

# KELVIN WAI-TUNG LEUNG

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To Public Hearing
Date: June 18, 2012
Item # 2
Re: Bylaw 8769

May 31, 2012

Mayor & Councilors  
City of Richmond  
6911 No. 3 Road  
Richmond BC V6Y 2C1

**Schedule 20 to the Minutes of  
the Council Meeting for  
Public Hearings held on  
Monday, June 18, 2012.**

Dear Mayor & Councilors,

**Re: Maple Road Development RZ 10-516267.**

During the Planning Committee Meeting held on May 23, 2012 with regards to the above mentioned rezoning application, we were told by a lawyer that Council must listen to the people and not always side with the developer. I totally agree. When the community has raised their concerns they should be attended too. However, their concerns should be based on facts, have common sense, and be judged on fairness to all those concerned. Let us do a small recap. It was first raised that the Maple Development will have a negative impact on property values. But the new development actually replaces a very old and run down house. A new and well-designed complex will increase the property value in the area. The Maple Development might even be the best looking homes on the street! It was then raised that traffic is and will be an issue. The Developer committed to have a traffic light installed on Maple and 2 Road. Then "they" rejected it because it didn't make sense. Lastly, the Maple Road barrier has been demanded to stay in place. It was said that the Developer has a hidden agenda to remove the barricade. Let's make this crystal clear. The City wants to keeps the barricade. And the Developer wants to keep the barricade. However, I find it funny that when I read through "some" of the comments made by the residents of Maple Street, I read, "please remove the barricade". It has become very clear to me that anything under the sun is said so that the Maple Development does not go ahead.

The residents of Maple Road have argued they have paid a premium to live on Maple Road and continue to pay this premium in property taxes. This is simply not true, especially if they have lived in the neighborhood before 2002. Richmond has become a popular place to live the last 10 years because City Staff and Council have designed an OCP that put into motion a balanced and organized development plan for the City and made it one of the most livable places in the world. A plan that the people of Richmond support. One of the policies in this plan is the ability to rezone on artery roads for multi family housing. These types of policies have made Richmond a prized destination, and this is the main driver in property value increases and predictably property taxes in Richmond. This in turn has made the owners of Maple Road millionaires if not multi millionaires. However, there is a caveat. Traffic will increase in the neighborhoods. Once in a while people might have to wait an extra minute or two at the intersection. Moreover, owners and their guests might not be able to park in front of their homes. They may have to park in a spot that is a short stroll away. I do not think we are taking



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these peoples' living standards but I do admit minor inconveniences are created, but not to a point where a pregnant woman has to worry about the safety of her unborn child. Is it fair to say that all 18-unit owners as well as the current residents will drive out of their driveway at the same time and come home at the same time creating a log jam? Looking at our previous townhouse purchasers, and the ages of the protestors, highly unlikely. You will be surprised how many people are retired, don't work and/or empty nesters. Along No. 2 Road, Lancer Road, Langton Road, Colville Road, street after street in Richmond has allowed their neighborhoods to be developed, and have made their small sacrifice. They have taken on these small inconveniences to increase the standard of living of Richmond as a whole. But the residents on Maple Road think they are above these other neighborhoods. They are above Richmond's policies. These residents want to be protected from these little inconveniences. What they want is what they want and that is the only things that matters. And they have said just as much. These people have shown up at the wrong place at the wrong time. Their voices should be heard at OCP meetings to change the artery road policy. This policy has been in operation for over 10 years and has been amended three times. But they have never showed up and probably never will. You know why? Because the policy is a good policy. They just don't want it to affect their street! Is this fair to all concerned, or does this sound a little selfish?

The Developers has given much time and thought into the Maple Development. My heart goes out to the architect who has spent many hours designing a beautiful project with a very pleasing landscape. For residents to make comments such as ugly and unattractive is unintellectual. To make a biased comment to get what they want is unbecoming. The Developer has compromised, compromised and compromised, listening to all of the neighbors' concerns. If staff and Council had always sided with Developers, this project would have been completed by now and the residents of Maple Road would have 18 new friends (at least 18 more homes paying property taxes into the City's coffers). The Development signs have been damaged and vandalized twice, and it was cut down and stolen the third time. Thomas, the Developer, who has lived in this community for the last 20 years has heard from some neighbors that the dissenting group have endlessly pressure them into signing their forms and putting up their signs. I personally have a friend who fully supports the project but is too scared to voice his opinion publicly because he does not want to be castrated by this dissenting group. He actually is rather scared of this mob. Furthermore, there has been a lot of disinformation created which are outright lies. One person was told that the subject property was a park, and we are destroying the park and killing the animals to make townhouses.

I would say that the residents have a legitimate concern that some developers are not the most faithful and are greedy. We are not one of them. We have operated in Richmond for over thirty years. I have lived in Richmond for 33 years and in this neighborhood for 15 (though not currently). Furthermore, as the future owner of Western Construction I can say we aren't going anywhere and have a vested interest in the City of Richmond, as well as a vested interest in our reputation. How many people



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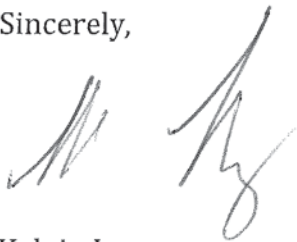
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would buy our homes if they found out we ruined a neighborhood? We rely on expert opinions and experience. When two traffic experts say that traffic is not any different than any similar street in Richmond and the impact of 18 townhouses is minimal. We can only concur.

At the end of the day, the Maple Development is within the OCP and policies of Richmond, and most importantly the policy involved is an effective policy to encourage diversification of home ownership, to create an affordable form of housing close to single family homes, to encourage the use of public transportation and to support neighborhood commercial centers. A comprehensively designed townhouse project at the junction of No. 2 and Maple Road, next to a senior home apartment and church where day care facilities are available, a few blocks from the Blundell Centre, and across the street from a small convenience store, and with direct bus services, represents the best use of the land. It will enhance the property value of the neighborhood, increase the tax base and is exactly what the City had in mind when it effected the artery road development policy. I have attached a schedule showing 36 multi-family developments that have been built along No. 2 Road alone.

In closing, let's put this situation under a different light. If a gay couple moved into said neighborhood, do the residents of the community have a right to prevent their entry for fear that the area will be turned into a gay neighborhood? Should the neighborhood get their wish because 100% is against gay rights? Individual councilors may be for or against gay rights, but they are sitting in their seat to uphold the policies and bylaws of Richmond, whether or not they agree or disagree with some of them. The people of Richmond rely on Council to make the tough but right decisions, and some of these decisions might not be the most popular amongst some corners. Council's responsibility and obligation is to serve the better good of the City, not just the good of a special interest group. I hope and trust that you will not make a decision based on politics, and the popularity of this comparatively very very small group, who want to build a wall around themselves and jeopardize the well being of other Richmond citizens.

Sincerely,



Kelvin Leung.

**List of Multi-family complex built along No.2 Road**

Address	Location	Type	
1. 10795 No. 2 Road (10 units)	No. 2 & Steveston	Townhouse	
2. 10980 No. 2 Road (15 units)	No. 2 & Steveston	Townhouse	
3. 10900 No. 2 Road (12 units)	No. 2 & Steveston	Townhouse	
4. 10040 and 10042 No. 2 Road	No. 2 & Steveston		Duplex
5. 9733 No. 2 Road (13 units)	No. 2 & William	Townhouse	
6. 9688 No. 2 Road (15 units)	No. 2 & William	Townhouse	
7. 6100 Woodward Road (50 units)	No.2 & Woodward	Townhouse	
8. 9420 and 9440 No. 2 Road	No.2 & Woodward		Duplex
9. 9391 and 9393 No. 2 Road	No.2 & Woodward		Duplex
10. 9380 and 9382 No. 2 Road	No.2 & Woodward		Duplex
11. 9360 and 9362 No. 2 Road	No.2 & Woodward		Duplex
12. 9340 and 9342 No. 2 Road	No.2 & Woodward		Duplex
13. 9260 (old folks home 26 units)	No.2 & Maple	Senior Home	
14. 9100 and 9120 No. 2 Road	No. 2 & Francis		Duplex
15. 5651 Lackner Cr (22 units)	No. 2 & Lackner	Townhouse	
16. 6031 Francis Road (10 units)	No. 2 & Francis	Townhouse	
17. 8380 No. 2 Road (14 units)		Townhouse	
18. 5933 Colville Road (10 units)	No. 2 & Colville	Townhouse	
19. 8391 and 8392 No. 2 Road	No. 2 & Colville		Duplex
20. 8351 and 8371 No. 2 Road	No. 2 & Colville		Duplex
21. 8311 No. 2 Road (12 units)	No. 2 & Colville	Townhouse	
22. 8271 and 8273 No. 2 Road	No. 2 & Colville		Duplex
23. 8171 No. 2 Road (10 units)	No. 2 & Blundell	Townhouse	
24. 8133 and 8155 No. 2 Road	No. 2 & Blundell		Duplex
25. 5988 Lancing Road (24 units)	No. 2 & Lancing	Townhouse	
26. 7660 No. 2 Road (4 units)	No. 2 & Lancing	Townhouse	
27. 7560 and 7580 No. 2 Road	No. 2 & Lancing		Duplex
28. 7391 and 7411 No. 2 Road	No. 2 & Lancing		Duplex
29. 7260 Langton Road (15 units)	No. 2 & Langton	Townhouse	
30. 7240 Langton Road (20 units)	No. 2 & Langton	Townhouse	
31. 7231 No. 2 Road (26 units)		Townhouse	
32. 7240 and 7242 No. 2 Road	No. 2 & Comstock		Duplex
33. 6020 and 6022 Comstock Road	No. 2 & Comstock		Duplex
34. 5980 Granville Ave (7 units)	No. 2 & Granville	Townhouse	
35. 5740 Garrison Road (57 units)	No. 2 & Garrison	Townhouse	
36. 6675 No. 2 Road (9 units)		Townhouse	
		<b>21</b>	<b>15</b>
37. 9900 No.2 Road (24 units 3 storey)	No.2 & William	<b>1</b>	
Project re-zoning approved in Summer 2011			
	<b>Total Project:</b>	<b>22</b>	<b>15</b>