

Schedule 7 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, March 20, 2017.

Mayor and Councillors,

To Public Hearing
Date: <u>March 20/17</u>
Item # <u>10</u>
Re: <u>DP 16-741981</u>

March 20, 2017

In the beginning the Fantasy Garden site was a very unique place for a developer: 12 acres of park at the north end, which is great for retirees and gardeners, easy highway access for young professionals who work in Vancouver, a large shopping centre and restaurants close by, something for everyone.

The developer involved the public right from the start and all looked very promising. The building phases started and all was well .

Until the announcement of the proposed new Fraser Bridge with 14 or more lanes, a huge clover leaf of roads, three stories high.

That changed the remaining un-built eastern part of the site into a very difficult one, maybe presently one of the most difficult in Richmond.

The developer, Townline Homes, is known to be able to handle unusual or difficult sites. He built one such townhouse site at the corner of Westminster Hwy and No. 2 Road; and he received an award for it. A treed berm on the corner takes the impact of the almost constant traffic.

But the " Gardens " east side is much more hard to accomplish.

The presently downsized proposal has to deal with the height of the clover leaf, the width of the proposed highway lanes, the traffic noise, and soil conditions.

Townline Homes Rick Ilich prides himself to be a successful site developer.

But to be successful at this site with all its difficulties, and to be able to add this neighbourhood as an asset for the residents of Richmond, he needs to be supported by council.

This is why I am asking you to accept Townline Homes proposal as it is presented today.

Thank you.

Erika Simm