

Schedule 2 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, April 20, 2015.

<b>To Public Hearing</b>
Date: <u>April 20 2015</u>
Item # <u>2</u>
Re: <u>BYLAWS 9114, 9230, &amp; 9115</u> <u>RZ 12-610630</u>

**MayorandCouncillors**

**From:** MayorandCouncillors  
**Sent:** Monday, 20 April 2015 14:24  
**To:** 'Carol Snaden'  
**Cc:** Badyal, Sara  
**Subject:** RE: rezoning application for townhouse development next to your parent's home with OCP amendment affecting your parent's property. For Public Hearing RZ 12-610630

This is to acknowledge and thank you for your email of April 20, 2015 to the Mayor and Councillors, in connection with the above matter, a copy of which has been forwarded to the Mayor and each Councillor for their information. Also, this email will be submitted as correspondence for this evening's Public Hearing.

In addition, your email has been referred to Wayne Craig, Director, Development. If you have any questions or further concerns at this time, please call Mr. Craig at 604.276.4000.

Thank you again for taking the time to make your views known.

Yours truly,

**Michelle Jansson**  
**Manager, Legislative Services**  
City of Richmond, 6911 No. 3 Road, Richmond, BC V6Y 2C1  
Phone: 604-276-4006 | Email: [mjansson@richmond.ca](mailto:mjansson@richmond.ca)



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**From:** Carol Snaden [mailto:[csnaden@shaw.ca](mailto:csnaden@shaw.ca)]  
**Sent:** Monday, 20 April 2015 14:17  
**To:** Badyal, Sara  
**Cc:** MayorandCouncillors  
**Subject:** RE: rezoning application for townhouse development next to your parent's home with OCP amendment affecting your parent's property. For Public Hearing RZ 12-610630

Hello Sara,

I am writing this on behalf of my parents William and Lenora Felker, the owners of 5300 Granville Ave. They live at this address.

They would like these comments to be submitted to the public hearing for **RZ 12-610630**, which is today.

Their concerns are as follows:

- they do not want their property to be negatively impacted by the pre-loading of the neighbouring property
- a fence is requested on top of any large concrete blocks placed next to 5300. There has been a problem with garbage blowing down from the Laurelwood fire lane onto their property, as well as garbage being dumped into their yard. Since this condo development will be much closer to their house, they would like a fence to prevent dust and debris from coming into their yard from vehicle movement etc. and provide some privacy esp. in the immediate area of their house.

- during construction, the City of Richmond is asked to monitor construction waste handling by the developer. My parents do not want construction waste dumped on their property, as happened with Laurelwood by some sub-contractors (including pieces of concrete).
- the City of Richmond is asked to ensure that access is provided in the redevelopment plan for students going to McKay and Burnett school, as well as pedestrians wishing to access Granville for buses and the Community Centre. Currently pedestrians are cutting through the back of the Felker property on a regular basis, due to the lack of walkways to these areas.

Thank you for your assistance,

Carol Felker Snaden

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**From:** Badyal, Sara [mailto:SBadyal@richmond.ca]

**Sent:** March-09-15 1:35 PM

**To:** 'csnaden@shaw.ca'

**Subject:** rezoning application for townhouse development next to your parent's home with OCP amendment affecting your parent's property.

Hi Carol,

This is a quick email to let you know that rezoning application RZ 12-610630 for the properties (5320, 5340 & 5360 Granville and 7260 Lynnwood Drive) neighbouring your parent's home will likely be moving forward for Planning Committee review in the next month or two. You asked me not to contact your parents and I wanted to let you know that they may be receiving a notice in the mail inviting them to a Public Hearing for the proposed OCP amendment affecting your parent's property and the rezoning to allow a townhouse development next to them.

As discussed back in 2012, the application does not include redevelopment or rezoning of your parents property. The application does include changing the OCP park designation on your parents property while maintaining the existing OCP road designation through your parent's property (to connect to the existing Lynnwood Drive cul-de-sac to the West). This means that if the City receives a rezoning application in the future to redevelop your parent's property, we would be discussing park expansion and road construction in the future as part of a future rezoning application process.

As you are aware, the City's OCP land use map includes a park designation over almost the rear half of your parent's 165 m deep property and the Laurelwood sub-area land use map does not. The proposal still includes amending the OCP to show a smaller 9 m deep park designation adjacent to McKay neighbourhood park. This designation would be over the south edge of your parent's property and the adjacent rezoning application site (in both OCP maps). The proposal still includes rezoning and developing the neighbouring development site to create a townhouse development, 9 m deep park expansion and extensions of Lynnwood Drive and Lynas Lane. The proposal still includes providing a cross-access legal agreement over the neighbouring townhouse site, to allow any future development of your parent's property to use the townhouse driveways (thereby increasing the number of townhouse units that could potentially be constructed on your parent's property if a rezoning application is submitted for their property in the future).

In the past, you were in touch with senior planner June Christy about the OCP designation on your parent's property. For your information, June Christy no longer works with the City of Richmond. John Hopkins is the senior planner responsible for our OCP. John can be reached at 604-276-4279.

I will send a separate email that provides a brief description of the rezoning process.

If you have any questions, please feel free to call me at 604-276-4282.

Regards,

Sara Badyal, M.Arch., RPP

*Planner 2*

Development Applications Division

City of Richmond

Tel: 604-276-4282

To Public Hearing  
 Date: April 20 2015  
 Item # 2  
 Re: \_\_\_\_\_  
 BYLAWS 9114, 9230, & 9115  
 RZ 12-610630

**MayorandCouncillors**

**From:** Webgraphics  
**Sent:** Monday, 20 April 2015 14:29  
**To:** MayorandCouncillors  
**Subject:** Send a Submission Online (response #823)

**Categories:** 12-8060-20-9115 - RZ 12-610630 - 5320 5340 5360 5380 Granville Avenue & 7260 Lynnwood Drive

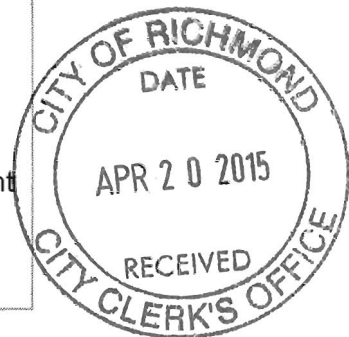
**Send a Submission Online (response #823)**

**Survey Information**

Site:	City Website
Page Title:	Send a Submission Online
URL:	<a href="http://cms.richmond.ca/Page1793.aspx">http://cms.richmond.ca/Page1793.aspx</a>
Submission Time/Date:	4/20/2015 2:28:32 PM

**Survey Response**

Your Name	William and Lenora Felker
Your Address	5300 Granville Ave.
Subject Property Address OR Bylaw Number	RZ 12-610630
Comments	I am writing this on behalf of my parents William and Lenora Felker, the owners of 5300 Granville Ave. They live at this address. They would like these comments to be submitted to the public hearing for RZ 12-610630, which is today. Their concerns are as follows: -they do not want their property to be negatively impacted by the pre-loading of the neighbouring property - a fence is requested on top of any large concrete blocks placed next to 5300. There has been a problem with garbage blowing down from the Laurelwood fire lane onto their property, as well as garbage being dumped into their yard. Since this condo development will be much closer to their house, they would like a fence to prevent dust and debris from coming into their yard from vehicle movement etc. and provide some privacy esp. in the immediate area of their house. - during construction, the City of Richmond is asked to



monitor construction waste handling by the developer. My parents do not want construction waste dumped on their property, as happened with Laurelwood by some sub-contractors (including pieces of concrete). - the City of Richmond is asked to ensure that access is provided in the redevelopment plan for students going to McKay and Burnett school, as well as pedestrians wishing to access Granville for buses and the Community Centre. Currently pedestrians are cutting through the back of the Felker property on a regular basis, due to the lack of walkways to these areas. Thank you for your assistance, Carol Felker Snaden cc Sara Badyal