

**Schedule 6 to the Minutes of the
Council Meeting for Public
Hearings held on Tuesday,
February 25, 2014.**

Mayor and Councillors

To Public Hearing	
Date:	Feb 25 2014
Item #	1
Re:	Bylaw 9078 Hamilton Area Plan

From: Webgraphics
Sent: Tuesday, 25 February 2014 08:20
To: Mayor and Councillors
Subject: Send a Submission Online (response #774)

Categories: 12-8060-20-9078 - OCP Bylaw 9000 - Amendment Bylaw - Replace Hamilton Area Plan Schedule 14

Send a Submission Online (response #774)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	2/25/2014 8:20:00 AM

Survey Response

Your Name	George & Wendy Walker
Your Address	4525 Fraserbank Place, Richmond
Subject Property Address OR Bylaw Number	Official Community Plan By Law 9000, Amendment Bylaw 9078
Comments	February 25, 2014 Dear Mayor and Council: We are unable to attend tonight's Special Public Hearing and so are submitting our comments and concerns in writing for consideration. We would like it to be known that we are opposed to the proposed changes to the Official Community Plan Bylaw 9000, Amendment Bylaw 9078. We understand from Rozanne Kipnes of Oris Development that the following figures represent the current and potential population growth for the Hamilton area. • 5200 residents – the current population of Hamilton • 9000 residents - the population allowed for in the new OCP (Rozanne said this is without amenities and infrastructure). • 12,000 residents - the population if the Oris plan is adopted (allows for the infrastructure and amenities Oris says they will bring). We have been told that the Oris plan is about providing safe passage, walkways, and greenways and ensuring the walk ability of the



community. HOWEVER – as Oris points out, they are only developing on the east side of Westminster. Their plan is separate and has a complete disconnect to what is happening on the west side of Hamilton where the majority of residents live. We are not two communities yet this is how we are being treated. This does not seem to be a cohesive plan for the residents and Hamilton community at large. Most if not all of the residents in Hamilton feel we are and have always been sadly under served with amenities that are provided to the rest of Richmond. It is hard to imagine more than double the population trying to get in and out of Hamilton at the best of times especially when motorists use Westminster Hwy as a detour due to accidents. Hamilton already has an extremely poor walk ability score of 33 making us car dependant (walkscore.com). Our transit score is also poor at 43 out of 100. There is no guarantee that the shops proposed will actually materialize. For over 20 years, most of the current shopping centre has remained vacant and there is no guarantee that increased population will result in shops opening. Given what has happened at 22560/22600/22620 Gilley Road (RZ 06-344606), what assurances do residents have that the city will honour any promises made? In November 2006 when an application was made to construct 35 Townhomes at 22560/22600/22620 Gilley Road (RZ 06-344606), redevelopment signs were erected showing access to the development off of Turner Road. Subsequent communication over a five year period with the City of Richmond confirmed in writing and verbally (and in the current Official Community Plan for Hamilton), the following: • "No vehicle access to and from the proposed townhouse site is planned for Gilley Road" • "The submitted site plan proposes only vehicle access off Turner Drive" • " This project facilitates the completion of the Rathburn Drive and Turner Street that would service the proposed townhouse project"; • " The City's long-term vision is to limit residential vehicle access to Gilley Road."; Despite all these reassurances, in June 2012 the City of Richmond radically changed their decision to allow access to this development to be exclusively off of Gilley Road. This was completely opposite to their long held position and promises to residents. This decision has will continue to have serious wide ranging ramifications on our community. No alteration was ever made to the redevelopment signage reflecting this change leaving the community uninformed that these changes were taking place. The residents of Hamilton were denied Due Process in this case

and the safety and safe passage of residents has been severely impacted. If there was no alternative to Gilley Road it would still be difficult to fathom how this development would be allowed to go ahead given all of the conditions. Will there be increased traffic on Turner and surrounding streets? Yes there will but in Kevin Eng's own words, this area was designed to support this and it will actually improve the traffic flow. The same cannot be said of Gilley Road. A narrow, dead end and largely pedestrian thoroughfare bordered on both sides with ditches full of wildlife (including beavers), that connect with Queen's Canal and the Fraser River. What assurances do we have that the City of Richmond will not engage in similar changes and alterations going forward if this plan is adopted? We feel the credibility of the City of Richmond is suspect since the Gilley Road development changes. We are not as opposed to the Oris proposal as we are to changes that divided our community into two separate entities. The city did not honour the commitments as outlined in the current OCP nor promises made regarding 22560/22600/22620 Gilley Road (RZ 06-344606). Why should we believe they will do so in this case? Regards, Wendy & George Walker

To Public Hearing
Date: <u>Feb. 25 2014</u>
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Re: <u>Bylaw 9078</u> <u>Hamilton Area Plan</u>

February 25, 2014

Dear Mayor and Council:

We are unable to attend tonight's Special Public Hearing and so are submitting our comments and concerns in writing for consideration.

We would like it to be known that we are opposed to the proposed changes to the Official Community Plan Bylaw 9000, Amendment Bylaw 9078.

We understand from Rozanne Kipnes of Oris Development that the following figures represent the current and potential population growth for the Hamilton area.

- 5200 residents – the current population of Hamilton
- 9000 residents - the population allowed for in the new OCP (Rozanne said this is without amenities and infrastructure).
- 12,000 residents - the population if the Oris plan is adopted (allows for the infrastructure and amenities Oris says they will bring).

We have been told that the Oris plan is about providing safe passage, walkways, and greenways and ensuring the walk ability of the community. **HOWEVER** – as Oris points out, they are only developing on the east side of Westminster. Their plan is separate and has a complete disconnect to what is happening on the west side of Hamilton where the majority of residents live.

We are not two communities yet this is how we are being treated. This does not seem to be a cohesive plan for the residents and Hamilton community at large.

Most if not all of the residents in Hamilton feel we are and have always been sadly under served with amenities that are provided to the rest of Richmond. It is hard to imagine more than double the population trying to get in and out of Hamilton at the best of times especially when motorists use Westminster Hwy as a detour due to accidents.

Hamilton already has an extremely poor walk ability score of 33 making us car dependant (walkscore.com). Our transit score is also poor at 43 out of 100. There is no guarantee that the shops proposed will actually materialize. For over 20 years, most of the current shopping centre has remained vacant and there is no guarantee that increased population will result in shops opening.

Given what has happened at 22560/22600/22620 Gilley Road (RZ 06-344606), what assurances do residents have that the city will honour any promises made?

In November 2006 when an application was made to construct 35 Townhomes at 22560/22600/22620 Gilley Road (RZ 06-344606), redevelopment signs were erected showing access to the development off of Turner Road.



Subsequent communication over a five year period with the City of Richmond confirmed in writing and verbally (and in the current Official Community Plan for Hamilton), the following:

- **"No vehicle access to and from the proposed townhouse site is planned for Gilley Road"**
- **"The submitted site plan proposes only vehicle access off Turner Drive"**
- **" This project facilitates the completion of the Rathburn Drive and Turner Street that would service the proposed townhouse project";**
- **" The City's long-term vision is to limit residential vehicle access to Gilley Road."**

Despite all these reassurances, in June 2012 the City of Richmond radically changed their decision to allow access to this development to be exclusively off of Gilley Road. This was completely opposite to their long held position and promises to residents. This decision has will continue to have serious wide ranging ramifications on our community.

No alteration was ever made to the redevelopment signage reflecting this change leaving the community uninformed that these changes were taking place. The residents of Hamilton were denied Due Process in this case and the safety and safe passage of residents has been severely impacted.

If there was no alternative to Gilley Road it would still be difficult to fathom how this development would be allowed to go ahead given all of the conditions. Will there be increased traffic on Turner and surrounding streets? Yes there will but in Kevin Eng's own words, this area was designed to support this and it will actually improve the traffic flow.

The same cannot be said of Gilley Road. A narrow, dead end and largely pedestrian thoroughfare bordered on both sides with ditches full of wildlife (including beavers), that connect with Queen's Canal and the Fraser River.

What assurances do we have that the City of Richmond will not engage in similar changes and alterations going forward if this plan is adopted? We feel the credibility of the City of Richmond is suspect since the Gilley Road development changes.

We are not as opposed to the Oris proposal as we are to changes that divided our community into two separate entities. The city did not honour the commitments as outlined in the current OCP nor promises made regarding 22560/22600/22620 Gilley Road (RZ 06-344606). Why should we believe they will do so in this case?

Regards,

Wendy & George Walker

604-521-4803