



**City of Richmond**  
Planning and Development Department

**Report to Committee**

**To:** Planning Committee

**Date:** June 17, 2011

**From:** Brian J. Jackson, MCIP  
Director of Development

**File:** RZ 10-516267

**Re:** Application by Western Maple Lane Holdings Ltd. for Rezoning at  
9160 No. 2 Road from Single Detached (RS1/E) to Medium Density  
Townhouses (RTM3)

**Staff Recommendation**

1. That Bylaw No. 8769, for the rezoning of 9160 No. 2 Road from "Single Detached (RS1/E)" to "Medium Density Townhouses (RTM3)", be introduced and given first reading;
2. That the Public Hearing notification area be expanded from the standard 50 m radius to include the area shown in Attachment 14; and
3. That Bylaw No. 8769 be forwarded to a Special Public Hearing, to be held on Tuesday, July 26, 2011, at 7:00 p.m., in the Council Chambers.

Brian J. Jackson, MCIP  
Director of Development

EL:blg  
Att.

FOR ORIGINATING DEPARTMENT USE ONLY		
<b>ROUTED TO:</b>	<b>CONCURRENCE</b>	<b>CONCURRENCE OF GENERAL MANAGER</b>
Affordable Housing	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	
Transportation	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	

## Staff Report

### Origin

Western Maple Lane Holdings Ltd. has applied to the City of Richmond for permission to rezone 9160 No. 2 Road (**Attachment 1**) from Single Detached (RS1/E) to Medium Density Townhouses (RTM3) in order to permit the development of 18 three-storey townhouse units on the site with vehicle access from Maple Road (**Attachment 2**).

### Findings of Fact

A Development Application Data Sheet providing details about the development proposal is attached (**Attachment 3**).

### Surrounding Development

To the North: Across Maple Road, existing single-family dwellings on large lots zoned Single Detached (RS1/E);

To the East: Existing single-family dwellings on large lots zoned Single Detached (RS1/E);

To the South: Four-storey senior apartment building (three-storeys over parking) zoned Medium Density Low Rise Apartments (RAM1) and Christian Reformed Church Of Richmond on a large piece of property zoned Assembly (ASY); and

To the West: At the southwest corner of No. 2 Road and Maple Road, a commercial retail building on a property zoned Local Commercial (CL); at the northwest corner of Maple Road, a recently approved 3-lot subdivision on a site zoned Single Detached (RS1/B) fronting on Maple Road.

### Related Policies & Studies

#### Arterial Road Redevelopment and Lane Establishment Policies

The Arterial Road Redevelopment Policy is supportive of multiple family residential developments along major arterial roads, especially in locations such as the subject site, which are within walking distance of commercial services and where public transit is available.

The subject site is a large single-family lot fronting No. 2 Road with a lot depth much deeper than a standard single-family lot in the area. This site is identified for townhouse development under the Arterial Road Redevelopment Policy and the proposed development is generally consistent with the Policy. While this proposal is the first townhouse development proposal on the east side of No. 2 Road between Maple Road and Woodward's Road, the proposal is not the first multiple family development on the block as there is an apartment building for seniors located to the immediate south of the site. It is noted that there is a predominant presence of other previously approved townhouses along the east side of No. 2 Road between Woodward's Road and Williams Road. It is envisioned that the rest of the single-family and duplex lots on this block between Maple Road and Woodward's Road could be redeveloped for multiple family residential under the Arterial Road Redevelopment Policy in the OCP.



### Floodplain Management Implementation Strategy

The applicant is required to comply with the Flood Plain Designation and Protection Bylaw (No. 8204). In accordance with the Flood Management Strategy, a Flood Indemnity Restrictive Covenant specifying the minimum flood construction level is required prior to rezoning bylaw adoption.

### Affordable Housing Strategy

The applicant proposes to make a cash contribution to the affordable housing reserve fund in accordance to the City's Affordable Housing Strategy. As the proposal is for townhouses, the applicant is making a cash contribution of \$2.00 per buildable square foot as per the Strategy; making the payable contribution amount of \$47,003.23.

### **Public Input**

The applicant has forwarded confirmation that a development sign has been posted on the site. There has been significant interest from the neighbouring residents regarding this proposed rezoning. Staff have received:

- Two (2) support letters from two (2) households on Romaniuk Drive and Gilbert Crescent within the immediate quarter-section, and one (1) support letter from a household in the King George/Cambie Neighbourhood (**Attachment 4**);
- Eight (8) opposition letters from nine (9) households on Maple Road, Martyniuk Place, No. 2 Road, and Ramaniuk Drive (**Attachment 5**); and
- A petition with 37 signatures from 33 households within the immediate neighbourhood in opposition to the proposed development (**Attachment 6**).

Concerns expressed by the public include changes in neighbourhood character, increased density, increased traffic, parking, safety at the No. 2 Road and Maple Road intersection, tree preservation, building height, and loss of privacy.

### Open House

The applicant has conducted public consultation regarding the rezoning application through a public Open House on March 15, 2011 at the Richmond City Hall. An Open House flyer was hand delivered by the applicant to over 140 neighbouring single-family homes (see **Attachment 7** for the Notification Area). Approximately 19 people attended representing 12 households of neighbouring residents. Staff attended the Open House as observers. Comments sheets were provided to all the attendees and 16 responses were received. A copy of the Open House Summary prepared by the applicant is included in **Attachment 8**. An updated petition, with a total of 192 signatures from 148 households, was submitted to the City in April, 2011 (**Attachment 6**).

A mapping of the petition, including all written submissions, is included in **Attachment 9**. A list of major concerns raised by the area residents is provided below, along with the responses in *bold italics*:



1. The proposed density is too high; the single-family residential character should be maintained.

*(The subject townhouse development is not the first multiple-family development on this block of No. 2 Road between Maple Road and Woodward Road. There is an existing 4-storey seniors' apartment building located to the immediate south of the subject site. The subject site, along with the properties on both side of No. 2 Road, between Francis Road and Woodward Roads, is identified for townhouse development under the Arterial Road Redevelopment Policy in the Official Community Plan (OCP). Townhouse developments are limited to properties fronting onto arterial roads, such as No. 2 Road, and are not envisioned in the internal subdivision.*

*The developer has agreed to explore the opportunities to break the townhouse block fronting Maple Road down to duplexes or triplexes, at the Development Permit stage, to make the form and massing of the townhouses more compatible to the existing single-family developments on Maple Road. The developer will also explore the opportunities to shift the entry driveway on Maple Road westwards to reduce possible impacts to the neighbouring single-family home.)*

2. Increased traffic generated by the townhouse development would make the already problematic intersection at No. 2 Road and Maple Road more dangerous.

*(In order to address this concern, Transportation Division staff have conducted field traffic counts and performed an intersection operational analysis as part of their review; the applicant has retained Bunt & Associates to prepare a Traffic Impact Study. Both Transportation Division staff and the Traffic Impact Study concluded that the proposed development would have insignificant traffic impact to the existing operations at the No. 2 Road and Maple Road intersection; the existing vehicle access to No. 2 Road is within the existing roadway and intersection geometry.*

*It is also noted that, with the pavement widening on Maple Road, two (2) outbound lanes to No. 2 Road will be provided; this arrangement will provide additional capacity on Maple Road compared to the existing single outbound lane approach.*

*Some residents suggested removal of the existing mid block closure of Maple Road between No. 2 Road and Gilbert Road to ease traffic congestion at the No. 2 Road and Maple Road intersection. Transportation Division staff noted that this closure was instated several years ago in response to concerns raised by residents regarding speed and traffic short-cutting on Maple Road. Reinstating the Maple Road link between the two (2) arterial roads will create a potential for a significant increase of traffic volume and speed on Maple Road, impacting the intersection at No. 2 Road.*

*Some residents suggested installation of a traffic signal at the No. 2 Road and Maple Road intersection. Both Transportation Division staff and the Traffic Impact Study concluded that a full traffic signal is not warranted at this intersection due to the projected traffic volumes.)*

3. The proposed development would create a parking problem on Maple Road.

*(The proposal includes two (2) side-by-side parking spaces per unit and a total of four (4) visitor parking spaces on site, which is in compliance with the bylaw requirement. In addition, as part of the development, the pavement on Maple Road*



*along the site frontage will be widened to provide additional parking/travelling space on Maple Road. Transportation Division staff indicated that Maple Road is a typical local road which is designed for on-street parking on either side without hindering vehicle movements.)*

4. The proposed three-storey buildings are too tall and would create privacy and overlook concerns.

*(The proposed development will be built on existing grade, which is approximately 1 m below the existing road elevation. The building will appear to be 2½-storey along Maple Road.*

*A 10.9 m setback from the east property line to the 3-storey townhouse is being proposed. The developer has agreed to explore the opportunities to reduce the height of the easternmost townhouse block to 2½ storey with a minimum 6.0 m setback, at the Development Permit stage, to address the privacy and overlook concerns.)*

5. The proposed development would change the streetscape of No. 2 Road by removing the beautiful big trees along the frontage.

*(Two (2) of the ten (10) bylaw-sized trees along the site's No.2 Road frontage are being proposed for removal due to poor condition. The applicant has agreed to maintain existing site grade along No. 2 Road to preserve as many trees as possible. Custom design crossing between the sidewalk and the unit entries is proposed to minimize the disruption to the root systems. The applicant is also proposing to plant additional trees and shrubs along the No. 2 Road frontage to enhance the streetscape. Staff will work with the applicant on the landscaping scheme to ensure that these design elements are include in the landscape design at the Development Permit stage.)*

#### Consultation with Covenant Court Residents

The applicant has also hosted a consultation meeting with the residents at Covenant Court (the seniors' apartment located adjacent to the subject site) on April 4, 2011. Approximately 13 residents and two (2) officials of the Christian Reformed Senior Housing Society attended the meeting. Staff also attended the meeting as an observer. A copy of the Meeting Summary prepared by the applicant is included in **Attachment 10**. A comment letter from the Christian Reformed Senior Housing Society submitted to the City after the consultation meeting is included in **Attachment 11**. A list of major concerns raised by the residents in the seniors' apartment building is provided below, along with the responses in *bold italics*:

1. The proximity of the townhouses to the south property line would reduce privacy and sunlight to the existing residential units in the adjacent apartment building to the south.

*(The proposed townhouses will be built on existing grade. The applicant has confirmed that the proposed first habitable floor is at a lower elevation than the neighbours' first floor; and the proposed top floor is of about the same height as the seniors' apartments second floor. All proposed windows on the side elevations facing the seniors' apartment building are high and small to minimize overlooking potential).*



2. Increased traffic on No. 2 Road makes it more difficult to enter and exit Covenant Court's driveway, which is shared with the church next door; relocating the existing northbound bus stop and No. 2 Road cross walk from north of Maple Road to south of Maple Road would make the intersection safer for pedestrians.

*(Coast Mountain Bus Company requires all bus stops to be located at the far side of an intersection, which is typical of the bus stops on No. 2 Road. Pedestrian crosswalks are preferred to be located in proximity to a bus stop. Relocating the crosswalk to the south poses vehicular and pedestrian conflicts due to an adjacent active driveway).*

3. Special consideration should be given to minimize noise emanating from the proposed outdoor amenity space.

*(The proposed children's play area is located along the east property line, away from the seniors' apartment. At the Development Permit stage, staff will work with the applicant on the landscaping scheme to ensure that an adequate buffer or separation between the proposed play area and the adjacent residential developments is provided).*

## Staff Comments

### Tree Retention and Replacement

A Tree Survey and a Certified Arborist's report were submitted in support of the application. 33 bylaw-sized trees were identified on the Tree Survey and reviewed by the Arborist. The majority of the trees in the center of the site are old fruit trees in very poor condition, whereas the majority of the trees along the periphery of the site (No.2 Road and Maple Road frontages) are conifers in good condition.

The City's Tree Preservation Coordinator has reviewed the Arborist Report and concurred with the Arborist's recommendations to preserve eight (8) bylaw-sized trees along No. 2 Road and four (4) under-sized trees on site along the south property line (see **Attachment 12** for a Tree Preservation Plan). Among the 25 trees proposed for removal:

- Three (3) trees are in fair condition, but are proposed for removal due to over-crowding.
- One (1) Birch tree along the south property line is in good condition; however, it is proposed for removal due to building conflicts that cannot be mitigated unless one (1) townhouse unit is deleted.
- Four (4) on-site trees and two (2) off-site trees along the Maple Road frontage are in good condition, but warranted for removal due to conflicts with required servicing upgrades and frontage improvements that cannot be mitigated. Parks Operations staff have agreed to the proposed removal of the off-site trees and have determined a 2:1 compensation for the Hazelnut tree (\$1300) and a 3:1 compensation for the Cedar tree (\$1950). Prior to the removal of any City trees, the applicant will need to seek formal permission from Parks Operations Division and removal of the hedges will be at the owner's cost.
- 15 trees are in poor condition.

Based on the 2:1 tree replacement ratio goal stated in the Official Community Plan (OCP), 46 replacement trees are required for the removal of 23 bylaw-sized trees on-site. According to the Preliminary Landscape Plan (**Attachment 2**), the developer is proposing to plant 35



replacement trees on-site and provide cash-in-lieu (\$500/tree) for off-site planting of the balance of the required replacement trees (i.e. \$5,500 cash contribution for 11 replacement trees). Staff will work with the landscape architect to explore additional tree planting opportunity on-site at the Development Permit stage. Should the applicant wish to begin site preparation work after Third Reading of the rezoning bylaw, but prior to Final Adoption of the rezoning bylaw, the applicant will be required to obtain a Tree Permit, install tree protection around trees to be retained, and submit a landscape security (i.e. \$23,000) to ensure the replacement planting will be provided.

In order to ensure that the eight (8) protected trees will not be damaged during construction, as a condition of rezoning, the applicant is required to submit a \$24,000 tree survival security. The City will retain 50% of the security until the proposed landscaping is planted on-site. The City will retain the remaining 50% of the security for one (1) year after inspection of the completed landscaping to ensure that the protected trees have survived.

All neighbouring trees are to be protected. Tree protection fencing on-site around the driplines of all trees to be retained will be required prior to any construction activities, including building demolition, occurring on-site. In addition, a contract with a Certified Arborist to monitor all works to be done near or within all tree protection zones (for both on-site and off-site trees) must be submitted prior to final adoption of the rezoning bylaw. Tree protection barriers, as per the Tree Retention Plan (**Attachment 12**), must be installed on-site prior to any construction or demolition works commencing.

#### Site Servicing and Frontage Improvements

An independent review of servicing requirements (sanitary and storm) has been conducted by the applicant's Engineering consultant and reviewed by the City's Engineering Department. The Capacity Analysis concludes that no sanitary upgrades are required to support the proposed development, however, storm upgrades to the existing system are required. Prior to issuance of the forthcoming Building Permit, the developer is required to enter into a standard Servicing Agreement for the design and construction of the storm upgrades as identified in the capacity analysis (please see **Attachment 13** for details).

Prior to final adoption, the developer is required to dedicate a 4 m x 4 m corner cut at Maple Road and No. 2 Road, provide a 2.0 m wide Public Rights-of-Passage (PROP) along the entire No. 2 Road frontage for future road widening, and provide a \$3,000 contribution for the upgrade of the pedestrian signal on the north leg of the No. 2 Road/Maple Road intersection. As part of the Servicing Agreement for the servicing upgrades, the design and construction of frontage improvements is also required. Improvement works include but are not limited to widening of Maple Road with new curb and gutter, grass and treed boulevard, and a 1.5 m sidewalk along the new property line (see **Attachment 13** for details).

#### Indoor Amenity Space

The applicant is proposing a contribution in-lieu of on-site indoor amenity space in the amount of \$18,000 as per the Official Community Plan (OCP) and Council policy.



### Outdoor Amenity Space

Outdoor amenity space will be provided on-site and is adequately sized based on Official Community Plan (OCP) guidelines. The design of the children's play area and landscape details will be refined as part of the Development Permit application.

### Public Art

The Public Art Program Policy does not apply to residential projects containing less than 20 units.

### **Analysis**

#### Official Community Plan (OCP) Compliance

The proposed development is generally consistent with the Development Permit Guidelines for multiple-family projects contained in the Official Community Plan (OCP). The proposed height, siting and orientation of the buildings respect the massing of the existing single-family homes to the north and east and the apartment building to the south:

- The proposed 3-storey townhouses will be built on existing grade, which is approximately 1 m below the existing road elevation, so their 3-storey appearance will be somewhat lessened. The proposed top floor is also about the same height as the second floor of the adjacent seniors' apartment.
- The 2½-storey interface with single-family along the east property line complies with the requirements under the Arterial Road Redevelopment Policy in the OCP.
- The 2½- to 3-storey massing is also a result of the design intent to leave existing grade as is, which requires non-habitable space below the road elevation.
- Units are laid out along the No. 2 Road and Maple Road to provide a pedestrian scale along the street fronts. The rest of the townhouse blocks on-site are laid out with an east-west orientation to provide view corridors (north-south) from the adjacent seniors' apartment.

These proposed design features will be controlled through the Development Permit process.

#### Medium Density Townhouses (RTM3)

The proposed zoning (RTM3 with a maximum density of 0.7 FAR) and the proposed density (0.69 FAR) complies with the Low-Density Residential land use designation contained in the Official Community Plan (OCP) for development on the City's arterial roads. Densities above the range of 0.6 floor area ratio (FAR) are usually considered in conjunction with development sites in close proximity to a Community Centre and/or Neighbourhood Service Centre. The subject site is across from a local commercial site and is within walking distance to the Blundell Shopping Centre (approximately 650 m). To qualify for the proposed density and to satisfy the requirements of the RTM3 zone, the applicant is:

- Preserving eight (8) bylaw-sized trees and four (4) under-sized trees on-site, as well as protecting all trees on adjacent properties, located in proximity to the development site;
- Providing a voluntary contribution to the Affordable Housing Strategy reserve fund; and



- Providing at least one (1), possibly two (2), convertible units which are designed to accommodate a vertical lift.

#### Development Variances

The proposed development is generally in compliance with the Medium Density Townhouses (RTM3) zone. Based on the review of current site plan for the project, no variance is being requested. However, the following variances are envisioned should the proposal be revised to provide some 2- to 2½-storey units with the same overall floor area and unit yield as currently proposed:

- i. Increase in lot coverage for buildings; and
- ii. reduction in lot coverage for landscaping with live plant materials.

#### Design Review and Future Development Permit Considerations

A Development Permit will be required to ensure that the development at 9160 No. 2 Road is sensitively integrated with adjacent developments. The rezoning conditions will not be considered satisfied until a Development Permit application is processed to a satisfactory level. In association with the Development Permit, the following issues are to be further examined:

- Guidelines for the issuance of Development Permits for multiple-family projects contained in Section 9.3 (Multiple-Family Guidelines);
- Opportunities to shift the entry driveway west;
- Detailed review of the site plan to ensure a 4.3 m minimum vertical clearance is provided over the entire width of the internal drive aisle and that corner cuts are provided at the internal intersections on-site;
- Opportunities to reduce the height of the easternmost townhouse block to a maximum of 2½ storeys;
- Opportunities to break the townhouse block fronting Maple Road down to duplexes or triplexes better match the form and character of the large single-family houses on Maple Road;
- Detailed review of building form and architectural character including elimination of significant projections into required yard setbacks;
- Review of the location and design of the convertible unit and other accessibility features;
- Review of site grade to ensure the survival of protected trees and to enhance the relationship between the first habitable level and the private outdoor space;
- Ensure there is adequate private outdoor space for each unit;
- Landscaping design and enhancement of the outdoor amenity area to maximize use; and
- Opportunities to maximize permeable surface areas and articulate hard surface treatment.



### Public Hearing Notification Area

Should the application be endorsed by Council and proceed to Public Hearing, it is recommended that the notification area be expanded. The statutory requirement for notification of Public Hearing is 50 m (164 ft.) from the development site, which generally includes all immediate neighbours. An expanded notification area as shown in **Attachment 14** is proposed.

During the public consultation process, neighbours within the area identified in **Attachment 7** were notified and invited to the meetings. It is recommended that the Public Hearing notices be sent to the same notification area to ensure that residents who were involved in the earlier public consultation process are advised of the Public Hearing date.

In addition, a significant number of residents reside outside of the area identified in **Attachment 7** signed the petition in opposition to the subject proposal (see mapping of the petition, including written submissions received, in **Attachment 9**). It is recommended that the Public Hearing Notices also be sent to these residents to ensure that they are advised of the Public Hearing date.

### **Financial Impact or Economic Impact**

None.

### **Conclusion**

The subject application is consistent with the Official Community Plan (OCP) regarding developments along major arterial roads. Further review of the project design will be required to ensure a high quality project. This review will be part of the future Development Permit process. On this basis, staff recommend that the proposed rezoning be approved



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Planning Technician – Design  
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- Attachment 1: Location Map
- Attachment 2: Conceptual Development Plans
- Attachment 3: Development Application Data Sheet
- Attachment 4: Support Letters
- Attachment 5: Opposition Letters
- Attachment 6: Petition
- Attachment 7: Open House Notification Area
- Attachment 8: Open House Summary
- Attachment 9: Public Consultation Responses
- Attachment 10: Consultation Meeting Summary (Covenant Court)
- Attachment 11: Letter from Christian Reformed Senior Housing Society (Covenant Court)



Attachment 12: Tree Preservation Plan

Attachment 13: Rezoning Considerations Concurrence

Attachment 14: Proposed Public Hearing Notification Area









RZ 10-516267

PLN - 103

Original Date: 03/02/10

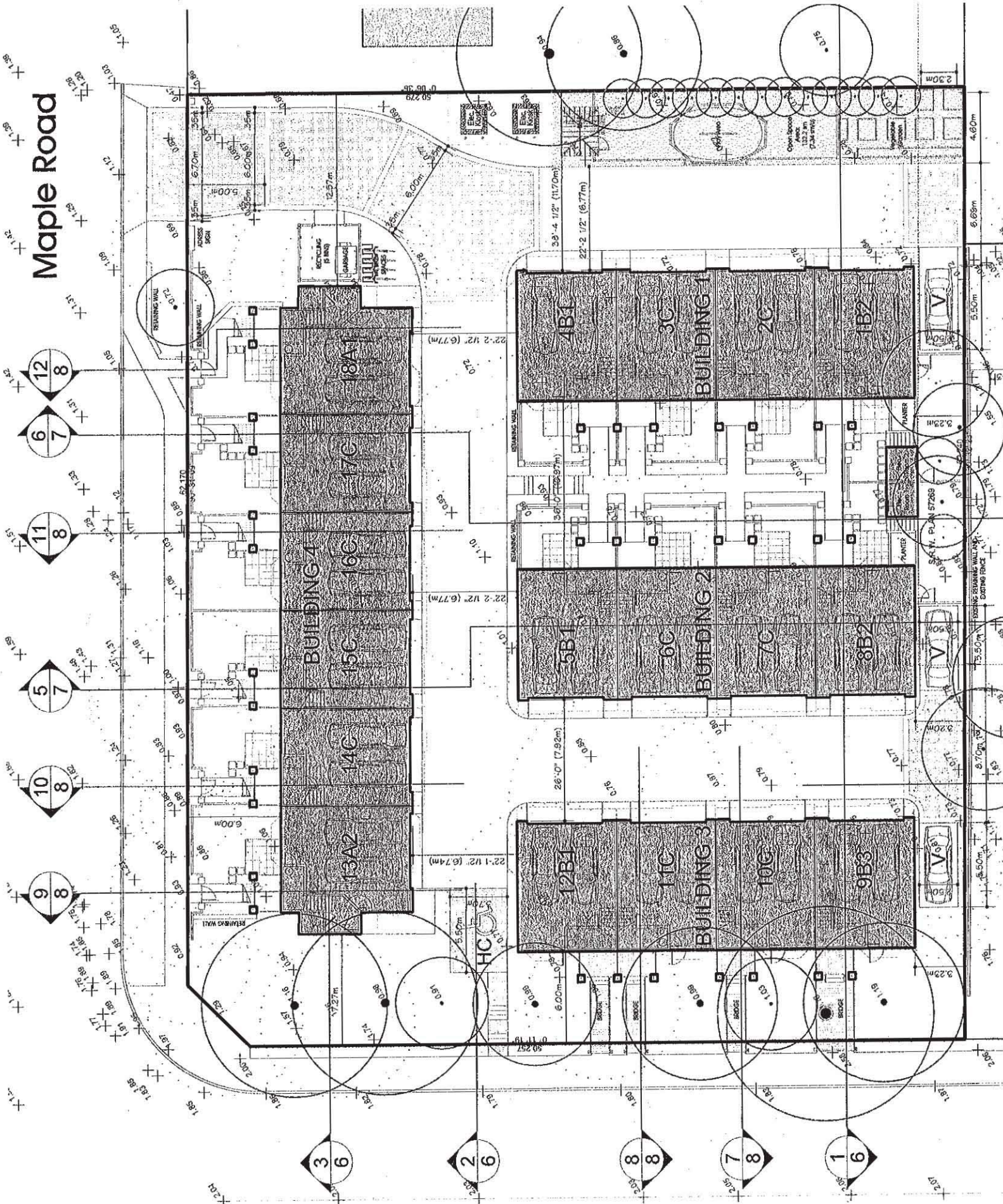
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Note: Dimensions are in METRES







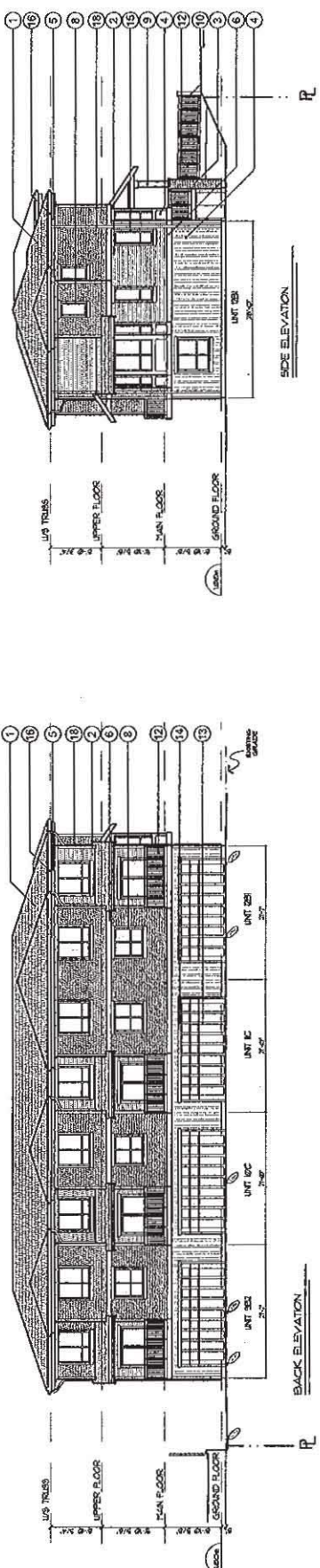
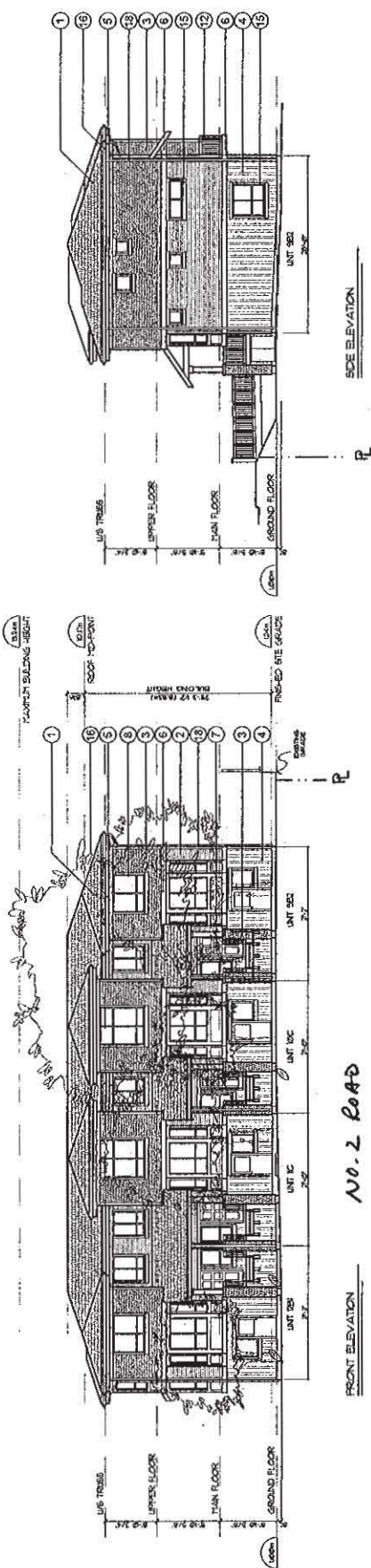
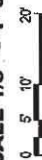


Maple Road



# HARRINGTON COURT for Western Maple Lane Holdings Ltd

ELEVATIONS BUILDING 3  
 SCALE 1/8" = 1'-0"

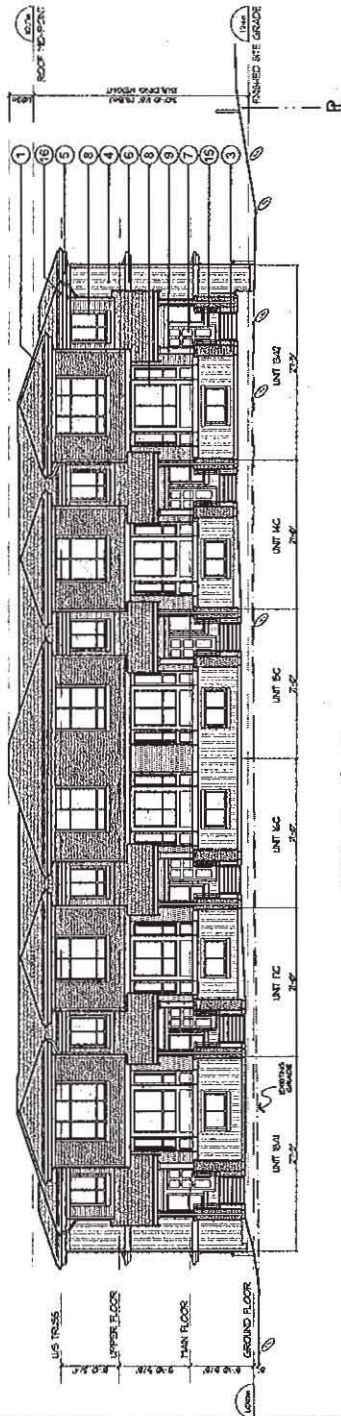


## EXTERIOR FINISHES SCHEDULE

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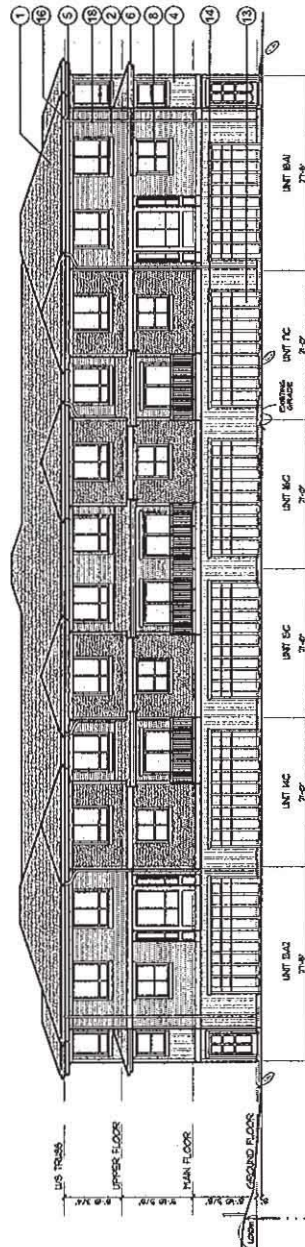
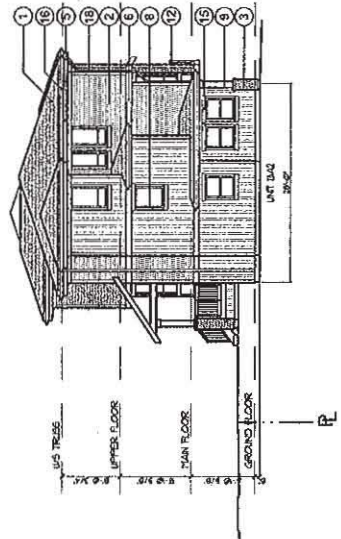
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FRONT ELEVATION

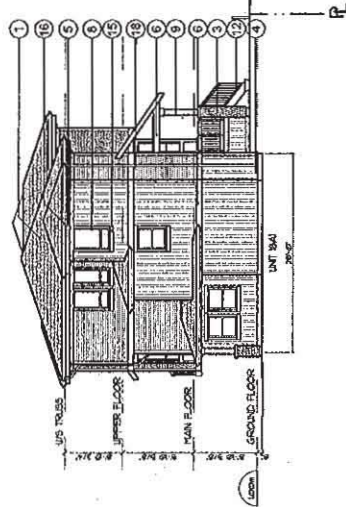
MAPLE ROAD

SIDE ELEVATION



BACK ELEVATION

SIDE ELEVATION



EXTERIOR FINISHES SCHEDULE

1. ROOF: Asphalt Shingles - Weathered Wood
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ELEVATIONS BUILDING 4

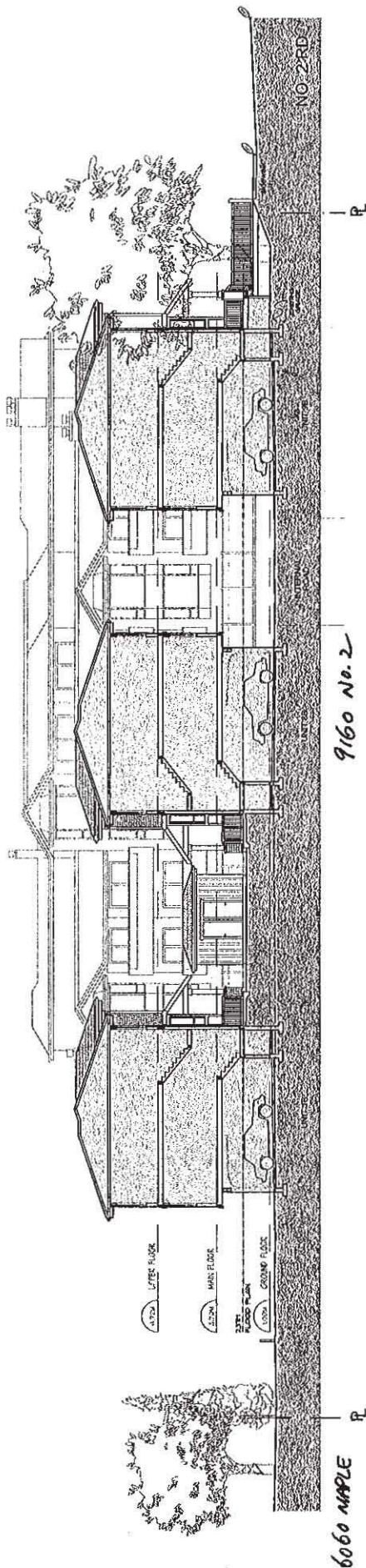
SCALE 1/8" = 1'-0"



HARRINGTON COURT

for  
Western Maple Lane Holdings Ltd

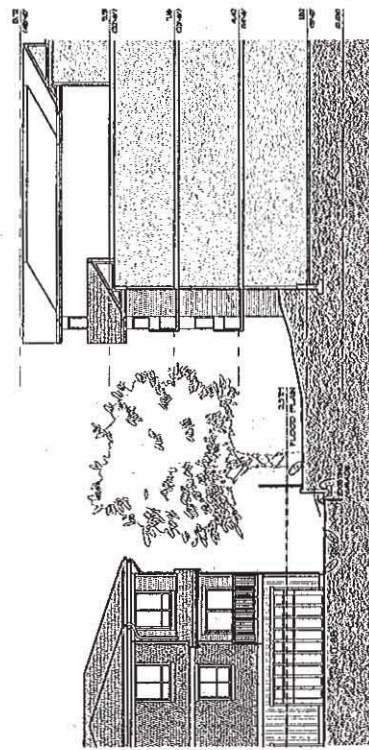




9160 No. 2

SECTION 1

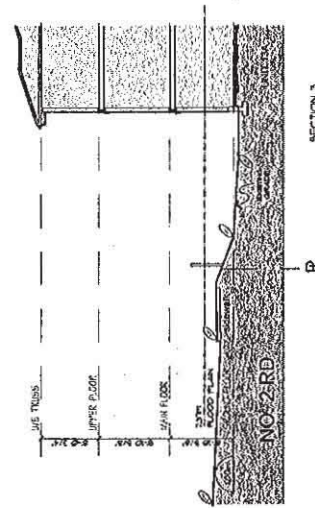
PLN - 108



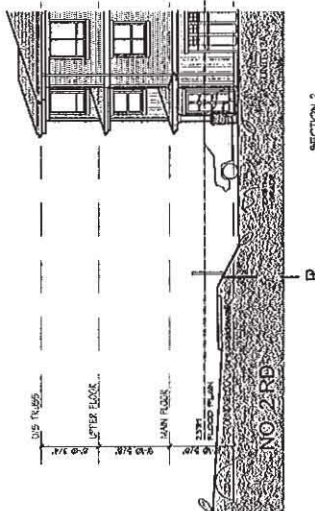
9160 No. 2

SECTION 4

9260 No. 2  
COVENANT COURT



SECTION 3

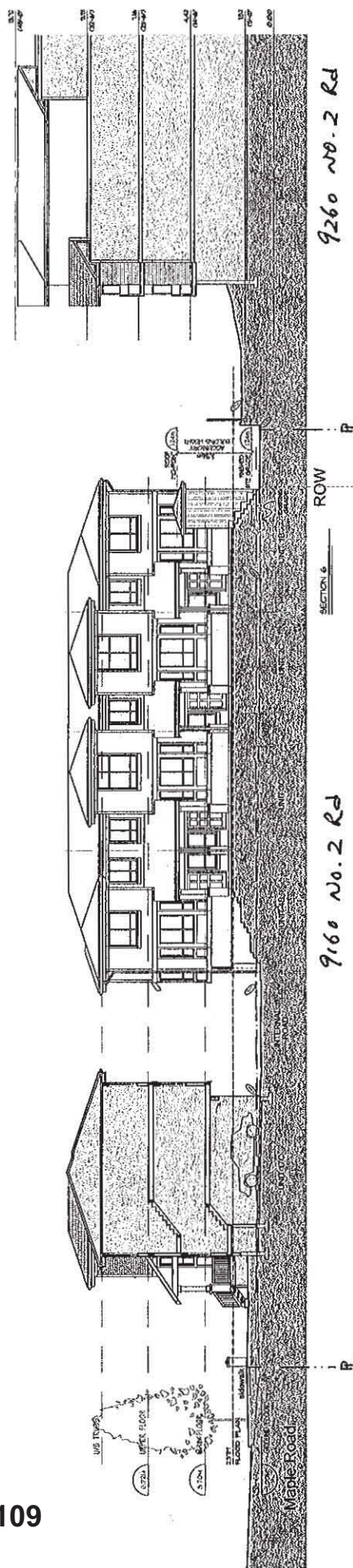
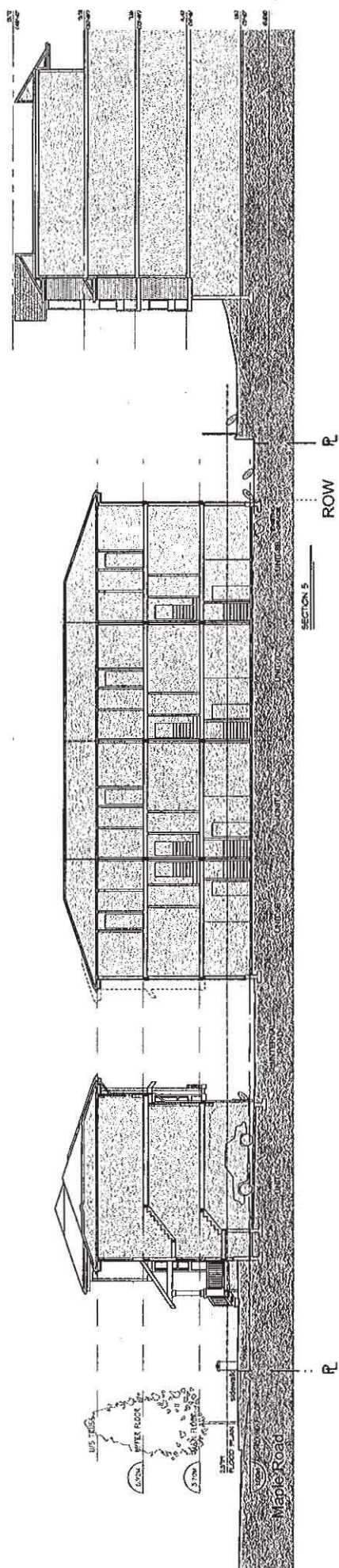


SECTION 2

SITE SECTIONS  
SCALE: 1/8" = 1'-0"

**HARRINGTON COURT**  
for  
Western Maple Lane Holdings Ltd



**PLN - 109**







## REPLACEMENT TREE PLAN

PROJECT ADDRESS HARRINGTON COURT RICHMOND

[illegible]

NO. OF BOXES	QTY OF REMOVED TREES	SIZE OF REMOVED TREES	REPLACEMENT TREES	REQUIRED QTY OF REPLACEMENT TREES	PROPOSED TREES	BALANCE
3	220-300M	3	80CM CAL/3.5M HT.	5	25 (20+5)	20
9	210-300M	9	80CM CAL/3.0M HT.	9	7	2
9	240-300M	7	80CM CAL/3.0M HT.	7	6	1
-	250-300M	-	110CM CAL/3.5M HT.	0	2	2
1	200-300M	1	110CM CAL/3.0M HT.	1	0	1

MAY 16 2011:  
 language modified  
 Ex. The Preservation plan added.  
 Prepared for Submission

MAR 2 2013  
LANDSCAPE ARCHITECTURE  
PTG AREA ADJUTANT  
BETHLEHEM FOR DP

**MAR 1 2011:**  
 1st Term Adjunct  
 Reimbursement for CP

JAN 26 2011  
PMG adjusted  
Released for CR

OCT 6, 2010:  
Hardcastle mactad  
Tig Area adjusted  
... ..

2019

REVIEWERS' NOTES



1942 E 5th Ave.

T/F: (804) 255-5000  
Email: [kowars@mac.com](mailto:kowars@mac.com)

Table 1

2004

HARRINGTON COLLEGE  
RICHMOND

100

## PLANT LIST

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<sup>9</sup> Compare, for example, the study by Brown and Brown (1983) which found a significant relationship between the use of the word "I" and the use of the word "we" in the speech of children.

Scale:	1" = 10'-0"
Drawn:	ML

Checked:	11
Date:	SEP 26 2010
Age:	19027

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27 916













## City of Richmond

6911 No. 3 Road  
Richmond, BC V6Y 2C1  
www.richmond.ca  
604-276-4000

## Development Application Data Sheet

**RZ 10-516267**

**Attachment 3**

Address: 9160 No. 2 Road

Applicant: Western Maple Lane Holdings Ltd.

Planning Area(s): Blundell

	Existing	Proposed
<b>Owner:</b>	Western Maple Lane Holdings Ltd.	No Change
<b>Site Size (m<sup>2</sup>):</b>	3,127 m <sup>2</sup> (33,660 ft <sup>2</sup> )	3,119 m <sup>2</sup> (33,574 ft <sup>2</sup> )
<b>Land Uses:</b>	Single-Family Residential	Multiple-Family Residential
<b>OCP Designation:</b>	Low-Density Residential	No Change
<b>Area Plan Designation:</b>	N/A	No Change
<b>702 Policy Designation:</b>	N/A	No Change
<b>Zoning:</b>	Single Detached (RS1/E)	Medium-Density Townhouses (RTM3)
<b>Number of Units:</b>	1	18
<b>Other Designations:</b>	Arterial Road Redevelopment Policy – Multiple Family Development	No Change

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Density (units/acre):	N/A	23.3 upa	n/a
Floor Area Ratio:	Max. 0.7	0.69	none permitted
Lot Coverage – Building:	Max. 40%	35.4%	none
Lot Coverage – Non-porous Surfaces	Max. 70%	60.7%	none
Lot Coverage – Landscaping:	Min. 25%	25% min.	none
Setback – Front Yard – No. 2 Road (m):	Min. 6 m	6.0 m	none
Setback – Exterior Side Yard – Maple Road (m):	Min. 6 m	6.0 m	none
Setback – Interior Side Yard (South) (m):	Min. 3 m	3.2 m	none
Setback –Rear Yard (East) (m):	Min. 3 m	10.9 m	none



On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Height (m):	Max. 12.0 m (3 storeys)	9.15 m (3 storeys)	none
Lot Size (min. dimensions):	Min. 40 m wide x 30 m deep	Approx. 50.29m wide x 62.18 m deep	none
Off-street Parking Spaces – Resident (R) / Visitor (V):	2 (R) and 0.2 (V) per unit	2 (R) and 0.22(V) per unit	none
Off-street Parking Spaces – Total:	40	40	none
Tandem Parking Spaces:	not permitted	0	none
Amenity Space – Indoor:	Min. 70 m <sup>2</sup> or Cash-in-lieu	\$18,000 cash-in-lieu	none
Amenity Space – Outdoor:	Min. 6 m <sup>2</sup> x 18 units = 108 m <sup>2</sup>	132 m <sup>2</sup> min.	none

Other: Tree replacement compensation required for removal of bylaw-sized trees.



LEO CHAN

9297 Romaniuk Drive, Richmond BC V7E 5G6

Tel: 604-377-7748 (C) / 604-448-9297(H)

March 2, 2011

The Urban Development Division  
City Hall  
6911 No.3 Road,  
Richmond, B.C.  
V6Y 2C1

Ref: RZ 10-516267

Dear Sir,

I saw that the property at the corner of Maple Road and No.2 Road is finally demolished, cleaned up and will be developed. I am in full support of the development. That area was an eye-sore for many years and the land was under-used. The townhouse development will improve the look and value of the neighborhood and the criminal occurrence in any case.

I hope the City will approve the project.

Yours truly,



Leo Chan Shu Woon  
9297 Romaniuk Drive  
Richmond BC V7E 5G6



March 15<sup>th</sup>, 2011

Urban Development Division

City of Richmond

6911 No.3 Road,

Richmond, B.C. V6Y-2C1

Re : Re-Zoning Application to rezone 9160 No.2 Road,  
Richmond.

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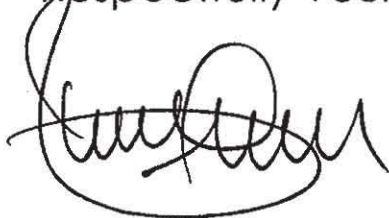
Dear Sir or Madame :

My name is Tom Cheng and I reside at 9651 Gilbert  
Crest in Richmond, B.C.

I hereby to express my support for the rezoning  
application from Western Maple Holdings Ltd to rezone  
9160 No.2 Road from a single detached ( RS1/E ) to a  
townhouse ( ZT69 ) zone.

Should you have any additional questions, please feel  
free to contact the undersigned.

Respectfully Yours,

A handwritten signature in black ink, appearing to read 'Tom Cheng', written over a circular line.

Tom Cheng



May 31, 2011

Tiffany Kwong  
#77-12500 McNeely Drive  
Richmond, B.C.  
V6V 2S4

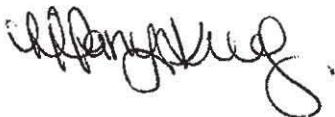
Planning Department  
City of Richmond  
6911 No.3 Road  
Richmond, B.C.  
V6Y 2C1

Ref: RZ 10-516267

Dear Sir/Madam,

My name is Tiffany Kwong and I live in #77-12500 McNeely Drive, Richmond, B.C. Canada. I am living with my parent now and I am graduating from Simon Fraser University this summer. I have an uncle who lives in the Maple Road/Gilbert Road area. My uncle and his family live in a pretty nice and big house. I heard from my uncle that a proposed townhouse projects in that area is getting a lot of opposition, simply because the residents in that area do not want any smaller and multiple family homes. I think this is a totally wrong idea. If we maintain this idea, Richmond will become a city that will be occupied only by rich people. People like me and many of my high school classmates who do not have rich parents will be forced to move out of Richmond, where we grew up and have many friends and relatives. We like to stay in Richmond. My uncle is rich and he helped his children to buy their own homes in Richmond. As the newspaper said, housing in Richmond is getting very expensive and unaffordable, the City official should, whenever possible, allow more houses to be built. This will help to make housing more affordable to the younger generation people like me and my friends. The townhouse project that is getting all the opposition is on No.2 Road. It is on a busy street, a location more suitable for multiple family and more affordable housing. Actually, I do not understand why the people living on Maple Road and Gilbert Road oppose to the project, because it has very little effect on this end of Maple Road. Richmond City officials should not listen only to the rich people, they should be aware of the situation of the average and not so rich citizens. They should allow this townhouse and similar projects to go ahead, so that more houses are built and Richmond becomes more affordable to live.

Yours truly,



Tiffany Kwong



The Township of Richmond  
Urban Development Dept

### **Proposed Development at Maple & Two Road**

The destruction of the property and the construction of eighteen townhouses is going to negatively impact the lives of many of the senior citizens who live at 9260 Two Rd. (Already, since the demolition of the buildings on the property, we have had an invasion of large carpenter ants.) Many wildlife animals and birds inhabited the property – no doubt the surrounding homes will inherit them. It's already creating an increase in our Budget for Pest control.

On the north side of the building the residents, especially those on the first and second floors, will lose quiet enjoyment, view and light when the development is completed. (The reasons we moved here in the first place) Plus during construction the dust that inevitably comes with building will invade our homes making it next to impossible to keep them clean. Many of the seniors who live here are allergic to dust. It follows that they will suffer health problems (in some cases, severe) from the pollution and it will cost more to keep our homes clean

With eighteen units there will be a dramatic increase in vehicles producing more pollution. They will have to turn on to Two Rd (a road that is already one of the busiest in Richmond – but not well serviced by Translink) as there is **no exit** from Maple to the east.

We seniors have to cross Maple Rd to get to and from the bus.  
In all likelihood there will be an increase in accidents as none of us move quickly.

On top of that we understand that the building will be only ten feet from our fence, so those of us on the north side will have to keep our window coverings closed all the time. And the noise level will increase dramatically.

All of this will contribute to a decrease in market value for our homes. (Not to mention less inheritance for the families we leave behind.)

It is our hope that if the application to rezone is approved (and from the work that has already been done this seems to be a 'done deal') there will at least be a restriction on the number of units to be built. Also some way to decrease the problems the residents at Covenant Court (9260 Two Rd) will face.

Sincerely,  
Ellen Langan  
110-9260 No 2 Rd.,  
Richmond, BC  
V7E2C8  
604-277-0994 or email [omato4@gmail.com](mailto:omato4@gmail.com)



Man Ying Lee  
6240 Maple Road  
Richmond BC  
V7E 1G5

*John & Eleanor Cantello*  
6120 Maple Road  
Richmond BC  
V7E 1G5

March 29, 2010

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

Dear Sir / Madam: *EDWIN LEE*

Re: Rezoning Application on 9160 No. 2 Road Richmond (File No. RZ10-516267)

I am writing to oppose the abovementioned rezoning application. The concerns include the following:

1. This project will not conform to the norm, stereotype of our neighborhood as the size of each proposed individual dwelling would be too small and too dense (size of each of the neighborhood single-family house is over 2,000 sq. ft.).
2. Increased flow of traffic and corresponding increased parked cars along Maple Road and its interception with No. 2 Road will be hazardous to the drivers and the residents living in this area.
3. It will be even more dangerous when the main entrance of this site is set on Maple Road as it is too close to the junction of No. 2 Road. Cross-traffic accidents may be easily occurred.
4. The proposed 3-storey building would no doubt affect the private lives of our neighbors, especially when the proposed 3-storey building is constructed facing the East and/or facing the North of Maple Road.
5. Increased density of population will inevitably hamper the quality of life, the harmony and peaceful environment of this quiet community.

In view of the foregoing, your decision to decline this rezoning application would be highly appreciated.

Yours faithfully

*[Signature]*  
Man Ying Lee  
Owner and Occupant

*We would highly appreciate this too.  
We feel the same as Mr. Lee.*

*Yours faithfully  
John E. Cantello  
& My Wife Eleanor  
Owners & Occupants*

6280 Maple Road  
Richmond BC  
V7E1G5

March 29, 2010.

City of Richmond  
6911 No. 3 Road  
Richmond BC  
V6Y2C1

Dear Sir/Madam:

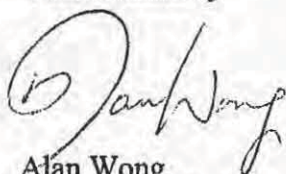
Strongly oppose the rezoning application on 9160 No. 2 Road Richmond (File No. RZ10-516267)

I am writing to oppose the above mentioned rezoning application. The concerns include the following:

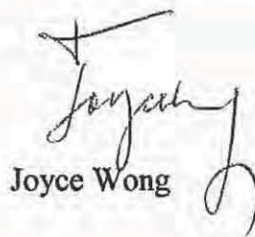
1. This project will not conform to the norm, stereotype of our neighbourhood as the size of each proposed individual dwelling would be too small and too dense (size of each of the neighbourhood single-family house is over 2,000 sq. ft.).
2. Increased flow of traffic and corresponding increased parked cars along Maple Road as it is too close to the junction of No. 2 Road will be hazardous to the drivers and the residents living in this area.
3. It will be even more dangerous when the main entrance of this site is set on Maple Road as it is too close to the junction of No. 2 Road. Cross-traffic accidents may be easily occurred.
4. The proposed 3-storey building would no doubt affect the private lives of our neighbours, especially when the proposed 3-storey building is constructed facing the East and /or facing the North of Maple Road.
5. Increased density of population will inevitably hamper the quality of life, the harmony and peaceful environment of this quiet community.

In view of the foregoing, your decision to decline this rezoning application would be highly appreciated.

Yours faithfully



Alan Wong  
Owners and Occupants



Joyce Wong



05 April 2010

Urban Development Division

City Hall

6911 No 3 Road

Richmond B.C.

V6Y 2C1

Dear Madam/ Sir:

Re: Western Maple Holdings Ltd.

It seems the above company has applied for permission to rezone 9140 No 2 Road from single detached (RS1/E) to Townhouse (2T69) proposed 18 Unit 3 Storey.

This property is a corner lot of Maple & No. 2 Road with the dwelling facing Maple, not No 2 Road.

I firmly believe this should stay as it is - single detached. On No 2 Road it is trees, not a dwelling.

There are too many single dwellings changed on No. 2 Road; beautiful big trees cut down so

development can bring in many  
townhouses.

Please do not allow this change  
as that house is facing maple  
not 710. 2 Road.

Sincerely,

Mary Jardine

MARY JARDINE



Edmund San  
6180 Maple Road,  
Richmond, B.C.  
V7E 1G5

CITY OF RICHMOND

APR 13 2010

RECEIVED

April 11<sup>th</sup>, 2010  
City of Richmond  
6911 No. 3 Road,  
Richmond  
B.C.  
V6Y 2C1

Dear Sir/Madam,

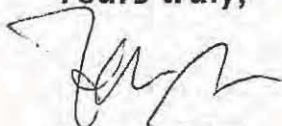
Re: Rezoning Application on 9160 No. 2 Road, Richmond (File No. RZ10-516267)

We are writing to oppose to the captioned rezoning application. Our reasons for objections are:

- This project is of high density in nature crowded with 18 smaller townhouse units. This does not conform with our neighbourhood with mostly larger single family houses on bigger lots.
- This project will have an adverse impact on the parking situation on Maple Road. No. 2 Road is not allowed for parking at all times and occupants and visitors of this 18 units will greatly increase the number of cars parked on Maple Road.
- This increased flow of traffic along Maple Road and its interception of No. 2 Road will be hazardous to the drivers and residents in the area.
- The proposed 3 storey building would invade the privacy of us as the east facing units are overlooking directly onto our backyards.

We strongly oppose to any high density developments in this area and your decision to decline this rezoning application would be highly appreciated.

Yours truly,



Edmund San

To: BRIAN JACUSON  
(for attaching to the  
relevant staff report)

[illegible]

## PROCEDURE

2.

RE: Rezoning Application on 9160 No. 2 Road, Richmond (File No. RZ10-516267)

1. The proposed project at 3 stories does not conform to our neighbourhood's profile. The height of the buildings will impede on the homes around the project. **IT WOULD BE PREFERRED THAT THE PROJECT BE KEPT TO 2 STORIES IN HEIGHT.** This would be a much better fit and keep the flow of the existing neighbourhood.
2. The increase in density is of concern as well. The increase in traffic created by the project will affect the flow and congestion of both Maple & No. 2 Road in a negative fashion.
3. Privacy - The height of the project will negatively affect the levels of privacy that the residential home occupants have.

Sincerely,

Myers  
Sue





Lee, Edwin

---

**From:** Al and Harriet [deboer1867@shaw.ca]  
**Sent:** August 24, 2010 9:04 PM  
**To:** Lee, Edwin  
**Cc:** Hingorani, Sonali  
**Subject:** Townhome proposal  
**Follow Up Flag:** Follow up  
**Flag Status:** Green

Dear Edwin,

This e-mail concerns the townhome developement proposal at No. 2 Rd and Maple Rd. .  
 The file number is RZ10516267.

I was given your name to contact with my concerns.

My name is Harriet deBoer and I live at 9248 Romaniuk Drive which is just around the corner from the above. My husband and I are concerned about the traffic that will inevitably become much busier should this developement be allowed. Already, it is very difficult to make a left turn onto No. 2 Rd. and many in the neighborhood choose not to and make a right-turn instead but then are also adding to their driving distance. Even turning right on this street can take awhile because of traffic volume on No. 2 Rd.. Maple Rd. turns into my street Romaniuk Drive at the barrier on Maple Rd. Therefore my way out is mainly at this point. An 18 unit townhome, will increase traffic significantly regardless of where the entrance to the developement is planned.

Also, this area is comprised of all single family homes, from Francis Rd. north to Woodward's Rd.. I think it should be kept that way. The other developements that are happening at this moment - 2 on Maple Rd. close to the above mentioned site are large single family homes. I am concerned that a townhouse developement will hinder the house values in this area.

The block - off in the mid point of Maple Rd between Gilbert and No.2 Rd. was created years ago due to traffic concerns, when our area was developed. People feared cars racing to Gilbert or No. 2 Rd. with young children living on Maple Rd. Now that No. 2 Rd. has become much busier and Gilbert less busy I would suggest opening up Maple Rd. again so we can travel either east or west to our destinations, whatever is prudent. A round-about in place of the barrier will prevent through traffic from speeding through. I think there is enough room, as on the east side of the barrier, the road is a large cul-de-sac.

I would appreciate your feed back on this matter.

Thank you in advance for your consideration to our concerns,

Sincerely,

Harriet deBoer

604-271-1867

**Lee, Edwin**

---

**From:** Aliard Lau [aliardlau@gmail.com]  
**Sent:** April 25, 2011 9:28 PM  
**To:** Lee, Edwin  
**Subject:** Folder # 10 516267 000 00 RZ - Rezoning of 9160 No 2 Road to 18 units townhouse  
**Follow Up Flag:** Follow up  
**Flag Status:** Purple

Hi,

Further to our phone conversation of April 14, 2011, I am emailing you my personal opinion on the above rezoning. I apologize of missing the public hearing last month.

I disagree to open up the barrier on Maple and I suggest the access to the townhouse through No 2 Road instead of Maple.

I live at 6100 Martyniuk Place, Richmond for more than 10 years. I like the setup in my area because there are 2 cul-de-sac and a few more near the park area, plus one barrier on Maple and the other one on Woodward's to block the traffic. The only entrance and exit to the whole area is the intersection at No 2 Road and Maple.

I believe this set up is to ensure road safety and to prevent car accident for the reasons below:

(1) walk / bike to elementary and secondary school

My son is currently 14 years old. His elementary school was Errington and secondary school Steveston-London. He has to walk through Maple, through the park area, cross the street to get to his school. It is a 20-30 minutes walk to Errington and 15-20 minutes to Steveston-London.

In addition to my son, I believe there are other kids walk to school or bike to school every day. Errington has about 200-250 students (Age 5 to 12) and Steveston-London about 1200-1300 students (Age 12 to 17). That is probably why we have barriers on both Maple and Woodward's to reduce the traffic in the area.

(2) walk / bike to the park

My mom is currently 83 years old. She walks to the park almost every day, again through Maple, to meet her friends from the neighbourhood. Her eyesight and hearing is not as good as before and she walks slow. Lesser traffic is for sure more encouraging for seniors to continue exercising and walk to the park as a daily routine. I believe there are other seniors and adults walk (with a dog) / bike to the park every day.

I prefer no change to the current set up in the area and I disagree to open up the barrier on Maple. The followings explain the probable impact if opened..

(1) Opening up the barrier on Maple could be attracting more traffic, from east of the barrier to the intersection of No 2 Road and Maple



If there is no barrier on Maple, people can choose which main road to take - Gilbert or No 2 Road. If the parent drives the kid to Steveston-London, probably will turn right on Gilbert. If the driver wants to go to Richmond Centre, Airport or Vancouver during peak hours, probably will turn right on No 2 Road, then No 2 Bridge to Vancouver.

During peak hours, people tend to turn right - less lanes and traffic to worry about before making the turn, and less chance to be held responsible if car accidents happen.

(2) Potential re-zoning to another townhouse directly across the street from the current site

I notice that the houses on Maple, directly across the street from this 18 units townhouse were recently sold. With the opening up of the barrier, it would enhance the developer to re-zone these single detached houses into another townhouse or condo next year. If this is the case, the traffic at this intersection of No 2 Road and Maple would become a serious issue.

The re-zoning of 9160 No 2 Road from 1 single detached home to 18 units townhouse in this 0.77 acres lot result in everything being 18 times more as compared to before - cars, garbage, visitors etc. It is a plus that each unit of the townhouse has double garage and there are 6 visitor parkings. However, if it snows and stays in winter times, the owners of these townhouse tend to park their cars along Maple for easy access. During holidays like Christmas and New year, the visitors to this same 0.77 acres lot become 18 times more than before and the overflow has to park along Maple. The 6 visitor parking could be just comparable to the driveway of the previous 1 single detached home.

Conclusion

The traffic increases as a result of this re-zoning into a 18 units townhouse. As explained above, the opening up of the barrier on Maple is not a good option. To minimize the impact on the neighbourhood, I suggest to have the townhouse accessed through No 2 Road instead of Maple. By the way, the official address of the site is **9160 No 2 Road**, Richmond. The City cannot sacrifice the intent of the current set up and the interests of the other owners (kids and seniors) in the whole area to accommodate 1 owner - the developer of 9160 No 2 Road.

In addition, there should be more visitor parking in this 18 unit townhouse complex to reduce the likelihood of cars parking along Maple.

The approval of current proposal plan could set a precedence for future rezoning and development, like the potential sites directly across the street from this 18 unit townhouse. As explained above, the opening up of the barrier on Maple and the entrance to the townhouse through Maple could increase the likelihood of car accident in the area with a probable result of holding Richmond City Hall responsible.

Please email me if you need any clarification. Hopefully, this email is not too late for consideration by Richmond City Hall.

Thanks.

April 28, 2010

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

Attn: Urban Development Division

Dear Sir / Madam:

Re: Rezoning Application on 9160 No. 2 Road Richmond (File No. RZ10-516267)

We are writing to oppose the abovementioned rezoning application. The concerns include the following:

1. This project will not conform to the norm, stereotype of our neighborhood as the size of each proposed individual dwelling would be too small and too dense (size of each of the neighborhood single-family house is over 2,000 sq. ft.).
2. Increased flow of traffic and corresponding increased parked cars along Maple Road and its interception with No. 2 Road will be hazardous to the drivers and the residents living in this area.
3. It will be even more dangerous when the main entrance of this site is set on Maple Road as it is too close to the junction of No. 2 Road. Cross-traffic accidents may be easily occurred.
4. The proposed 3-storey building would no doubt affect the private lives of our neighbors, especially when the proposed 3-storey building is constructed facing the East and/or facing the North of Maple Road.
5. Increased density of population will inevitably hamper the quality of life, the harmony and peaceful environment of this quiet community.

In view of the foregoing, your decision to decline this rezoning application would be highly appreciated.

Yours faithfully

Owners and Occupants  
Maple Road  
Richmond BC

Encl. 37 Specimen Signatures for 33 owners/co-owners and occupants of Maple Road opposing this rezoning application. **PLN - 129**



FAVIA LIU Name 6191 MAPLE RD Address RICHMOND, B.C. V7E 1G4	Brandon Cheng Name 9151 Romanuk Dr. Address Richmond BC	Blair Powell Name Blair Powell Address 6360 Martyniuk Pl. Richmond
PETER CHENG Name 9091 MARTYNIUK RD Address V7E 6L7	Mike Cheng Name Address 6135 Maple Rd. Richmond B.C.	Ray Zhu Name Address 6288 Martyniuk Pl. Richmond V7E 6K1
PEGAN KWOK Name 6191 MARTYNIUK Address V7E 6E1	Michael Ng Name Address 6091 Maple Rd. Richmond BC	Edmond Lau Name 6300 Martyniuk Place Address Edmond Lau
Y. O. King Name 6231 MARTYNIUK Address V7E 6K1	Jason Au Name Address 6200 MARTYNIUK PL V7E 6K1	Yu Xiong Name Address 6320 Martyniuk Pl V7E 6K1
ZHI TANG. Li Name 6060 Maple Road Address V7E 1G5 778-999-9563	PIK HA CECILIA TANG Name 6291 Martyniuk Place Address V7E 6K1 778-889-2118	MAM YU Name 6329 Martyniuk Address 6329 Martyniuk V7E 6K1

<p>MARY COA</p> <p>Name <u>Jiang Lee</u></p> <p>Address <u>6220 Maple Road</u> <u>Richmond BC V7E 1G5</u> <u>loamary@hotmail.com</u></p>	<p><u>John E. Cantello</u></p> <p>Name <u>6120 Maple Rd.</u></p> <p>Address <u>Richmond BC</u> <u>V7E 1G5. E@Johncantello.net</u></p>	<p><u>Eleanor Cantello</u></p> <p>Name <u>6120 Maple Rd.</u></p> <p>Address <u>Richmond BC</u> <u>V7E 1G5</u></p>
<p><u>Man Ying Lee. Mgr</u></p> <p>Name</p> <p>Address <u>6240 Maple Road.</u> <u>mytsr28@hotmail.com</u></p>	<p><u>Alice KSMG</u></p> <p>Name</p> <p>Address <u>6140 Maple Rd.</u></p>	<p><u>Jock x Alan Wong</u> <i>for John</i></p> <p>Name</p> <p>Address <u>6120 Maple Road</u> <u>Richmond</u></p>
<p><u>Chen Cuijian pg</u></p> <p>Name</p> <p>Address <u>6160 Maple Road.</u></p>	<p><u>Richard Waney</u></p> <p>Name</p> <p>Address <u>9111 Martyniuk Gate</u> <u>V7E 6L7</u></p>	<p><u>ALICE &amp; FELIX HO</u></p> <p>Name</p> <p>Address <u>6315 MAPLE ROAD</u> <u>RICHMOND V7E 1G4</u></p>
<p><u>Rinos Fackes</u></p> <p>Name</p> <p>Address <u>6220 Maple Rd.</u></p>	<p><u>Terence Chan</u></p> <p>Name</p> <p>Address <u>6231 Maple Rd. Richmond</u> <u>V7E 1G4 BC</u></p>	<p><u>Ben Fan</u></p> <p>Name</p> <p>Address <u>6291 MAPLE ROAD</u> <u>RICHMOND</u></p>
<p><u>Mary Anne Fisher</u></p> <p>Name</p> <p>Address <u>6220 Maple Rd.</u></p>	<p><u>Steve Vuong Stg Mgr</u></p> <p>Name</p> <p>Address <u>9100 MARTYNIUK GATE</u></p>	<p><u>Xia</u></p> <p>Name <u>KUT DIN LAM</u></p> <p>Address <u>6050 MARTYNIUK GT.</u> <u>RICHMOND BC</u></p>



Esther Yu Name Address 6333 MARTYNIUK PL	Xiao Sa Name Address 6333 Martyniuk PL	WAN YIN Fuag Name Address 6271 MARTYNIUK PLACE
Woan Ming Duk Name Address 6211 Maple Rd., Richmond	Tulone Lee Name Address 1220 Remainside Dr.	Name Address
XIA ZHANG Name Address 9226 ROMANUK DR	KENNETH Lee Name Address 6800 Maple Road V7E 1G1	Name Address
Name Address	Name Address	Name Address
Name Address	Name Address	Name Address

2011 April 08

City of Richmond  
6911 No. 3 Road  
Richmond, BC  
V6Y 2C1

Attention: City Clerks Department

Dear Sirs:

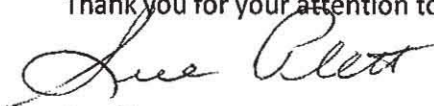
Re: Rezoning Application File No. RZ10-516267

Please find enclosed lists of signatures of homeowners/occupants opposing the above rezoning. Please note that a letter with a list of signatures, (attached) was sent to the Urban Development Division on 2010 April 28 and those signatures are now included in the new list provided along with a copy of the letter.

My husband and myself have lived on Maple Road for 38 years and have come up against a few developers wanting to change the zoning. This road should remain as single family residences, we have beautiful expensive (\$3,000,000 plus) homes being built and sold on our road and think townhouses are not suited to our neighbourhood.

The undersigned would like to be notified of any upcoming meetings regarding this property.

Thank you for your attention to this matter.



Sue Plett  
6611 Maple Road  
Richmond, BC V7E 1G4  
(604) 274-7302

cc: Urban Development Division, w/encls.

PLN - 133





<u>Selina Cheung</u> Name Selina Cheung Address 6411 Juniper Dr.	<u>Sophia Chan</u> Name Sophia Chan Address 6391 Juniper Drive	<u>Tony Cheung</u> Name TONY CHEUNG Address 6571 Juniper Dr
<u>Cheng Chingwai</u> Name John C.W Cheung Address 6411 Juniper Dr.	<u>V. Dainford</u> Name V. DAINFORD Address 6511 JUNIPER DRIVE RICHMOND	<u>Cheng Wan Yee</u> Name Vair for cheung Address 6571 Juniper Dr.
<u>Cheng Chingwai</u> Name Ching Ching Address 6571 Juniper Dr	<u>Sally Cheung</u> Name Sally Cheung Address 6571 Juniper Drive	<u>Stan</u> Name Nelson Cheung Address 6571 Juniper Dr
<u>Cheng Wai Ching</u> Name Cheng Wai Ching Address 6571 Juniper Dr	<u>Michael Cheung</u> Name Michael Cheung Address 6571 Juniper Drive	<u>Grace Cheung</u> Name Grace Cheung Address 6571 Juniper Drive
<u>Lisa Young</u> Name Lisa Young Address 6580 Juniper Dr. RICHMOND	<u>Samantha Cheung</u> Name Samantha Cheung Address 6571 Juniper Drive.	<u>Silvia</u> Name Guillermo Schwab Address 6451 Juniper Dr.

<u>Jonathan Lee</u> Name: <u>John. Lee 0927@gmail.com</u> Address: <u>5728 Maple Rd.</u>	<u>Alice Lee</u> Name: _____ Address: <u>5380 Maple Rd.</u> <u>604-667-8384</u>	<u>Aj Chag</u> Name: _____ Address: <u>5260 Maple Rd</u> <u>604-275-9022</u>
<u>Fabian Tam</u> Name: <u>tam-fabian@hotmail.com</u> Address: <u>5720 Maple Rd.</u>	<u>Gerald Lee</u> Name: _____ Address: <u>5382 Maple Rd.</u>	<u>Linda Wong</u> Name: _____ Address: <u>5120 Maple Road</u> <u>604-812-3598</u>
<u>Raymond Chiu</u> Name: <u>5660</u> Address: <u>Maple Road.</u> <u>604-277-8710</u>	<u>HONG CHAO</u> Name: <u>5388</u> Address: <u>604-447-8886</u> <u>Maple Rd.</u>	<u>Simon Chan, Wendy Co</u> Name: <u>VITO Chan</u> Address: <u>5091 Maple Rd</u> <u>604-638-0602</u>
<u>Joy &amp; Frances Maxam</u> Name: <u>5460 MAPLE ROAD</u> Address: <u>RICHMOND B.C.</u> <u>V7E 1G3</u> <u>(604) 277-2479</u>	<u>Dolly BAINS</u> Name: <u>5328 MAPLE</u> Address: <u>604-275-0330</u>	<u>Wilson Zhu</u> Name: <u>5253 Maple Rd</u> Address: <u>778 883 7628</u>
<u>VINCENT CHAN</u> Name: _____ Address: <u>5386 MAPLE ROAD</u> <u>RICHMOND B.C.</u> <u>V7E 1G3</u> <u>604-271-8762</u>	<u>Kylie Lee</u> Name: <u>kyky.lee@gmail.com</u> Address: <u>5300 Maple Rd.</u>	<u>LLoyd Ho</u> Name: _____ Address: <u>dolloyd@live.ca</u> <u>5360 MAPLE BL.</u>



<u>Jacky Ho</u> Name Jacky Ho Address 9273 Romanuk Dr. Richmond 604-272-1383	<u>Tatiana Kraitman</u> Name Tatiana Kraitman Address 9466 Romanuk Place	<u>ALEN EDGE</u> Name <u>Allen Edge</u> Address 9299 Romanuk Dr
<u>Laurie MacKie</u> Name Laurie MacKie Address 9444 Romanuk Pl. EDMUND CITY	<u>Aron Gutman</u> Name Aron Gutman Address 9482 Romanuk Pl. <u>Yoon H</u> Gordon Xu	<del>7417 Romanuk</del> Name <del>7417 Romanuk</del> Address 9433 Romanuk Place Richmond B.C. <u>Wendy Qhan</u> Name Wendy Tbank Address 9277 Romanuk Dr. V7E 5G6
<u>D. Smithson</u> Name Diane Smithson Address 9462 Romanuk Pl.	<u>Not</u> Name Julia Robinson Address 9473 Romanuk Dr.	<u>R. Smithson</u> Name <u>R. Smithson</u> Address 9464 Romanuk Pl.
<u>R. Smithson</u> Name R. SMITHSON Address 9464 Romanuk Pl.	<u>Bert and Chen</u> Name BERT AND CHEN Address 9286 Romanuk Dr.	<u>211 Romanuk Dr.</u> Name <u>211 Romanuk Dr.</u> Address 211 Romanuk Dr.

004 218 5828


Name <u>Helen</u> Address <u>6055 Maple Rd</u>	Name <u>SONIL KARE</u> Address <u>6026 MARTYNIUK PL RICHMOND, BC, V7E 6K1</u>	Name <u>TRACY LEE</u> Address <u>6035 MARTYNIUK PLACE RICHMOND, BC V7E 6K1</u>
Name <u>Brelee Ang</u> Address <u>6151 MARTYNIUK PL</u>	Name <u>HUNG-NIN SOD</u> Address <u>6031 MARTYNIUK PL</u>	Name <u>Jenny Jiang</u> Address <u>6071 Martyniuk Place, Richmond, BC V7E 6K1</u>
Name <u>Abandon</u> Address <u>6100 Martyniuk Place</u>	Name <u>Patrick Hu-Yen</u> Address <u>6111 MARTYNIUK PLACE</u>	Name <u>Paul Draper</u> Address <u>6080 Martyniuk Place Richmond, BC</u>
Name <u>Chen Nung Chan</u> Address <u>6138 Martyniuk Place</u>	Name <u>Rena</u> Address <u>6171 Martyniuk PL</u>	Name _____ Address _____
Name <u>Chen Nung Chan</u> Address <u>6138 Martyniuk Place</u>	Name <u>Chen Nung Chan</u> Address <u>6171 Martyniuk PL</u>	Name _____ Address _____
Name <u>Chen Nung Chan</u> Address <u>6138 Martyniuk Place</u>	Name <u>Chen Nung Chan</u> Address <u>6171 Martyniuk PL</u>	Name _____ Address _____



<p>THEA &amp; ROBERT ROSENKRANTZ</p> <p>Name _____</p> <p>Address 6560 JUNIPER DR.</p> <p>RICHMOND BC</p>	<p>Shirley Schwabe</p> <p>Name Shirley Schwabe</p> <p>Address 6600 Juniper Dr.</p> <p>RICHMOND BC V7E4Z6</p>	<p>DARREL SESKIN</p> <p>Name _____</p> <p>Address 9160 JUNIPER GATE</p> <p>RICHMOND BC V7E5N9</p>
<p>JOHN + KAREN WONG</p> <p>Name _____</p> <p>Address 6340 JUNIPER DR.</p> <p>RICHMOND BC</p>	<p>ALAN WONG</p> <p>Name Alan Wong</p> <p>Address 6600 Juniper Gate</p> <p>RICHMOND BC V7E5N9</p>	<p>GOP O'LOUGHLIN</p> <p>Name _____</p> <p>Address 9247 Romanuk Dr</p> <p>RICHMOND BC V7E5G1</p>
<p>JOHN + KAREN WONG</p> <p>Name _____</p> <p>Address 6551 JUNIPER DR.</p> <p>RMD, BC V7E4Z4</p>	<p>AK + HARRIET DEBOER</p> <p>Name _____</p> <p>Address 9248 Romanuk Drive</p> <p>RMD V7E5K9</p> <p>McKee Rd. Oct 2009</p>	<p>_____</p> <p>Name _____</p> <p>Address _____</p>
<p>David Guo</p> <p>Name _____</p> <p>Address 6800 Juniper Dr</p>	<p>May Huang</p> <p>Name _____</p> <p>Address 6371 Juniper Dr.</p>	<p>_____</p> <p>Name _____</p> <p>Address _____</p>
<p>CHUNHUA WU</p> <p>Name _____</p> <p>Address 6760 JUNIPER DR.</p>	<p>Ben Chen</p> <p>Name _____</p> <p>Address 6371 Juniper Dr.</p>	<p>_____</p> <p>Name _____</p> <p>Address _____</p>

KUT LEUNG WONG Name Address 6620 MAGNOLIA DR RICHMOND BC V7E 6M7	Gao Zhong wen Name Address 6531 Magnolia Dr Richmond BC V7E 6M7	SALLY KUO Name Address 6428 MAGNOLIA DR. RICHMOND BC V7E 6M7
CHEUNG HAO CHU Name Address 6560 MAGNOLIA DR Richmond B.C. V7E 6M7	Guo Chang Hin Name Address 6531 Magnolia Dr Richmond BC V7E 6M7	Rui zhi Fung Name Address 6555 Magnolia Dr Richmond V7E 6M7
Name Address 6522 MAGNOLIA DR Richmond B.C. V7E 6M7	ALBERT NG KANTHY WONG Name Address 6471 MAGNOLIA DR RICHMOND BC	LEE CHUN Name Address 6500 Magnolia Dr. V7E 6M7
Name Address 6533 MAGNOLIA DRIVE Richmond B.C. V7E 6M7	MOK KIN WAI AU YEUNG SAU CHUN Name Address 6488 MAGNOLIA DR. Richmond BC V7E 6M7	Jessica Ye Name Address 6660 Magnolia Dr Richmond B.C. V7E 6M7
SIFENG GOECHHARU Name Address 6577 MAGNOLIA DR RICHMOND BC V7E 6M7	JAMES & NINA CHENG Name Address 6511 Magnolia Dr. Rmd. BC V7E 6M7	Dany Zhang Name Address 6677 Magnolia Dr Richmond BC



 Name <u>PATRICK WON</u> Address <u>6360 Maple Rd</u>	Name <u>AFRODITA BRANISIC</u> Address <u>6720 Maple Road</u> Name <u>Brooklyn Blueprints</u>	Name <u>Dawn Stewart</u> Address <u>6700 Maple Rd.</u>
Name <u>STEWART SIV</u> Address <u>6391 MAPLE ROAD</u>	Name <u>Susan M</u> Address <u>6740 Maple Rd.</u> Name <u>Susan Mussen</u>	Name <u>TRUDIE LAI</u> Address <u>6571 Maple Rd.</u> Name <u>RLC</u>
Name <u>PANG LAN-KIU</u> Address <u>6460 Maple RD</u>	Name <u>WENDELL TAN</u> Address <u>6800 MAPLE RD</u> Name <u>Wendell</u>	Name <u>MC LAI</u> Address <u>6571 Maple Rd</u> Name <u>Lee Wang</u>
Name <u>JOCELYNE VANDU</u> Address <u>6520 Maple Rd</u>	Name <u>Sandy</u> Address <u>6781 Maple Rd</u> Name <u>Sandy cheng</u>	Name <u>SERENA LAI</u> Address <u>6571 Maple Rd.</u> Name <u>Sandy</u>
Name <u>HENRY LN</u> Address <u>6626 MAPLE RD</u> <u>RICHMOND BC</u>	Name <u>C. E. McFarlane</u> Address <u>6711 Maple Rd</u> <u>Richmond BC V7E 1G6</u>	Name <u>Wendell Tan</u> Address <u>6561 Maple Rd</u> Name <u>Wendell</u>

Name Address <u>Yu Lu</u> 6566 Magnolia Dr	Name Address <u>Li Lee</u> 6471 Maple Road	Name Address <u>Li Lee</u> 6280 Maple Rd.
Name Address <u>Michael Lee</u> 6511 Maple Rd	Name Address <u>Winifred Lee</u> 6471 Maple Road	Name Address <u>Lin Han Lin</u> 6440 Maple Rd.
Name Address <u>Howard Huang</u> 6500 Maple Rd	Name Address <u>Yuezhun Huang</u> 6451 MAPLE RD.	Name Address <u>Liuhong Jiao</u> 6480 Maple Rd.
Name Address <u>Michael Lee</u> 6471 Maple Rd.	Name Address <u>Lin Xiang</u> 6433 maple Rd	Name Address <u>Lin Xiang</u> 6631 Maple Rd.
Name Address <u>Michael Lee</u> 6471 Maple Rd.	Name Address <u>Sophie Wong</u> 6348 Maple	Name Address <u>Brene Chang</u> 6771 Maple Rd.

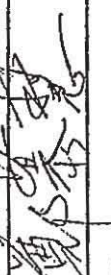


George Name 6820 Maple Address	Chin Sak Name Address 6411 maple RD.	Ma Hanpin 6328 Name Address
Angus Name Address 6340 Maple Rd.	Elinor Name Address 6340 maple Rd.	YEUNG WAI CHUNG Name Address 6480 maple.
Sue Plett Name Address 6611 Maple Road	Ting Man Mei Name Address 6591 Maple Rd.	Mei Hua Kuo Name Address 6591 Maple Rd.
Nicholas Brown Name Address 6731 MAPLE ROAD	David Graw Name Address 676 Maple Rd.	Lucy Biao Name Address 676 Maple Rd.
Sherry Name Address 6600 Maple Rd	Harold Hoon Ming Name Address 6600 Maple	PAUL LY Name Address 6571 MAPLE RD.

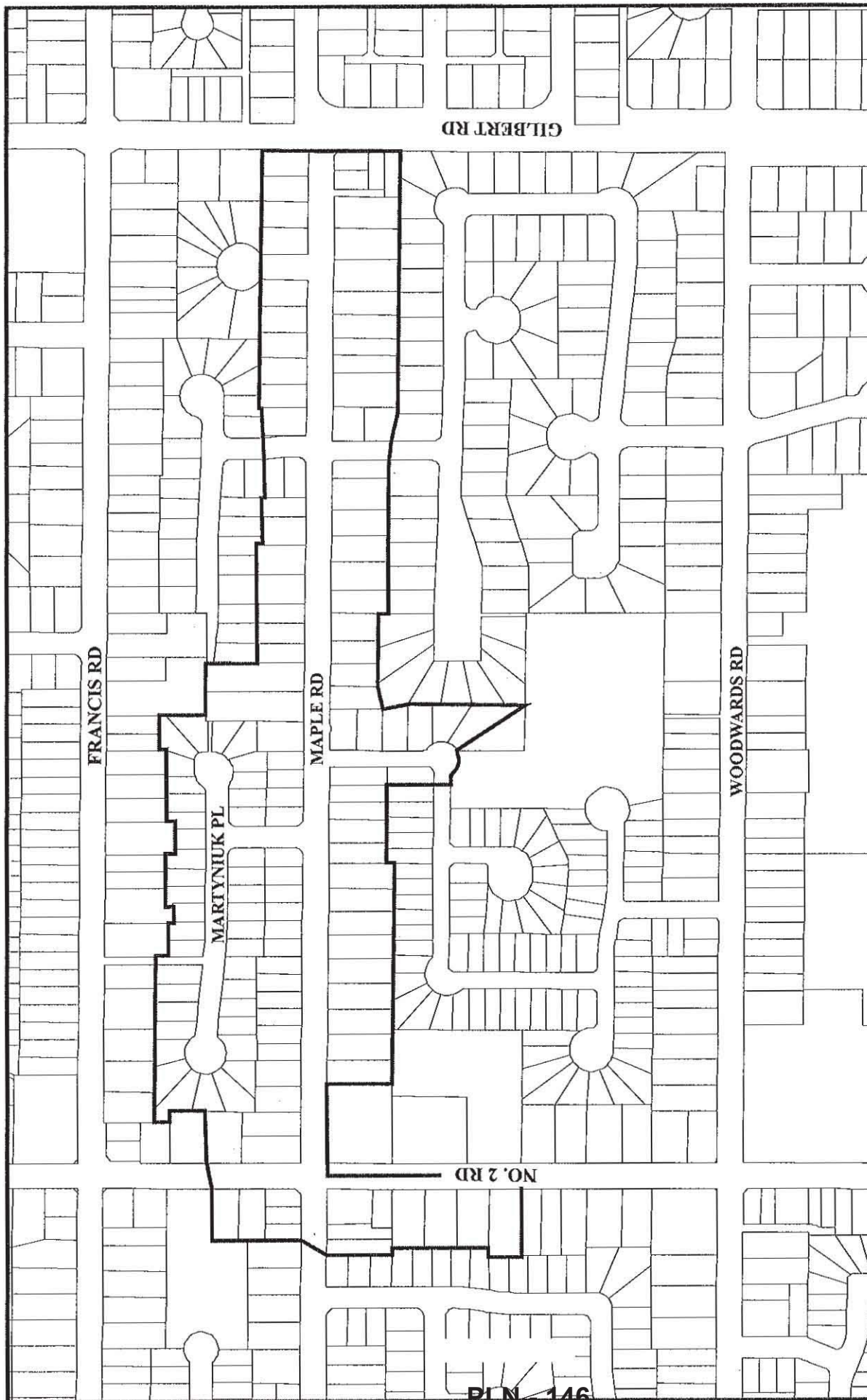
Name <u>RITA YICK</u> Address <u>6113 Maple Rd. Richmond VT 05464</u>	Name <u>WIVIAN YICK</u> Address <u>6113 MAPLE RD, RICHMOND VT 05464</u>	Name _____ Address _____
Name <u>Stephen Yick</u> Address <u>6113 MAPLE RD, RICHMOND VT 05464</u>	Name <u>M. Anne Ptucha</u> Address <u>6420 Maple Rd., Richmond VT 05465</u>	Name _____ Address _____
Name <u>JOHN PTUCHA</u> Address <u>6420 MAPLE ROAD RICHMOND VT 05465</u>	Name <u>JOHN PTUCHA</u> Address <u>6420 MAPLE ROAD RICHMOND VT 05465</u>	Name _____ Address _____
Name <u>DAN PRETT</u> Address <u>6611 MAPLE RD RICHMOND VT 05464</u>	Name <u>DAN PRETT</u> Address <u>6611 MAPLE RD RICHMOND VT 05464</u>	Name _____ Address _____
Name <u>Tina Tong</u> Address <u>6115 Maple Road Richmond VT 05464</u>	Name _____ Address _____	Name _____ Address _____



Honglin Sun Name Address 6668 Magnolia Dr. Richmond, BC V7E 6M7	Michael Chan Name Address 6520 Magnolia Dr. Richmond	Name Address
LI-JEN CHAO Name Address 6688 Magnolia Dr V7E 6M7	Wray Zang Name Address 6568 Magnolia Dr. Richmond	Name Address
Fung Kuo Sheng Name Address 6480 Magnolia Dr. V7E 6M7 Richmond	Chingwan Lam Name Address 6633 Magnolia Dr. Richmond V7E 6M7	Name Address
JANTZAN PUN Name Address 6460 Magnolia Dr Richmond BC	Lyle WATERS Name Address 6551 Magnolia Dr Richmond BC	Name Address
Name Address 6491 Magnolia Dr Richmond B.C V7E 6M7	ERIC LIN Name Address 6611 Magnolia Dr Richmond BC	Name Address

Name  Address 9080 Martignick Gate	Name  Address	Name  Address
Name 陳玉蓮 Address 9091 Martignick Gate	Name  Address	Name  Address
Name  Address	Name  Address	Name  Address
Name  Address	Name  Address	Name  Address
Name  Address	Name  Address	Name  Address





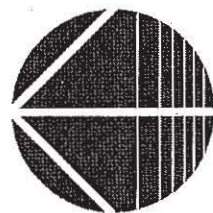
PLN-146

Original Date: 05/17/11

Revision Date:

Note: Dimensions are in METRES

# Open House Notification Area 9160 No. 2 Road - RZ 10-516267



**9160 No.2 Road (RZ 10-516267)**  
**Report on Public Information**  
**held on March 15, 2011 at the City Hall of Richmond, B.C.**

- A total of 152 invitations were delivered to the residents in the Maple Road and No.2 Road neighborhood, as per catchment plan provided by City Staff. Separate invitations were sent to the residents of the senior housing complex, Covenant Court.
- 19 persons (some are from the same family) attended the meeting.
- The developer, Wayne Fougere, the Architect and Masa Ito, the Landscape Architect were present.
- Edwin Lee from the City was also present.
- The meeting lasted from 5:30 to 7:30 pm.
- Plans, drawings and renderings were presented for viewing.

The following is the summary of the comments from the residents attended the meeting:

1. The townhouses do not conform to the single family housing in the neighborhood. The density is too high, the units are too small.
2. The 3 storey buildings are too tall.
3. The 18 units of townhouses will create traffic and parking problems on Maple Road and No.2 Road, particularly for cars trying to turn left from Maple Road onto No.2 Road in the morning.
4. The road block on the middle of Maple Road can be removed so that traffic can go from No.2 Road to Gilbert Road, hence easing the south-turn traffic from Maple Road onto No.2 Road.
5. The entrance to the townhouse project can be on No.2 Road.
6. A traffic light can be installed on the junction of No.2 Road and Maple Road, or on No.2 Road and Woodward.
7. The market value of the properties in the neighborhood will be adversely affected.



Our response to the above mentioned concerns are as follows:

1. Our property is situated on the south-eastern corner of No.2 Road and Maple Road. Immediately to our south is a senior housing apartment complex, and on our east is an older 2 storey house. In the immediate neighborhood, forms of development include, older small bungalows, older walk-out basement bungalows, new modest-sized two-storey homes (with double car garages facing the street, two storey entries and auto courts), newer large two-storey homes (with auto courts, three car garages and two storey entries), a three and a half storey apartment building, (the senior housing immediately to the south of the subject property), a church (with a large parking lot) and a small commercial development. Within a block radius of the property there are also several townhouse developments, duplexes and a small commercial centre.
2. Smaller homes in the neighborhood will provide affordable housing for young people and families, many of who would prefer to stay in the neighborhood they grew up in, close to their parents. Smaller homes will also allow long time area residents who find themselves empty nesters to downsize from a large family home without moving out of their neighborhood.
3. Along No.2 Road between Westminster Highway and Steveston Highway, there are 23 multi-family housing projects, some situated on corner properties, some in the middle of the block. The proposed project will be one of the most attractive ones among them.
4. Eighteen homes will generate a limited amount of traffic, base on the Traffic Study performed by Bunt and Associates.
5. All of the homes have a garage for parking two cars side-by-side. The City requires us to provide an extra four cars for visitor parking but potentially we may provide six visitor parking stalls (a 50% increase in the required visitor parking).
6. More street parking will be available due to our improved roadway frontage on Maple Road and the location of a single driveway crossing situated at the eastern property line.
7. The property east of our development will be screened with a row of tall trees and there is ample open space separating it from the townhouses.
8. Our three storey buildings will be built below the road elevation and will appear to be two and a half storey tall along our Maple Road Frontage. The windows in our homes will be the same types of windows in the homes on the north side of Maple Road (entry, living room, master bedroom and stair).
9. Garage doors will not face Maple Road.

10. As to the increase density. These new townhomes are of very high quality, with side-by-side double car garages and very modern and eye-pleasing exterior finishes. They will compare very well with the neighboring homes and certainly will add value to the area. A few more friendly people in the neighborhood will add to the quality of life, increase the number of residents keeping watch over the neighborhood and will deter the criminal elements by increasing the number of eyes on the street.





PLN - 150

# LEGEND

Subject Site (9160 No. 2 Road)

Oppose

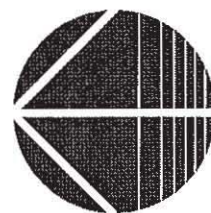
Support

Original Date: 05/17/11

Revision Date:

Note: Dimensions are in METRES

## Public Consultation 9160 No. 2 Road - RZ 10-516267



**9160 No.2 Road (RZ 10-516267)**  
**Report on Public Information Meeting held on April 4, 2011**  
**at Covenant Court, 9260 No.2 Road, Richmond, B.C.**

The meeting was attended by 13 residents and the officials of the Christian Reformed Senior Housing Society, Nick Loenen and Simon Hanemaayer. The meeting was also attended by Edwin Lee of the City of Richmond.

After the assembly had a chance to view the plans, drawings and renderings. Wayne Fougere gave a brief run-down of the proposed townhouse project. The residents then took turn to ask questions and comment. A summary of the comments are as follows:

- The 3 units adjacent to the senior housing apartment building are too close and there are concerns of loss of privacy, sunlight and view.
- The density bonus given to the townhouse development is not justified and one unit in the middle of the project should be removed so that an open space becomes available.
- The driveway should not be too close to the senior housing.
- The playground, if there is one, should be situated away from the apartments and there should not be too many toys and games that will create excessive noise.
- The townhouses will create traffic problems.

Our response to the above mentioned concerns are as follows:

The above-mentioned concerns were presented to us over a year ago and we have since then made drastic changes to our design and site layout. The plans and renderings presented in this meeting have the following features:

- Only 3 units with east-west orientation are now situated adjacent to the neighboring apartment building, with no window opening and no deck looking onto any of their balconies and windows. The apartment is situated on the southern property line, and their residents are only looking onto the side-yards of the three townhouses.
- The original grade was maintained so that even though the townhouses are 3 storey in height, the top floor is of about the same height as the apartments' second floor. No townhouse residents will be looking onto the apartment units as the first floor of the apartment is a parkade, and the window openings of the townhouses are high and small.
- The entrance to the project is on Maple Road, away from the apartments.



- We agreed to plant some trees on the apartment property to create more shelter and pleasant look, as the services right-the-way on the project's property does not allow any tree planting along the property line.
- The exterior of the townhouse will be painted with light color and climbing plants and flowers will be planted on the fences. A new privacy fence with lattice will be built.
- The roof slopes have been reduced significantly.
- We will commission a traffic study to assess the future traffic impact and if needed implement remedies. (The traffic report was done)
- The density bonus was a result of our effort to save the trees along No.2 Road and Maple Road. In doing so, we need to build the townhouses on the present grade, requiring the construction of bridges to access the units fronting on No. 2 Road. Density bonus is also given to a project for its contribution in up-grading the underground services and road work, which will benefit the area. The project will incur substantial costs in this regard.

On a whole, the residents were pleased that we listened to their concerns and have made a good effort to make changes to accommodate their suggestions.

# Christian Reformed Seniors Housing Society

April 11, 2011

City of Richmond Planning Department

Att: Edwin Lee

Re: RZ-10-516267

Dear Mr. Lee:

Thank you for attending the information meeting. Following the presentation our residents agreed to submit this letter. It contains our corporate response while recognizing that each Strata Lease Holder is entitled to make a personal submission.

## **Covenant Court (9260 #2 Rd.,)**

Covenant Court, located adjacent to and south of subject property, is a 26 unit frame construction apartment building on 3 floors above a concrete parkade. It is designed for seniors 55 years and over.

The units are strata titled. Twenty-one units are owned by their occupants under a long term lease called Life-Estates. These Life-Estates are contracts between the non-profit Christian Reformed Seniors Society and the occupants. Life-Estates are registered against title. Five suites are rented to provide affordable housing to persons of limited financial means.

The governing bodies are the Society's Board of Directors and the Strata Council.

## **Impact on Covenant Court**

The developer proposes 18 units in 4 blocks or strips of townhouses, one parallel and adjacent to Maple, three parallel to # 2 Rd. Nine suites of Covenant Court face north. Residents of those suites will look at the end-walls of these blocks of townhouses. Those three end-walls will be 10 feet from the fence. Their height from existing grade is three levels plus a roof. The 10 feet setback is further reduced by a two foot cantilevered bay-window space, without glass. The Covenant Court building is 25 feet within the fence.



The potential negative impact of the proposed development includes:

- Loss of view
- Loss of daylight, making the north facing suites dark and dismal even during daytime.
- Loss of privacy, particularly for the 9 outside patios
- Increased noise, such as radios, car doors slamming, playground noise, basketball thumping, etc.
- Increased traffic congestion particularly at the Maple/#2 Rd. intersection and exiting the Covenant Court driveway will be more dangerous.

### **Relationship with Developer**

Since this application for rezoning was first made over a year ago, the developer, Mr. Thomas Leung and his staff, have been respectful, understanding, and helpful. Their attitude and approach is much appreciated. Twice there were private meetings. In addition, on April 4 the developer and his staff held an information meeting strictly for the residents of Covenant Court, Mr. Edwin Lee representing Richmond Planning was also in attendance.

As a result the current proposal incorporates significant changes that help address some of the concerns expressed by our residents. The changes include:

- Reduced total height.
- Reduced and relocated windows facing south and limiting their total area to reduce loss of privacy for Covenant Court suites.
- Reduced roof slope.
- An undertaking to apply light colours to outside finish on end walls.
- An undertaking to replace aging fence.

### **Remaining Concerns**

#### **1. Proximity of the middle block.**

The greatest deprivation of daylight and loss of view is for the centre most suites on the first and second floors of Covenant Court. We request that consideration be given to eliminating the southern most unit of the centre block, thus increasing the set-back from 10 to 30 feet, for that block only. That would reduce density and eliminate the density bonus the applicant has applied for. This seems only just, because why should a density bonus be allowed in exchange for preserving trees when Richmond's tree by-law

imposes a duty on all property owners to preserve trees?

So far, the developer has been hesitant to agree to this specific request on the basis that reducing density will make this project less profitable. Money is important but it is equally important for both sides. We ask the Planning Department and City Council to also consider the negative financial impact on the nine suites that face north. Is their financial well being not also important? And if so, what is the dollar value of their loss and how does that compare to the potential profit for the developer on just one unit?

It is our belief that rezoning is never a right, particularly where a development is allowed a mere 10 feet set-back when ours is 25 feet. A rezoning can only be justified if there is a public interest and if there is no harm inflicted on others. We ask you to consider the harm inflicted on our suites under the current proposal and to accept reasonable accommodations to off-set such harm. We respectfully submit that our request is reasonable and not unduly self serving or an excessive burden to the developer.

## **2. Traffic**

Traffic volume along #2 Rd. may require additional signals at the Maple Street intersection. West bound traffic turning left onto #2 Rd. is particularly at risk. In addition, our residents find it increasingly more difficult to exit and enter Covenant Court's driveway which is shared with the church next door.

Another improvement would be to move the existing bus stop along the east side of #2 Rd. from north of Maple to south of Maple and to move the #2 Road cross walk also to the south side of Maple. Most car traffic is on the north side of this intersection. Placing the cross walk and bus stop on the south side of the intersection would separate car and pedestrian traffic more effectively.

In the event it is not possible to move the bus stop, consideration should be given to move at least the cross walk to the south side. There is significantly more vehicular traffic on the north side of the intersection than on the south side. If the light-controlled sidewalk were on the south side, Maple vehicular traffic, both east and west, can turn onto #2 Road to go north, and south-bound #2 Road traffic can turn into Maple while the cross walk is occupied, without endangering pedestrians. Currently that is not possible



and yet cars are constantly tempted to do this, hoping to beat the pedestrians.

Moving that cross walk will make for a much safer intersection. For example, it will greatly help the residents of Covenant Court, all of whom are seniors and many of whom use the bus, and it will also help church traffic. That church operates a daycare, programs for youth, and is in use every day of the week. Currently, both Covenant Court residents and church users who come by bus south-bound on #2 Road must cross #2 Road, once, and Maple, twice. The Maple crossings are without the benefit of a light or crosswalk. By moving the cross walk south the two Maple crossings are eliminated for those persons. It is true that this gain is off-set by area residents who live north of Maple and now enjoy the benefit of not having to cross Maple twice. But that group is fewer in number and will be even more so when this proposed development is in place.

The primary reason for moving the crosswalk is that nearly all car traffic that comes out of or goes into Maple is on the north side of the intersection.

### **3. Noise**

Mindful that Covenant Court is home to seniors we ask that playground areas not be equipped with noise producing features such as a basketball hoop and special consideration be given to minimize noise emanating from playground areas.

Thank you for your consideration.

On behalf of all residents.

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Dorinne Hudie  
President, Strata Council  
LMS 1251

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Nick Loenen  
President, Christian Reformed  
Seniors Housing Society





## **Rezoning Considerations**

**9160 No. 2 Road**

**RZ 10-516267**

Prior to final adoption of Zoning Amendment Bylaw 8769, the developer is required to complete the following:

1. Dedication of a 4m x 4m corner cut at Maple Road and No. 2 Road.
2. The granting of a 2.0 wide Public Rights-of-Passage (PROP) right-of-way along the entire west property line (No. 2 Road frontage) c/w a 4m x 4m corner cut at Maple Road for future road widening.
3. Registration of a flood indemnity covenant on Title. The minimum Flood Construction Level is 2.9 m (geodetic) or 0.3 m above the surveyed top of the crown of the adjacent public road.
4. City acceptance of the developer's voluntary contribution of \$2.00 per buildable square foot (e.g. \$47,003.23) to the City's Affordable Housing Reserve Fund.
5. City acceptance of the developer's offer to voluntarily contribute \$5,500 to the City's Tree Compensation Fund for the planting of eleven (11) replacement trees within the City.
6. Submission of a Tree Survival Security to the City in the amount of \$24,000 for the eight (8) protected trees to be retained on-site. 50% of the security will be released upon completion of the proposed landscaping works on site (design as per Development Permit for 9160 No. 2 Road). The remaining 50% of the security will be release one year after final inspection of the completed landscaping in order to ensure that the trees have survived.
7. Issuance of a separate Tree Cutting Permit for the removal of two (2) street trees along the Maple Road frontage. The City's Parks Division has reviewed the proposed tree removal and concurs with it. Identified compensation in the amount of \$3,250 is required.
8. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site and off-site works conducted within the tree protection zone of the trees to be retained. The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections, and a provision for the Arborist to submit a post-construction assessment report to the City for review.
9. City acceptance of the developer's offer to voluntarily contribute \$3,000 towards the upgrade of the pedestrian signal on the north leg of the No. 2 Road/Maple Road intersection.
10. Submission of cash-in-lieu for the provision of dedicated indoor amenity space in the amount of \$18,000.
11. Submission and processing of a Development Permit application\* to the acceptance of the Director of Development.

Prior to issuance of Demolition Permit:

1. Installation of appropriate tree protection fencing on-site around all trees to be retained on site and on adjacent properties to the north and east prior to any construction activities, including building demolition, occurring on-site.

Note: Should the applicant wish to begin site preparation work after Third Reading of the Rezoning Bylaw, but prior to Final Adoption of the Rezoning Bylaw, the applicant will be required to obtain a Tree Permit and submit a landscape security (i.e. \$23,000) to ensure the replacement planting will be provided.

Prior to issuance of Building Permit:

1. Enter into the City's standard Servicing Agreement to design and construct off-site works on both frontages. Works include, but are not limited to:
  - a. No 2 Road: (this ALL subject to the health & proximity of the existing trees along the No 2 Road edge)...Removal of the existing sidewalk, pouring a new 1.5m sidewalk at the new property line and establishing a grass and treed boulevard;
  - b. Maple Road:
    - i. Per the capacity analysis, upgrade the storm sewer across the Maple Road frontage to 900mm diameter on a manhole to manhole basis.
    - ii. Widen Maple Road to 11.2m, relocating the curb & gutter, creating a grass & treed boulevard c/w davit arm street lighting and installation a 1.50m sidewalk at the property line.
    - iii. It is noted that the Maple Road widening will be over a 150mm AC watermain. The design Engineer may recommend that the watermain be replaced as part of the design/construction process (all existing watermain breakages during construction are the clients sole responsibility).

Note: All works are at the clients sole cost; i.e. no DCC credits apply.

2. A construction parking and traffic management plan to be provided to the Transportation Department to include: location for parking for services, deliveries, workers, loading, application for request for any lane closures (including dates, times, and duration), and proper construction traffic controls as per Traffic Control Manual for Works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.

\* Note: This requires a separate application.

[Signed original on file]

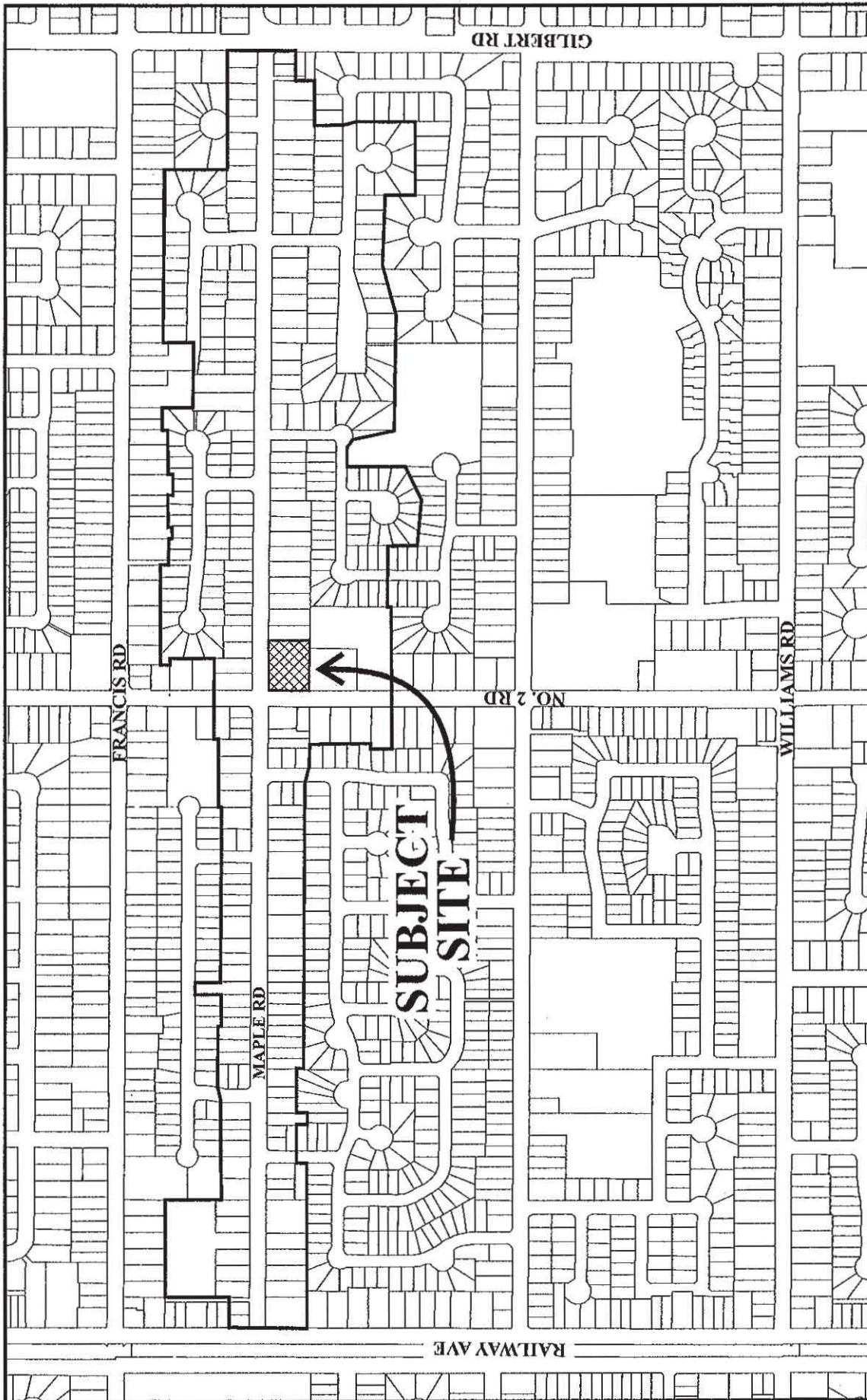
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Signed

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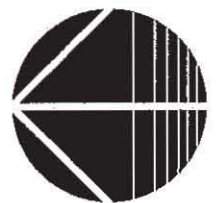
Date





Original Date: 05/17/11  
 Revision Date: 06/07/11  
 Note: Dimensions are in METRES

# Proposed Public Hearing Notification Area 9160 No. 2 Road - RZ 10-516267





**Richmond Zoning Bylaw 8500  
Amendment Bylaw 8769 (10-516267)  
9160 NO. 2 ROAD**

The Council of the City of Richmond, in open meeting assembled, enacts as follows:

1. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it **Medium Density Townhouses (RTM3)**.

P.I.D. 010-776-443

Lot 1 Except: Firstly: Part Subdivided By Plan 31630

Secondly: Part Subdivided By Plan 38285, Block "B"

Section 30 Block 4 North Range 6 West New Westminster District Plan 2777

2. This Bylaw may be cited as "**Richmond Zoning Bylaw 8500, Amendment Bylaw 8769**".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

DEVELOPMENT REQUIREMENTS SATISFIED

ADOPTED

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CORPORATE OFFICER

CITY OF RICHMOND
APPROVED by 
APPROVED by Director or Solicitor 