buildings along Westminster will be redeveloped into high-rises. By then, Richmond Park will be a joke.

Vancouver is doing all it can to improve quality of life and enhance the aesthetic appeal of the downtown residential area with innovative measures. Richmond City should do no less, particularly in this city block, for the sake of present and future generations to come. The three (3) Park Towers at Monoru Boulevard are, unfortunately, a legacy of an unenlightened past. Let no other sore thumbs be inflicted on the park block.

Richmond Park is at the city core. Instead of diminishing it with high-rises at its periphery, it should be improved and enhanced. Already, Richmond Park is:

- 1.) Small for a city experiencing explosive growth in residences;
- 2.) The area of the park with trees and plants where residents can stroll, sit and commune with nature, is already very small as the larger portion is taken up by community amenities and facilities (sport fields, hospital, firehouse, library, aquatic center, theater etc.) and other structures;
- 3.) The "real" (garden) portion of the park, albeit small, is wedged between structures – Richmond General Hospital, hotels, medical offices, low-rise affordable homes, and the 3 Park Towers at its perimeter along Gilbert, Westminster Highway and Minoru. The park does not extend to these streets and is not visible therefrom. There are no proper passageways to the park from Westminster and Minoru opposite Richmond Centre or vista gaps along these road sections.

To diminish Richmond Park further with these proposed five (5) high-rises would indeed be very short-sighted and detrimental for the city.

Instead, Richmond City should maintain Richmond Park like Central Park in Manhattan, NYC, as the model where the park greens extend all the way to the four streets bounding the large park. Another good model would be the False Creek community in Vancouver. Here buildings are low and terraced following the topography rising to the south. No high-rises have been allowed to block the view of False Creek and Granville Island. In the same manner, no tall structures should be allowed along the periphery of Richmond Park.

It behoves the City Council and all residents, including civic organizations such as the well-meaning Kiwanis Society, to have the foresight and good sense to protect the environment and future of Richmond City.

Very truly yours,

Jack Wu

1602-6088 Minoru Blvd., Richmond, BC, V6Y 2A8

or Strata

- ★ Protect your interest. Sign and send this to the City Council and attend the meeting. Get others, such as residents, friends and neighbours to support and sign the petition.

May 8, 2012

Re: Application for rezoning 6251 Minoru Blvd for 5 High-rise Residential Towers

This is a petition to the City Council to disapprove the above application for rezoning. The reason for this is simple. The city block bounded by Minoru Blvd, Westminster Highway, Gilbert and Granville is where Minoru Park and other community facilities are located. As such, this block should be an exclusion zone for high-rise high-density development. The proposed development, however noble, is misplaced.

Richmond City is currently caught in a frenzy of high-rise developments and unless the City Council is more discriminating in allowing rezoning, the city might soon become a concrete jungle instead of a garden city that it should be. Initially, it was the Park Towers. Now these proposed 5 towers, also at the Minoru perimeter. Soon the low-rise buildings along Westminster will be redeveloped into high-rises. By then, Richmond Park will be a joke.

Vancouver is doing all it can to improve quality of life and enhance the aesthetic appeal of the downtown residential area with innovative measures. Richmond City should do no less, particularly in this city block, for the sake of present and future generations to come. The three (3) Park Towers at Monoru Boulevard are, unfortunately, a legacy of an unenlightened past. Let no other sore thumbs be inflicted on the park block.

Richmond Park is at the city core. Instead of diminishing it with high-rises at its periphery, it should be improved and enhanced. Already, Richmond Park is:

- 1.) Small for a city experiencing explosive growth in residences;
- 2.) The area of the park with trees and plants where residents can stroll, sit and commune with nature, is already very small as the larger portion is taken up by community amenities and facilities (sport fields, hospital, firehouse, library, aquatic center, theater etc.) and other structures;
- 3.) The "real" (garden) portion of the park, albeit small, is wedged between structures – Richmond General Hospital, hotels, medical offices, low-rise affordable homes, and the 3 Park Towers at its perimeter along Gilbert, Westminster Highway and Minoru. The park does not extend to these streets and is not visible therefrom. There are no proper passageways to the park from Westminster and Minoru opposite Richmond Centre or vista gaps along these road sections.

To diminish Richmond Park further with these proposed five (5) high-rises would indeed be very short-sighted and detrimental for the city.

Instead, Richmond City should maintain Richmond Park like Central Park in Manhattan, NYC, as the model where the park greens extend all the way to the four streets bounding the large park. Another good model would be the False Creek community in Vancouver. Here buildings are low and terraced following the topography rising to the south. No high-rises have been allowed to block the view of False Creek and Granville Island. In the same manner, no tall structures should be allowed along the periphery of Richmond Park.

It behoves the City Council and all residents, including civic organizations such as the well-meaning Kiwanis Society, to have the foresight and good sense to protect the environment and future of Richmond City.

Very truly yours,



Protect your interest. Sign and send this to the City Council and attend the meeting. Get others, such as residents, friends and neighbours to support and sign the petition.

May 8, 2012

Re: Application for rezoning 6251 Minoru Blvd for 5 High-rise Residential Towers

This is a petition to the City Council to disapprove the above application for rezoning. The reason for this is simple. The city block bounded by Minoru Blvd, Westminster Highway, Gilbert and Granville is where Minoru Park and other community facilities are located. As such, this block should be an exclusion zone for high-rise high-density development. The proposed development, however noble, is misplaced.

Richmond City is currently caught in a frenzy of high-rise developments and unless the City Council is more discriminating in allowing rezoning, the city might soon become a concrete jungle instead of a garden city that it should be. Initially, it was the Park Towers. Now these proposed 5 towers, also at the Minoru perimeter. Soon the low-rise buildings along Westminster will be redeveloped into high-rises. By then, Richmond Park will be a joke.

Vancouver is doing all it can to improve quality of life and enhance the aesthetic appeal of the downtown residential area with innovative measures. Richmond City should do no less, particularly in this city block, for the sake of present and future generations to come. The three (3) Park Towers at Minoru Boulevard are, unfortunately, a legacy of an unenlightened past. Let no other sore thumbs be inflicted on the park block.

Richmond Park is at the city core. Instead of diminishing it with high-rises at its periphery, it should be improved and enhanced. Already, Richmond Park is:

- 1.) Small for a city experiencing explosive growth in residences;
- 2.) The area of the park with trees and plants where residents can stroll, sit and commune with nature, is already very small as the larger portion is taken up by community amenities and facilities (sport fields, hospital, firehouse, library, aquatic center, theater etc.) and other structures;
- 3.) The "real" (garden) portion of the park, albeit small, is wedged between structures - Richmond General Hospital, hotels, medical offices, low-rise affordable homes, and the 3 Park Towers at its perimeter along Gilbert, Westminster Highway and Minoru. The park does not extend to these streets and is not visible therefrom. There are no proper passageways to the park from Westminster and Minoru opposite Richmond Centre or vista gaps along these road sections.

To diminish Richmond Park further with these proposed five (5) high-rises would indeed be very short-sighted and detrimental for the city.

Instead, Richmond City should maintain Richmond Park like Central Park in Manhattan, NYC, as the model where the park greens extend all the way to the four streets bounding the large park. Another good model would be the False Creek community in Vancouver. Here buildings are low and terraced following the topography rising to the south. No high-rises have been allowed to block the view of False Creek and Granville Island. In the same manner, no tall structures should be allowed along the periphery of Richmond Park.

It behoves the City Council and all residents, including civic organizations such as the well-meaning Kiwanis Society, to have the foresight and good sense to protect the environment and future of Richmond City.

Very truly yours,

OWEN TAO

Protect your interest. Sign and send this to the City Council and attend the meeting. Get others, such as residents, friends and neighbours to support and sign the petition.

May 8, 2012

Re: Application for rezoning 6251 Minoru Blvd for 5 High-rise Residential Towers

This is a petition to the City Council to disapprove the above application for rezoning. The reason for this is simple. The city block bounded by Minoru Blvd, Westminster Highway, Gilbert and Granville is where Minoru Park and other community facilities are located. As such, this block should be an exclusion zone for high-rise high-density development. The proposed development, however noble, is misplaced.

Richmond City is currently caught in a frenzy of high-rise developments and unless the City Council is more discriminating in allowing rezoning, the city might soon become a concrete jungle instead of a garden city that it should be. Initially, it was the Park Towers. Now these proposed 5 towers, also at the Minoru perimeter. Soon the low-rise buildings along Westminster will be redeveloped into high-rises. By then, Richmond Park will be a joke.

Vancouver is doing all it can to improve quality of life and enhance the aesthetic appeal of the downtown residential area with innovative measures. Richmond City should do no less, particularly in this city block, for the sake of present and future generations to come. The three (3) Park Towers at Monoru Boulevard are, unfortunately, a legacy of an unenlightened past. Let no other sore thumbs be inflicted on the park block.

Richmond Park is at the city core. Instead of diminishing it with high-rises at its periphery, it should be improved and enhanced. Already, Richmond Park is:

- 1.) Small for a city experiencing explosive growth in residences;
- 2.) The area of the park with trees and plants where residents can stroll, sit and commune with nature, is already very small as the larger portion is taken up by community amenities and facilities (sport fields, hospital, firehouse, library, aquatic center, theater etc.) and other structures;
- 3.) The "real" (garden) portion of the park, albeit small, is wedged between structures - Richmond General Hospital, hotels, medical offices, low-rise affordable homes, and the 3 Park Towers at its perimeter along Gilbert, Westminster Highway and Minoru. The park does not extend to these streets and is not visible therefrom. There are no proper passageways to the park from Westminster and Minoru opposite Richmond Centre or vista gaps along these road sections.

To diminish Richmond Park further with these proposed five (5) high-rises would indeed be very short-sighted and detrimental for the city.

Instead, Richmond City should maintain Richmond Park like Central Park in Manhattan, NYC, as the model where the park greens extend all the way to the four streets bounding the large park. Another good model would be the False Creek community in Vancouver. Here buildings are low and terraced following the topography rising to the south. No high-rises have been allowed to block the view of False Creek and Granville Island. In the same manner, no tall structures should be allowed along the periphery of Richmond Park.

It behoves the City Council and all residents, including civic organizations such as the well-meaning Kiwanis Society, to have the foresight and good sense to protect the environment and future of Richmond City.

Very truly yours,



Protect your interest. Sign and send this to the City Council and attend the meeting. Get others, such as residents, friends and neighbours to support and sign the petition.

May 8, 2012

Re: Application for rezoning 6251 Minoru Blvd for 5 High-rise Residential Towers

This is a petition to the City Council to disapprove the above application for rezoning. The reason for this is simple. The city block bounded by Minoru Blvd, Westminster Highway, Gilbert and Granville is where Minoru Park and other community facilities are located. As such, this block should be an exclusion zone for high-rise high-density development. The proposed development, however noble, is misplaced.

Richmond City is currently caught in a frenzy of high-rise developments and unless the City Council is more discriminating in allowing rezoning, the city might soon become a concrete jungle instead of a garden city that it should be. Initially, it was the Park Towers. Now these proposed 5 towers, also at the Minoru perimeter. Soon the low-rise buildings along Westminster will be redeveloped into high-rises. By then, Richmond Park will be a joke.

Vancouver is doing all it can to improve quality of life and enhance the aesthetic appeal of the downtown residential area with innovative measures. Richmond City should do no less, particularly in this city block, for the sake of present and future generations to come. The three (3) Park Towers at Monoru Boulevard are, unfortunately, a legacy of an unenlightened past. Let no other sore thumbs be inflicted on the park block.

Richmond Park is at the city core. Instead of diminishing it with high-rises at its periphery, it should be improved and enhanced. Already, Richmond Park is:

- 1.) Small for a city experiencing explosive growth in residences;
- 2.) The area of the park with trees and plants where residents can stroll, sit and commune with nature, is already very small as the larger portion is taken up by community amenities and facilities (sport fields, hospital, firehouse, library, aquatic center, theater etc.) and other structures;
- 3.) The "real" (garden) portion of the park, albeit small, is wedged between structures – Richmond General Hospital, hotels, medical offices, low-rise affordable homes, and the 3 Park Towers at its perimeter along Gilbert, Westminster Highway and Minoru. The park does not extend to these streets and is not visible therefrom. There are no proper passageways to the park from Westminster and Minoru opposite Richmond Centre or vista gaps along these road sections.

To diminish Richmond Park further with these proposed five (5) high-rises would indeed be very short-sighted and detrimental for the city.

Instead, Richmond City should maintain Richmond Park like Central Park in Manhattan, NYC, as the model where the park greens extend all the way to the four streets bounding the large park. Another good model would be the False Creek community in Vancouver. Here buildings are low and terraced following the topography rising to the south. No high-rises have been allowed to block the view of False Creek and Granville Island. In the same manner, no tall structures should be allowed along the periphery of Richmond Park.

It behoves the City Council and all residents, including civic organizations such as the well-meaning Kiwanis Society, to have the foresight and good sense to protect the environment and future of Richmond City.

Very truly yours,

Yiguo Zhou

or Strata

Protect your interest. Sign and send this to the City Council and attend the meeting. Get others, such as residents, friends and neighbours to support and sign the petition

May 8, 2012

Re: Application for rezoning 6251 Minoru Blvd for 5 High-rise Residential Towers

This is a petition to the City Council to disapprove the above application for rezoning. The reason for this is simple. The city block bounded by Minoru Blvd, Westminster Highway, Gilbert and Granville is where Minoru Park and other community facilities are located. As such, this block should be an exclusion zone for high-rise high-density development. The proposed development, however noble, is misplaced.

Richmond City is currently caught in a frenzy of high-rise developments and unless the City Council is more discriminating in allowing rezoning, the city might soon become a concrete jungle instead of a garden city that it should be. Initially, it was the Park Towers. Now these proposed 5 towers, also at the Minoru perimeter. Soon the low-rise buildings along Westminster will be redeveloped into high-rises. By then, Richmond Park will be a joke.

Vancouver is doing all it can to improve quality of life and enhance the aesthetic appeal of the downtown residential area with innovative measures. Richmond City should do no less, particularly in this city block, for the sake of present and future generations to come. The three (3) Park Towers at Minoru Boulevard are, unfortunately, a legacy of an unenlightened past. Let no other sore thumbs be inflicted on the park block.

Richmond Park is at the city core. Instead of diminishing it with high-rises at its periphery, it should be improved and enhanced. Already, Richmond Park is:

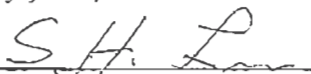
- 1.) Small for a city experiencing explosive growth in residences;
- 2.) The area of the park with trees and plants where residents can stroll, sit and commune with nature, is already very small as the larger portion is taken up by community amenities and facilities (sport fields, hospital, firehouse, library, aquatic center, theater etc.) and other structures;
- 3.) The "real" (garden) portion of the park, albeit small, is wedged between structures - Richmond General Hospital, hotels, medical offices, low-rise affordable homes, and the 3 Park Towers at its perimeter along Gilbert, Westminster Highway and Minoru. The park does not extend to these streets and is not visible therefrom. There are no proper passageways to the park from Westminster and Minoru opposite Richmond Centre or vista gaps along these road sections.

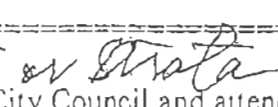
To diminish Richmond Park further with these proposed five (5) high-rises would indeed be very short-sighted and detrimental for the city.

Instead, Richmond City should maintain Richmond Park like Central Park in Manhattan, NYC, as the model where the park greens extend all the way to the four streets bounding the large park. Another good model would be the False Creek community in Vancouver. Here buildings are low and terraced following the topography rising to the south. No high-rises have been allowed to block the view of False Creek and Granville Island. In the same manner, no tall structures should be allowed along the periphery of Richmond Park.

It behoves the City Council and all residents, including civic organizations such as the well-meaning Kiwanis Society, to have the foresight and good sense to protect the environment and future of Richmond City.

Very truly yours,




Protect your interest. Sign and send this to the City Council and attend the meeting. Get others, such as residents, friends and neighbours to support and sign the petition.

May 8, 2012

Re: Application for rezoning 6251 Minoru Blvd for 5 High-rise Residential Towers

This is a petition to the City Council to disapprove the above application for rezoning. The reason for this is simple. The city block bounded by Minoru Blvd, Westminster Highway, Gilbert and Granville is where Minoru Park and other community facilities are located. As such, this block should be an exclusion zone for high-rise high-density development. The proposed development, however noble, is misplaced.

Richmond City is currently caught in a frenzy of high-rise developments and unless the City Council is more discriminating in allowing rezoning, the city might soon become a concrete jungle instead of a garden city that it should be. Initially, it was the Park Towers. Now these proposed 5 towers, also at the Minoru perimeter. Soon the low-rise buildings along Westminster will be redeveloped into high-rises. By then, Richmond Park will be a joke.

Vancouver is doing all it can to improve quality of life and enhance the aesthetic appeal of the downtown residential area with innovative measures. Richmond City should do no less, particularly in this city block, for the sake of present and future generations to come. The three (3) Park Towers at Minoru Boulevard are, unfortunately, a legacy of an unenlightened past. Let no other sore thumbs be inflicted on the park block.

Richmond Park is at the city core. Instead of diminishing it with high-rises at its periphery, it should be improved and enhanced. Already, Richmond Park is:

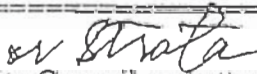
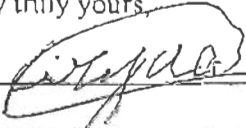
- 1.) Small for a city experiencing explosive growth in residences;
- 2.) The area of the park with trees and plants where residents can stroll, sit and commune with nature, is already very small as the larger portion is taken up by community amenities and facilities (sport fields, hospital, firehouse, library, aquatic center, theater etc.) and other structures;
- 3.) The "real" (garden) portion of the park, albeit small, is wedged between structures - Richmond General Hospital, hotels, medical offices, low-rise affordable homes, and the 3 Park Towers at its perimeter along Gilbert, Westminster Highway and Minoru. The park does not extend to these streets and is not visible therefrom. There are no proper passageways to the park from Westminster and Minoru opposite Richmond Centre or vista gaps along these road sections.

To diminish Richmond Park further with these proposed five (5) high-rises would indeed be very short-sighted and detrimental for the city.

Instead, Richmond City should maintain Richmond Park like Central Park in Manhattan, NYC, as the model where the park greens extend all the way to the four streets bounding the large park. Another good model would be the False Creek community in Vancouver. Here buildings are low and terraced following the topography rising to the south. No high-rises have been allowed to block the view of False Creek and Granville Island. In the same manner, no tall structures should be allowed along the periphery of Richmond Park.

It behoves the City Council and all residents, including civic organizations such as the well-meaning Kiwanis Society, to have the foresight and good sense to protect the environment and future of Richmond City.

Very truly yours,



Protect your interest. Sign and send this to the City Council and attend the meeting. Get others, such as residents, friends and neighbours to support and sign the petition.

May 8, 2012

Re: Application for rezoning 6251 Minoru Blvd for 5 High-rise Residential Towers

This is a petition to the City Council to disapprove the above application for rezoning. The reason for this is simple. The city block bounded by Minoru Blvd, Westminster Highway, Gilbert and Granville is where Minoru Park and other community facilities are located. As such, this block should be an exclusion zone for high-rise high-density development. The proposed development, however noble, is misplaced.

Richmond City is currently caught in a frenzy of high-rise developments and unless the City Council is more discriminating in allowing rezoning, the city might soon become a concrete jungle instead of a garden city that it should be. Initially, it was the Park Towers. Now these proposed 5 towers, also at the Minoru perimeter. Soon the low-rise buildings along Westminster will be redeveloped into high-rises. By then, Richmond Park will be a joke.

Vancouver is doing all it can to improve quality of life and enhance the aesthetic appeal of the downtown residential area with innovative measures. Richmond City should do no less, particularly in this city block, for the sake of present and future generations to come. The three (3) Park Towers at Monoru Boulevard are, unfortunately, a legacy of an unenlightened past. Let no other sore thumbs be inflicted on the park block.

Richmond Park is at the city core. Instead of diminishing it with high-rises at its periphery, it should be improved and enhanced. Already, Richmond Park is:

- 1.) Small for a city experiencing explosive growth in residences;
- 2.) The area of the park with trees and plants where residents can stroll, sit and commune with nature, is already very small as the larger portion is taken up by community amenities and facilities (sport fields, hospital, firehouse, library, aquatic center, theater etc) and other structures;
- 3.) The "real" (garden) portion of the park, albeit small, is wedged between structures - Richmond General Hospital, hotels, medical offices, low-rise affordable homes, and the 3 Park Towers at its perimeter along Gilbert, Westminster Highway and Minoru. The park does not extend to these streets and is not visible therefrom. There are no proper passageways to the park from Westminster and Minoru opposite Richmond Centre or vista gaps along these road sections.

To diminish Richmond Park further with these proposed five (5) high-rises would indeed be very short-sighted and detrimental for the city.

Instead, Richmond City should maintain Richmond Park like Central Park in Manhattan, NYC, as the model where the park greens extend all the way to the four streets bounding the large park. Another good model would be the False Creek community in Vancouver. Here buildings are low and terraced following the topography rising to the south. No high-rises have been allowed to block the view of False Creek and Granville Island. In the same manner, no tall structures should be allowed along the periphery of Richmond Park.

It behoves the City Council and all residents, including civic organizations such as the well-meaning Kiwanis Society, to have the foresight and good sense to protect the environment and future of Richmond City.

Very truly yours,

See Feng Chao

or Anita
Protect your interest. Sign and send this to the City Council and attend the meeting. Get others, such as residents, friends and neighbours to support and sign the petition.

May 8, 2012

Re: Application for rezoning 6251 Minoru Blvd for 5 High-rise Residential Towers

This is a petition to the City Council to disapprove the above application for rezoning. The reason for this is simple. The city block bounded by Minoru Blvd, Westminster Highway, Gilbert and Granville is where Minoru Park and other community facilities are located. As such, this block should be an exclusion zone for high-rise high-density development. The proposed development, however noble, is misplaced.

Richmond City is currently caught in a frenzy of high-rise developments and unless the City Council is more discriminating in allowing rezoning, the city might soon become a concrete jungle instead of a garden city that it should be. Initially, it was the Park Towers. Now these proposed 5 towers, also at the Minoru perimeter. Soon the low-rise buildings along Westminster will be redeveloped into high-rises. By then, Richmond Park will be a joke.

Vancouver is doing all it can to improve quality of life and enhance the aesthetic appeal of the downtown residential area with innovative measures. Richmond City should do no less, particularly in this city block, for the sake of present and future generations to come. The three (3) Park Towers at Minoru Boulevard are, unfortunately, a legacy of an unenlightened past. Let no other sore thumbs be inflicted on the park block.

Richmond Park is at the city core. Instead of diminishing it with high-rises at its periphery, it should be improved and enhanced. Already, Richmond Park is:

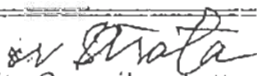
- 1.) Small for a city experiencing explosive growth in residences;
- 2.) The area of the park with trees and plants where residents can stroll, sit and commune with nature, is already very small as the larger portion is taken up by community amenities and facilities (sport fields, hospital, firehouse, library, aquatic center, theater etc.) and other structures;
- 3.) The "real" (garden) portion of the park, albeit small, is wedged between structures - Richmond General Hospital, hotels, medical offices, low-rise affordable homes, and the 3 Park Towers at its perimeter along Gilbert, Westminster Highway and Minoru. The park does not extend to these streets and is not visible therefrom. There are no proper passageways to the park from Westminster and Minoru opposite Richmond Centre or vista gaps along these road sections.

To diminish Richmond Park further with these proposed five (5) high-rises would indeed be very short-sighted and detrimental for the city.

Instead, Richmond City should maintain Richmond Park like Central Park in Manhattan, NYC, as the model where the park greens extend all the way to the four streets bounding the large park. Another good model would be the False Creek community in Vancouver. Here buildings are low and terraced following the topography rising to the south. No high-rises have been allowed to block the view of False Creek and Granville Island. In the same manner, no tall structures should be allowed along the periphery of Richmond Park.

It behoves the City Council and all residents, including civic organizations such as the well-meaning Kiwanis Society, to have the foresight and good sense to protect the environment and future of Richmond City.

Very truly yours,



Protect your interest. Sign and send this to the City Council and attend the meeting. Get others, such as residents, friends and neighbours to support and sign the petition.

May 8, 2012

Re: Application for rezoning 6251 Minoru Blvd for 5 High-rise Residential Towers

This is a petition to the City Council to disapprove the above application for rezoning. The reason for this is simple. The city block bounded by Minoru Blvd, Westminster Highway, Gilbert and Granville is where Minoru Park and other community facilities are located. As such, this block should be an exclusion zone for high-rise high-density development. The proposed development, however noble, is misplaced.

Richmond City is currently caught in a frenzy of high-rise developments and unless the City Council is more discriminating in allowing rezoning, the city might soon become a concrete jungle instead of a garden city that it should be. Initially, it was the Park Towers. Now these proposed 5 towers, also at the Minoru perimeter. Soon the low-rise buildings along Westminster will be redeveloped into high-rises. By then, Richmond Park will be a joke.

Vancouver is doing all it can to improve quality of life and enhance the aesthetic appeal of the downtown residential area with innovative measures. Richmond City should do no less, particularly in this city block, for the sake of present and future generations to come. The three (3) Park Towers at Minoru Boulevard are, unfortunately, a legacy of an unenlightened past. Let no other sore thumbs be inflicted on the park block.

Richmond Park is at the city core. Instead of diminishing it with high-rises at its periphery, it should be improved and enhanced. Already, Richmond Park is:

- 1.) Small for a city experiencing explosive growth in residences;
- 2.) The area of the park with trees and plants where residents can stroll, sit and commune with nature, is already very small as the larger portion is taken up by community amenities and facilities (sport fields, hospital, firehouse, library, aquatic center, theater etc.) and other structures;
- 3.) The "real" (garden) portion of the park, albeit small, is wedged between structures - Richmond General Hospital, hotels, medical offices, low-rise affordable homes, and the 3 Park Towers at its perimeter along Gilbert, Westminster Highway and Minoru. The park does not extend to these streets and is not visible therefrom. There are no proper passageways to the park from Westminster and Minoru opposite Richmond Centre or vista gaps along these road sections.

To diminish Richmond Park further with these proposed five (5) high-rises would indeed be very short-sighted and detrimental for the city.

Instead, Richmond City should maintain Richmond Park like Central Park in Manhattan, NYC, as the model where the park greens extend all the way to the four streets bounding the large park. Another good model would be the False Creek community in Vancouver. Here buildings are low and terraced following the topography rising to the south. No high-rises have been allowed to block the view of False Creek and Granville Island. In the same manner, no tall structures should be allowed along the periphery of Richmond Park.

It behoves the City Council and all residents, including civic organizations such as the well-meaning Kiwanis Society, to have the foresight and good sense to protect the environment and future of Richmond City.

Very truly yours,

WONG YUE FU

or Strata
X Protect your interest. Sign and send this to the City Council and attend the meeting. Get others, such as residents, friends and neighbours to support and sign the petition.

May 8, 2012

Re: Application for rezoning 6251 Minoru Blvd for 5 High-rise Residential Towers

This is a petition to the City Council to disapprove the above application for rezoning. The reason for this is simple. The city block bounded by Minoru Blvd, Westminster Highway, Gilbert and Granville is where Minoru Park and other community facilities are located. As such, this block should be an exclusion zone for high-rise high-density development. The proposed development, however noble, is misplaced.

Richmond City is currently caught in a frenzy of high-rise developments and unless the City Council is more discriminating in allowing rezoning, the city might soon become a concrete jungle instead of a garden city that it should be. Initially, it was the Park Towers. Now these proposed 5 towers, also at the Minoru perimeter. Soon the low-rise buildings along Westminster will be redeveloped into high-rises. By then, Richmond Park will be a joke.

Vancouver is doing all it can to improve quality of life and enhance the aesthetic appeal of the downtown residential area with innovative measures. Richmond City should do no less, particularly in this city block, for the sake of present and future generations to come. The three (3) Park Towers at Monoru Boulevard are, unfortunately, a legacy of an unenlightened past. Let no other sore thumbs be inflicted on the park block.

Richmond Park is at the city core. Instead of diminishing it with high-rises at its periphery, it should be improved and enhanced. Already, Richmond Park is:

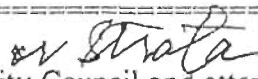
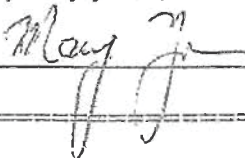
- 1.) Small for a city experiencing explosive growth in residences;
- 2.) The area of the park with trees and plants where residents can stroll, sit and commune with nature, is already very small as the larger portion is taken up by community amenities and facilities (sport fields, hospital, firehouse, library, aquatic center, theater etc.) and other structures;
- 3.) The "real" (garden) portion of the park, albeit small, is wedged between structures – Richmond General Hospital, hotels, medical offices, low-rise affordable homes, and the 3 Park Towers at its perimeter along Gilbert, Westminster Highway and Minoru. The park does not extend to these streets and is not visible therefrom. There are no proper passageways to the park from Westminster and Minoru opposite Richmond Centre or vista gaps along these road sections.

To diminish Richmond Park further with these proposed five (5) high-rises would indeed be very short-sighted and detrimental for the city.

Instead, Richmond City should maintain Richmond Park like Central Park in Manhattan, NYC, as the model where the park greens extend all the way to the four streets bounding the large park. Another good model would be the False Creek community in Vancouver. Here buildings are low and terraced following the topography rising to the south. No high-rises have been allowed to block the view of False Creek and Granville Island. In the same manner, no tall structures should be allowed along the periphery of Richmond Park.

It behoves the City Council and all residents, including civic organizations such as the well-meaning Kiwanis Society, to have the foresight and good sense to protect the environment and future of Richmond City.

Very truly yours,



Protect your interest. Sign and send this to the City Council and attend the meeting. Get others, such as residents, friends and neighbours to support and sign the petition.

May 8, 2012

Re: Application for rezoning 6251 Minoru Blvd for 5 High-rise Residential Towers

This is a petition to the City Council to disapprove the above application for rezoning. The reason for this is simple. The city block bounded by Minoru Blvd, Westminster Highway, Gilbert and Granville is where Minoru Park and other community facilities are located. As such, this block should be an exclusion zone for high-rise high-density development. The proposed development, however noble, is misplaced.

Richmond City is currently caught in a frenzy of high-rise developments and unless the City Council is more discriminating in allowing rezoning, the city might soon become a concrete jungle instead of a garden city that it should be. Initially, it was the Park Towers. Now these proposed 5 towers, also at the Minoru perimeter. Soon the low-rise buildings along Westminster will be redeveloped into high-rises. By then, Richmond Park will be a joke.

Vancouver is doing all it can to improve quality of life and enhance the aesthetic appeal of the downtown residential area with innovative measures. Richmond City should do no less, particularly in this city block, for the sake of present and future generations to come. The three (3) Park Towers at Monoru Boulevard are, unfortunately, a legacy of an unenlightened past. Let no other sore thumbs be inflicted on the park block.

Richmond Park is at the city core. Instead of diminishing it with high-rises at its periphery, it should be improved and enhanced. Already, Richmond Park is:

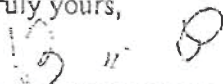
- 1.) Small for a city experiencing explosive growth in residences;
- 2.) The area of the park with trees and plants where residents can stroll, sit and commune with nature, is already very small as the larger portion is taken up by community amenities and facilities (sport fields, hospital, firehouse, library, aquatic center, theater etc.) and other structures;
- 3.) The "real" (garden) portion of the park, albeit small, is wedged between structures – Richmond General Hospital, hotels, medical offices, low-rise affordable homes, and the 3 Park Towers at its perimeter along Gilbert, Westminster Highway and Minoru. The park does not extend to these streets and is not visible therefrom. There are no proper passageways to the park from Westminster and Minoru opposite Richmond Centre or vista gaps along these road sections.

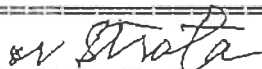
To diminish Richmond Park further with these proposed five (5) high-rises would indeed be very short-sighted and detrimental for the city.

Instead, Richmond City should maintain Richmond Park like Central Park in Manhattan, NYC, as the model where the park greens extend all the way to the four streets bounding the large park. Another good model would be the False Creek community in Vancouver. Here buildings are low and terraced following the topography rising to the south. No high-rises have been allowed to block the view of False Creek and Granville Island. In the same manner, no tall structures should be allowed along the periphery of Richmond Park.

It behoves the City Council and all residents, including civic organizations such as the well-meaning Kiwanis Society, to have the foresight and good sense to protect the environment and future of Richmond City.

Very truly yours,





Protect your interest. Sign and send this to the City Council and attend the meeting. Get others, such as residents, friends and neighbours to support and sign the petition.

May 8, 2012

Re: Application for rezoning 6251 Minoru Blvd for 5 High-rise Residential Towers

This is a petition to the City Council to disapprove the above application for rezoning. The reason for this is simple. The city block bounded by Minoru Blvd, Westminster Highway, Gilbert and Granville is where Minoru Park and other community facilities are located. As such, this block should be an exclusion zone for high-rise high-density development. The proposed development, however noble, is misplaced.

Richmond City is currently caught in a frenzy of high-rise developments and unless the City Council is more discriminating in allowing rezoning, the city might soon become a concrete jungle instead of a garden city that it should be. Initially, it was the Park Towers. Now these proposed 5 towers, also at the Minoru perimeter. Soon the low-rise buildings along Westminster will be redeveloped into high-rises. By then, Richmond Park will be a joke.

Vancouver is doing all it can to improve quality of life and enhance the aesthetic appeal of the downtown residential area with innovative measures. Richmond City should do no less, particularly in this city block, for the sake of present and future generations to come. The three (3) Park Towers at Monoru Boulevard are, unfortunately, a legacy of an unenlightened past. Let no other sore thumbs be inflicted on the park block.

Richmond Park is at the city core. Instead of diminishing it with high-rises at its periphery, it should be improved and enhanced. Already, Richmond Park is:

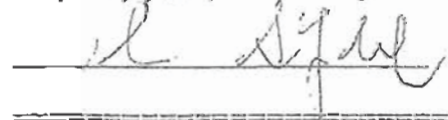
- 1.) Small for a city experiencing explosive growth in residences;
- 2.) The area of the park with trees and plants where residents can stroll, sit and commune with nature, is already very small as the larger portion is taken up by community amenities and facilities (sport fields, hospital, firehouse, library, aquatic center, theater etc.) and other structures;
- 3.) The "real" (garden) portion of the park, albeit small, is wedged between structures - Richmond General Hospital, hotels, medical offices, low-rise affordable homes, and the 3 Park Towers at its perimeter along Gilbert, Westminster Highway and Minoru. The park does not extend to these streets and is not visible therefrom. There are no proper passageways to the park from Westminster and Minoru opposite Richmond Centre or vista gaps along these road sections.

To diminish Richmond Park further with these proposed five (5) high-rises would indeed be very short-sighted and detrimental for the city.

Instead, Richmond City should maintain Richmond Park like Central Park in Manhattan, NYC, as the model where the park greens extend all the way to the four streets bounding the large park. Another good model would be the False Creek community in Vancouver. Here buildings are low and terraced following the topography rising to the south. No high-rises have been allowed to block the view of False Creek and Granville Island. In the same manner, no tall structures should be allowed along the periphery of Richmond Park.

It behoves the City Council and all residents, including civic organizations such as the well-meaning Kiwanis Society, to have the foresight and good sense to protect the environment and future of Richmond City.

Very truly yours,



Protect your interest. Sign and send this to the City Council and attend the meeting. Get others, such as residents, friends and neighbours to support and sign the petition.

May 8, 2012

Re: Application for rezoning 6251 Minoru Blvd for 5 High-rise Residential Towers

This is a petition to the City Council to disapprove the above application for rezoning. The reason for this is simple. The city block bounded by Minoru Blvd, Westminster Highway, Gilbert and Granville is where Minoru Park and other community facilities are located. As such, this block should be an exclusion zone for high-rise high-density development. The proposed development, however noble, is misplaced.

Richmond City is currently caught in a frenzy of high-rise developments and unless the City Council is more discriminating in allowing rezoning, the city might soon become a concrete jungle instead of a garden city that it should be. Initially, it was the Park Towers. Now these proposed 5 towers, also at the Minoru perimeter. Soon the low-rise buildings along Westminster will be redeveloped into high-rises. By then, Richmond Park will be a joke.

Vancouver is doing all it can to improve quality of life and enhance the aesthetic appeal of the downtown residential area with innovative measures. Richmond City should do no less, particularly in this city block, for the sake of present and future generations to come. The three (3) Park Towers at Monoru Boulevard are, unfortunately, a legacy of an unenlightened past. Let no other sore thumbs be inflicted on the park block.

Richmond Park is at the city core. Instead of diminishing it with high-rises at its periphery, it should be improved and enhanced. Already, Richmond Park is:

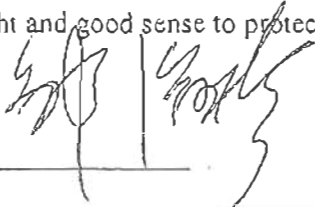
- 1.) Small for a city experiencing explosive growth in residences;
- 2.) The area of the park with trees and plants where residents can stroll, sit and commune with nature, is already very small as the larger portion is taken up by community amenities and facilities (sport fields, hospital, firehouse, library, aquatic center, theater etc.) and other structures;
- 3.) The "real" (garden) portion of the park, albeit small, is wedged between structures - Richmond General Hospital, hotels, medical offices, low-rise affordable homes, and the 3 Park Towers at its perimeter along Gilbert, Westminster Highway and Minoru. The park does not extend to these streets and is not visible therefrom. There are no proper passageways to the park from Westminster and Minoru opposite Richmond Centre or vista gaps along these road sections.

To diminish Richmond Park further with these proposed five (5) high-rises would indeed be very short-sighted and detrimental for the city.

Instead, Richmond City should maintain Richmond Park like Central Park in Manhattan, NYC, as the model where the park greens extend all the way to the four streets bounding the large park. Another good model would be the False Creek community in Vancouver. Here buildings are low and terraced following the topography rising to the south. No high-rises have been allowed to block the view of False Creek and Granville Island. In the same manner, no tall structures should be allowed along the periphery of Richmond Park.

It behoves the City Council and all residents, including civic organizations such as the well-meaning Kiwanis Society, to have the foresight and good sense to protect the environment and future of Richmond City.

Very truly yours,



Protect your interest. Sign and send this to the City Council and attend the meeting. Get others, such as residents, friends and neighbours to support and sign the petition.

May 8, 2012

Re: Application for rezoning 6251 Minoru Blvd for 5 High-rise Residential Towers

This is a petition to the City Council to disapprove the above application for rezoning. The reason for this is simple. The city block bounded by Minoru Blvd, Westminster Highway, Gilbert and Granville is where Minoru Park and other community facilities are located. As such, this block should be an exclusion zone for high-rise high-density development. The proposed development, however noble, is misplaced.

Richmond City is currently caught in a frenzy of high-rise developments and unless the City Council is more discriminating in allowing rezoning, the city might soon become a concrete jungle instead of a garden city that it should be. Initially, it was the Park Towers. Now these proposed 5 towers, also at the Minoru perimeter. Soon the low-rise buildings along Westminster will be redeveloped into high-rises. By then, Richmond Park will be a joke.

Vancouver is doing all it can to improve quality of life and enhance the aesthetic appeal of the downtown residential area with innovative measures. Richmond City should do no less, particularly in this city block, for the sake of present and future generations to come. The three (3) Park Towers at Minoru Boulevard are, unfortunately, a legacy of an unenlightened past. Let no other sore thumbs be inflicted on the park block.

Richmond Park is at the city core. Instead of diminishing it with high-rises at its periphery, it should be improved and enhanced. Already, Richmond Park is:

- 1.) Small for a city experiencing explosive growth in residences;
- 2.) The area of the park with trees and plants where residents can stroll, sit and commune with nature, is already very small as the larger portion is taken up by community amenities and facilities (sport fields, hospital, firehouse, library, aquatic center, theater etc.) and other structures;
- 3.) The "real" (garden) portion of the park, albeit small, is wedged between structures - Richmond General Hospital, hotels, medical offices, low-rise affordable homes, and the 3 Park Towers at its perimeter along Gilbert, Westminster Highway and Minoru. The park does not extend to these streets and is not visible therefrom. There are no proper passageways to the park from Westminster and Minoru opposite Richmond Centre or vista gaps along these road sections.

To diminish Richmond Park further with these proposed five (5) high-rises would indeed be very short-sighted and detrimental for the city.

Instead, Richmond City should maintain Richmond Park like Central Park in Manhattan, NYC, as the model where the park greens extend all the way to the four streets bounding the large park. Another good model would be the False Creek community in Vancouver. Here buildings are low and terraced following the topography rising to the south. No high-rises have been allowed to block the view of False Creek and Granville Island. In the same manner, no tall structures should be allowed along the periphery of Richmond Park.

It behoves the City Council and all residents, including civic organizations such as the well-meaning Kiwanis Society, to have the foresight and good sense to protect the environment and future of Richmond City.

Very truly yours,

Sandra

Protect your interest. Sign and send this to the City Council and attend the meeting. Get others, such as residents, friends and neighbours to support and sign the petition.

May 8, 2012

Re: Application for rezoning 6251 Minoru Blvd for 5 High-rise Residential Towers

This is a petition to the City Council to disapprove the above application for rezoning. The reason for this is simple. The city block bounded by Minoru Blvd, Westminster Highway, Gilbert and Granville is where Minoru Park and other community facilities are located. As such, this block should be an exclusion zone for high-rise high-density development. The proposed development, however noble, is misplaced.

Richmond City is currently caught in a frenzy of high-rise developments and unless the City Council is more discriminating in allowing rezoning, the city might soon become a concrete jungle instead of a garden city that it should be. Initially, it was the Park Towers. Now these proposed 5 towers, also at the Minoru perimeter. Soon the low-rise buildings along Westminster will be redeveloped into high-rises. By then, Richmond Park will be a joke.

Vancouver is doing all it can to improve quality of life and enhance the aesthetic appeal of the downtown residential area with innovative measures. Richmond City should do no less, particularly in this city block, for the sake of present and future generations to come. The three (3) Park Towers at Minoru Boulevard are, unfortunately, a legacy of an unenlightened past. Let no other sore thumbs be inflicted on the park block.

Richmond Park is at the city core. Instead of diminishing it with high-rises at its periphery, it should be improved and enhanced. Already, Richmond Park is:

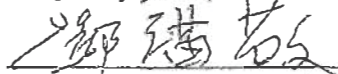
- 1.) Small for a city experiencing explosive growth in residences;
- 2.) The area of the park with trees and plants where residents can stroll, sit and commune with nature, is already very small as the larger portion is taken up by community amenities and facilities (sport fields, hospital, firehouse, library, aquatic center, theater etc.) and other structures;
- 3.) The "real" (garden) portion of the park, albeit small, is wedged between structures - Richmond General Hospital, hotels, medical offices, low-rise affordable homes, and the 3 Park Towers at its perimeter along Gilbert, Westminster Highway and Minoru. The park does not extend to these streets and is not visible therefrom. There are no proper passageways to the park from Westminster and Minoru opposite Richmond Centre or vista gaps along these road sections.

To diminish Richmond Park further with these proposed five (5) high-rises would indeed be very short-sighted and detrimental for the city.

Instead, Richmond City should maintain Richmond Park like Central Park in Manhattan, NYC, as the model where the park greens extend all the way to the four streets bounding the large park. Another good model would be the False Creek community in Vancouver. Here buildings are low and terraced following the topography rising to the south. No high-rises have been allowed to block the view of False Creek and Granville Island. In the same manner, no tall structures should be allowed along the periphery of Richmond Park.

It behoves the City Council and all residents, including civic organizations such as the well-meaning Kiwanis Society, to have the foresight and good sense to protect the environment and future of Richmond City.

Very truly yours,



Protect your interest. Sign and send this to the City Council and attend the meeting. Get others, such as residents, friends and neighbours to support and sign the petition.

May 8, 2012

Re: Application for rezoning 6251 Minoru Blvd for 5 High-rise Residential Towers

This is a petition to the City Council to disapprove the above application for rezoning. The reason for this is simple. The city block bounded by Minoru Blvd, Westminster Highway, Gilbert and Granville is where Minoru Park and other community facilities are located. As such, this block should be an exclusion zone for high-rise high-density development. The proposed development, however noble, is misplaced.

Richmond City is currently caught in a frenzy of high-rise developments and unless the City Council is more discriminating in allowing rezoning, the city might soon become a concrete jungle instead of a garden city that it should be. Initially, it was the Park Towers. Now these proposed 5 towers, also at the Minoru perimeter. Soon the low-rise buildings along Westminster will be redeveloped into high-rises. By then, Richmond Park will be a joke.

Vancouver is doing all it can to improve quality of life and enhance the aesthetic appeal of the downtown residential area with innovative measures. Richmond City should do no less, particularly in this city block, for the sake of present and future generations to come. The three (3) Park Towers at Monoru Boulevard are, unfortunately, a legacy of an unenlightened past. Let no other sore thumbs be inflicted on the park block.

Richmond Park is at the city core. Instead of diminishing it with high-rises at its periphery, it should be improved and enhanced. Already, Richmond Park is:

- 1.) Small for a city experiencing explosive growth in residences;
- 2.) The area of the park with trees and plants where residents can stroll, sit and commune with nature, is already very small as the larger portion is taken up by community amenities and facilities (sport fields, hospital, firehouse, library, aquatic center, theater etc.) and other structures;
- 3.) The "real" (garden) portion of the park, albeit small, is wedged between structures - Richmond General Hospital, hotels, medical offices, low-rise affordable homes, and the 3 Park Towers at its perimeter along Gilbert, Westminster Highway and Minoru. The park does not extend to these streets and is not visible therefrom. There are no proper passageways to the park from Westminster and Minoru opposite Richmond Centre or vista gaps along these road sections.

To diminish Richmond Park further with these proposed five (5) high-rises would indeed be very short-sighted and detrimental for the city.

Instead, Richmond City should maintain Richmond Park like Central Park in Manhattan, NYC, as the model where the park greens extend all the way to the four streets bounding the large park. Another good model would be the False Creek community in Vancouver. Here buildings are low and terraced following the topography rising to the south. No high-rises have been allowed to block the view of False Creek and Granville Island. In the same manner, no tall structures should be allowed along the periphery of Richmond Park.

It behoves the City Council and all residents, including civic organizations such as the well-meaning Kiwanis Society, to have the foresight and good sense to protect the environment and future of Richmond City.

Very truly yours,

Protect your interest. Sign and send this to the City Council and attend the meeting. Get others, such as residents, friends and neighbours to support and sign the petition.

May 8, 2012

Re: Application for rezoning 6251 Minoru Blvd for 5 High-rise Residential Towers

This is a petition to the City Council to disapprove the above application for rezoning. The reason for this is simple. The city block bounded by Minoru Blvd, Westminster Highway, Gilbert and Granville is where Minoru Park and other community facilities are located. As such, this block should be an exclusion zone for high-rise high-density development. The proposed development, however noble, is misplaced.

Richmond City is currently caught in a frenzy of high-rise developments and unless the City Council is more discriminating in allowing rezoning, the city might soon become a concrete jungle instead of a garden city that it should be. Initially, it was the Park Towers. Now these proposed 5 towers, also at the Minoru perimeter. Soon the low-rise buildings along Westminster will be redeveloped into high-rises. By then, Richmond Park will be a joke.

Vancouver is doing all it can to improve quality of life and enhance the aesthetic appeal of the downtown residential area with innovative measures. Richmond City should do no less, particularly in this city block, for the sake of present and future generations to come. The three (3) Park Towers at Monoru Boulevard are, unfortunately, a legacy of an unenlightened past. Let no other sore thumbs be inflicted on the park block.

Richmond Park is at the city core. Instead of diminishing it with high-rises at its periphery, it should be improved and enhanced. Already, Richmond Park is:

- 1.) Small for a city experiencing explosive growth in residences;
- 2.) The area of the park with trees and plants where residents can stroll, sit and commune with nature, is already very small as the larger portion is taken up by community amenities and facilities (sport fields, hospital, firehouse, library, aquatic center, theater etc.) and other structures;
- 3.) The "real" (garden) portion of the park, albeit small, is wedged between structures - Richmond General Hospital, hotels, medical offices, low-rise affordable homes, and the 3 Park Towers at its perimeter along Gilbert, Westminster Highway and Minoru. The park does not extend to these streets and is not visible therefrom. There are no proper passageways to the park from Westminster and Minoru opposite Richmond Centre or vista gaps along these road sections.

To diminish Richmond Park further with these proposed five (5) high-rises would indeed be very short-sighted and detrimental for the city.

Instead, Richmond City should maintain Richmond Park like Central Park in Manhattan, NYC, as the model where the park greens extend all the way to the four streets bounding the large park. Another good model would be the False Creek community in Vancouver. Here buildings are low and terraced following the topography rising to the south. No high-rises have been allowed to block the view of False Creek and Granville Island. In the same manner, no tall structures should be allowed along the periphery of Richmond Park.

It behoves the City Council and all residents, including civic organizations such as the well-meaning Kiwanis Society, to have the foresight and good sense to protect the environment and future of Richmond City.

Very truly yours,

See Shen Wei-chun

Protect your interest. Sign and send this to the City Council and attend the meeting. Get others, such as residents, friends and neighbours to support and sign the petition.

May 8, 2012

Re: Application for rezoning 6251 Minoru Blvd for 5 High-rise Residential Towers

This is a petition to the City Council to disapprove the above application for rezoning. The reason for this is simple. The city block bounded by Minoru Blvd, Westminster Highway, Gilbert and Granville is where Minoru Park and other community facilities are located. As such, this block should be an exclusion zone for high-rise high-density development. The proposed development, however noble, is misplaced.

Richmond City is currently caught in a frenzy of high-rise developments and unless the City Council is more discriminating in allowing rezoning, the city might soon become a concrete jungle instead of a garden city that it should be. Initially, it was the Park Towers. Now these proposed 5 towers, also at the Minoru perimeter. Soon the low-rise buildings along Westminster will be redeveloped into high-rises. By then, Richmond Park will be a joke.

Vancouver is doing all it can to improve quality of life and enhance the aesthetic appeal of the downtown residential area with innovative measures. Richmond City should do no less, particularly in this city block, for the sake of present and future generations to come. The three (3) Park Towers at Monoru Boulevard are, unfortunately, a legacy of an unenlightened past. Let no other sore thumbs be inflicted on the park block.

Richmond Park is at the city core. Instead of diminishing it with high-rises at its periphery, it should be improved and enhanced. Already, Richmond Park is:

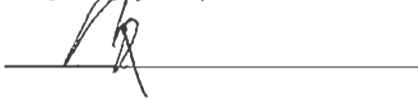
- 1.) Small for a city experiencing explosive growth in residences;
- 2.) The area of the park with trees and plants where residents can stroll, sit and commune with nature, is already very small as the larger portion is taken up by community amenities and facilities (sport fields, hospital, firehouse, library, aquatic center, theater etc.) and other structures;
- 3.) The "real" (garden) portion of the park, albeit small, is wedged between structures – Richmond General Hospital, hotels, medical offices, low-rise affordable homes, and the 3 Park Towers at its perimeter along Gilbert, Westminster Highway and Minoru. The park does not extend to these streets and is not visible therefrom. There are no proper passageways to the park from Westminster and Minoru opposite Richmond Centre or vista gaps along these road sections.

To diminish Richmond Park further with these proposed five (5) high-rises would indeed be very short-sighted and detrimental for the city.

Instead, Richmond City should maintain Richmond Park like Central Park in Manhattan, NYC, as the model where the park greens extend all the way to the four streets bounding the large park. Another good model would be the False Creek community in Vancouver. Here buildings are low and terraced following the topography rising to the south. No high-rises have been allowed to block the view of False Creek and Granville Island. In the same manner, no tall structures should be allowed along the periphery of Richmond Park.

It behoves the City Council and all residents, including civic organizations such as the well-meaning Kiwanis Society, to have the foresight and good sense to protect the environment and future of Richmond City.

Very truly yours,



Protect your interest. Sign and send this to the City Council and attend the meeting. Get others, such as residents, friends and neighbours to support and sign the petition.

May 8, 2012

Re: Application for rezoning 6251 Minoru Blvd for 5 High-rise Residential Towers

This is a petition to the City Council to disapprove the above application for rezoning. The reason for this is simple. The city block bounded by Minoru Blvd, Westminster Highway, Gilbert and Granville is where Minoru Park and other community facilities are located. As such, this block should be an exclusion zone for high-rise high-density development. The proposed development, however noble, is misplaced.

Richmond City is currently caught in a frenzy of high-rise developments and unless the City Council is more discriminating in allowing rezoning, the city might soon become a concrete jungle instead of a garden city that it should be. Initially, it was the Park Towers. Now these proposed 5 towers, also at the Minoru perimeter. Soon the low-rise buildings along Westminster will be redeveloped into high-rises. By then, Richmond Park will be a joke.

Vancouver is doing all it can to improve quality of life and enhance the aesthetic appeal of the downtown residential area with innovative measures. Richmond City should do no less, particularly in this city block, for the sake of present and future generations to come. The three (3) Park Towers at Minoru Boulevard are, unfortunately, a legacy of an unenlightened past. Let no other sore thumbs be inflicted on the park block.

Richmond Park is at the city core. Instead of diminishing it with high-rises at its periphery, it should be improved and enhanced. Already, Richmond Park is:

- 1.) Small for a city experiencing explosive growth in residences;
- 2.) The area of the park with trees and plants where residents can stroll, sit and commune with nature, is already very small as the larger portion is taken up by community amenities and facilities (sport fields, hospital, firehouse, library, aquatic center, theater etc.) and other structures;
- 3.) The "real" (garden) portion of the park, albeit small, is wedged between structures - Richmond General Hospital, hotels, medical offices, low-rise affordable homes, and the 3 Park Towers at its perimeter along Gilbert, Westminster Highway and Minoru. The park does not extend to these streets and is not visible therefrom. There are no proper passageways to the park from Westminster and Minoru opposite Richmond Centre or vista gaps along these road sections.

To diminish Richmond Park further with these proposed five (5) high-rises would indeed be very short-sighted and detrimental for the city.

Instead, Richmond City should maintain Richmond Park like Central Park in Manhattan, NYC, as the model where the park greens extend all the way to the four streets bounding the large park. Another good model would be the False Creek community in Vancouver. Here buildings are low and terraced following the topography rising to the south. No high-rises have been allowed to block the view of False Creek and Granville Island. In the same manner, no tall structures should be allowed along the periphery of Richmond Park.

It behoves the City Council and all residents, including civic organizations such as the well-meaning Kiwanis Society, to have the foresight and good sense to protect the environment and future of Richmond City.

Very truly yours,

姚阿梅

Protect your interest. Sign and send this to the City Council and attend the meeting. Get others, such as residents, friends and neighbours to support and sign the petition.

May 8, 2012

Re: Application for rezoning 6251 Minoru Blvd for 5 High-rise Residential Towers

This is a petition to the City Council to disapprove the above application for rezoning. The reason for this is simple. The city block bounded by Minoru Blvd, Westminster Highway, Gilbert and Granville is where Minoru Park and other community facilities are located. As such, this block should be an exclusion zone for high-rise high-density development. The proposed development, however noble, is misplaced.

Richmond City is currently caught in a frenzy of high-rise developments and unless the City Council is more discriminating in allowing rezoning, the city might soon become a concrete jungle instead of a garden city that it should be. Initially, it was the Park Towers. Now these proposed 5 towers, also at the Minoru perimeter. Soon the low-rise buildings along Westminster will be redeveloped into high-rises. By then, Richmond Park will be a joke.

Vancouver is doing all it can to improve quality of life and enhance the aesthetic appeal of the downtown residential area with innovative measures. Richmond City should do no less, particularly in this city block, for the sake of present and future generations to come. The three (3) Park Towers at Monoru Boulevard are, unfortunately, a legacy of an unenlightened past. Let no other sore thumbs be inflicted on the park block.

Richmond Park is at the city core. Instead of diminishing it with high-rises at its periphery, it should be improved and enhanced. Already, Richmond Park is:

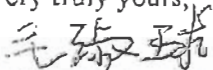
- 1.) Small for a city experiencing explosive growth in residences;
- 2.) The area of the park with trees and plants where residents can stroll, sit and commune with nature, is already very small as the larger portion is taken up by community amenities and facilities (sport fields, hospital, firehouse, library, aquatic center, theater etc.) and other structures;
- 3.) The "real" (garden) portion of the park, albeit small, is wedged between structures – Richmond General Hospital, hotels, medical offices, low-rise affordable homes, and the 3 Park Towers at its perimeter along Gilbert, Westminster Highway and Minoru. The park does not extend to these streets and is not visible therefrom. There are no proper passageways to the park from Westminster and Minoru opposite Richmond Centre or vista gaps along these road sections.

To diminish Richmond Park further with these proposed five (5) high-rises would indeed be very short-sighted and detrimental for the city.

Instead, Richmond City should maintain Richmond Park like Central Park in Manhattan, NYC, as the model where the park greens extend all the way to the four streets bounding the large park. Another good model would be the False Creek community in Vancouver. Here buildings are low and terraced following the topography rising to the south. No high-rises have been allowed to block the view of False Creek and Granville Island. In the same manner, no tall structures should be allowed along the periphery of Richmond Park.

It behoves the City Council and all residents, including civic organizations such as the well-meaning Kiwanis Society, to have the foresight and good sense to protect the environment and future of Richmond City.

Very truly yours,



★ Protect your interest. Sign and send this to the City Council and attend the meeting. Get others, such as residents, friends and neighbours to support and sign the petition.

May 8, 2012

Re: Application for rezoning 6251 Minoru Blvd for 5 High-rise Residential Towers

This is a petition to the City Council to disapprove the above application for rezoning. The reason for this is simple. The city block bounded by Minoru Blvd, Westminster Highway, Gilbert and Granville is where Minoru Park and other community facilities are located. As such, this block should be an exclusion zone for high-rise high-density development. The proposed development, however noble, is misplaced.

Richmond City is currently caught in a frenzy of high-rise developments and unless the City Council is more discriminating in allowing rezoning, the city might soon become a concrete jungle instead of a garden city that it should be. Initially, it was the Park Towers. Now these proposed 5 towers, also at the Minoru perimeter. Soon the low-rise buildings along Westminster will be redeveloped into high-rises. By then, Richmond Park will be a joke.

Vancouver is doing all it can to improve quality of life and enhance the aesthetic appeal of the downtown residential area with innovative measures. Richmond City should do no less, particularly in this city block, for the sake of present and future generations to come. The three (3) Park Towers at Monoru Boulevard are, unfortunately, a legacy of an unenlightened past. Let no other sore thumbs be inflicted on the park block.

Richmond Park is at the city core. Instead of diminishing it with high-rises at its periphery, it should be improved and enhanced. Already, Richmond Park is:

- 1.) Small for a city experiencing explosive growth in residences;
- 2.) The area of the park with trees and plants where residents can stroll, sit and commune with nature, is already very small as the larger portion is taken up by community amenities and facilities (sport fields, hospital, firehouse, library, aquatic center, theater etc.) and other structures;
- 3.) The "real" (garden) portion of the park, albeit small, is wedged between structures – Richmond General Hospital, hotels, medical offices, low-rise affordable homes, and the 3 Park Towers at its perimeter along Gilbert, Westminster Highway and Minoru. The park does not extend to these streets and is not visible therefrom. There are no proper passageways to the park from Westminster and Minoru opposite Richmond Centre or vista gaps along these road sections.

To diminish Richmond Park further with these proposed five (5) high-rises would indeed be very short-sighted and detrimental for the city.

Instead, Richmond City should maintain Richmond Park like Central Park in Manhattan, NYC, as the model where the park greens extend all the way to the four streets bounding the large park. Another good model would be the False Creek community in Vancouver. Here buildings are low and terraced following the topography rising to the south. No high-rises have been allowed to block the view of False Creek and Granville Island. In the same manner, no tall structures should be allowed along the periphery of Richmond Park.

It behoves the City Council and all residents, including civic organizations such as the well-meaning Kiwanis Society, to have the foresight and good sense to protect the environment and future of Richmond City.

Very truly yours,

L. J. Singh - L. J. Singh
12. May 2012

Protect your interest. Sign and send this to the City Council and attend the meeting. Get others, such as residents, friends and neighbours to support and sign the petition.

May 8, 2012

Re: Application for rezoning 6251 Minoru Blvd for 5 High-rise Residential Towers

This is a petition to the City Council to disapprove the above application for rezoning. The reason for this is simple. The city block bounded by Minoru Blvd, Westminster Highway, Gilbert and Granville is where Minoru Park and other community facilities are located. As such, this block should be an exclusion zone for high-rise high-density development. The proposed development, however noble, is misplaced.

Richmond City is currently caught in a frenzy of high-rise developments and unless the City Council is more discriminating in allowing rezoning, the city might soon become a concrete jungle instead of a garden city that it should be. Initially, it was the Park Towers. Now these proposed 5 towers, also at the Minoru perimeter. Soon the low-rise buildings along Westminster will be redeveloped into high-rises. By then, Richmond Park will be a joke.

Vancouver is doing all it can to improve quality of life and enhance the aesthetic appeal of the downtown residential area with innovative measures. Richmond City should do no less, particularly in this city block, for the sake of present and future generations to come. The three (3) Park Towers at Monoru Boulevard are, unfortunately, a legacy of an unenlightened past. Let no other sore thumbs be inflicted on the park block.

Richmond Park is at the city core. Instead of diminishing it with high-rises at its periphery, it should be improved and enhanced. Already, Richmond Park is:

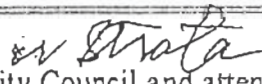
- 1.) Small for a city experiencing explosive growth in residences;
- 2.) The area of the park with trees and plants where residents can stroll, sit and commune with nature, is already very small as the larger portion is taken up by community amenities and facilities (sport fields, hospital, firehouse, library, aquatic center, theater etc.) and other structures;
- 3.) The "real" (garden) portion of the park, albeit small, is wedged between structures - Richmond General Hospital, hotels, medical offices, low-rise affordable homes, and the 3 Park Towers at its perimeter along Gilbert, Westminster Highway and Minoru. The park does not extend to these streets and is not visible therefrom. There are no proper passageways to the park from Westminster and Minoru opposite Richmond Centre or vista gaps along these road sections.

To diminish Richmond Park further with these proposed five (5) high-rises would indeed be very short-sighted and detrimental for the city.

Instead, Richmond City should maintain Richmond Park like Central Park in Manhattan, NYC, as the model where the park greens extend all the way to the four streets bounding the large park. Another good model would be the False Creek community in Vancouver. Here buildings are low and terraced following the topography rising to the south. No high-rises have been allowed to block the view of False Creek and Granville Island. In the same manner, no tall structures should be allowed along the periphery of Richmond Park.

It behoves the City Council and all residents, including civic organizations such as the well-meaning Kiwanis Society, to have the foresight and good sense to protect the environment and future of Richmond City.

Very truly yours,



★ Protect your interest. Sign and send this to the City Council and attend the meeting. Get others, such as residents, friends and neighbours to support and sign the petition.

May 8, 2012

Re: Application for rezoning 6251 Minoru Blvd for 5 High-rise Residential Towers

This is a petition to the City Council to disapprove the above application for rezoning. The reason for this is simple. The city block bounded by Minoru Blvd, Westminster Highway, Gilbert and Granville is where Minoru Park and other community facilities are located. As such, this block should be an exclusion zone for high-rise high-density development. The proposed development, however noble, is misplaced.

Richmond City is currently caught in a frenzy of high-rise developments and unless the City Council is more discriminating in allowing rezoning, the city might soon become a concrete jungle instead of a garden city that it should be. Initially, it was the Park Towers. Now these proposed 5 towers, also at the Minoru perimeter. Soon the low-rise buildings along Westminster will be redeveloped into high-rises. By then, Richmond Park will be a joke.

Vancouver is doing all it can to improve quality of life and enhance the aesthetic appeal of the downtown residential area with innovative measures. Richmond City should do no less, particularly in this city block, for the sake of present and future generations to come. The three (3) Park Towers at Monoru Boulevard are, unfortunately, a legacy of an unenlightened past. Let no other sore thumbs be inflicted on the park block.

Richmond Park is at the city core. Instead of diminishing it with high-rises at its periphery, it should be improved and enhanced. Already, Richmond Park is:

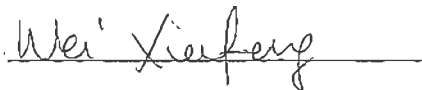
- 1.) Small for a city experiencing explosive growth in residences;
- 2.) The area of the park with trees and plants where residents can stroll, sit and commune with nature, is already very small as the larger portion is taken up by community amenities and facilities (sport fields, hospital, firehouse, library, aquatic center, theater etc.) and other structures;
- 3.) The "real" (garden) portion of the park, albeit small, is wedged between structures - Richmond General Hospital, hotels, medical offices, low-rise affordable homes, and the 3 Park Towers at its perimeter along Gilbert, Westminster Highway and Minoru. The park does not extend to these streets and is not visible therefrom. There are no proper passageways to the park from Westminster and Minoru opposite Richmond Centre or vista gaps along these road sections.

To diminish Richmond Park further with these proposed five (5) high-rises would indeed be very short-sighted and detrimental for the city.

Instead, Richmond City should maintain Richmond Park like Central Park in Manhattan, NYC, as the model where the park greens extend all the way to the four streets bounding the large park. Another good model would be the False Creek community in Vancouver. Here buildings are low and terraced following the topography rising to the south. No high-rises have been allowed to block the view of False Creek and Granville Island. In the same manner, no tall structures should be allowed along the periphery of Richmond Park.

It behoves the City Council and all residents, including civic organizations such as the well-meaning Kiwanis Society, to have the foresight and good sense to protect the environment and future of Richmond City.

Very truly yours,




Protect your interest. Sign and send this to the City Council and attend the meeting. Get others, such as residents, friends and neighbours to support and sign the petition.

May 8, 2012

Re: Application for rezoning 6251 Minoru Blvd for 5 High-rise Residential Towers

This is a petition to the City Council to disapprove the above application for rezoning. The reason for this is simple. The city block bounded by Minoru Blvd, Westminster Highway, Gilbert and Granville is where Minoru Park and other community facilities are located. As such, this block should be an exclusion zone for high-rise high-density development. The proposed development, however noble, is misplaced.

Richmond City is currently caught in a frenzy of high-rise developments and unless the City Council is more discriminating in allowing rezoning, the city might soon become a concrete jungle instead of a garden city that it should be. Initially, it was the Park Towers. Now these proposed 5 towers, also at the Minoru perimeter. Soon the low-rise buildings along Westminster will be redeveloped into high-rises. By then, Richmond Park will be a joke.

Vancouver is doing all it can to improve quality of life and enhance the aesthetic appeal of the downtown residential area with innovative measures. Richmond City should do no less, particularly in this city block, for the sake of present and future generations to come. The three (3) Park Towers at Monoru Boulevard are, unfortunately, a legacy of an unenlightened past. Let no other sore thumbs be inflicted on the park block.

Richmond Park is at the city core. Instead of diminishing it with high-rises at its periphery, it should be improved and enhanced. Already, Richmond Park is:

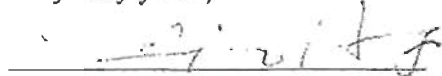
- 1.) Small for a city experiencing explosive growth in residences;
- 2.) The area of the park with trees and plants where residents can stroll, sit and commune with nature, is already very small as the larger portion is taken up by community amenities and facilities (sport fields, hospital, firehouse, library, aquatic center, theater etc.) and other structures;
- 3.) The "real" (garden) portion of the park, albeit small, is wedged between structures - Richmond General Hospital, hotels, medical offices, low-rise affordable homes, and the 3 Park Towers at its perimeter along Gilbert, Westminster Highway and Minoru. The park does not extend to these streets and is not visible therefrom. There are no proper passageways to the park from Westminster and Minoru opposite Richmond Centre or vista gaps along these road sections.

To diminish Richmond Park further with these proposed five (5) high-rises would indeed be very short-sighted and detrimental for the city.

Instead, Richmond City should maintain Richmond Park like Central Park in Manhattan, NYC, as the model where the park greens extend all the way to the four streets bounding the large park. Another good model would be the False Creek community in Vancouver. Here buildings are low and terraced following the topography rising to the south. No high-rises have been allowed to block the view of False Creek and Granville Island. In the same manner, no tall structures should be allowed along the periphery of Richmond Park.

It behoves the City Council and all residents, including civic organizations such as the well-meaning Kiwanis Society, to have the foresight and good sense to protect the environment and future of Richmond City.

Very truly yours,



Protect your interest. Sign and send this to the City Council and attend the meeting. Get others, such as residents, friends and neighbours to support and sign the petition.

May 8, 2012

Re: Application for rezoning 6251 Minoru Blvd for 5 High-rise Residential Towers

This is a petition to the City Council to disapprove the above application for rezoning. The reason for this is simple. The city block bounded by Minoru Blvd, Westminster Highway, Gilbert and Granville is where Minoru Park and other community facilities are located. As such, this block should be an exclusion zone for high-rise high-density development. The proposed development, however noble, is misplaced.

Richmond City is currently caught in a frenzy of high-rise developments and unless the City Council is more discriminating in allowing rezoning, the city might soon become a concrete jungle instead of a garden city that it should be. Initially, it was the Park Towers. Now these proposed 5 towers, also at the Minoru perimeter. Soon the low-rise buildings along Westminster will be redeveloped into high-rises. By then, Richmond Park will be a joke.

Vancouver is doing all it can to improve quality of life and enhance the aesthetic appeal of the downtown residential area with innovative measures. Richmond City should do no less, particularly in this city block, for the sake of present and future generations to come. The three (3) Park Towers at Monoru Boulevard are, unfortunately, a legacy of an unenlightened past. Let no other sore thumbs be inflicted on the park block.

Richmond Park is at the city core. Instead of diminishing it with high-rises at its periphery, it should be improved and enhanced. Already, Richmond Park is:

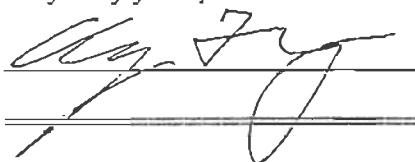
- 1.) Small for a city experiencing explosive growth in residences;
- 2.) The area of the park with trees and plants where residents can stroll, sit and commune with nature, is already very small as the larger portion is taken up by community amenities and facilities (sport fields, hospital, firehouse, library, aquatic center, theater etc.) and other structures;
- 3.) The "real" (garden) portion of the park, albeit small, is wedged between structures – Richmond General Hospital, hotels, medical offices, low-rise affordable homes, and the 3 Park Towers at its perimeter along Gilbert, Westminster Highway and Minoru. The park does not extend to these streets and is not visible therefrom. There are no proper passageways to the park from Westminster and Minoru opposite Richmond Centre or vista gaps along these road sections.

To diminish Richmond Park further with these proposed five (5) high-rises would indeed be very short-sighted and detrimental for the city.

Instead, Richmond City should maintain Richmond Park like Central Park in Manhattan, NYC, as the model where the park greens extend all the way to the four streets bounding the large park. Another good model would be the False Creek community in Vancouver. Here buildings are low and terraced following the topography rising to the south. No high-rises have been allowed to block the view of False Creek and Granville Island. In the same manner, no tall structures should be allowed along the periphery of Richmond Park.

It behoves the City Council and all residents, including civic organizations such as the well-meaning Kiwanis Society, to have the foresight and good sense to protect the environment and future of Richmond City.

Very truly yours,



✱ Protect your interest. Sign and send this to the City Council and attend the meeting. Get others, such as residents, friends and neighbours to support and sign the petition.

May 8, 2012

Re: Application for rezoning 6251 Minoru Blvd for 5 High-rise Residential Towers

This is a petition to the City Council to disapprove the above application for rezoning. The reason for this is simple. The city block bounded by Minoru Blvd, Westminster Highway, Gilbert and Granville is where Minoru Park and other community facilities are located. As such, this block should be an exclusion zone for high-rise high-density development. The proposed development, however noble, is misplaced.

Richmond City is currently caught in a frenzy of high-rise developments and unless the City Council is more discriminating in allowing rezoning, the city might soon become a concrete jungle instead of a garden city that it should be. Initially, it was the Park Towers. Now these proposed 5 towers, also at the Minoru perimeter. Soon the low-rise buildings along Westminster will be redeveloped into high-rises. By then, Richmond Park will be a joke.

Vancouver is doing all it can to improve quality of life and enhance the aesthetic appeal of the downtown residential area with innovative measures. Richmond City should do no less, particularly in this city block, for the sake of present and future generations to come. The three (3) Park Towers at Monoru Boulevard are, unfortunately, a legacy of an unenlightened past. Let no other sore thumbs be inflicted on the park block.

Richmond Park is at the city core. Instead of diminishing it with high-rises at its periphery, it should be improved and enhanced. Already, Richmond Park is:

- 1.) Small for a city experiencing explosive growth in residences;
- 2.) The area of the park with trees and plants where residents can stroll, sit and commune with nature, is already very small as the larger portion is taken up by community amenities and facilities (sport fields, hospital, firehouse, library, aquatic center, theater etc.) and other structures;
- 3.) The "real" (garden) portion of the park, albeit small, is wedged between structures – Richmond General Hospital, hotels, medical offices, low-rise affordable homes, and the 3 Park Towers at its perimeter along Gilbert, Westminster Highway and Minoru. The park does not extend to these streets and is not visible therefrom. There are no proper passageways to the park from Westminster and Minoru opposite Richmond Centre or vista gaps along these road sections.

To diminish Richmond Park further with these proposed five (5) high-rises would indeed be very short-sighted and detrimental for the city.

Instead, Richmond City should maintain Richmond Park like Central Park in Manhattan, NYC, as the model where the park greens extend all the way to the four streets bounding the large park. Another good model would be the False Creek community in Vancouver. Here buildings are low and terraced following the topography rising to the south. No high-rises have been allowed to block the view of False Creek and Granville Island. In the same manner, no tall structures should be allowed along the periphery of Richmond Park.

It behoves the City Council and all residents, including civic organizations such as the well-meaning Kinross Society,

City Council
City Hall, Minoru Blvd. Richmond City

May 8, 2012

		INT
	DW	
✓	GJ	
	KY	
	DB	

Re: Application for rezoning 6251 Minoru Blvd for 5 High-rise Residential Towers

This is a petition to the City Council to disapprove the above application for rezoning. The reason for this is simple. The city block bounded by Minoru Blvd, Westminster Highway, Gilbert and Granville is where Minoru Park and other community facilities are located. As such, this block should be an exclusion zone for high-rise high-density development. The proposed development, however noble, is misplaced.

Richmond City is currently caught in a frenzy of high-rise developments and unless the City Council is more discriminating in allowing rezoning, the city might soon become a concrete jungle instead of a garden city that it should be. Initially, it was the Park Towers. Now these proposed 5 towers, also at the Minoru perimeter. Soon the low-rise buildings along Westminster will be redeveloped into high-rises. By then, Richmond Park will be a joke.

Vancouver is doing all it can to improve quality of life and enhance the aesthetic appeal of the downtown residential area with innovative measures. Richmond City should do no less, particularly in this city block, for the sake of present and future generations to come. The three (3) Park Towers at Minoru Boulevard are, unfortunately, a legacy of an unenlightened past. Let no other sore thumbs be inflicted on the park block.

Richmond Park is at the city core. Instead of diminishing it with high-rises at its periphery, it should be improved and enhanced. Already, Richmond Park is:

- 1.) Small for a city experiencing explosive growth in residences;
- 2.) The area of the park with trees and plants where residents can stroll, sit and commune with nature, is already very small as the larger portion is taken up by community amenities and facilities (sport fields, hospital, firehouse, library, aquatic center, theater etc.) and other structures;
- 3.) The "real" (garden) portion of the park, albeit small, is wedged between structures - Richmond General Hospital, hotels, medical offices, low-rise affordable homes, and the 3 Park Towers at its perimeter along Gilbert, Westminster Highway and Minoru. The park does not extend to these streets and is not visible therefrom. There are no proper passageways to the park from Westminster and Minoru opposite Richmond Centre or vista gaps along these road sections.

To diminish Richmond Park further with these proposed five (5) high-rises would indeed be very short-sighted and detrimental for the city.

Instead, Richmond City should maintain Richmond Park like Central Park in Manhattan, NYC, as the model where the park greens extend all the way to the four streets bounding the large park. Another good model would be the False Creek community in Vancouver. Here buildings are low and terraced following the topography rising to the south. No high-rises have been allowed to block the view of False Creek and Granville Island. In the same manner, no tall structures should be allowed along the periphery of Richmond Park.

It behoves the City Council and all residents, including civic organizations such as the well-meaning Kiwanis Society, to have the foresight and good sense to protect the environment and future of Richmond City.

Very truly yours,

SING YUAN CHOW
1004 - 6088 MINORU BLVD
RICHMOND, B.C. V6Y 4A8



✶ Protect your interest. Sign and send this to the City Council and attend the meeting. Get others, such as residents, friends and neighbours to support and sign the petition.

PLN - 166

May 8, 2012

Re: Application for rezoning 6251 Minoru Blvd for 5 High-rise Residential Towers

This is a petition to the City Council to disapprove the above application for rezoning. The reason for this is simple. The city block bounded by Minoru Blvd, Westminster Highway, Gilbert and Granville is where Minoru Park and other community facilities are located. As such, this block should be an exclusion zone for high-rise high-density development. The proposed development, however noble, is misplaced.

Richmond City is currently caught in a frenzy of high-rise developments and unless the City Council is more discriminating in allowing rezoning, the city might soon become a concrete jungle instead of a garden city that it should be. Initially, it was the Park Towers. Now these proposed 5 towers, also at the Minoru perimeter. Soon the low-rise buildings along Westminster will be redeveloped into high-rises. By then, Richmond Park will be a joke.

Vancouver is doing all it can to improve quality of life and enhance the aesthetic appeal of the downtown residential area with innovative measures. Richmond City should do no less, particularly in this city block, for the sake of present and future generations to come. The three (3) Park Towers at Monoru Boulevard are, unfortunately, a legacy of an unenlightened past. Let no other sore thumbs be inflicted on the park block.

Richmond Park is at the city core. Instead of diminishing it with high-rises at its periphery, it should be improved and enhanced. Already, Richmond Park is:

- 1.) Small for a city experiencing explosive growth in residences;
- 2.) The area of the park with trees and plants where residents can stroll, sit and commune with nature, is already very small as the larger portion is taken up by community amenities and facilities (sport fields, hospital, firehouse, library, aquatic center, theater etc.) and other structures;
- 3.) The "real" (garden) portion of the park, albeit small, is wedged between structures – Richmond General Hospital, hotels, medical offices, low-rise affordable homes, and the 3 Park Towers at its perimeter along Gilbert, Westminster Highway and Minoru. The park does not extend to these streets and is not visible therefrom. There are no proper passageways to the park from Westminster and Minoru opposite Richmond Centre or vista gaps along these road sections.

To diminish Richmond Park further with these proposed five (5) high-rises would indeed be very short-sighted and detrimental for the city.

Instead, Richmond City should maintain Richmond Park like Central Park in Manhattan, NYC, as the model where the park greens extend all the way to the four streets bounding the large park. Another good model would be the False Creek community in Vancouver. Here buildings are low and terraced following the topography rising to the south. No high-rises have been allowed to block the view of False Creek and Granville Island. In the same manner, no tall structures should be allowed along the periphery of Richmond Park.

It behoves the City Council and all residents, including civic organizations such as the well-meaning Kiwanis Society, to have the foresight and good sense to protect the environment and future of Richmond City.

Very truly yours,

Betty Chong 604-271-3133

in State

- Protect your interest. Sign and send this to the City Council and attend the meeting. Get others, such as residents, friends and neighbours to support and sign the petition.

May 8, 2012

Re: Application for rezoning 6251 Minoru Blvd for 5 High-rise Residential Towers

This is a petition to the City Council to disapprove the above application for rezoning. The reason for this is simple. The city block bounded by Minoru Blvd, Westminster Highway, Gilbert and Granville is where Minoru Park and other community facilities are located. As such, this block should be an exclusion zone for high-rise high-density development. The proposed development, however noble, is misplaced.

Richmond City is currently caught in a frenzy of high-rise developments and unless the City Council is more discriminating in allowing rezoning, the city might soon become a concrete jungle instead of a garden city that it should be. Initially, it was the Park Towers. Now these proposed 5 towers, also at the Minoru perimeter. Soon the low-rise buildings along Westminster will be redeveloped into high-rises. By then, Richmond Park will be a joke.

Vancouver is doing all it can to improve quality of life and enhance the aesthetic appeal of the downtown residential area with innovative measures. Richmond City should do no less, particularly in this city block, for the sake of present and future generations to come. The three (3) Park Towers at Minoru Boulevard are, unfortunately, a legacy of an unenlightened past. Let no other sore thumbs be inflicted on the park block.

Richmond Park is at the city core. Instead of diminishing it with high-rises at its periphery, it should be improved and enhanced. Already, Richmond Park is:

- 1.) Small for a city experiencing explosive growth in residences;
- 2.) The area of the park with trees and plants where residents can stroll, sit and commune with nature, is already very small as the larger portion is taken up by community amenities and facilities (sport fields, hospital, firehouse, library, aquatic center, theater etc.) and other structures;
- 3.) The "real" (garden) portion of the park, albeit small, is wedged between structures – Richmond General Hospital, hotels, medical offices, low-rise affordable homes, and the 3 Park Towers at its perimeter along Gilbert, Westminster Highway and Minoru. The park does not extend to these streets and is not visible therefrom. There are no proper passageways to the park from Westminster and Minoru opposite Richmond Centre or vista gaps along these road sections.

To diminish Richmond Park further with these proposed five (5) high-rises would indeed be very short-sighted and detrimental for the city.

Instead, Richmond City should maintain Richmond Park like Central Park in Manhattan, NYC, as the model where the park greens extend all the way to the four streets bounding the large park. Another good model would be the False Creek community in Vancouver. Here buildings are low and terraced following the topography rising to the south. No high-rises have been allowed to block the view of False Creek and Granville Island. In the same manner, no tall structures should be allowed along the periphery of Richmond Park.

It behoves the City Council and all residents, including civic organizations such as the well-meaning Kiwanis Society, to have the foresight and good sense to protect the environment and future of Richmond City.

Very truly yours,

LAI KWAN MIN

#901-6088 Minoru Blvd Richmond V6Y 4H4

or Strata

△ Protect your interest. Sign and send this to the City Council and attend the meeting. Get others, such as residents, friends and neighbours to support and sign the petition.





**Richmond Official Community Plan Bylaw 7100
Amendment Bylaw 8910 (RZ 11-591685)
6111, 6251, 6391, 6451, 6551, 6611, 6631 and 6651 Minoru Boulevard**

The Council of the City of Richmond, in open meeting assembled, enacts as follows:

1. Richmond Official Community Plan Bylaw 7100, in Schedule 2.10, Section 3.0 (City Centre Area Plan, Development Permit Guidelines), is amended by repealing the existing map designations in Sub-Area B.2 thereof of the following areas and by designating those areas as Sub-Area B.3.

P.I.D. 003-629-350
Parcel "F" (Reference Plan 22071) Section 8 Block 4 North Range 6 West New Westminster District

P.I.D. 004-174-399
Lot 25 Section 8 Block 4 North Range 6 West New Westminster District Plan 21164

P.I.D. 027-093-701
Lot 1 Section 8 Block 4 North Range 6 West New Westminster District Plan BCP30610

P.I.D. 004-932-382
Lot 44 Section 8 Block 4 North Range 6 West New Westminster District Plan 29965

P.I.D. 004-134-516
Lot 43 Section 8 Block 4 North Range 6 West New Westminster District Plan 29965

Strata Plan NWS2677

Strata Plan NWS195
2. This Bylaw may be cited as "Richmond Official Community Plan Bylaw 7100, Amendment Bylaw 8910".

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

ADOPTED

_____ _____ _____ _____ _____

CITY OF RICHMOND
APPROVED by HB
APPROVED by Manager or Solicitor

MAYOR

PLN - 169

CORPORATE OFFICER



**Termination of Housing Agreements (Mayfair Place and Cambridge
Park) Bylaw No. 8911**

The Council of the City of Richmond enacts as follows:

1. The Mayor and City Clerk for the City of Richmond are authorized:
 - a) to execute agreements to terminate the housing agreements referred to in **Housing Agreement (9331, 9351, 9371, 9391 & 9411 Odlin Road) Bylaw No. 8677** and **Housing Agreement (9500 Odlin Road and 9399 Tomicki Avenue) Bylaw No. 8687** (the "Housing Agreements");
 - b) to cause notices and other charges registered at the Land Title Office in respect to the Housing Agreements to be discharged from title; and
 - c) to execute such other documentation required to effect the termination of the Housing Agreements.
2. This Bylaw is cited as **"Termination of Housing Agreements (Mayfair Place and Cambridge Park) Bylaw No. 8911"**.

FIRST READING

SECOND READING

THIRD READING

PUBLIC HEARING

OTHER CONDITIONS SATISFIED

ADOPTED

MAYOR

CORPORATE OFFICER

CITY OF RICHMOND
APPROVED for content by originating dept.
DS
APPROVED for legality by Solicitor
[Signature]



**Richmond Zoning Bylaw 8500
Amendment Bylaw 8912 (ZT 12-605555 and ZT 12-605556)
9399 ODLIN ROAD AND 9500 ODLIN ROAD**

The Council of the City of Richmond, in open meeting assembled, enacts as follows:

1. Richmond Zoning Bylaw 8500 is amended by inserting the following text after Section 18.24.4.3 and renumbering existing Section 18.24.4.4 as 18.24.4.5:

“18.24.4.4 Notwithstanding Section 18.24.4.1 and Section 18.24.4.2, the maximum floor area ratio for the following sites is “1.7”:

9500 Odlin Road
Strata Plan BCS4008

9399 Odlin Road
P.I.D. 028-468-554
Lot 1 Section 34 Block 5 North Range 6 West New Westminster
District Plan BCP47263”

2. This Bylaw may be cited as “**Richmond Zoning Bylaw 8500, Amendment Bylaw 8912**”.

FIRST READING

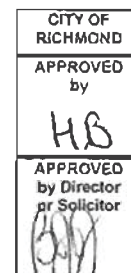
PUBLIC HEARING

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED



MAYOR

CORPORATE OFFICER



**Richmond Zoning Bylaw 8500
Amendment Bylaw 8913 (ZT 12-605577)
9566 TOMICKI AVENUE**

The Council of the City of Richmond, in open meeting assembled, enacts as follows:

1. Richmond Zoning Bylaw 8500 is amended by inserting the following text after Section 17.67.4.2:

“17.67.4.3 Notwithstanding Section 17.67.4.1 and Section 17.67.4.2, the maximum floor area ratio shall be “0.75” for the following site:

9566 Tomicki Avenue
Strata Plan BCS3965”

2. This Bylaw may be cited as “**Richmond Zoning Bylaw 8500, Amendment Bylaw 8913**”.

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

CITY OF RICHMOND
APPROVED by HB
APPROVED by Director or Solicitor [Signature]

MAYOR

CORPORATE OFFICER



**Richmond Zoning Bylaw 8500
Amendment Bylaw 8914 (RZ 11-591685)
6251 MINORU BOULEVARD**

The Council of the City of Richmond, in open meeting assembled, enacts as follows:

1. Richmond Zoning Bylaw 8500 is amended by inserting as Section 19.11 thereof the following:

“19.11 High Rise Apartment (ZHR11) – Brighthouse Village (City Centre)

19.11.1 Purpose

The **zone** provides for institution and affordable housing together with adjunct **uses** including high-**density**, high rise apartments, **town housing** and compatible **uses**. Additional **density** is provided to achieve among other things, **City** objectives in respect to the provision of **affordable housing units**.

19.11.2 Permitted Uses

- **child care**
- **housing, apartment**
- **housing, town**

19.11.3 Secondary Uses

- **boarding and lodging**
- **community care facility, minor**
- **home business**

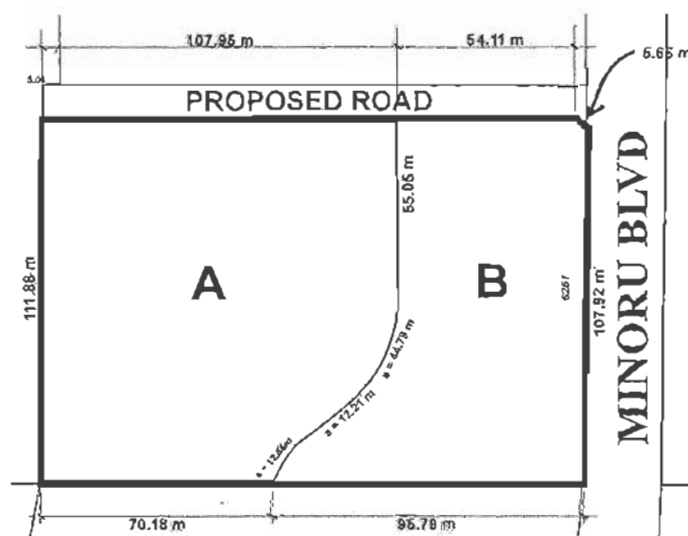
19.11.4 Permitted Density

1. The maximum **floor area ratio** (FAR) in the areas identified as “A” and “B” on Diagram 1, Section 19.11.4.4 is “2.0”, together with an additional 0.1 **floor area ratio** provided that it is used entirely to accommodate **amenity space**.
2. Notwithstanding Section 19.11.4.1, in the area identified as “A” on Diagram 1, Section 19.11.4.4:
 - a) the maximum **floor area ratio** (FAR) is increased to “3.0” if the **owner** has paid or secured to the satisfaction of the City, a monetary contribution to the City’s capital Affordable Housing Reserve Fund

established pursuant to Reserve Fund Establishment Bylaw No. 7812, calculated in accordance with the following:

- i) the total monetary contribution equals \$225/sq.ft. multiplied by 5% of the maximum square footage of the residential **building** area (based on residential **floor area ratio**) permitted in the area identified as "A" on Diagram 1, Section 19.11.4.4.
3. Notwithstanding Section 19.11.4.1, in the area identified as "B" on Diagram 1, Section 19.11.4.4:
- a) the maximum **floor area ratio** (FAR) is increased to a higher **density** of "2.8" if prior to building permit issuance for the first **building** constructed in this area after **Council** adopts a rezoning amendment bylaw to include this area in this ZHR11 zone the **owner**:
 - i) has constructed within the area at least 296 **affordable housing units** totalling a minimum of 14,800m² in area;
 - ii) has constructed a minimum of 148 **affordable housing units** incorporating **basic universal housing features**; and
 - iii) has entered into a **housing agreement** with the City with respect to the **affordable housing units** referred to above, registered the **housing agreement** on title to the lot where the **affordable housing units** are located, and filed a notice of **housing agreement** in the Land Title Office.

4. Diagram 1



19.11.5 Permitted Lot Coverage

1. The maximum permitted **lot coverage** for **buildings** and landscaped roofs over **parking spaces** in the areas identified as “A” and “B” on Diagram 1, Section 19.11.4.4 is 90%, exclusive of portions of the **site** the **owner** grants to the **City** as a statutory **right-of-way**, or alternative means satisfactory to the **City**, for **park** or **road** purposes.

19.11.6 Yards & Setbacks

1. The minimum public **road setback** is:
 - a) 1.5 m from Minoru Boulevard;
 - b) 6.0 m from all other public **roads**;
 - c) Zero metres from the statutory **right-of-way** for the internal north-south **road** straddling the interior property boundary between areas “A” and “B”, as shown on Diagram 1, Section 19.11.4.4.
2. The minimum **property line** setbacks:
 - a) 6.0 m from the interior **property line**;
 - b) 6.0 m from the **property line** adjacent to Minoru Park;
 - c) Zero metres from the southern **property line**.

19.11.7 Permitted Heights

1. The maximum **building height** is 47.0 m geodetic.
2. The maximum height for **accessory buildings** and **accessory structures** is 12.0 m.

19.11.8 Subdivision Provision / Minimum Lot Size

1. There are no minimum **lot width** or **lot depth** or **lot area** requirements.

19.11.9 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided according to the provisions of Section 6.0.

19.11.10 On-Site Parking and Loading

1. On-site **vehicle** and bicycle parking and loading shall be provided according to the standards set out in Section 7.0, except that
 - a) in the area identified as “B” on Diagram 1, Section 19.11.4.4:
 - i) on-site **vehicle** parking shall be provided at the rate of:
 - A) for residents: 0.2 **vehicle** spaces per **dwelling unit**;
 - B) for visitors: 0.1 **vehicle** spaces per **dwelling unit** of which a minimum of 2 on-site **vehicle** stalls are to be identified by signs and reserved for health care professionals attending to residents; and
 - ii) the requirement for Class 1 bicycle parking shall be met by the provision of a minimum of 32 scooter parking stalls.

19.11.11 Other Regulations

1. In addition to the regulations listed above, the General Development Regulations in Section 4.0 and the Specific Use Regulations of Section 5.0 apply.”
2. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the following area and designating it **HIGH RISE APARTMENT (ZHR11) – BRIGHOUSE VILLAGE (CITY CENTRE)**:

P.I.D. 004-174-399

Lot 25 Section 8 Block 4 North Range 6 West New Westminster District Plan 21164

3. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 8914".

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

_____	<div data-bbox="1414 388 1547 655" data-label="Form"> <table border="1"> <tr> <td>CITY OF RICHMOND</td> </tr> <tr> <td>APPROVED by HB</td> </tr> <tr> <td>APPROVED by Director or Solicitor [Signature]</td> </tr> </table> </div>	CITY OF RICHMOND	APPROVED by HB	APPROVED by Director or Solicitor [Signature]
CITY OF RICHMOND				
APPROVED by HB				
APPROVED by Director or Solicitor [Signature]				

MAYOR

CORPORATE OFFICER