

To Public Hearing	
Date:	SEPT 3, 2008
Item #	1
Re:	Bylaw 8194

MayorandCouncillors

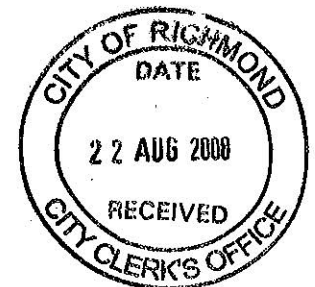
From: Webgraphics [webgraphics@richmond.ca]
Sent: Friday, 22 August 2008 12:41 PM
To: MayorandCouncillors
Subject: Send a Submission Online (response #395)

Send a Submission Online (response #395)**Survey Information**

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.city.richmond.bc.ca/CM/WebUI/PageTypes/Survey/Survey.aspx?PageID=1793&pagemode=Hybrid
Submission Time/Date:	2008-08-22 12:39:49 PM

Survey Response

Your Name:	John Roston
Your Address:	12262 Ewen Avenue
Subject Property Address OR Bylaw Number:	Bylaw No. 8194 re 4360 Moncton St.
	<p>The subject property is opposite the Steveston Community Centre and adjacent to the city-owned property to the west. These two properties are the last ones available for new community facilities in close proximity to the Steveston Community Centre and parking lot. The existing city property is too small for imaginative community use projects that could serve all Richmond residents, not just those in the Steveston area. Although the current zoning (ASY) is intended primarily for places of worship and private schools, it also allows community use as does the current zoning (SPU) of the adjacent city-owned property along Moncton St. I support leaving the zoning of the subject property as is. As a compromise, I would support rezoning the southern portion of the property, up to the northern limit of the existing development on the west side of English Avenue, to Comprehensive Development District (CD/102) for the purpose of creating the proposed four small single-family lots on the east side of English Avenue and four</p>



Comments:

matching lots on the west side of Ewen Avenue. I would only support this compromise on the condition that the owner sell the remaining portion of the subject property to the City at fair value based on its existing Assembly District (ASY) zoning. Note the Development Permit Guidelines for the BC Packers Residential Neighbourhood: "To create a fine grained, pedestrian-oriented, and "green" residential environment and an intimate, human scale livable residential neighbourhood that complements the intended character and vitality of the "Village" area, also a lush garden-like landscape that has the effect of extending Steveston Park toward the waterfront." This would give the City a rectangular property fronting on Moncton St. and extending from Easthope Avenue to Ewen Avenue that could be put to community use at such time as the City has sufficient funds to build a facility. One possibility would be a new modest Steveston Library with large attached garden conservatory. That proposal can be considered over the long term. The only action required now is to refuse the rezoning which doesn't cost anything or to purchase the northern portion of the property which would be an important investment in the City's future. Should City Council decide nevertheless to pass rezoning Bylaw No. 8194 and reject the idea of using a large part of the property for community use, I urge making the rezoning conditional on two changes to the proposed development: 1. Tall townhouse building C has been inserted on English Avenue in addition to buildings A & B that run the entire length of Moncton. It will stick up like a sore thumb. Adding its mass to that of Building A will create a huge wall facing the city-owned property to the west. Its height should be restricted to that of the single family houses next to it. This would probably mean reducing it from four dwellings to three. 2. Building B at the corner of Moncton and Ewen should have landscaping beside it on the Ewen side to match that beside the existing townhouse building on the opposite side of the Ewen pathway. The plan shows a large garbage storage and recycling shed on the Ewen side instead of landscaping. While this may make garbage collection more efficient, there will inevitably be litter making it a messy area for those using the Ewen

pathway. Garbage and recycling should be collected at each garage along the new lane behind the townhouse buildings just the way it is done in the lane behind the existing townhouse buildings on the opposite side of Ewen Avenue. In both respects the proposed development differs materially from the original plan for the former BC Packers Lands. I leave it to you to determine whether the current proposed development or a community use such as a garden conservatory would better create "a lush garden-like landscape that has the effect of extending Steveston Park toward the waterfront." Many thanks for your time and consideration.