

Schedule 6 to the Minutes of the  
 Council Meeting for Public  
 Hearings held on  
 Tuesday, May, 20, 2014.

<b>To Public Hearing</b>	
Date:	May 20 /14
Item #	1
<hr/>	
Re.	13040 No. 2 Road

**MayorandCouncillors**

**From:** Webgraphics  
**Sent:** Monday, 19 May 2014 9:28 AM  
**To:** MayorandCouncillors  
**Subject:** Send a Submission Online (response #787)

**Categories:** 12-8060-20-9094 - RZ 12-602748 - 13040 No. 2 Rd - Kirk Yuen of Cape Construction (2001) Ltd.

**Send a Submission Online (response #787)**

**Survey Information**

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	5/19/2014 9:26:34 AM

**Survey Response**

Your Name	Neil Gnyp
Your Address	420- 6233 London Road, Richmond BC
Subject Property Address OR Bylaw Number	RZ 12-602748
Comments	<p>It appears that we are at the verge of continuing to pursue density, under the moniker of "eco density" in the effort to "grow" the city of Richmond. It appears the premier method of "improving" Richmond is to merely make it a residential area without a balance of commercial or industrial space that will provide jobs that will allow people to afford such residences. The fact about this project is this: the developer will make a majority of the money from the investment from the residential side making any possible residual income from the commercial suites that remain inconsequential. As far as the idea that this model will contribute to the well-being of the local residents is theoretical at best and when applied to this real life scenario some obvious consequences for the locals (such as myself) arise: 1. This project will necessitate an infrastructure upgrade for the area for both the existing and new residents that inhabit this area, in particular the roads. The additional traffic that will</p>

be associated to these people and the proposed commercial space for both this unit and the project not more than 100m away will bring. Currently there is not even bus service that extends south of Moncton. If you use Translink's "trip planner" with our address it says that I live too far from accessible transit. In addition, the 402 bus was part of the last transit reduction effort. 2. The jobs that will be available on these proposed commercial spaces will likely not enable a resident to reside in one of the residences. This will compound the new traffic to the area as (assuming the commercial space will be occupied) will necessitate employees driving in to work. This begs the question: if you need to drive to these jobs but the job likely will not pay enough for you to live in a unit upstairs, why would one take this job? 3. The commercial space, in Steveston as whole, already suffers from low traffic and has glaring vacancies likely due to poor access for the general public and zoning issues (Imperial Landing). As it stands today a majority of the local business is not useful to most residents and without local bus service, this proposed eco-density project will be made moot before it's started. I can certainly understand when one runs a city as business and the "numbers" make so much to sense to move forward with this project, while there is clearly a lack of creativity in Richmond's plan to supply a community for the local residents. When I say community I mean a balance of adequate paying jobs nearby (a large ask for being able to live in Steveston), useful commercial entities nearby (food/house supplies, entertainment, etc) and proper access to transit or proper roads to accommodate the amount of traffic from the local residents. Richmond is already a joke in the lower mainland for having terribly congested roads and this is prime example of how the lucrative housing market trumps infrastructure investment as Richmond appears to have adopted a "build it and they will come strategy" rather than how to build a balanced community. Keep in mind, I support the idea of not needing a vehicle for work, shopping, and/or local entertainment, which is the main reason I moved to Steveston, although given what the community has to offer for career opportunities it's required that only my leisure time can be spent at home. The combination of an unfortunate work location and the lack of easy access to transit means that economically speaking having my own car for work is necessary and the upcoming changing to our traffic density with this project and the Pier (currently under construction) are going to adversely affect my enjoyment of the area that I paid a premium to

inhabit. I have been told multiple times that these new projects will benefit my property value, while I assure you, having this building in the position that it will occupy will only detract from that value as it will likely allow me to increase viewing barriers to prevent the new tenants from having to see into my home and me into theirs. Also, unless that promise comes with a cash guarantee, I take little solace from this suggested, possibly mythical, "benefit" as my estimated sale price is still approximate 7% less than my provincial property assessment. We have a lot of catching up to do for any "new developments" to put money in my pocket. So please consider that money is not always the best solution to making a happy life before I am told, one more time, that more (not easily accessible) commercial space and 55 more residences (plus the 100+ at the Pier) will make my property value soar. This is NOT a selling feature to gain my acceptance; it is simply insulting to my intelligence. I urge council to look past the dollars and re-invent how business is conducted in Richmond. We're certainly on a losing streak (this unit, The Pier, WalMart.)