

From: Eng, Kevin
Sent: May 12, 2023 2:41 PM
To:
Cc: CityClerk; David Feldstein; Letian Li; mayorea
Subject: RE: Rezoning for 6851 and 6871 Elmbridge Way - Upcoming Planning Committee Information

Hi Lam,

In reference to your April 17, 2023 email, as noted in my prior response – it has been provided to Mayor and Councillors as correspondence received for the rezoning application at 6851 and 6871 Elmbridge Way.

Please see below link where you can access the staff report that provides information related to your questions and comments. I am also providing a brief summary of applicable information from the staff report for information and reference purposes.

Staff report link (Item 4) - https://citycouncil.richmond.ca/agendafiles/Public_Hearing_5-15-2023.pdf

Loading/service functions off the lane – The development provides for on-site loading and service functions (garbage/recycling pickup) in accordance with City bylaw requirements to ensure these activities are accommodated for on-site and not within the lane. Hotel shuttle parking is also being provided for on site and ability to accommodate passenger movements to the hotel through an internal building connection to the lobby (does not require walking in the lane). Vehicle movements into these on-site loading/service areas have been arranged to ensure quick, efficient and safe vehicle movements which have been reviewed and supported by the transportation consultants and the City's Transportation Dept. For the subject development, truck sizes will be restricted to a maximum medium sized truck with larger trucks not being permitted or required to service this development. A legal agreement will be secured through this rezoning to restrict the maximum size of vehicles to medium sized trucks only.

Regulatory signage change from no parking to no stopping in the lane has already been undertaken as a proactive measure in response to the concerns noted about various vehicles parking or stopping in the lane. This change in regulatory signage will restrict vehicles from parking/stopping in the lane and enable community bylaws parking staff to undertake applicable enforcement actions as necessary.

Disposal Bins – Community Bylaws staff took immediate action to have the bins removed once notified by the residents in Ora and once again when one bin was observed in the lane the following day.

Cascade City – This development is different from the current Landa proposal at 6851/6871 Elmbridge Way with a surrounding context and location that is also different from the subject proposal site. The access arrangements for the Cascade City project were developed based on the components of that project and location and surrounding context, which would not be applicable to other development projects in the City Centre in different locations. The proposed access arrangement for the proposed development at 6851/6871 Elmbridge Way provides for a primary access to the development's parkade through a new road being developed along the entire west frontage of the site connecting between Elmbridge Way and River Road. An access is proposed from the lane but will be restricted to only allow specific vehicles to access the parkade from the lane.

Project components and traffic – The number of residential units and hotel rooms and commercial components of the project are generally consistent with the project presented at Public Hearing in December 2022. The proposed revisions recommended in the report and development proposal identifies the new west road access to be the primary vehicle

entrance and exit from the subject development and implements significant restrictions on the vehicles that can access the developments parkade from the lane with the objective of introducing the least amount of additional traffic into the lane and having a majority of traffic from the subject development utilize the new west road access to the parkade. Revisions have also been made to relocate all hotel vehicle pick up and drop off functions solely on-site within the project's parkade.

Change of restrictions by future residential/commercial strata or hotel operator – The purpose of the legal agreements specific to access restrictions and other transportation items being secured as part of this development is to inform all of the various restrictions and will require the developer and all future owners/tenants (residential/commercial strata) to abide and comply with these agreements. These legal agreements will be registered on title and cannot be modified or removed without having prior authorization from the City.

Sunlight/shadow and views – The subject proposal's placement of the towers, orientation and design has been developed to minimize view and shadow impacts to neighbouring sites and is compliant with City Centre Area Plan policies related to tower spacing and separation for existing towers and development on neighbouring sites.

Regards,
Kevin Eng
Senior Planner, Policy Planning Department, City of Richmond
604-247-4626; keng@richmond.ca; www.richmond.ca

From: ...
Sent: May 10, 2023 10:14 PM
To: Eng, Kevin <KEng@richmond.ca>
Cc: CityClerk <CityClerk@richmond.ca>; David Feldstein <dfeld48@gmail.com>; Letian Li <council@orabc.info>; mayorea <mayorea@richmond.ca>
Subject: Re: Rezoning for 6851 and 6871 Elmbridge Way - Upcoming Planning Committee Information

City of Richmond Security Warning: This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe.

Hello Kevin,

I refer to my email dated 2023-Apr-17.

I sent you my concerns about a month ago. Will anyone from your side or Landa team respond to my concerns before Public Hearings? Or the concerns will just be included for Council's consideration?

Beside the traffic concern, I want to know if the shadowing problem has been addressed too.

Thank you very much!

Regards,
Lam

On Tue, Apr 18, 2023 at 10:28 PM Eng, Kevin <KEng@richmond.ca> wrote:

Hi Letian,

Thank you for your email and correspondence, which will be provided to Mayor and Council as correspondence received for the rezoning application at 6851 and [6871 Elmbridge Way](#).

The City Clerk is copied in this email and will arrange for circulation of the correspondence.

Regards,

Kevin Eng

Senior Planner, Policy Planning Department, City of Richmond

604-247-4626; keng@richmond.ca; www.richmond.ca

From: Letian Li <council@orabc.info>

Sent: April 17, 2023 9:47 PM

To: Eng, Kevin <KEr@richmond.ca>

Cc: David Feldstein <dfeld48@gmail.com>; CityClerk <CityClerk@richmond.ca>; mayorea <mayorea@richmond.ca>

Subject: Re: Rezoning for 6851 and [6871 Elmbridge Way](#) - Upcoming Planning Committee Information

City of Richmond Security Warning: This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe.

Hi Kevin,

I attached our strata's opinion to tomorrow's meeting for the council's consideration. Please help circulate.

Thanks,

Letian Li

On Mon, Apr 17, 2023 at 4:06 PM Eng, Kevin <KEng@richmond.ca> wrote:

Hi Lam.

Thanks for your email, which will be provided to Mayor and Council as correspondence received in relation to the rezoning application at 6851 and [6871 Elmbridge Way](#).

The City Clerk is copied in this email and will arrange circulation (@CityClerk – please note the request about Lam’s email address).

Regards,

Kevin Eng

Senior Planner, Policy Planning Department, City of Richmond

604-247-4626; keng@richmond.ca; www.richmond.ca

From:

Sent: April 16, 2023 7:53 PM

To: Eng, Kevin <KEng@richmond.ca>

Cc: Letian Li <council@orabc.info>; David Feldstein <dfeld48@gmail.com>; Gillanders, Laura <LGillanders@richmond.ca>

Subject: Re: Rezoning for 6851 and [6871 Elmbridge Way](#) - Upcoming Planning Committee Information

City of Richmond Security Warning: This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe.

Hello Kevin,

Thank you for your emails. Below are my responses –

1.

2.

3. Hotel passenger pick-up and drop-off functions from the lane will
4. be removed and these activities will be located within the development's parkade. However, Landa team is proposing a commercial loading area and bus drop off area in front of Ora's residential parking entrance. It is very disappointing and frustrating that
5. they are moving this "hazard" activity from River Road end to our parking entrance. The safety concern is still unresolved.

6.

Moreover, vehicles access to the bus drop off area and the commercial loading area via the Lane require perpendicular parking or perpendicular back parking. Based on my everyday observation, no matter what size the vehicles are, vehicles trying to park at these areas with a 90 degree orientation to the Lane always create traffic congestion. I really don't understand why they said only "minimal traffic impact" will be caused. The loading activities will affect Ora residents everyday!

2.

3.

4. No stopping and no parking signs have already been placed on East

5. Lane. I am not sure how much it can help by putting more signs on East Lane. Bylaw enforcement is not a solution unless you assign someone to stand here 24 hours a day to catch the violators. Otherwise, the bylaw enforcement is meaningless. People will

6. continuously stop / park their cars on East Lane illegally because no one is here to ticket them.

7.

Frankly speaking, we informed you regarding the disposal tanks placed at East Lane about 1-2 weeks ago. But what was the result? The violator did not remove the tanks immediately. On the next day, they just moved the tanks from Elmbridge Way end to River Road end. They did not care if they created traffic congestion nor caused inconvenience to the residents. No one fined them so they wouldn't remove the tanks until they completed their work.

3.

4.

5. How come Cascade City can have direct access from Elmbridge Way

6. (City Centre collector road) but Landa development cannot? Cascade City is located at [7100 Elmbridge Way](#) which is one block away from Ora.

7.

If you believe that only 22.5% of traffic will utilize the secondary parking entrance and only minimal traffic impact is expected, the secondary parking entrance can be located at Elmbridge Way. It won't add a significant traffic impact on Elmbridge Way.

4.

5.

6. Is the revised proposal still providing the same

7. numbers of residential units, hotel rooms and retail spaces? If yes, how come the traffic volume generated from Landa development can be "suddenly" reduced?

8.

5.

6.

7. *Restrictions for the lane access and operational measures*

8. *to ensure full access for the new west road access will be secured through legal agreements required as part of the rezoning considerations for this development.*

9.

My concern is – can the future Landa strata council liaise with hotel operator internally to amend the restrictions without consulting / informing the City or Ora?

6.

7.

8. I remember one of Ora's residents who showed up at the Public Hearing

9. worried that less sunlight would be received and his view would be blocked. Honestly, I have the same concern too. May I know if this issue has been addressed or not, please? Thank you!

10.

My first email sent to the City was in early summer 2021. I am very worried about the traffic safety and very concerned about the traffic impact caused by Landa development. As mentioned in my email dated 2023-MAR-09, I almost hit a car when I left the parking lot. I am very upset about the proposed loading areas which are located right opposite to our parking entrance. I will feel stressed when I access the parking lot. Hope you understand!

Again, I noticed that my email address appears in the agenda. Can you remove it, please?

I look forward to hearing from you! Thank you very much!

Regards,
Lam

On Fri, Apr 14, 2023 at 1:21 PM Eng, Kevin <KEng@richmond.ca> wrote:

Good Afternoon,

I just wanted to let you know that the rezoning application at 6851/[6871 Elmbridge Way](#) will be considered by Planning Committee on April 18, 2023 (4 pm; Richmond City Hall – Council Chambers). The April 18, 2023 Planning Committee agenda and accompanying staff report are available through the links provided below.

<https://citycouncil.richmond.ca/schedule/WebAgendaMinutesList.aspx?Category=24&Year=2023>

https://citycouncil.richmond.ca/agendafiles/Open_Planning_4-18-2023.pdf (Item 1 on the agenda)

Additional information is provided in the links below about public participation in the upcoming process. Please contact the City Clerk (604-276-4007; CityClerk@richmond.ca) if you have any questions.

- <https://citycouncil.richmond.ca/agendas.htm>
- <https://citycouncil.richmond.ca/meetings/phone-participation.htm> (remote participation)

Regards,

Kevin Eng

Senior Planner, Policy Planning Department, City of Richmond

604-247-4626; keng@richmond.ca; www.richmond.ca