



Regular Council Meeting for Public Hearings

Monday, August 23rd, 2004

Place: Council Chambers
Richmond City Hall
6911 No. 3 Road

Present: Mayor Malcolm D. Brodie
Councillor Derek Dang
Councillor Sue Halsey-Brandt
Councillor Rob Howard
Councillor Kiichi Kumagai
Councillor Bill McNulty
Councillor Harold Steves

J. Richard McKenna, City Clerk

Absent: Councillor Linda Barnes
Councillor Evelina Halsey-Brandt

Call to Order: Mayor Brodie opened the proceedings at 7:00 p.m.

PH04/8-1 It was moved and seconded
That Item Nos. 3, 6, 7, 12, 13 and 16 of the Public Hearing Agenda for Monday, August 23rd, 2004, be referred to staff and brought forward to a Public Hearing following adoption of a new City 'Lane Policy'.

CARRIED

1. Official Community Plan Amendment Bylaw 7712 and Zoning Amendment Bylaw 7713 (RZ 03-232158)
(11511, 11551, 11571 and 11591 Steveston Highway; Applicant: Michael Li)
Applicant's Comments:

Mr. Tom Yamamoto, representing the applicant, indicated that he would be available to respond to questions.



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Written Submissions:

Carol Day, 11631 Seahurst Road (Schedule 1)

Bob King, 11500 Seahurst Road (Schedule 2)

Carol Day, 11631 Seahurst Road (Schedule 3)

Submission by Carol Day, 11631 Seahurst Road, of 83 petition letters signed by area residents in support of no lane access (Schedule 4)

Submission by Carol Day, 11631 Seahurst Road, (dated July 14th, 2004), of 73 petition letters signed by area residents in support of no lane access (Schedule 5)

126 Petition letters signed by area residents in support of no lane access (Schedule 6)

Peter Chu, 10440 Seaham Crescent (Schedule 7)

Edward Kroeker, 11640 Seahurst Crescent (Schedule 8)

Edward Kroeker, 11640 Seahurst Crescent (Schedule 9)

Hans Sarjola, 10480 Seaham Crescent (Schedule 10)

Rick and Valdeen Hillier, 11411 Seabrook Crescent (Schedule 11)

Shudong Liu, 11391 Seacrest Road (Schedule 12)

Pro forma submission (Schedule 13) by the following, expressing their concern about the removal of the proposed walkway linking the back lane to Steveston Highway:

- Ryoji Katsumoto, 10491 Seahaven Drive
- Anne E. Reilly, 10711 Seahaven Drive
- Ruth Han, 11511 Seahurst Road
- Han Wan Juan, 11611 Seahurst Road
- Leciere M. Estacio and Betty Stoughton, 10651 Seahaven Drive
- Allison, Donna, Sharon, Mark, and Danny Ishida, 10671 Seahaven Drive
- F. Hernau, Bruce and Christine Martin, 10680 Seahaven Drive
- L. Huang, S. Wang and M. Wang, 10691 Seahaven Drive



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Submissions from the floor:

Mr. Roman Herchak, of 11540 Seabay Road, urged Council to update the existing Ironwood Sub-Area plan prior to allowing any further higher density developments in the No. 5 Road / Steveston Highway area. (Schedule 14).

Mr. Jim Mann, 10380 Seaham Crescent, voiced concern about the addition of three shared access driveways onto Steveston Highway, and spoke about the difficulties area residents had in accessing Steveston Highway from Seahurst Road.

Ms. Carol Day, 11631 Seahurst Road, spoke in support of the proposed development, and commented on the benefits which the project would offer to the neighbourhood, such as increased enrolment at the local elementary school, and the elimination of less than attractive rental homes in the area.

Mr. Tom Yamamoto, architect for the project and representing the developer, provided information on the access from the development to Steveston Highway. He also commented on the issue of traffic congestion on Steveston Highway in relation to his project, future developments, and existing single family residences which front Steveston Highway.

PH04/8-2

It was moved and seconded

That Official Community Plan Amendment Bylaw 7712 and Zoning Amendment Bylaw 7713 each be given second and third readings.

CARRIED

PH04/8-3

It was moved and seconded

That Official Community Plan Amendment Bylaw 7712 be adopted.

CARRIED

PH04/8-4

It was moved and seconded

That staff report on (i) updating the Official Community Plan for the Ironwood Sub-Area, as well as traffic and access issues and their impact on new applications; and (ii) how many developable properties existed on No. 5 Road, and the number of accesses which would be allowed as a result of redevelopment.

CARRIED



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Councillor Rob Howard, in accordance with Section 100 of the *Community Charter*, advised that he was in a potential conflict of interest because of his connection with NCL Real Estate Management Ltd., and he then left the meeting (7:48 p.m.).

2. **Official Community Plan Amendment Bylaw 7722 and Zoning Amendment Bylaw 7723 (RZ 03-252028)**
(Portion of 12251 No. 2 Road, NCL Real Estate Management Ltd.)

Applicant's Comments:

Mr. Peter Withers, representing the applicant, reviewed the proposed project through site plans and an artist's rendering of the development, during which information was provided on the building design, setbacks, shadowing, zoning benchmarks, etc., to explain the impact of the building on the adjacent residences. Mr. Sheldon Chandler, architect, described some of the design challenges which had to be addressed in developing the project.

Written Submissions:

Memorandum from the Director of Development, which addressed certain issues with respect to the application, as requested by Council on June 29th, 2004 (Schedule 15).

Petition signed by 6 area residents and submission by Peggy Takahashi, 5580 Moncton Street (Schedule 16)

Jennifer Nakai, 5620 Moncton Street (Schedule 17)

Peter Withers, representing NCL Real Estate Management Ltd. (Schedule 18)

Amin Bardai, 12231 No. 2 Road (Schedule 19)

Olive Bassett, Chair, Richmond Seniors Advisory Committee (Schedule 20)

Submissions from the floor:

Mr. Mel Goodwin, 11051 Kingfisher Drive, spoke in support of the proposed development, citing the need for additional affordable seniors housing within the City.



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Mr. Gregg Rafter, of 5740 Moncton Street, indicated that while he was not opposed to seniors housing, he was opposed to the overwhelming impact which the proposed building could have on his home, privacy and the value of his property. He urged Council to insist that the developer be required to take whatever action was necessary to minimize the impact on the adjacent properties, if the project was approved.

Mr. Bob Ransford, 5071 Steveston Highway, spoke in support of the proposed development as seniors housing was badly needed in the City. He talked about the benefits of the proposal and the configuration of the building in relation to the remainder of the property, which, he said, would help to provide for the well being of the future residents.

Michel Marien 5611 Moncton Street, voiced concern about the impact which the shadowing from the proposed development would have on his home. He also questioned the level of the development from the street, without the underground parkade, and asked that the proposed development be reduced by one floor.

Aileen Cormack, of 5531 Cornwall Drive, spoke in support of the provision of affordable seniors housing in Richmond, and asked Council to support the project.

Jennifer Nakai, 5620 Moncton Street, spoke in opposition to the height of the proposed development and asked that Council establish a height restriction for the proposed development. (Schedule 21, which includes a 165 name petition signed by residents opposed to a four storey, 109 unit seniors complex on the subject property). Ms. Nakai stated that she welcomed and supported seniors housing in the neighbourhood.

Yvonne Kitade, of 5600 Moncton Street, speaking on behalf of her mother, Kiyoko Kitade, spoke in opposition to the height of the proposed development if it was to be constructed as a three storey building over parking (Schedule 22), but welcomed the idea of housing for seniors in her neighbourhood.

Peggy Takahashi, of 5580 Moncton Street, stated that the height of the proposed development would have a negative impact on the value of her home. She also spoke about the number of residents who would be residing in the new complex.



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Ms. Janice Chapman, of 12331 Trites Road, reviewed the history of the unsuccessful development of a community plan for the Trites Road area, and spoke about the impact which would result from approval of the proposed development on future potential projects and the surrounding neighbourhood. She expressed support for the proposed development only if Council completed a community plan for the Trites Road area.

Peter Withers and Sheldon Chandler (supplementary presentation), addressed the concerns of the previous speakers with respect to building height, placement, shadowing and landscaping. Also addressed was the viability of the project if one floor was removed to reduce building height.

Janice Chapman (supplementary presentation), urged Council to ensure that approval of the proposal would not set a precedent for projects of similar density in the area.

Jennifer Nakai (supplementary presentation), asked that consideration be given to reconfiguring the project to fit within the existing property, and she questioned whether it was necessary to include the exercise area and other amenities in the building when these facilities already existed at the Steveston Community Society.

Peggy Takahashi (supplementary presentation), questioned whether a development applicant had been received for the 'panhandle' property on Moncton Street.

PH04/8-5

It was moved and seconded

That the application of NCL Real Estate Management Ltd., for the development of a 109-unit independent living seniors' residence on a portion of 12251 No. 2 Road, BE DENIED.

The question on Resolution No. PH04-8-5 was not called, as the following referral motion was introduced:



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PH04/8-6

It was moved and seconded

That the application of NCL Real Estate Management Ltd., for the development of a 109-unit independent living seniors' residence on a portion of 12251 No. 2 Road, be referred to staff for discussion with the developer on the feasibility of configuring a 2 storey complex which would meet with the approval of surrounding residents in order to implement a seniors housing complex, and that the configuration of the roof lines and property line setbacks be examined to determine if adjustments might be possible.

Prior to the question on Resolution No. PH04/8-6 being called, staff were requested to:

- (1) include representatives from the neighbourhood in the discussions with the developer to ensure that the project is acceptable to area residents; and
- (2) review the 50 metre notification radius for this application to ensure that the entire neighbourhood would be notified of any future public hearing.

The developer was also asked to retain ownership of the 'panhandle' to improve the development capability of the subject property.

The question on Resolution No. PH04/8-6 was then called, and it was **CARRIED.**

PH04/8-7

It was moved and seconded

That staff report on the timing of a community plan for the Trites Road area.

CARRIED

Councillor Howard returned to the meeting at 10:19 p.m.



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3. **Proposed Amendment to Single-Family Lot Size Policy 5420 (Section 36-4-7) and Zoning Amendment Bylaw 7737 (RZ 04-268223)**
(5411 and 5431 Steveston Hwy; Applicant: Silverado Homes Ltd.)

See Page 1 of these minutes for action taken on this matter.

- 4A. **Official Community Plan Amendment Bylaw 7753 and Zoning Amendment Bylaw 7755 (RZ 04-269188)**
(11000, 11020, 11040, 11080, 11100 No. 5 Road and 12000 Steveston Highway; Applicant: Sandhill Holdings and J.A.B. Enterprises Ltd.)

- 4B. **Agricultural Land Reserve Exclusion Application**
(11000, 11020, 11040, 11080, 11100 No. 5 Road and 12000 Steveston Highway; Applicant: City of Richmond)

Applicant's Comments:

The applicants indicated that they were available to respond to questions.

Written Submissions:

None.

Submissions from the floor:

None.

PH04/8-8

It was moved and seconded

That Official Community Plan Amendment Bylaw 7753 and Zoning Amendment Bylaw 7755 each be given second and third readings.

CARRIED

PH04/8-9

It was moved and seconded

That the authorization be given for the City to apply to the Agricultural Land Commission for the block exclusion of 11000, 11020, 11040, 11080, 11100 No. 5 Road and 12000 Steveston Highway.

CARRIED



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5. **Proposed Amendment to Single-Family Lot Size Policy 5455 (Section 19-4-6) and Zoning Amendment Bylaw 7760 (RZ 04-270196)**
(8500 No. 2 Road; Applicant: Baljinder Mann)

Applicant's Comments:

The applicant indicated that he did not wish to make a presentation.

Written Submissions:

None.

Submissions from the floor:

None.

PH04/8-10

It was moved and seconded

- (1) *That Single Family Lot Size Policy 5455 (Section 19-4-6) be amended by removing the lots fronting No. 2 Road from the Policy.*
- (2) *That Zoning Amendment Bylaw 7760 be given second and third readings.*

CARRIED

6. **Proposed Amendment to Single-Family Lot Size Policy 5439 (Section 13-4-7) and Zoning Amendment Bylaw 7761 (RZ 04-270312)**
(5420 Granville Avenue; Applicant: Les Cohen and Azim Bhimani)

See Page 1 of these minutes for action taken on this matter.

7. **Zoning Amendment Bylaw 7764 (RZ 04-269086)**
(4240 No. 5 Road; Applicant: Rav Bains)

See Page 1 of these minutes for action taken on this matter.

8. **Zoning Amendment Bylaw 7765 (ZT 04-269801)**
(Properties zoned Agricultural District (AG1) and Roadside Stand (Class C) District (RSC); Applicant: City of Richmond/Kabel Atwall)

Applicant's Comments:

The applicant indicated that he did not wish to make a presentation.



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Written Submissions:

None.

Submissions from the floor:

None.

PH04/8-11 It was moved and seconded
That Zoning Amendment Bylaw 7765 be given second and third readings.
CARRIED

PH04/8-12 It was moved and seconded
That Zoning Amendment Bylaw 7765 be adopted.
CARRIED

9. **Official Community Plan Amendment Bylaw 7768**
 (Applicant: City of Richmond)

Applicant's Comments:

No comments.

Written Submissions:

None.

Submissions from the floor:

None.

PH04/8-13 It was moved and seconded
That Official Community Plan Amendment Bylaw No. 7768 be given second and third readings.
CARRIED

PH04/8-14 It was moved and seconded
That Official Community Plan Amendment Bylaw No. 7768 be adopted.
CARRIED



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10. **Zoning Amendment Bylaw 7770 (RZ 03-237482)**
(6461 Dyke Road; Applicant: Patrick Cotter Architect)

Applicant's Comments:

The applicant indicated that he did not wish to make a presentation.

Written Submissions:

None.

Submissions from the floor:

None.

PH04/8-15

It was moved and seconded

That Zoning Amendment Bylaw 7770 be given second and third readings.

CARRIED

11. **Zoning Amendment Bylaw 7771 (RZ 04-271957)**
(6100 Granville Avenue; Applicant: Shahin Ansari)

Applicant's Comments:

The applicant indicated that she did not wish to make a presentation.

Written Submissions:

None.

Submissions from the floor:

None.

PH04/8-16

It was moved and seconded

That Zoning Amendment Bylaw 7771 be given second and third readings.

CARRIED

12. **Zoning Amendment Bylaw 7772 (RZ 04-271606)**
(9831 Williams Road; Applicant: Les Cohen & Azim Bhimani)

See Page 1 of these minutes for action taken on this matter.



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13. **Zoning Amendment Bylaw 7773 (RZ 04-272170)**
(9131 Williams Road; Applicant: Les Cohen & Azim Bhimani)

See Page 1 of these minutes for action taken on this matter.

- 14A. **Zoning Amendment Bylaw 7774 (RZ 04-266836)**
(Various City Centre Locations; Applicant: City of Richmond)

- 14B. **Zoning Amendment Bylaw 7766 (RZ 04-266836)**
(9331 General Currie Road; Applicant: Alex, Jeffrey and Brenda Yip)

Applicant's Comments:

The applicant indicated that he did not wish to make a presentation.

Written Submissions:

Sharon MacGougan, 7411 Ash Street and co-owner of 7391 Ash Street
(Schedule 23)

Submissions from the floor:

None.

- PH04/8-17 It was moved and seconded
*That Zoning Amendment Bylaw Nos. 7774 and 7766 each be given second
and third readings.*

CARRIED

- PH04/8-18 It was moved and seconded
That Zoning Amendment Bylaw 7774 be adopted.

CARRIED

15. **Zoning Amendment Bylaw 7776 (RZ 04-272541)**
(3971 Pacemore Avenue; Applicant: J.C. Tam & Associates)

Applicant's Comments:

The applicant was not in attendance.



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Written Submissions:

None.

Submissions from the floor:

None.

PH04/8-19 It was moved and seconded
That Zoning Amendment Bylaw 7776 be given second and third readings.
CARRIED

PH04/8-20 It was moved and seconded
That Zoning Amendment Bylaw 7776 be adopted.
CARRIED

16. **Zoning Amendment Bylaw 7777 (RZ 04-272320)**
(9071 Williams Road; Applicant: Jay Minhas)
See Page 1 of these minutes for action taken on this matter.

17. **Zoning Amendment Bylaw 7778 (RZ 03-247345)**
(10351 Leonard Road; Applicant: Patrick Cotter Architect)

Applicant's Comments:

The applicant indicated that he did not wish to make a presentation.

Written Submissions:

Ben Mah, 8231 Leonard Place (Schedule 24)

Submissions from the floor:

None.

PH04/8-21 It was moved and seconded
That Zoning Amendment Bylaw 7778 be given second and third readings.
CARRIED



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18. **Zoning Amendment Bylaw 7779**
(Bridgeport, Sea Island, City Centre, East and West Cambie Areas; Applicant:
City of Richmond)

Applicant's Comments:

No comments from the City.

Written Submissions:

None.

Submissions from the floor:

None.

PH04/8-22

It was moved and seconded

That Zoning Amendment Bylaw 7779 be given second and third readings.

CARRIED

PH04/8-23

It was moved and seconded

That Zoning Amendment Bylaw 7779 be adopted.

CARRIED

ADJOURNMENT

PH04/8-24

It was moved and seconded

That the meeting adjourn (10:31 p.m.).

CARRIED



Regular Council Meeting for Public Hearings

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Certified a true and correct copy of the Minutes of the Regular Meeting for Public Hearings of the Council of the City of Richmond held on Monday, August 23rd, 2004.

Mayor (Malcolm D. Brodie)

City Clerk (J. Richard McKenna)

To Planning Com

SCHEDULE 1 TO THE MINUTES
OF THE REGULAR MEETING
FOR PUBLIC HEARINGS HELD
ON AUGUST 23RD, 2004.

ne 8th ,2004

It is with great anger I am here before you today. On February 10, 2004 we had a deal. The agreement was that any townhouse developments all this strip of Steveston Hwy would have no access the the lane on the north side.

All the residents left very happy that we could come to an agreement with City hall, we applauded your efforts and our patience dealing with the red tape. Jenny Beran in planning was very patient dealing with situation and worked very hard to come up with a compromise we could all live with.

Well May 18th you the planning committee stabbed us in the back and directed staff to once again open the lane to vehicular traffic and you went one further step and actually directed staff to get to abilitly to close the Steveston Hwy access permanently. This was proposed by Councillor Harold Steve's.

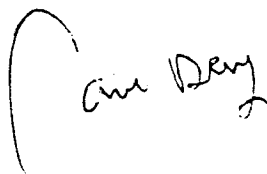
Unbelievable, give the masses what they want and then take it away when they are not looking. This issue is not going away, the only thing you have accomplished is uniting the residents with a common goal of making this an election issue. We are extremely angry at the deceptive way we have been treated, and we are going to do what ever it takes to make this redevelopment process fair and honest.

We are still willing to support townhouses on this stretch of Steveston Hwy but only if we can maintain or neighbourhood. The only way that can be achieved is **NO ACCESS TO THE LANE FROM THE TOWNHOUSE COMPLEX.**

Carol Day
11631 Seahurst Rd. Richmond, B.C.
V7A 4K1

604 240 1986

Home 604 271 7761



Mayor and Councillors

TO: MAYOR & EACH
COUNCILLOR

8060-20-7713

FROM: A/CITY CLERK

From: Bob King [bobkingcma@hotmail.com]
Sent: June 7, 2004 11:48 PM
To: Mayor and Councillors
Subject: Planning Department - RZ 03-232158

PC: Planning Staff (via email)

Re: Planning Cte., June 8, 2004
Item 5
(Stevenson Hwy)



SH Planning
040608.doc

rec'd from
Deb Mackinnon
after PC
SJ

Mr. Mayor and Councillors, and specifically the City Planning Committee: after PC SJ

The planning department of Council engaged in significant dialogue with the community on the plan above, and came up with a plan that the community could accept.

You can imagine our disappointment to find that the planning department unilaterally changed the rules, and "instructed staff" to revise the plan to require lane access. What planning concept calls for consultation with stakeholders and then requires you to ignore the results. Do you say whatever is convenient knowing that the community has limited resources and can only sustain an opposition for a limited period of time?

We have lived in this area for 24 years. I now find myself with a house sandwiched between two "streets". What do you think the market effect is when you take a nice little bungalow in a nice area of town and trap it between two streets? It will be a little like that lot on the Ironwood property that didn't get developed until recently. You will eventually freeze us out.

I understand the issue. The city has a greater need than to satisfy a few dozen residents. I just don't understand why I should personally have to pay.

This is an awful letter, and I hate to have to send it, but I need to protect my investment. If the development proposed must proceed as planned, in fairness, you really have no option but to allow those properties adjoining the alley to be rezoned townhouse as well. Otherwise, I think we have a fairly good class action to recoup our losses.

Anyway, attached is a notice we distributed in the neighbourhood to the best of our ability. If the planning department is going to plan our future and not tell us about it until it's a done deal, we will have to inform ourselves. I would have preferred you distribute this and try to head off an ugly confrontation that we will feel obligated to mount knowing we can't win.

This sound pretty sad doesn't it. Well we are, but thanks for letting me vent.

Bob King
11500 Seahurst Road
Richmond, B.C. V7A 3P2

SCHEDULE 2 TO THE MINUTES OF
THE REGULAR MEETING FOR
PUBLIC HEARINGS HELD ON
AUGUST 23RD, 2004.



STEVESTON HIGHWAY DEVELOPMENT

You will be aware that there is a development proposed for the three lots immediately east of the vacant lot at 11511 Steveston Highway. That proposal created considerable community concern and debate, and after several meetings and open houses the city proposed NO LANE ACCESS as a concession to the interior residents who would have been faced with dozens of additional cars using the alley as their primary access.

You may NOT be aware that the development has now been expanded to include the vacant lot, the number of proposed units has been increased to 27, and **on May 18, 2004, the Planning Committee instructed staff "to ensure that the development has appropriate vehicular access to the rear lane."**

The 5 Road, Steveston Highway area has the potential for as many as 120 townhouse units, **at the proposed density**, and with lane access guaranteed we now have hundreds of additional cars using the lane as their primary access. The properties adjoining this site will now be trapped between two streets.

The lanes now become streets, complete with lights and sidewalks, but they are NOT streets and can't be made streets.

Additional information and the full staff report (prepared according to the planning committee's instructions) are available on the city website at: www.city.richmond.bc.ca.

**THERE IS A MEETING OF THE PLANNING COMMITTEE
TOMORROW, JUNE 8 AT 4:00 P.M. AT CITY HALL.**

IT WOULD CERTAINLY HELP IF YOU COULD BE THERE.

**THE CITY AND THE DEVELOPER HAVE DRAGGED THIS OUT TO
THE POINT WHERE THEY THINK WE WILL JUST GIVE UP.**

LET'S NOT.

Distributed in the absence of notice by the city, by Bob and Linda King of 11500 Seahurst Road, and other concerned residents.

**PHOTOCOPIED
& DISTRIBUTED**

DATE: *Jun 11/04 RL*

TO: MAYOR & EACH
COUNCILLOR
FROM: A/CITY CLERK

Mayor and Councillors

*pc: GM-UD
Director, Dev.
David Brownlee
for information*

03-232158

From: Mayor and Councillors
Sent: June 10, 2004 3:58 PM
To: 'carol day'
Subject: RE: Steveston hwy rezoning ironwood

Dear Ms. Day,

This is to acknowledge and thank you for your email of June 9th regarding the proposal for Steveston Highway (RZ 03-232158), a copy of which has been forwarded to each member of Council and to staff.

Yours truly,

David Weber

**SCHEDULE 3 TO THE MINUTES
OF THE REGULAR MEETING
FOR PUBLIC HEARINGS HELD
ON AUGUST 23RD, 2004.**

David Weber
Manager, Legislative Services,
City Clerk's Office,
City of Richmond
6911 No.3 Road, Richmond, BC
voice: 604-276-4098
fax: 604-278-5139
e-mail: dweber@city.richmond.bc.ca

-----Original Message-----

From: carol day [mailto:catsignsandgraphics@shaw.ca]
Sent: June 9, 2004 9:13 AM
To: Mayor and Councillors
Subject: Steveston hwy rezoning ironwood

To Mayor Malcom Brodie June 9th

I attended the planning committee meeting last night and I am very concerned about the inconsistency of this process.

The issue is the rezoning for townhouses RZ 03-232158 Steveston Hwy. This matter has been before council, planning meetings, public meetings and has had extensive research done since August of 2003.

On February 10, 2004 we had an agreement, the townhouse would be built but with **NO VEHICULAR LANE ACCESS**. This took months to achieve and all the neighbours were happy and proud of the process.

It was very difficult for us to realize there had been further meetings we were not made aware of and we were being stabbed in the back again.... This does not instill trust in us.

Not only had the planning committee instructed staff to reinstate the lane access, they went a further step in insist that there be a clause that in the future access to Steveston be closed and all the traffic would be routed through the lane to our neighbourhood!

That is 240 cars minimum through our quiet neighbourhood! This according to your information regarding

06/10/2004

the eventual development of 120 townhouses along this short stretch of Steveston hwy.

I am so extremely angry and so are my neighbours. We have been lied to and tricked into a false sense of security. I can assure you that will not happen again, we are united with email and a telephone list and we will not let this issue go. The entire neighbourhood will be involved in the process for now on and I feel that all of Richmond should know that an agreement means nothing when it comes to planning issue's.

I know I speak for all of us when I say stick to the agreement of Feb 10th and we have a deal. Please don't sacrifice our neighbourhood to build another one.

Carol Day
11631 Seahurst Rd.
Richmond, B.C.
V7A 4K1
605 271 7761 home
604 240 1986 cel

please see attachment

February 10, 2004
File: RZ 03-232158

Urban Development Division
Fax: (604) 276-4052

Dear :

Re: APPLICATION BY MICHAEL LI FOR REZONING AT 11551, 11571 AND 11591 STEVESTON HIGHWAY

Following the Open House that was held on December 9th, 2003, staff have now summarized the verbal and written comments that were received. Based on these comments, further amendments have now been made to the applicants proposal and are proposed for the Ironwood Sub-Area Plan.

This letter is to summarize those changes and to inform you that the application will likely be reviewed by Planning Committee on either March 2nd, 2004 or March 16, 2004 at 4:00pm in the Anderson Room. To obtain a copy of the staff report and to confirm the meeting date, view the Planning Committee Agenda on or after February 27th or March 12th on the City's web page at http://www.city.richmond.bc.ca/council/planning/2004/pl2004_list.htm. Assuming that Planning Committee and Council accepts the staff recommendations, this application will proceed to a Public Hearing on Monday, April 19th, 2004 at 7:00 pm in the Council Chambers.

Summary of applicants proposal (see Attachment 1):

- the applicant has reduced the number of units from 21 to 16;
- the heights for all but three units along Steveston Highway have been reduced from 3 to 2 storeys;
- there is a permanent access to Steveston Highway and no vehicular access to the lane;
- the front doors of the rear units have been re-oriented inward away from the lane;
- there are no tandem parking spaces; and
- the proposal now provides the three standard visitor parking spaces required by bylaw, and one additional standard visitor stall plus 6 informal visitor spaces in the "aprons" in front of the garage doors.

Summary of changes to the Ironwood Sub-Area Plan:

- there will be no vehicular access to the lane on a temporary or permanent basis for townhouse developments. Only three access points will be permitted in the whole block to Steveston Highway which will result in some shared access points. Single family developments will be permitted access to the lane;
- both vehicular and pedestrian access are to be oriented inward rather than to the lane;
- the maximum permitted density will be 0.6 FAR;
- the maximum permitted height will be 2 storeys at the rear and 3 storeys along Steveston Highway;

- 2 -

no tandem parking will be permitted;
additional visitor parking spaces are encouraged;
there will be pedestrian access points connecting the lane to Steveston Highway. These
walkways are to be designed according to CPTED principles for safety; and
there will be no changes to the requirement for a landscaped berm along Steveston Highway.

Also of note is the fact that, based on concerns expressed about the difficulty in turning left from Seaward Gate on to Steveston Highway, the intersection was modified to trigger the light on two cars.

If you have any questions or comments you can reach me at 604-276-4212.

Yours truly,

Jenny Beran, MCIP
Planner, Urban Development

JMB:jmb

**SCHEDULE 4 TO THE MINUTES
OF THE REGULAR MEETING
FOR PUBLIC HEARINGS HELD
ON AUGUST 23RD, 2004.**

To Richmond City
Planning Committee

Re Steveston Hwy, Townhouse development 11511, 11551, 11571 & 11591 Steveston Hwy.

FROM: SON (Save Our Neighbourhood)

The following Petitions are from concerned members, these were collected in only 2 days.
Imagine how many will have by the July 20th planning committee meeting.

All we are asking is that the exception in your Lane Policy be used, the plan has an internal road
so there is no need to use the existing rear lane.

We support the townhouse development that Micheal Li has proposed but with NO LANE
ACCESS.. I would be happy to talk to you by phone or in person to help explain our position.

Thank you Carol Day
11631 Seahurst Rd.
Richmond

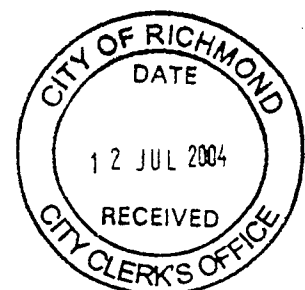
604 240 1986
601 271 7761

Carol Day

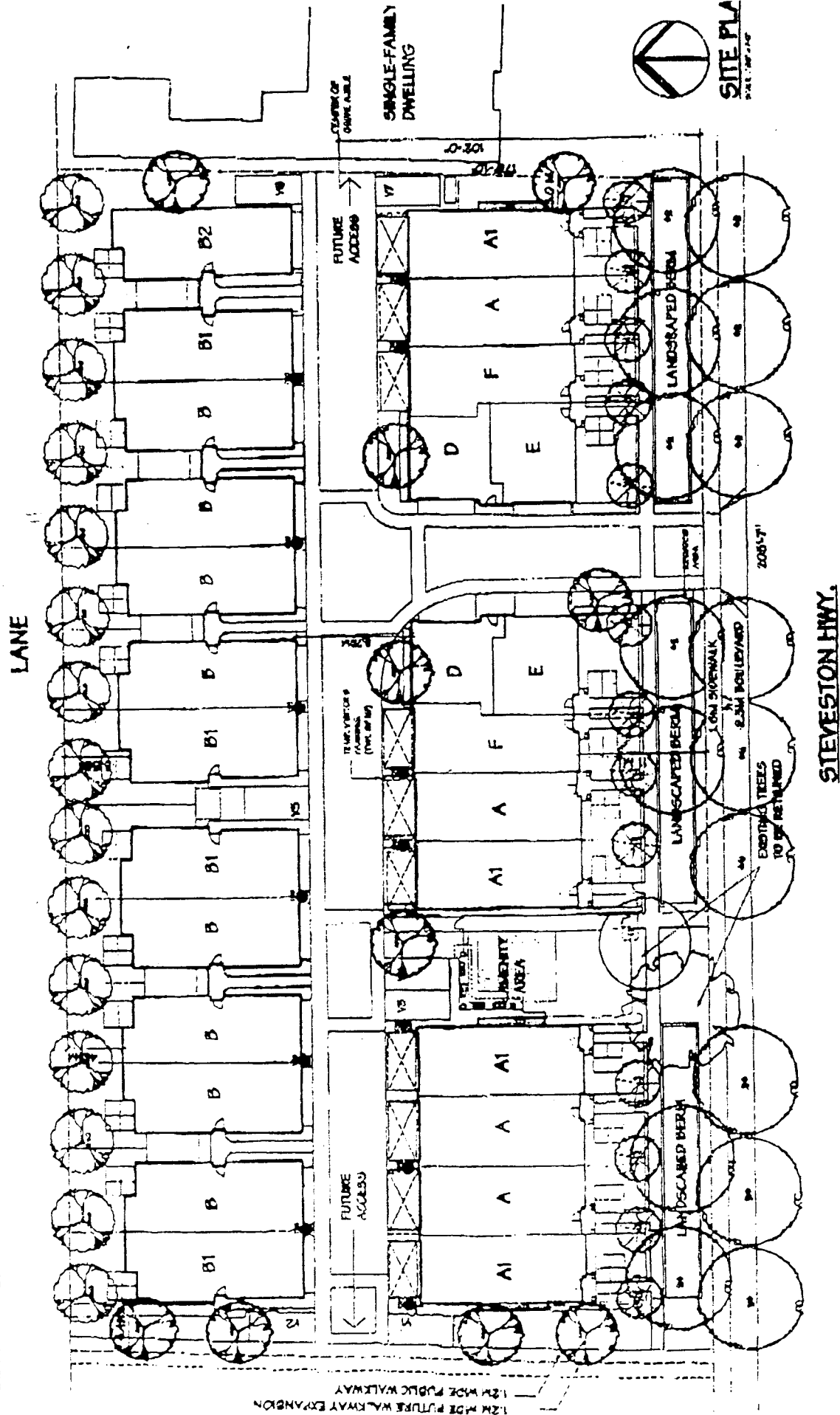
		INT
✓	JRM	✓
	DW	✓
	KY	
	AS	
	DB	
	WB	

8060-20-

7715



OPTION 1: NO LANE ACCESS



February 10, 2004
File: RZ 03-232158

Urban Development Division
Fax: (604) 276-4052

Dear :

**Re: APPLICATION BY MICHAEL LI FOR REZONING AT 11551, 11571 AND 11591
STEVESTON HIGHWAY**

Following the Open House that was held on December 9th, 2003, staff have now summarized the verbal and written comments that were received. Based on these comments, further amendments have now been made to the applicants proposal and are proposed for the Ironwood Sub-Area Plan.

This letter is to summarize those changes and to inform you that the application will likely be reviewed by Planning Committee on either March 2nd, 2004 or March 16, 2004 at 4:00pm in the Anderson Room. To obtain a copy of the staff report and to confirm the meeting date, view the Planning Committee Agenda on or after February 27th or March 12th on the City's web page at http://www.city.richmond.bc.ca/council/planning/2004/pl2004_list.htm. Assuming that Planning Committee and Council accepts the staff recommendations, this application will proceed to a Public Hearing on Monday, April 19th, 2004 at 7:00 pm in the Council Chambers.

Summary of applicants proposal (see Attachment 1):

- the applicant has reduced the number of units from 21 to 16;
- the heights for all but three units along Steveston Highway have been reduced from 3 to 2 storeys;
- there is a permanent access to Steveston Highway and no vehicular access to the lane;
- the front doors of the rear units have been re-oriented inward away from the lane;
- there are no tandem parking spaces; and
- the proposal now provides the three standard visitor parking spaces required by bylaw, and one additional standard visitor stall plus 6 informal visitor spaces in the "aprons" in front of the garage doors.

Summary of changes to the Ironwood Sub-Area Plan:

- there will be no vehicular access to the lane on a temporary or permanent basis for townhouse developments. Only three access points will be permitted in the whole block to Steveston Highway which will result in some shared access points. Single family developments will be permitted access to the lane;
- both vehicular and pedestrian access are to be oriented inward rather than to the lane;
- the maximum permitted density will be 0.6 FAR;
- the maximum permitted height will be 2 storeys at the rear and 3 storeys along Steveston Highway;

- no tandem parking will be permitted;
- additional visitor parking spaces are encouraged;
- there will be pedestrian access points connecting the lane to Steveston Highway. These walkways are to be designed according to CPTED principles for safety; and
- there will be no changes to the requirement for a landscaped berm along Steveston Highway.

Also of note is the fact that, based on concerns expressed about the difficulty in turning left from Seaward Gate on to Steveston Highway, the intersection was modified to trigger the light on two cars.

If you have any questions or comments you can reach me at 604-276-4212.

Yours truly,

Jenny Beran, MCIP
Planner, Urban Development

JMB:jmb

The attached petition (copies of which are on file in the City Clerk's Office) has been signed by the following individuals and form part of this schedule:

1. Agnes Kroeker, 11640 Seahurst Road.
2. Carol Day, 11631 Seahurst Road.
3. P. Kailey, 10780 Seahurst Place.
4. Irene M. Roy, 11251 Seahurst Road.
5. Par Kooner, 11060 Seahurst Road.
6. Claudette Zeiler, 10560 Seaham Crescent.
7. Bill Sargent, 11520 Sealord Road.
8. Dan and Helen Painter, 11531 Sealord Road.
9. H. Medeiros, 11351 Seafield Crescent.
10. I. Randhawa, 10700 Seaward Court.
11. Liz Wong, 10802 Seahurst Place.
12. Vladimir, Seahurst Place.
13. Dani Maohwan, 10820 Seahurst Place.
14. Corri Borsoff, 10691 Seaward Court.
15. Colleen Ransom, 10551 Seaham Crescent.
16. S. Dhes, 11080 Seahurst Road.
17. Virgie Caviglia, 10251 Seacote Road.
18. Michelle Gagnon, 10211 Seacote Road.
19. Susan Tittler, 10211 Seacote Road.
20. Nelson Sui, 10720 Seacote Road.
21. David and Lisa Langer, 10720 Seamount Road.
22. Neil and Mary Friesen, 10711 Seamount Road.
23. Linda Ho, 10700 Seamount Road.
24. Ron Aaqq, 10640 Seamount Road.
25. Mervin and Jolene Wawrysyn, 10620 Seamount Road.
26. Hy Lau, 10591 Seamount Road.
27. Alvin Klassen, 10580 Seamount Road.
28. Shirley M. Roman, 10560 Seamount Road.
29. Gary Mathews, 10511 Seamount Road.
30. Anne and Moses Kajoba, 10500 Seamount Road.
31. Moses Kajoba, 10500 Seamount Road.
32. Bernadine Hearts, 10051 Seacote Road.
33. P. Dexta, 11353 Kingcome Avenue.
34. May S. Tveita, 11353 Kingcome Avenue.
35. Dal Dosanjh, 10060 Seacote Road.
36. Helen Koutsandreas, 10100 Seacote Road.
37. Tim Koutsandreas, 10100 Seacote Road.
38. Violet Tittler, 10211 Seacote Road.
39. K. J. Tittler, 10211 Seacote Road.
40. Kent Winterbottom, 10231 Seacote Road.
41. Erich Levand, 11340 Kingsgrove Avenue.
42. Corrine Lewand, 11340 Kingsgrove Avenue.
43. Tamara Caviglia, 10251 Seacote Road.

44. A. Caviglia, 10251 Seacote Road.
45. John Cheung, 10731 Seamount Road.
46. Bob King, 11560 Seahurst Road.
47. Linda King, 11500 Seahurst Road.
48. Wan Han, 11611 Seahurst Road.
49. Tombert Chen, 11480 Seahurst Road.
50. Gord Kemp, 11560 Seahurst Road.
51. Malcolm Campbell, 11580 Seahurst Road.
52. Bal Salh, 11660 Seahurst Road.
53. Sukh Salh, 11660 Seahurst Road.
54. K. Ashizawa, 11220 Seahurst Road.
55. Norm Achtimichuk, 11240 Seahurst Road.
56. Harvey Chan, 10960 Seamount Road.
57. Melody Lam, 10960 Seamount Road.
58. Warren McKenzie, 10940 Seamount Road.
59. Barbara McKenzie, 10940 Seamount Road.
60. M. Rosenquist, 11420 Sealand Road.
61. Eric Thang, 10931 Seaward Gate.
62. B. C. Stewart, 11200 Seahurst Road.
63. Kulwant Purewal, 11440 Seahurst Road.
64. D. McKinlay, 11420 Seahurst Road.
65. Mike Verma, 11571 Seahurst Road.
66. Marty McKinney, 11520 Seahurst Road.
67. Dalbin Basra, 11531 Seahurst Road.
68. J. M. Bak, 11351 Seahurst Road.
69. Isabel Johnston, 11480 Seabay Road.
70. Don Johnston, 11480 Seabay Road.
71. Kathleen Todd, 6751 Eckersby Road.
72. James R. Day, 11631 Seahurst Road.
73. Tanya Zboya, 11631 Seahurst Road.
74. Shemll Kroeker, 11640 Seahurst Road.
75. Dennis and Judy MacNeill, 10651 Seamount Road.
76. Kashmira Suraliwaua, 10800 Seamount Road.
77. J. Lermite, 10860 Seamount Road.
78. Tony Cropo, 10851 Seamount Road.
79. Robert Warburton, 10831 Seamount Road.
80. Deborah Kafka, 10780 Seamount Road.
81. Frank Hajer, 10751 Seamount Road.
82. R. Marshall, 10740 Seamount Road.

PLEASE HELP US SAVE OUR NEIGHBOURHOOD

In March of this year, the city was preparing to approve a townhouse development on Steveston Highway (11511 to 11591) provided that the proposed development had no access to the existing lanes behind Seahurst Road and Seamount Road. Access to those lanes and the interior streets would mean potentially 200 to 250 cars, spread through 120 townhouse units, using the lane behind Seahurst Road and Seamount Road as their primary access. This would mean up to 250 cars pouring into the lane and the interior of the neighbourhood, with all of the associated safety issues, traffic issues and parking problems.

In May, the City of Richmond Planning Committee of Council, without consulting the community, turned the proposal back to staff to have them incorporate "appropriate vehicular access to the lane", with the objective of restricting the Steveston Highway access.

The developer has presented a proposal that restricts access to the lane.

City Planning Staff support it.

Please help us convince the City Planning Committee.

The Ironwood Community Plan, the Arterial Road Policy and the Lane Access Policy allow Council to do this. The Planning Committee of Council has chosen not to listen to the community.

PLEASE HELP US SUPPORT THIS DEVELOPMENT PROPOSAL, WITHOUT LANE ACCESS:

Please: Phone 604 271 7761, or 604 274 0450.

We will bring you a copy or pick up your copy.

Fax your copy to 604 272 3444.

E-mail your support to

If you want more information about the proposal, please phone either:

Carol Day at 604 271 7761 or Bob King at 604 274 0450.

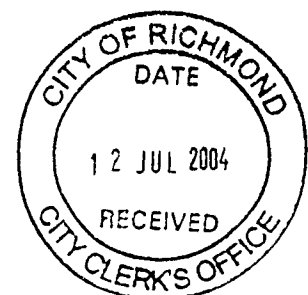
**I / WE SUPPORT THE STEVESTON HIGHWAY DEVELOPMENT PROPOSAL,
PROVIDED THERE IS NO LANE ACCESS.**

Name : Ignis Krocker

Address: 11640 Seahurst Rd.

Date: July 11/04

drop off : 11631 Seahurst Rd



SCHEDULE 5 TO THE MINUTES
OF THE REGULAR MEETING
FOR PUBLIC HEARINGS HELD
ON AUGUST 23RD, 2004.

To Planning Committee

July 14th.

RE: 11511 to 11591 Steveston Hwy. TOWNHOUSE PROJECT for Micheal li

I am writing again , because Sue Halsey-Brandt, Rob Howard and Linda Bams have not returned my calls. I only recieved one call from Bill McNulty and was hoping to speak to the other board members before the weekend.

As you can see the petition is getting longer, many people are now returning petitions not only for themselves but for their neighbours. I have had great success with the signs. I have been called by a radio station and a local newspaper.

We have researched the concerns of Harold Steves and are confident we can put them to rest at the July 20th meeting.

I would love to discuss this with you before the meeting and I hope you will take the time to call me. I will be away on the weekend but will return Sunday night.

In case your not clear what we are looking for it is Option #1 NO LANE ACCESS. We are asking for an exception to the lane policy based on the fact there will be an internal road.

Please call or email at your convenience, I would like to avoid an unnecessarily long meeting on the 20th.

SON

Save Our Neighbourhood

Carol Day
11631 Seahurst Rd. Richmond,
V7A 4K1

604 271 7761
604 2401986

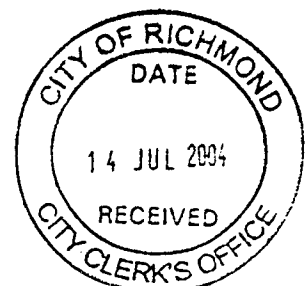
catsignsandgraphics@shaw.ca

		INT
✓	JRM	✓
	DW	
	KY	
	AS	
	DB	
	WB	

8060-20
7713

Copied to
Terra Green
Per Deswan
July 14/04
PJ

Carol Day



CITY OF RICHMOND
DATE
14 JUL 2004
RECEIVED
CITY CLERK'S OFFICE



The attached petition (copies of which are on file in the City Clerk's Office) has been signed by the following individuals and form part of this schedule:

1. Alvin Ang, 10731 Seahaven Drive.
2. Linda Clewle, 10360 Seacote Road.
3. Ken Schibild, 10411 Seacote Road.
4. Leon Cheliadiw, 10620 Dennis Crescent.
5. Donnie Cheliadiw, 10620 Dennis Crescent.
6. Igal Cheliadiw, 10620 Dennis Crescent.
7. Barry Peterson, 10631 Seaway Road.
8. Victor Muscardin, 10520 Seaway Road.
9. Sylvia Muscardin, 10520 Seaway Road.
10. Elsa Mau, 10540 Seaway Road.
11. Elly Mau, 10540 Seaway Road.
12. Elaine Peterson, 10631 Seaway Road.
13. D. E. and Lynn Hyde, 11280 Seahurst Road.
14. Ryan Van Waren, 11640 Seahurst Road.
15. Jason Kwan, 11680 Seahurst Road.
16. Carolyn Kwan, 11680 Seahurst Road.
17. Nancy Kwan, 11680 Seahurst Road.
18. Sherwin Kwan, 11680 Seahurst Road.
19. Jo and Terry Broth, 11460 Sealord Road.
20. John Masic, 10380 Seacote Road.
21. E. Myuer, 11551 Sealord Road.
22. Kent Nevins, 10440 Seacote Road.
23. Nancy Chan, 10380 Seacote Road.
24. Efren Barrito, #201 – 5411 Arcadia Road.
25. Gloria Muche, 10420 Seacote Road.
26. Brian Ho, 11651 Seahurst Road.
27. Christopher Ho, 11651 Seahurst Road.
28. Matthew Ho, 11651 Seahurst Road.
29. Mary Ho, 11651 Seahurst Road.
30. J. M. Shea, 1995 Mortfield Road.
31. E. Jordan, 11602 Kingsbridge Drive.
32. Lawrence Shea, 1995 Mortfield Road.
33. Kim Muche, 10420 Seacote Road.
34. Roy Lawson, 10391 Seacote Road.
35. Myrna Lawson, 10391 Seacote Road.
36. Tanya Jones, 9580 Seacote Road.
37. Jayne Macre, 11800 Seaton Road.
38. Martin Walker, 10531 Anahim Drive.
39. Wayne Moran, 11800 Seaton Road.
40. Heather Stewart, 11731 Sealord Road.
41. D. M. Stewart, 11731 Sealord Road.
42. Philip Blanche, 10331 Seacote Road.
43. Veronica Kew Lau, 10380 Seacote Road.
44. M. Graebel, 11440 Seaton Road.
45. Carol Southgate, 10460 Sealord Place.
46. Sandy Jones, 9600 Ryan Crescent.

47. Ron Spitz, 10461 Sealord Place.
48. Margaret and Ted Mortensen, 10540 Seamount Road.
49. Heather Stewart, 11731 Sealord Road.
50. Julie Nevins, 10440 Seacote Road.
51. Chris Muche, 10420 Seacote Road.
52. Jean Butler, 11011 Sealord Road.
53. Pat Paxton, 11500 Seabay Road.
54. Frank Suto, 11520 Seabay Road.
55. Christine Suto, 11520 Seabay Road.
56. Alexandra Suto, 11520 Seabay Road.
57. Alexandiane Suto, 11520 Seabay Road.
58. Theresa Herchak, 11540 Seabay Road.
59. Roman Herchak, 11540 Seabay Road.
60. Mike Wilson, 11415 Seabay Road.
61. Martin Hammond, 10711 Anahim Drive.
62. Richard J. Wilson, 11415 Seabay Road.
63. Raginder K. Mangat, 10500 Seaway Road.
64. Isabel Wilson, 11415 Seabay Road.
65. Randeep Mangat, 10500 Seaway Road.
66. Rajinder Mangat, 10500 Seaway Road.
67. Surinder Mangat, 10500 Seaway Road.
68. Gayle Rogers, 10511 Seaway Road.
69. L. D. Rogers, 10511 Seaway Road.
70. Janet Zboya, 11631 Seahurst Road.
71. Peter McKenna-Small, 11400 Sealord Road.
72. Anna Delaney and Gary Milligan, 11331 Sealord Road.

PLEASE HELP US SAVE OUR NEIGHBOURHOOD

In March of this year, the city was preparing to approve a **townhouse development on Steveston Highway (11511 to 11591)** provided that the proposed development had no access to the existing lanes behind Seahurst Road and Seamount Road. Access to those lanes and the interior streets would mean potentially 200 to 250 cars, spread through 120 townhouse units, using the lane behind Seahurst Road and Seamount Road as their primary access. This would mean up to 250 cars pouring into the lane and the interior of the neighbourhood, with all of the associated safety issues, traffic issues and parking problems.

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City Planning Staff support it.

Please help us convince the City Planning Committee.

The Ironwood Community Plan, the Arterial Road Policy and the Lane Access Policy allow Council to do this. The Planning Committee of Council has chosen not to listen to the community.

PLEASE HELP US SUPPORT THIS DEVELOPMENT PROPOSAL, WITHOUT LANE ACCESS:

Please: Phone 604 271 7761, or 604 274 0450.

We will bring you a copy or pick up your copy.

Fax your copy to 604 272 3444.

E-mail your support to neighbourhood@richmond.ca.

If you want more information about the proposal, please phone either:

Carol Day at 604 271 7761 or Bob King at 604 274 0450.

**I / WE SUPPORT THE STEVESTON HIGHWAY DEVELOPMENT PROPOSAL,
PROVIDED THERE IS NO LANE ACCESS.**

Name : Alvin Ang

Address: 10731 Seahurst Drive

Date: 07/12/04

drop off : 11631 Seahurst Rd



The attached petition (copies of which are on file in the City Clerk's Office) has been signed by the following individuals and form part of this schedule:

1. Sandy Taylor, 11231 Sealord Road.
2. Carrol Smith, 11240 Sealord Road.
3. Heather Smith, 11240 Sealord Road.
4. Andy Friesen, 10220 Shell Road.
5. Jenny Wong, 11440 Sealord Road.
6. Harry Kargut, 11451 Sealord Road.
7. Sigrid Kargut, 11451 Sealord Road.
8. Virginia Lau, 11491 Sealord Road.
9. John O'Connell, 11300 Seahurst Road.
10. Paulette O'Connell, 11300 Seahurst Road.
11. Paige O'Connell, 11300 Seahurst Road.
12. Priscilla Ursua, 11540 Seahurst Road.
13. Edgar Ursua, 11540 Seahurst Road.
14. Fern Hunter, 10840 Seamount Road.
15. Betty Yoneda, 11771 Seacliff Road.
16. Dave McKee, 11720 Seacliff Road.
17. Tony Churdien, 11651 Steveston Highway.
18. Wayne Scheirick, #14 - 8051 Ash Street.
19. Angela McKae, 11720 Seacliff Road.
20. Jessy Dhillon, 11791 Seacliff Road.
21. R. Y. Yoneda, 11771 Seacliff Road.
22. Tracy Welch, 11740 Seacliff Road.
23. Horst Wilms, 11411 Seacrest Road.
24. Anita Law, 11431 Seacrest Road.
25. Gary Fedorak, 10591 Seaham Crescent.
26. Rod Baker, 10651 Seaham Crescent.
27. Peg Little, 10591 Seaham Crescent.
28. Satinder Sidhu, 10580 Shell Road.
29. Yolanda deJoya, 10680 Shell Road.
30. Raul Verde Rios, 10420 Athabasca Drive.
31. Ellen Verde Rios, 10420 Athabasca Drive.
32. Wai Yin Wong, 10480 Shell Road.
33. Raza Malik, 10461 Shell Road.
34. T. Tabato, 10440 Shell Road.
35. Ruth Yuswack, 10320 Shell Road.
36. James Brady, 10400 Shell Road.
37. Perdeep S. Pharwaha, 10340 Shell Road.
38. Helen Cave, 10471 Seahaven Drive.
39. Reenie Kilroy, 10980 Seamount Road.
40. Eric Dennis, 11480 Sealord Road.
41. Lynda Center, 10600 Shell Road.
42. Margaret Baxter, 8380 Spires Road.
43. Mary Jao, 11451 Railway Avenue.
44. Jim Chan, 8380 Spires Road.
45. Rachel Jao, 11451 Railway Avenue.
46. Wayne H. Jones, 10180 Shell Road.

**SCHEDULE 6 TO THE MINUTES OF
THE REGULAR MEETING FOR
PUBLIC HEARINGS HELD ON
AUGUST 23RD, 2004.**

47. Chris Friesen, 10220 Shell Road.
48. Bernie Hoffman, 10571 Seaham Crescent.
49. Irene Fedorak, 10591 Seaham Crescent.
50. Monika Wolchuk, 10240 Shell Road.
51. Wahid Giardizi, 11360 Seacrest Road.
52. Verdi Lau, 10380 Seacote Road.
53. Augustus Lee, 11380 Seacote Road.
54. Francais Bernard, 11220 Seacrest Road.
55. B. Patterson, 11371 Seacrest Road.
56. Barinder Shaker, 11271 Seacrest Road.
57. Ray Myles, 11311 Seacrest Road.
58. Judy Myles, 11311 Seacrest Road.
59. Rob Ryvers, 11351 Seacrest Road.
60. Lilly S. Voth, 10900 Seamount Road.
61. Gurdeep S. Dhillon, 11791 Seacliff Road.
62. Kulwinderjit Dhillon, 11791 Seacliff Road.
63. Balsiz Kour, 11791 Seacliff Road.
64. Adam Thoren, 11851 Seacliff Road.
65. KayLynn Bronswyk, 11851 Seacliff Road.
66. Mahendar Singh, 11851 Seacliff Road.
67. Maya Singh, 11811 Seacliff Road.
68. Wolfram Graebel, 11440 Seaton Road.
69. Wayne Wolchuk, 10241 Shell Road.
70. Jennifer McFarlane, 10300 Shell Road.
71. W. Toor, 10580 Seaham Crescent.
72. Margaret Marchuk, 10648 Seaham Crescent.
73. Lorna Ko, 11380 Seacrest Road.
74. Marjorie Chu, 10440 Seaham Crescent.
75. Chris Yuzik, 11191 Sealand Road.
76. Wade Chaassen, 11261 Seacrest Road.
77. Trisha Hoffman, 10571 Seaham Crescent.
78. Sheila Wilms, 11411 Seacrest Road.
79. Priscilla Ng, 11599 Steveston Highway.
80. Mr. & Mrs. Gurjit Singh Boyal, 10711 Seaham Crescent.
81. Grace Ng, 11599 Steveston Highway.
82. Alex Macfarlane, 10300 Shell Road.
83. Carol Day.
84. Gina Mahil, 11551 Seahurst Road.
85. Noel and Elizabeth Stevens, 10540 Seamount Road.
86. Angela Fajardo, #57 – 12331 Phoenix Drive.
87. Olivia Pi, 11320 Seahurst Road.
88. Margaret B. McAlpine, 10540 Seamount Road.
89. Patrick O'Connell, 11300 Seahurst Road.
90. Steve Welch, 11740 Seacliff Road.
91. Kulvinder S. Dhillon, 11791 Seacliff Road.
92. Albert Kamal Singh, 11811 Seacliff Road.
93. Hardeep Singh, 11851 Seacliff Road.
94. Cindy Jahner, 11731 Seacliff Road.
95. L. Nissen, 11380 Granville Avenue.

96. Nis Nissen, 11380 Granville Avenue.
97. G. V. Barlow, 11500 Sealord Road.
98. Mahendar Singh, 11851 Seacliff Road.
99. Muckeet Singh, 11851 Seacliff Road.
100. Bobba Singh, 11831 Seacliff Road.
101. F. R. Dametto, 11751 Seacliff Road.
102. Sunpreet Sandhu, 10560 Seaway Road.
103. Dilpreet Sandhu, 10560 Seaway Road.
104. Manjit Kaur, 10560 Seaway Road.
105. E. Myuer, 11551 Sealord Road.
106. Kevin Marcus, 11611 Seabay Road.
107. Beatrice Reid, 11611 Seabay Road.
108. Lesley Marcus, 11611 Seabay Road.
109. Jackee Marcus, 11611 Seabay Road.
110. Kiran Kumar, 11571 Seabay Road.
111. Ratesh Kuman, 11571 Seabay Road.
112. Wilma Kennedy, 11560 Seabay Road.
113. B. Kennedy, 11560 Seabay Road.
114. Patti Bonisteel, 11591 Seabay Road.
115. Al Lexier, 11791 Sealord Road.
116. Mary Lou Lexier, 11791 Sealord Road.
117. Berythe Young, 11451 and 11471 Seahurst Road.
118. Elizabeth Lucas, 11580 Sealord Road.
119. Chris Lucas, 11580 Sealord Road.
120. Lena Lucas, 11580 Sealord Road.
121. Gordon Graebel, 10400 Seacote Road.
122. Son Thing Leong, 11771 Sealord Road.
123. Barbara Leong, 11771 Sealord Road.
124. Tom Jao, 11451 Railway Avenue.

PLEASE HELP US SAVE OUR NEIGHBOURHOOD

In March of this year, the city was preparing to approve a **townhouse development on Steveston Highway (11511 to 11591)** provided that the proposed development had no access to the existing lanes behind Seahurst Road and Seamount Road. Access to those lanes and the interior streets would mean potentially 200 to 250 cars, spread through 120 townhouse units, using the lane behind Seahurst Road and Seamount Road as their primary access. This would mean up to 250 cars pouring into the lane and the interior of the neighbourhood, with all of the associated safety issues, traffic issues and parking problems.

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The developer has presented a proposal that restricts access to the lane.

City Planning Staff support it.

Please help us convince the City Planning Committee.

The Ironwood Community Plan, the Arterial Road Policy and the Lane Access Policy allow Council to do this. The Planning Committee of Council has chosen not to listen to the community.

PLEASE HELP US SUPPORT THIS DEVELOPMENT PROPOSAL, WITHOUT LANE ACCESS:

Please: 1) Sign this and drop it off at 11631 Seahurst Road, or
2) Fax your copy to 604 272 3444, or
3) E-mail your support to richmondplanning@hotmail.com.

If you want more information about the proposal, please phone either:

Carol Day at 604 271 7761 or Bob King at 604 274 0450.

I / WE SUPPORT THE STEVESTON HIGHWAY DEVELOPMENT PROPOSAL, PROVIDED THERE IS NO LANE ACCESS.

Signed: Sandy Taylor

Name : Sandy Taylor

Address: 11231 Seaford Rd

Date: July 18/04

Re: Item No. 1
PUBLIC HEARING AGENDA 8060-20-7712

Mayor and Councillors

From: web2@city.richmond.bc.ca
Sent: August 15, 2004 9:02 PM
To: Mayor and Councillors
Subject: 11511, 11551, 11571, 11591 steveston highway

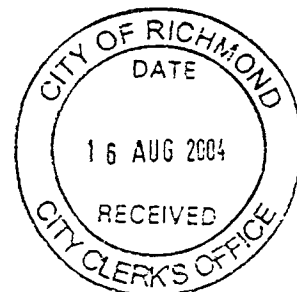
8060-20-7713
12203-232158

Name: peter chu
Address: 10440 seaham crescent
SubjectProperty_Bylaw: 11511, 11551, 11571, 11591 steveston highway

Comments:

i purchased in the area two years ago because this was a nice quiet family oriented area. too many townhomes for this area and with lane access will make the roads in the area to busy. they will use the area roads to get quicker access to william. if these townhomes must be here, then all access to the townhomes should and could only be accessed by steveston hwy. NO lane access.

SCHEDULE 7 TO THE MINUTES
OF THE REGULAR MEETING
FOR PUBLIC HEARINGS HELD
ON AUGUST 23RD, 2004.



RE: Item 1
Public
August

SCHEDULE 8 TO THE MINUTES
 OF THE REGULAR MEETING
 FOR PUBLIC HEARINGS HELD
 ON AUGUST 23RD, 2004.

Attn:

J. Richard McKenna
 City Clerk

I recently received notice of the Public Hearing for the Official Community Plan Amendment Bylaw 7712 and Zoning Amendment Bylaw 7713 concerning 11511 - 11591 Steveston Hwy.

I was dismayed to read the purpose of the bylaw was "to permit the development of approximately 27 townhouses with an unconstructed vehicular access to the rear lane."

Although this was the Planning Committee's latest proposal to council, and represents Option 3 regarding lane access, the City Council unanimously chose to approve Option 1 (no lane access) on July 26/04.

An addendum has been added to Bylaw 7713 which states:
 "At the July 20, 2004 meeting, Planning Committee selected Option 1 (no lane access) instead of Option 3 (Lanscaped Lane Right-of-Way)....."

I believe the content of the notice sent out to area residents is an over-sight and not an intentional attempt to approve something that goes against the wishes of the community and City Council.

This must be corrected so that the Public Hearing accurately represents the wishes of the Planning Committee, City Council and the Shellmont community.

Option 1 (NO LANE ACCESS) and ONLY Option 1 is acceptable to the community and is the ONLY Option that can be passed as part of this Zoning Amendment Bylaw.

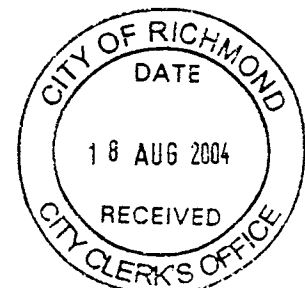
Respectfully,
 Edward Kroeker

(This has also been submitted via the Public Hearing form)

8

		INT
✓	JEM	
	DW	
	KY	
	AS	
	DB	
	WB	

8060-20-7712



From: web1@city.richmond.bc.ca
Sent: August 17, 2004 11:49 PM
To: MayorandCouncillors
Subject: Bylaw 7712

**SCHEDULE 9 TO THE MINUTES OF
THE REGULAR MEETING FOR
PUBLIC HEARINGS HELD ON
AUGUST 23RD, 2004.**

[illegible]

8060-20-771

Name: Edward Kroeker
Address: 11640 Seahurst Rd.
SubjectProperty_Bylaw: Bylaw 7712

I recently received notice of the Public Hearing for the Official Community Plan Amendment Bylaw 7712 and Zoning Amendment Bylaw 7713 concerning 11511 - 11591 Steveston Hwy.

I was dismayed to read the purpose of the bylaw was "to permit the development of approximately 27 townhouses with an unconstructed vehicular access to the rear lane." Although this was the Planning Committee's latest proposal to council, and represents 'Option 3' regarding lane access, the City Council unanimously chose to approve Option 1 (no lane access) on July 26/04.

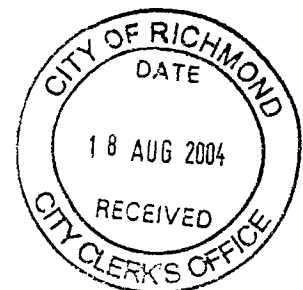
An addendum has been added to Bylaw 7713 which states:

"At the July 20, 2004 meeting, Planning Committee selected Option 1 (no lane access) instead of Option 3 (Lanscaped Lane Right-of-Way)....."

I believe the content of the notice sent out to area residents is an over-sight and not an intentional attempt to approve something that goes against the wishes of the community and City Council.

Since I cannot be at the Public Hearing on Aug. 23 due to vacations, I wanted to make sure that all those present at the Hearing are aware that Option 1 (NO LANE ACCESS) and ONLY Option 1 is acceptable to the community and is the ONLY Option that can be passed at this Public Hearing.

Respectfully,
Edward Kroeker



MayorandCouncillors

SCHEDULE 10 TO THE MINUTES
OF THE REGULAR MEETING
FOR PUBLIC HEARINGS HELD
ON AUGUST 23RD, 2004.

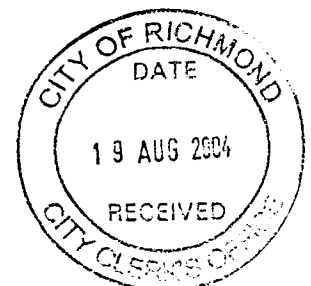
760-20-7713

From: web2@city.richmond.bc.ca
Sent: August 18, 2004 6:02 PM
To: MayorandCouncillors
Subject: 7713 (RZ 03 232158)

Name: Hans Sarjola
Address: 10480 Seaham Grs
SubjectProperty_Bylaw: 7713 (RZ 03 232158)

Comments:

Do to heavy trafick gongestion between No 5 road and Shell Rd.On Steveston HWY. I'm
totally ageinst proposed rezoning



Mayor and Councillors

From: web1@city.richmond.bc.ca
Sent: August 19, 2004 6:23 PM
To: Mayor and Councillors
Subject: Zoning Amendment Bylaws 7712 & 7713

SCHEDULE 11 TO THE
MINUTES OF THE REGULAR
MEETING FOR PUBLIC
HEARINGS HELD ON
AUGUST 23, 2004.

Name: Rick & Valdeen Hillier
Address: 11411 Seabrook Crescent, Richmond, BC V7A 3H2
Subject: Property_Bylaw: Zoning Amendment Bylaws 7712 & 7713

Comments:

We do have a problem with the townhouses being built at the area described in Bylaw 7712 and rezoning 11511, 11551, 11571 & 11591 and allowing them lane access.

We understand the Developer would like to make a better return on his investment. We understand the City receives extra revenue from these developments and therefore enhances the services the City can supply for the residents of Richmond. However, by allowing lane access for these townhouses, you will be permitting more traffic to congest an already busy subdivision.

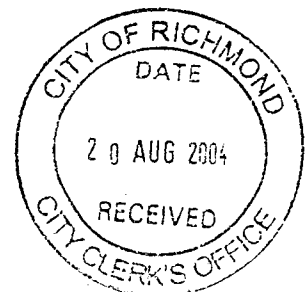
Since the Ironwood and Coppersmith Malls have been built, our subdivision has seen a significant rise in the amount of vehicles that drive through on their way to the Malls or looking for a quick way to beat the traffic on the way to the tunnel. On the best of days, residents of this subdivision cannot use the access road off Number 5 Road or the access road off of Steveston Highway. Our access to our subdivision has been restricted to entering off of Williams Road via Shell Road or Seacote Road.

There are three schools that are also affected by the traffic pattern changes. These schools are: Thomas Kidd Elementary School on Shell Road, Daniel Woodward Elementary on Seacote Road and Richmond Christian High School on Number 5 Road. Two of these schools are elementary schools. It is our duty, as a society, to take care of and keep safe our small children. We may have done the minimum by posting speed and school zone signs; however, drivers do not heed these signs and frequently speed by at all hours and days of the week or year. After all, that is human nature, isn't it?

Our last concern is that by allowing lane access, the residents of the townhouses would use the lane as a parking lot for their extra vehicles. This would block the clear and unobstructed views a driver has while driving down the lanes in our neighbourhood. You would also increase the amount of traffic that would be using the lane. If that lane was just a small and short lane, it would not cause a problem; however, it is not and connects most of the neighbourhood. Although there is a posted speed limit, most drivers would be inclined to drive over the posted speed, thus potentially increasing the amount of car accidents in this neighbourhood.

We respectfully ask the Council to consider all of the above. Perhaps a Traffic Consultant would be able to help the Council with all the Pros and Cons of allowing more homes to be built on such a busy road and what the impact would be to the lanes, subdivision and roads around the townhouses.

Respectfully,
Rick & Valdeen Hillier
604-271-5996



MayorandCouncillors

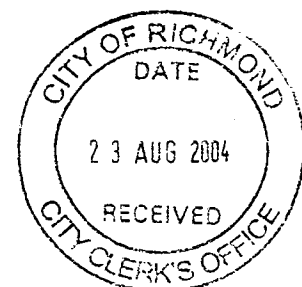
SCHEDULE 12 TO THE MINUTES
OF THE REGULAR MEETING FOR
PUBLIC HEARINGS HELD ON
AUGUST 23, 2004.

From: web2@city.richmond.bc.ca
Sent: August 22, 2004 10:13 PM
To: MayorandCouncillors
Subject: Bylaw 7712

Name: Shudong Liu
Address: 11391 Seacrest Road
SubjectProperty_Bylaw: Bylaw 7712

Comments:

1. I don't want to see there are townhouses built in this subdivision.
2. If the townhouses will be built, I don't want to see there is any access point from the townhouse sites to the lane.



The attached petition (copies of which are on file in the City Clerk's Office) has been signed by the following individuals and form part of this schedule:

1. Ryoji Katsumoto, 10491 Seahaven Drive
2. Anne E. Reilly, 10711 Seahaven Drive
3. Ruth Han, 11511 Seahurst Road
4. Han Wan Juan, 11611 Seahurst Road
5. Leciere M. Estacio, 10651 Seahaven Drive
6. Betty Stoughton, 10651 Seahaven Drive
7. Allison Ishida, 10671 Seahaven Drive
8. Donna Ishida, 10671 Seahaven Drive
9. Sharon Ishida, 10671 Seahaven Drive
10. Mark Ishida, 10671 Seahaven Drive
11. Danny Ishida, 10671 Seahaven
12. F. Hernau, 10680 Seahaven Drive
13. Bruce Martin, 10680 Seahaven Drive
14. Christine Martin, 10680 Seahaven Drive
15. L. Huang, 10691 Seahaven Drive
16. S. Wang, 10691 Seahaven Drive
17. M. Wang, 10691 Seahaven Drive

**SCHEDULE 13 TO THE MINUTES
OF THE REGULAR MEETING
FOR PUBLIC HEARINGS HELD
ON AUGUST 23, 2004.**

RE: ITEM NO. 1 -
PUBLIC HEARING AGENDA
AUGUST 23, 2004

To: City Clerk, Planning Committee - City of Richmond
Fax: 604 278 5139
Date: August 18, 2004

Re: Pedestrian Access to Stevesten Hwy
Townhouse Development at 11511, 11551, 11571 and 11591 Stevesten Hwy

We are deeply concerned and disappointed that the proposed walkway linking the back lane to Stevesten Hwy was removed from the development plan after the latest Public Information Meeting held on July 6, 2004, even though the developer has agreed to provide a public right of passage along the west side of 11511 Stevesten Hwy. We believe such a decision was made because most of the walkway supporters were not present at the last meeting as the walkway was already included in the plan at that time and the remaining issue seemed to be the vehicle access to the lane.

We think the reasons cited for removing the walkway in the Report to Committee dated July 9, 2004 are groundless.

1. There is no evidence that vandalism and litter are directly linked to the walkway. The poor condition of the existing houses at 11551-11591 Stevesten Hwy and the empty lot at 11511 Stevesten Hwy make the area look like a dump. After the townhouses are built and new residents move in, this area will look differently. More pedestrian traffic will only deter vandalism and littering.
2. The walkway, having existed for more than 10 years, is essential to many residents in the community, especially seniors who shop regularly in Ironwood plaza but don't drive or who take buses on Stevesten Hwy. Without this walkway, a trip to Save-on-foods will include a big loop all the way to Seaward Gate, which is an extra kilometer. It's too long a distance for a senior to walk especially when he/she carries groceries. The existing controlled crosswalk at Coppersmith/Stevesten Hwy is located between Ironwood Plaza and Coppersmith Plaza, a better location than the Seaward Gate crosswalk, so residents have good access to both plazas. If the walkway is removed, this crosswalk will only be useful for the residents living in the new townhouses, but useless for the rest of residents. The residents at large should not be deprived of using this crosswalk just because a few residents don't like pedestrians walk by their houses.
3. The walkway is also important for residents who take buses to and from work on Stevesten Hwy or who rely on public transit to get around. The bus stops are located near the Coppersmith/Stevesten Hwy intersection. If the walkway is removed, the residents (except the townhouse residents) will be forced to use the more distant bus stops. We should encourage people to use public transit by providing easier access to bus stops. Removing the walkway will just do the opposite.
4. The proposed walkway location is much closer to the controlled intersection than the existing one, therefore highly unlikely to encourage jay-walking.
5. The security and privacy issues for the townhouse residents have been well addressed by the developer in his revised proposal dated April 15, 2004.
6. The so-called better location (aligned with the existing pedestrian crosswalk) is not only many years away but also not feasible, because inserting a walkway at that location means that the walkway will pass through the future development site, leaving a narrow strip of land between the walkway and the west side of 11511 Stevesten Hwy. The future developer will certainly reject this plan. It makes more sense to have the walkway between two development sites, not cutting through one.

We call for the Planning Committee to reconsider the impact of removing the walkway on the residents who reply on public transit to get around and who walk to the shopping plazas. Please reverse the decision and keep the walkway at the proposed location—the west side of 11511 Stevesten Hwy.

Thanks for your time and consideration!

Name:

Ryoji Katsumoto

Address:

10491 SEAHAVEN DR
RICHMOND BC.



Roman Herchak
11540 Seabay Road,
Richmond, B.C. V7A 3H6

August 23rd, 2004.

City Council
City of Richmond
Public Hearing Submission from the Floor

**Re: Official Community Plan Amendment Bylaw 7712 and Zoning Amendment
Bylaw 7713 (RZ 03-232158)**

My name is Roman Herchak, and I have been resident at 11540 Seabay Rd. in Richmond since 1973. The purpose for this submission is because of my concern for the safety of motorists, pedestrians, cyclists, and transit users on an already full capacity major road. Indeed, Steveston Highway is indeed what it is named...a highway....and not a major, or arterial road, equal to Williams, or Francis roads. Therefore, I hope that my submission will help convince Council to direct staff to put a hold on this and all future rezoning applications for higher densities until the Ironwood Area Plan, completed in 1999, is reviewed and rewritten to address the concerns expressed in not only tonight's Public Hearing, but also the concerns expressed in numerous previous forums by the residents in this area.

My comments concerning this application are based on not only the City of Richmond website to review the chronology and contents of this application and my meeting with a planning staff member of the Urban Development Division, but also on the basis of my professional experience in urban and regional planning and development since 1964, both in Canada and internationally. Indeed, some members of council may recall that I served as the Deputy Director of Planning for the City of Richmond from 1976 to 1979.

The Richmond Official Community Plan states the following:

“Section 4.0 – Transportation (page 57)

To be effective, transportation in the City of Richmond must respond to changes in the communities' priorities. There is increasing concern over traffic congestion, noise, and air pollution, safety, accessibility for all groups, and the amount of paved area and lack of green. Future transportation solutions will need to be sustainable, environmentally, economically, and socially. As a result, transportation objectives must be coordinated with other plan objectives.”

Further, Objective 2 of Transportation, on page 59 states “Manage traffic flow for efficient and convenient travel while enhancing neighbourhood liveability.”

The policies to attain this objective state, on page 59 of the OCP, state:

- “a. Use a system of major and minor roads which directs through traffic to major roads and minimizes traffic intrusion into residential neighbourhoods;
- b. Maintain major roads as the primary corridors for the efficient movement of through traffic (transit, cyclists, and automobiles), with appropriate allowances for local circulation in areas of intense land use activity ;
- c. Require lanes parallel to major roads to discourage individual driveways which impede traffic flow, and create safety hazards for motorists, cyclists, and pedestrians”

Staff reports from the July 6 Public Information Meeting indicated the following, among other issues:

1. Lane Access is supportable only if opening of the lane does not happen for a long time;
2. Traffic congestion along Steveston Highway from Highway 99 to Shell Road, with all its incumbent concerns for pedestrian and traffic safety and air pollution will naturally funnel towards the No 5 and Steveston interchange. This area should be considered a special case with respect to the City's Arterial Road and Lane Policies.
3. This intersection is a major gateway to Richmond, and the City's Arterial Road and Lane Policies do not necessarily apply”

Concerning future development in this area, the May 28 staff report stated “However, in the future it is likely that other multi-family developments may be considered adjacent to the site along Steveston Highway on the basis of Arterial Road Redvelopment Policy”

On page 13 of that staff report, a table is presented which presents various increases in housing units under various densities. Taking the Low Density Townhouse scenario, which relates to this application, and assumedly to all other future applications on Steveston Highway, staff estimates an increase from the current 22 lots from Steveston Highway to Seaward Gate to 120 residential units.

The deep lots on the west side of Number Five Road, from Seacliff Rd to Steveston Highway, also lend themselves to future applications for similar densities as proposed along Steveston Highway, so in the future, there can also be an increase of 100 more residential units along Number 5 Road. Together, therefore, demand and supply pressures present a realistic scenario that the area south of Seacliff and Sealord Roads to Steveston Highway between Number 5 Road and Shell Road will see an increase of approximately 230 residential units, with their complement of an average of 1.3 vehicles per residential unit (say a total increase of 230 more vehicles) in an area that currently has approximately 240 residential units. That is about a 100% increase over the existing number of residences in this area. This application for 27 units represents only about 10 % of the new units. Now, therefore is the time for Council, not to approve this application, but rather, to put it on hold until there is a long term vision and plan for this area is completed.

Surely Council will see from this, and other submissions and concerns expressed, that this application can only proceed after the Ironwood Area Plan is reviewed to address the realities of future residential density increases along the north side of Steveston Highway and the west side of Number 5 Road. Council has so often displayed the vision that has made Richmond the attractive city I have proudly called my hometown for 31 years. This time also, I believe council will display the vision necessary for a long term plan for this area of Richmond, a vision and plan to manage multi-family developments, to facilitate compatible land used, and coordinated vehicle access for traffic safety concerns. If not, then many residents of not only this area, but other parts of Richmond, will increasingly continue to think that applications such as this are decided upon without vision and concern for the long term future of our neighbourhoods in transition, but are knee-jerk reactions to special interest groups.

I urgently request Council, therefore, to direct staff to put a hold on this and all future rezoning applications for higher densities until the Ironwood Area Plan is reviewed and rewritten in conformity with the Official Community Plan objectives and policies as quoted earlier, to address the concerns expressed in not only tonight's Public Hearing, but also the concerns expressed in numerous previous forums by the residents in this area.

Thank you for the opportunity to address this Public Hearing. Of course, if I can be of any assistance to Council and staff to exercise my request, I would be please to be of service.

Roman Herchak





City of Richmond
Urban Development Division

SCHEDULE 15 TO THE MINUTES
OF THE REGULAR MEETING FOR
PUBLIC HEARINGS HELD ON
AUGUST 23, 2004.

Memorandum

To: Mayor and Council
From: Raul Allueva
Director of Development
Date: August 12, 2004
File: RZ 03-252028
RE: OCP AMENDMENT BYLAW NO. 7722 AND ZONING AMENDMENT BYLAW
NO. 7723 FOR 12251 NO. 2 ROAD (NCL REAL ESTATE MANAGEMENT LTD.)
ADDITIONAL INFORMATION FOR PUBLIC HEARING

Background

On June 26, 2004, Council gave first reading to bylaws to rezone a portion of the subject property to CD/84 (Comprehensive Development District) to develop a seniors' independent living facility, and scheduled the application to be heard at the Public Hearing of August 23, 2004.

Council further instructed Staff to provide information at the Public Hearing on the following:

1. *the result of a meeting with the developer about the feasibility of:*
 - a. *flipping the building design to relocate the courtyard to the north side of the property;*
 - b. *reconfiguring (i.e. breaking up) the massing of the complex to reduce the impact on the neighbours and still remain functional;*
2. *a better depiction of the shadowing of the proposed complex on the neighbouring properties at different times of the day and months of the year, but particularly during the summer months;*
3. *detailed information on the history and status of the 1999 Trites Road area plan, and whether the plan was approved or rejected through the normal process; and*
4. *landscaping and other changes which could be made to make the project less intrusive.*

In addition, staff were also directed to request the developer to meet with the neighbours of the subject property to further address their concerns.

Response by the Applicant

Staff met with the applicant on July 21, 2004 to discuss the Council referral and review the above issues, particularly the request by Council to explore reconfiguring the building design and providing more information on building shadowing. The following information is offered to address the specific issues raised by Council:

- *Flipping the Building-* The applicant examined flipping the building to relocate the outdoor amenity area to the north. However, the resulting layout would not substantially improve the interface to the north, and in fact may generate more shadowing for a greater number of

adjacent properties (**Attachment 1**).

- *Breaking Up the Building*- The applicant advises that a number of measures were previously undertaken to break up the building mass, including curving the building, dropping the rooflines, and lowering the building height. Breaking the building into two or more components would create a significant conflict with the principal functions and integrated operation of the project, which involves 24 hour dining and support services, security and surveillance, daily supervision, etc.
- *Detailed Shadowing Analysis*- The applicant has clarified that detailed shadow analysis was submitted for the period between March and September, as this is the period when outdoor space is used and shadow analysis is more relevant. Shadow analysis was not provided for fall and winter months (Sept. to March), as outdoor areas are not highly used due to darkness and inclement weather. The applicant has indicated that prior to the last submission, the building setback was increased from 9.1 m (30 feet) to 10.3 m (34 feet) to further reduce shadowing, resulting in 95% of the building shadow being contained within the property and only minor shadowing on adjacent properties to the north.

A letter dated August 5, 2004 from the applicant responding to the referral and the meeting with staff has been submitted and is included as **Attachment 1**.

Staff have reviewed the information provided by the applicant, and are satisfied that the issues identified by Council for follow up have been addressed in a reasonable way. On this basis, staff can support retention of the current building configuration and layout.

1999 Trites Road Area Plan

Between 1996 and 1999, an extensive public planning process took place to develop an Area Plan for the Trites Road Area. A detailed chronology of the process is included as **Attachment 2**.

A working group, which consisted of residents, landowners and developers, considered several land use options. From the start, the objective of the working group was to try and build community consensus on the following issues:

- degree of density (apartments vs. single-family);
- building height;
- arrangement of land uses in the Trites Area;
- degree of residential and non-residential development;
- types of residential uses;
- road access;
- traffic and parking;
- urban design; and
- ALR buffers.

Consensus on the above issues was never achieved. A land use option was brought forward to

Public Hearing on May 17, 1999 but was never adopted. However, it appears that over time, there is a sense of agreement that both the community and developers:

- i. have modified their views; and
- ii. are willing to accept small-lot single-family uses in the west half of the Trites Area (along Trites Road) and multi-family uses in the east half of the Trites Area (along No. 2 Road).

In the absence of an Area Plan, the City has considered rezoning applications on an incremental basis. Current rezoning applications are evaluated on an individual basis for its contribution to a future road network, community benefit, and fit within the neighbourhood. It is noted that:

- staff are not using the principles of the 1999 Plan because there is no buy-in from the neighbourhood on that Plan;
- the 1999 Plan was not rejected due to concerns about excessive density. There were different objectives expressed by area residents and developers on the form of development, and in some cases owners/developers expressed opinions about wanting more density; and
- recently approved developments that are now under construction in the area have already substantially departed from the land uses originally proposed in the Plan that was considered at Public Hearing in 1999 (e.g. Andrews Road, etc.).

Further Consultation by the Applicant and Landscaping Treatment

The applicant advises that they are continuing to discuss the proposed development with the neighbours, and have held individual appointments and meetings with neighbours in their homes or offices, and have had numerous telephone conversations with them. The applicant has indicated that they have offered specific landscaping treatments for each of neighbours to the north to address their specific needs, and will complete the details of these at the Development Permit stage in consultation with them.

Summary

The above information is provided in response to the Council referral to Staff on the subject development. The applicant has explored many different alternatives to try and mitigate the potential impacts of the proposed development on surrounding properties. The applicant feels that the current design strikes the best balance between the requirements of the seniors' facility and the concerns of the neighbours.

Approval of a three-storey over underground structure would not contradict any planning principles for the area because:

- i. there is no Area Plan that has been adopted for the Trites Area; and
- ii. new developments that are now under construction differ from the original 1999 Area Plan vision that was presented at Public Hearing.

August 12, 2004

4

For clarification, please contact me at (604) 276-4138.

A handwritten signature in black ink, appearing to read "Raul Allueva", followed by a long horizontal line extending to the right.

Raul Allueva
Director of Development

RA:jl

Att. 2

pc: Joe Erceg, General Manager, Urban Development
Terry Crowe, Manager, Policy Planning
-Janet Lee, Planner 2



NCL REAL ESTATE
MANAGEMENT LTD.

#220 - 3771 Jacombs Road
Richmond, B.C. V6V 2L9
Tel: (604) 231-9050
Fax: (604) 278-9535
E-mail: ncl@ncl.ca
Website: www.ncl.ca

August 05, 2004,

CITY OF RICHMOND
6911 No. 3 Road
Richmond, BC

BY FAX: 604-276-4177

Attention: Ms. Janet Lee

Re: Your Fax/Letter dated July 5, 2004 - 12251 No. 2 Road, Richmond, BC

Dear Janet,

Please find following our response as requested, to the minutes of the June 29/04 Council Meeting pertaining to our project. For convenience, we will respond in the corresponding numbering.

1. (a) "Flipping" the building design, to relocate the courtyard to the North side of the property

Please see Drawing No. 1 attached, and you will note that "flipping the building" in fact causes more problems than it solves, causing potential problems for the properties at 12231 No. 2 Road, 5740 Moncton (Rafter), 5700 Moncton (Bains), and 5620 Moncton (Nakai). It is our preference not to "flip" the building configuration. We strongly believe that the configuration, as originally submitted offers the best response to the site and the neighbourhood.

1. (b) Reconfiguring (i.e. breaking up) the massing of the complex to reduce the impact on the neighbours, and still remain functional

Since the inception of this project and our earliest submissions to the City of Richmond, we have undertaken numerous measures to reduce impact to the five properties that border our north property line.

Building Massing – we feel strongly that we have addressed building massing by curving the building so that it resembles a C-Clamp shape. This means that any particular face is no more than 50 feet without some significant break in roofline. The building actually has 14 different "faces" which presents a uniquely articulated facade and obviously comes at some cost.

Equally importantly it must be understood that this is a congregate care facility (i.e. not an apartment building), and the provision of services such as 24 hour surveillance, dining services, daily supervision, etc. make it impossible to physically break up the building and have it viable. The "use" description in the proposed CD zoning bylaw limits the use as described.

2. A better depiction of the shadowing of the proposed complex on the neighbouring properties at different times of the day and months of the year, but particularly during the summer months

Please note that approximately 95% of the potential shadowing occurs on our property. Our architects advise that the shadow studies presented are what are typically provided within the industry, and offer the most meaningful depiction of "shadow effect" on neighbouring properties at a time when use of outdoor property is likely.

In general, "shadow effect" is considered less important during the period from October to February since these are months when outdoor use is less likely. Our studies demonstrate "shadow effect" at the March and September equinoxes, which means that the "shadowing effect" would be less for the 6-month period from March to September, as the sun is higher in the sky.

Please also note that the existing vegetation on our neighbours property to the north, will in all likelihood cast more shadow than our building as projected and will have the effect of "shielding" our project from its northern neighbours.

Please also note that almost any competing or alternate style of development would likely cause more shadow given our generous (34 feet to 90 feet) setbacks. We feel it important to note that if "development" in general was asked to provide shadowing minimized to ours (i.e. 95% of shadowing to occur on subject's site for the period March thru September), it is safe to say there would be very little development allowed in Richmond.

3. **Detailed information on the history and status of the 1999 Trites Road area plan, and whether the plan was approved or rejected through the normal process**

Thank you for indicating that staff will address this in their report.

4. **Landscaping and other changes, which could be made to make the project less intrusive**

We will continue to work with our neighbours to ensure we are responsible neighbours by virtue of all of the above. We have employed and deployed measures, as described above and on the attachments to this letter, that indicate from a design standpoint, this development should be heralded as an example of "good development".

In addition, staff was also directed to request the developer to meet with the neighbours of the subject property to further discuss their concerns

We have done much and we will do more. In November, we held a public information meeting, which was very well supported by the community. We have been out in the neighbourhood door knocking and meeting with neighbours in their homes. We have scheduled specific appointments with neighbours for further meetings in their homes or our office, and of course had numerous telephone conversations to support our meetings and our neighbours understanding of our proposal. We have offered to develop specific landscaping responses to meet the needs and desires of our five neighbours to the north, and would expect to do that through the DP process.

In conclusion, we summarize as follows:

In order to present a first class "seamless" development to the community we have invested heavily in building design development and have undertaken a number of measures, even before the pencils hit the paper. These include:

- A building that was set back 30 feet (now 34 feet) from the north property line.
- Provision of half of the future lane right-of-way on our property at no cost to our neighbours to the north.
- We "bent" the building southward at the earliest opportunity available, therefore minimizing our north face.
- We developed an articulating roofline to maintain a friendly building face and provide an interesting architectural appearance.

- We eliminated any Bay Windows or balconies on the north side of the building, to minimize overlook.

Subsequent to our first planning committee meeting, at which we were requested to take further measures, we took the following steps:

- We increased our building set back to 34 feet on the north.
- Further roofline articulation to reduce overall height and to bring the building closer to the ground at key points
- Removed two feet from our ground floor height, thereby reducing overall building height

Further, issues that were examined but we were unable to include:

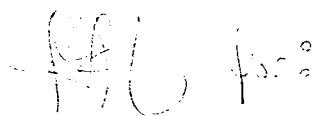
- Sink the entire building even further into the ground – not possible because of geotechnical (i.e. soils) considerations.
- Lop off the peaks on some of the articulated roof-line – the architects have asked us not to do this as the height/shadowing/mass reduction is minimal and it significantly impacts the look and feel of the entire development and reduces its appeal.
- Move the entire building another five or ten feet southward – this causes us to encroach on the south setback line, or realign the building in such a way to lose over 10 percent of our units.
- Move the entire building five feet eastward – this causes encroachment into the agricultural setback and increases overlook to the Rafter property. These problems seem to offset any minor benefit of the move.

For all of the above, we feel that we have exhausted mitigation features, and respectfully wish to ask staff to offer support in the report to the public hearing.

Finally, beyond the physical design characteristics, the senior's home program is one that Richmond desperately needs. This project will be a very serene and valued member of the neighbourhood, and the greater community.

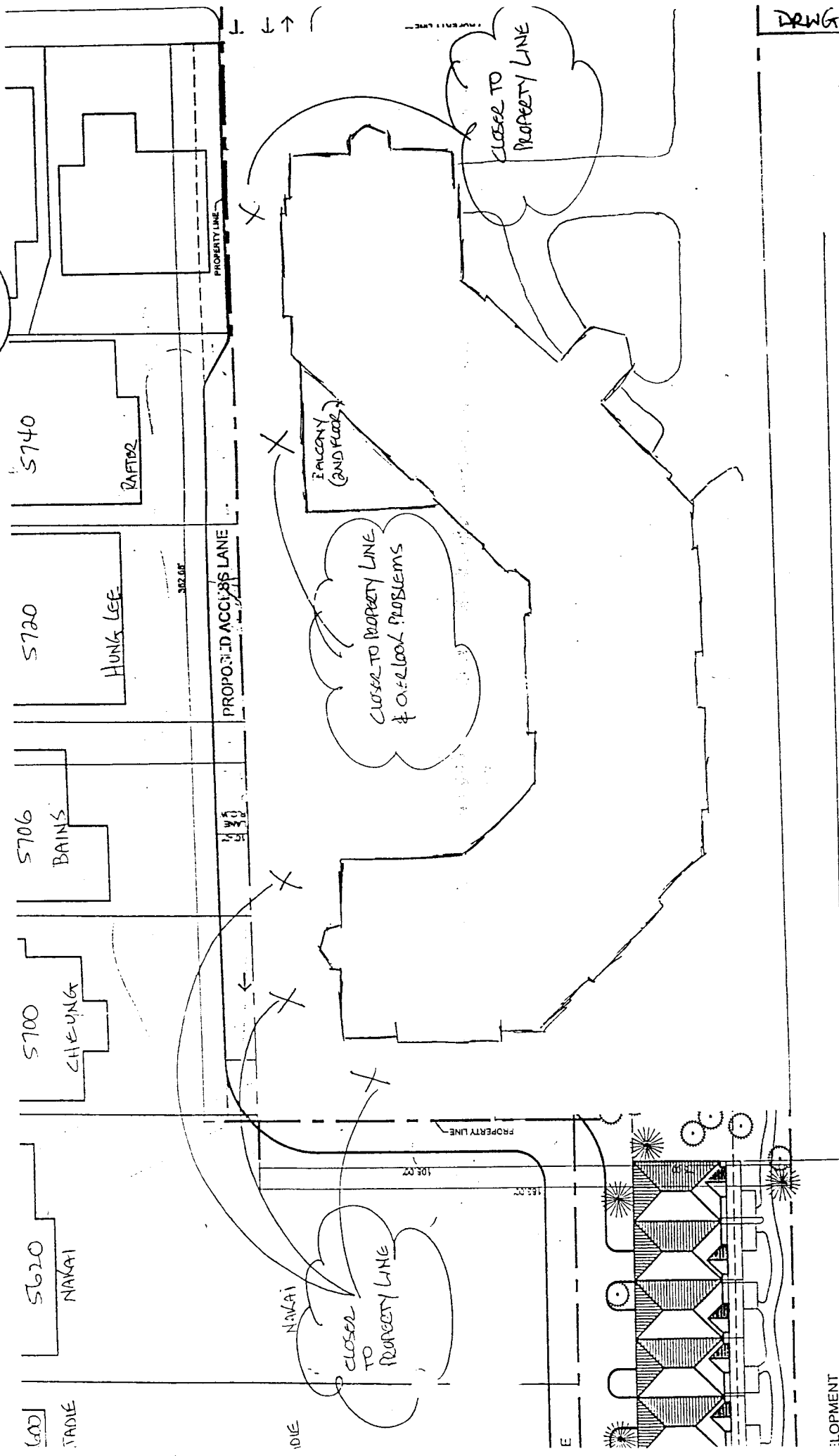
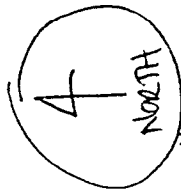
Thank you.

Yours sincerely,



Peter Withers
Associate

PW/tlh



TRITES ROAD AREA PLANNING CHRONOLOGY OF EVENTS

- May 1996 - The Development Applications Committee reviewed the findings of the Steveston Industrial Land Study and directed Staff to prepare an Area Plan for the Trites Road Area.
- July 1996 - A Proposal Call was issued by the City for a consultant to work with a group representing area residents and property owners in the Trites Road Industrial Area. The plan was funded by industrial property owners.
- May 1997 - A Land Use Questionnaire with four options for the Trites Area Plan was sent out to the neighbourhood for review and comments.
- October 1997 - Planning Committee received the results of the Land Use Questionnaire and considered a modified option that was agreed to by the Trites Road Working Committee. The modified option provided for single-family development along the east side of Trites Road towards the centre of the area, three-storey townhouse development along Andrews Road and into the centre of the area, and two storey townhouses along much of the west side of No. 2 Road and in areas at the north end of the study area, close to the existing single-family development along Moncton Street.
- Planning Committee directed that:
- The Working Committee be retained for further consultation if needed;
 - No further work on the Trites Road Sub-Area Plan be undertaken;
 - Council will review the Trites Road situation once the Steveston Waterfront Sub-Area Plan has been completed and approved;
 - Council will not consider any OCP amendments or rezoning applications within the Trites Road study area until the Steveston Waterfront Sub-Area Plan is completed and approved.
- September 1998 - Council approved a revision of the Steveston Waterfront Sub-Area Plan. Several industrial property owners worked with area residents to refine the proposed land use plan option that was presented to Council in October 1997.
- November 1998 - Planning Committee received a delegation of industrial property owners and area residents who present a revised land use plan. Planning Committee directed Staff to draft a Trites Road Sub-Area Plan that:
- Addresses information provided by the delegation;
 - Addresses concerns voiced by the residents of Trites;
 - Responds to the previously identified site planning principles;
 - Emphasizes residential uses and includes appropriate policies and guidelines.

- January 1999 - Planning Committee directed Staff to liaise with property owners to:
- Address proposed floor area ratios;
 - Review proposed roads servicing the area;
 - Address both written and verbal concerns submitted by delegates and to report back to Planning Committee.
- March 1999 - Planning Committee considered a Staff report that presented a revised land use plan based on discussions with property owners and area residents as directed by Committee.
- April 1999 - Council meeting to consider OCP Amendment Bylaw No. 7101 to add a Trites Road Land Use Plan into the Steveston Area Plan.
OCP Amendment Bylaw No. 7101 received First Reading.
- May 1999 - Public Hearing for OCP Amendment Bylaw No. 7101.
Referred to Staff for a report on feasibility of including a variety of lower density single-family dwellings with rear yards (e.g. Yoshida Court) together with a timetable for development of the area and phasing, and methods to buffer existing industrial development from new single-family residential in the area.
- After the controversial Public Hearing, there was a sense that this matter should be deferred to a later time to allow parties to consider other options and possibilities.

*Submission to June 29/04
Council Meeting
Peggy Sakahashi
B/L 7722 & 7723*

June 29, 2004

City Of Richmond Councillors

Re: Senior Citizens' Housing Development on No. 2 Rd.

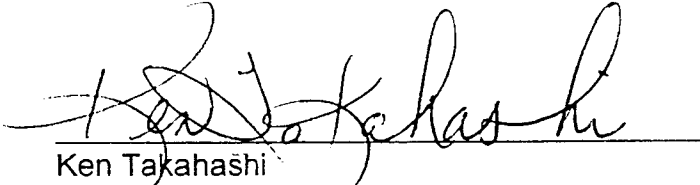
We, the families living along Moncton St. just north of the proposed Seniors' complex, object to the development. We are concerned about several issues.


- 1) Height – We believe that a 3-storey structure plus a parking facility underneath will be too overpowering in our backyards. It will intrude on our privacy and confine our view. Besides creating an atmosphere of cramped quarters, the structure will cast a shadowing effect that will limit the amount of sunlight our homes receive all year round.
- 2) Density – We are concerned about the number of seniors who will live in the complex (at least 110 units are proposed), as well as the visitors they will receive. The complex will certainly increase the amount of people and traffic that use Moncton Street. We understand that the seniors will probably ride buses rather than drive themselves, but this does not take away from the fact that the neighbourhood we live in will become very crowded.
- 3) Devaluation of Property – We are worried that a huge structure such as the proposed senior citizens' home will make our own homes less desirable and limit our chances of selling our property in the future. How many people would want to live next door to a 3 or 4-storey building? There definitely would be many, if not a majority of, people who would not consider such an idea.

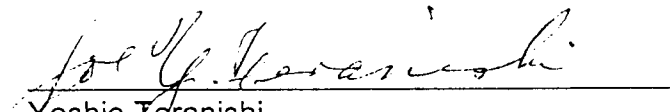
We understand that a senior citizens home would benefit the community but the current proposal will greatly affect our quality of life. We are not opposed to change, but we are opposed to a looming massive structure in our backyards. We are willing to look at other options, but we feel the proposal as it stands is not acceptable. Our home and property are our biggest investment. We don't want to lose our investment simply to satisfy the developers' need for profit.

We would like the council to consider our feelings and concerns. We have the most to lose in this situation. Some of us have lived in this neighborhood for over 40 years, and our voices need to be heard, not ignored. Thank you.

Sincerely,

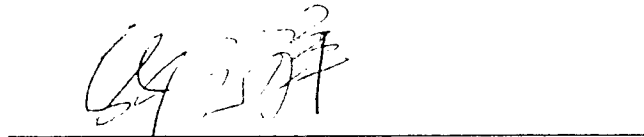

Ken Takahashi
5580 Moncton St.

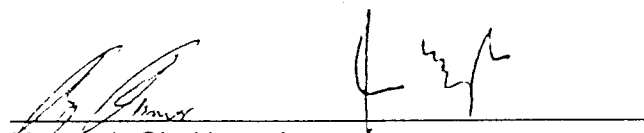

Peggy Takahashi

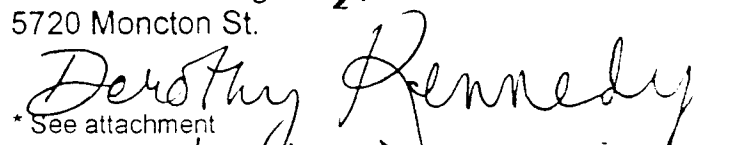

Yoshio Teranishi
5580 Moncton St.

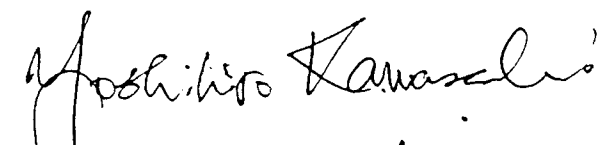

Kiyoko Kitade
5600 Moncton St.

Shun Yuen Cheung
5700 Moncton St.


Raj ~~Bains~~ BAINS
5706 Moncton St.


Kenneth Siu Hung Lee
5720 Moncton St.


* See attachment
5620 Moncton St. Dorothy Kennedy

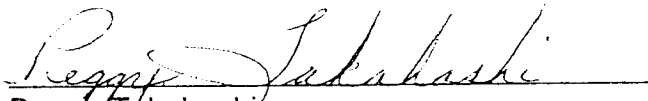

Yoshihiro Kawasaki

Council Members:

In addition to the earlier points mentioned, I would like to add that my husband and I interviewed several people who live on Corless Road, Corless Place, and Blundell Road, adjacent to Gilmore Gardens. They had been adamant in opposing that senior citizens housing development. In spite of their opposition, the plans for the development went through. The residents are still upset about the development and are unhappy to be living next to a huge structure.

I do not want this to happen to me or to anyone else. My husband and I have lived in our home for 27 years, and we both grew up on Moncton Street. My 90-year old father lives with us, too, and he loves it here. He does not want to move. We do not want a 3 or 4-storey structure in our backyard. That would greatly upset him. We would like to see my dad live out his life enjoying his surroundings.

Sincerely,


Peggy Takahashi
5580 Moncton St.

June 29, 2004

SCHEDULE 17 TO THE
MINUTES OF THE REGULAR
MEETING FOR PUBLIC
HEARINGS HELD ON
AUGUST 23, 2004.

*Submission to June 29/04
Council Meeting
B/L 7722 & 7723*

Written Submission to Mayor Br
by Jennifer Nakai, Owner
5620 Moncton Street, Richmond, BC V7E 3B4

Re: NCL Real Estate Management's proposed development at 12251 No. 2 Road.

Please consider the following reasons as to why the development at 12251 No. 2 Road, as in its current state, **should not be given approval**.

1. The homeowners along Moncton Street **do not want** a development of **this immense size** to be built, literally, in their back yards.
 - 6 of the 9 homeowners whose properties border NCL's property are in open opposition to the development. This was made clear at the June 22nd planning meeting when the owners of these properties showed up at the meeting and **unanimously indicated that they opposed the development** (this is noted in the June 22nd minutes). I had explained to Councillor Barnes that when you have homeowners who are older and who do not speak English well, it is difficult to communicate their concerns especially in a public arena such as a council or planning meeting. Therefore, it is often left to their children to voice the parents' concerns. The presence of these older homeowners should clearly show how strongly they are opposed to this development.
 - Although NCL expressed in detail the shadowing effect and how the shadows could be reduced, NCL representatives have not addressed our concern about the height of the development. **Height of the building** has always been the **main issue**. If we were to get the **same shadowing**, but from a **2 storey structure** that sits closer to the property line, we would **not be opposed** to the development. Although the planning staff considered a height reduction of 2 feet to be satisfactory, the homeowners along Moncton Street say it is not a satisfactory height reduction. Common sense tells us, that taking 2 feet off a 49 ft. or 47 ft. building that's about 250 ft. long, really doesn't make much difference in the visual impact to its neighbours.
2. The neighbouring residents have always been opposed to higher buildings and higher densities in this area.
 - Back in 1999, after very careful planning and much consideration of the residents in the neighbourhood, the Planning department had prepared a comprehensive plan for the Trites Road area. **In that report, a plan was devised that many area residents, especially the Moncton Street residents, had approved.** That plan called for single family homes in the western half of the Trites Road area and multiple family homes in the eastern half. The multiple family area consisted of **two storey townhomes directly south of Moncton Street** and **three storey townhomes** further south to Andrews Road. However, many **neighbouring residents opposed the plan because they felt that the density was too high.** The Moncton Street residents would like to see a return to the two storey townhomes. Why would you consider putting something in our backyard that is "bigger" than what was in the original plan, knowing full well, that the neighbouring residents already thought that that plan was "too big."

3. The developers have a "way out" of this development. They are committed to purchasing the property only if the Council approves 2nd and 3rd readings of their development. The homeowners really have no "way out". They live here. The properties are not something bought and sold as part of their job. Their life investments are here. They are committed to their properties. They do not have other options available to them.
4. **THE COUNCIL'S DECISION CANNOT BE RUSHED.** It will directly affect the homes and the quality of life of nine Moncton Street property owners. The day after the June 22nd planning meeting, my 76 year old mother could not sleep all night. I could not sleep all night due to stress and worry over the proposed development.

I urge the Council to:

1. Read over the 1999 area plan and review the guidelines and principles that were used to develop the 1999 area plan.
2. Compare the current guidelines and principles for developing the Trites Road area with the 1999 principles. Determine why changes were made and whether the changes were for the benefit of the community.
3. If there are no current guidelines and principles in place for developing the Trites Road area, demand that the Staff prepare one. It is imperative that there be guidelines before developing a plan for an area. Otherwise, a haphazard development can take place.
4. Urge the developers to speak to each Moncton Street property owner that is north of NCL's property.
5. **Deny first reading to the development proposal for 12251 No. 2 Road**

Yours truly,

Jennifer Nakai

INFORMATION SHEET FOR PUBLIC H

The Atrium Seniors Home – 12251 No. 2 Road

We believe we have designed a very responsible and exciting development, which will help to alleviate the need for seniors housing in Richmond. While we have written extensively on some of the significant details, we wish to summarize as succinctly as possible here.

1. *Huge Setback (Drawing #1)*
The red line is the 10-foot set back allowable under CD126 (Riverwind – 2 story townhouse) and also the R2 Zone. The Green line is our set back line at 34 feet.
2. *Flip Building (Drawing #2)*
This demonstrates that ‘flipping’ the building causes the situation to worsen for three of five northern neighbors, and our west neighbor.
3. *Shadowing (Drawing #3)*
+/- 95 % of the shadowing falls on our property. Few other developments can claim this. Our drawing shows March and September, therefore for six (summer) outdoor months of the year, shadowing is better (less) than demonstrated. These shadow demonstrations are benchmark for the Industry.
4. *Comparable Shadowing (Drawing #4)*
This demonstrated shadowing caused by our development (34 foot set back) is one-third of that caused by a two-story townhouse (15 foot set back).
5. *Zoning Options (Attachment # 5)*
Our development site coverage at 31% compares very favorably. Our side yard set back (34 feet) is significantly greater than comparables. Please note that the existing I2 Zone does not make ANY set back provisions. While our building height is minimally higher (i.e. 3 feet) than some, when combined with our setback, is a very positive situation.
6. *Pictures (#2 Road Examples)*
These show a number of “precedent” developments along No. 2 Road:
 - Covenant Court – 3 stories over full parking – 17 foot set back (approx.)
 - Blundell at Garrison – 3 stories – 10 foot setback (approx.)
 - Trites Road townhouse – 2 story (34 feet high) – 15 foot set back
 - No. 2 Road single-family development – 2 story height (with balcony) – 4 foot setback

(These examples are ALL on the South side of neighboring properties)

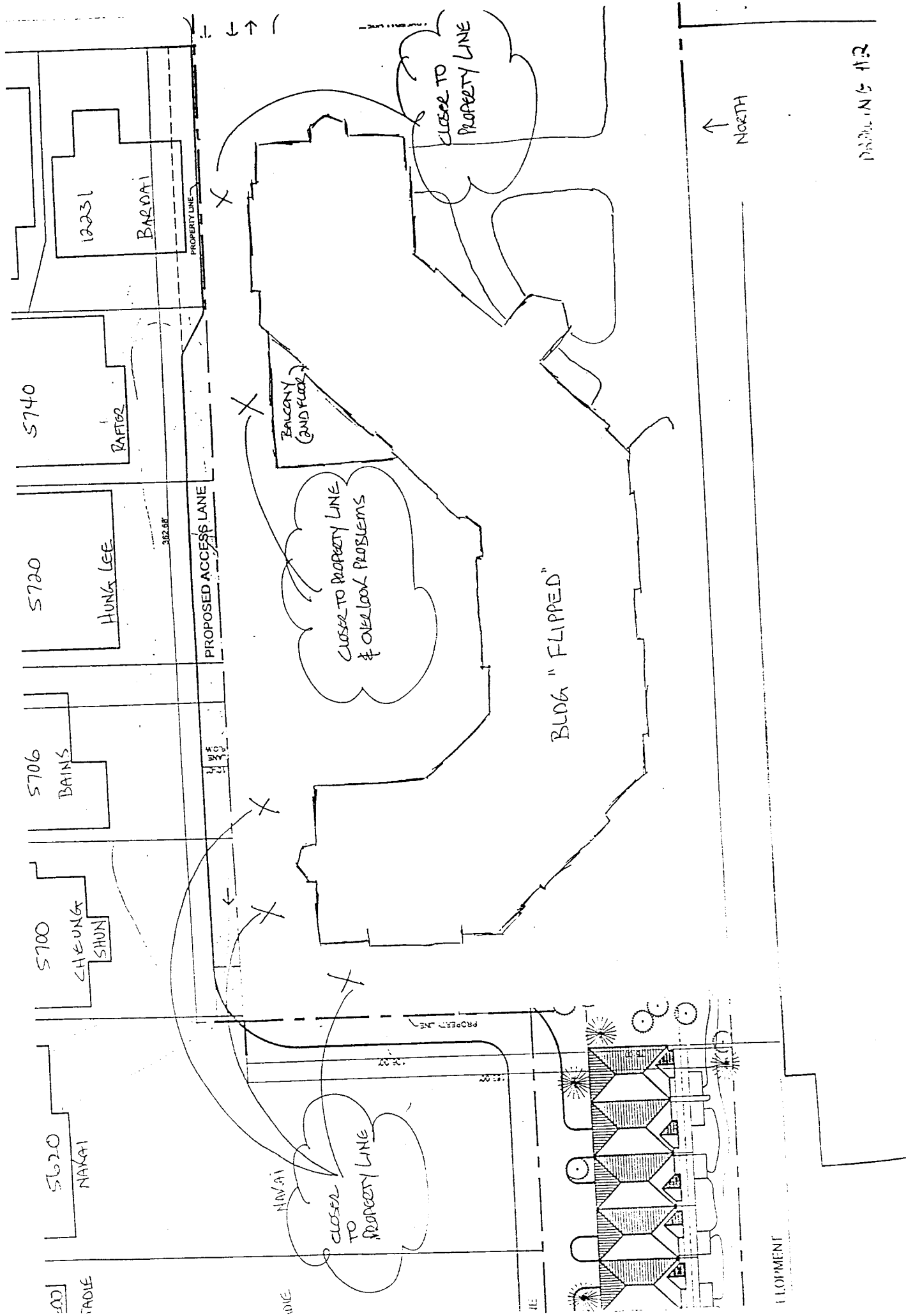
We feel our development merits strong favorable consideration given the significant setback, favorable shadowing studies, low site coverage and strong design features. All of these combined with a strong market demand, and the need for this type of seniors’ home in Richmond, will make this a strong and unique addition to the neighborhood and community.

Please call if you have questions or comments.

Thank you.

Peter Withers (604) 231-9050





PLANING #12

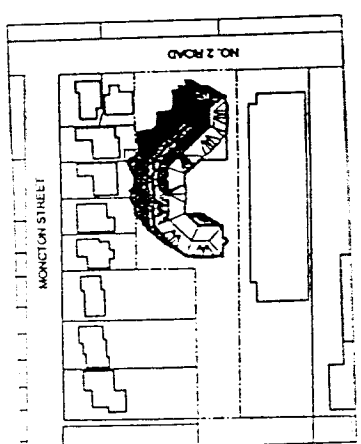


PROPOSED
SENIORS
RESIDENTIAL
DEVELOPMENT

SHADOW
ANALYSIS

June 3, 2004
SCALE: 1/8" = 1'-0"
PROJECT: A-1b

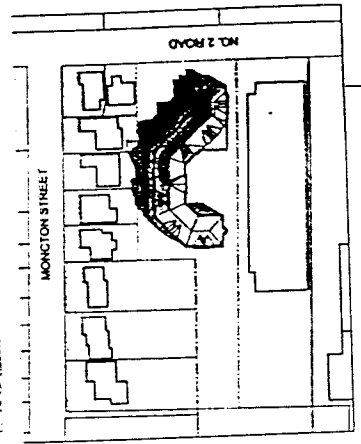
A-1b



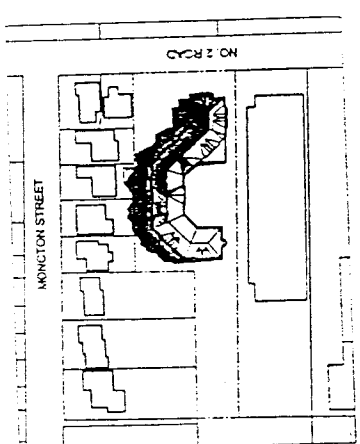
March 21 14:00 pm



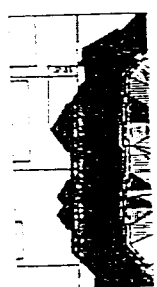
Shadow detail



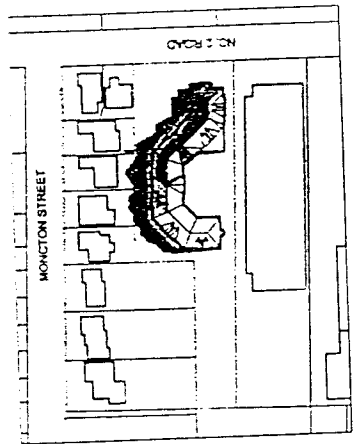
September 21 14:00 pm



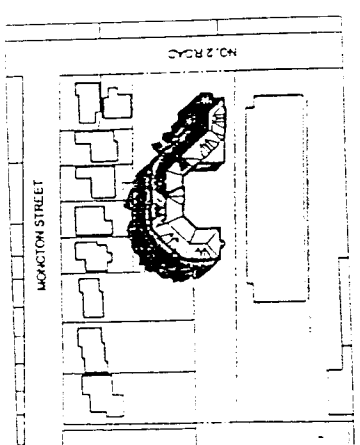
March 21 12:00 am



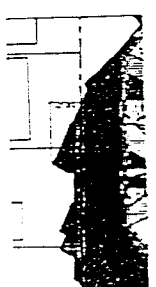
Shadow detail



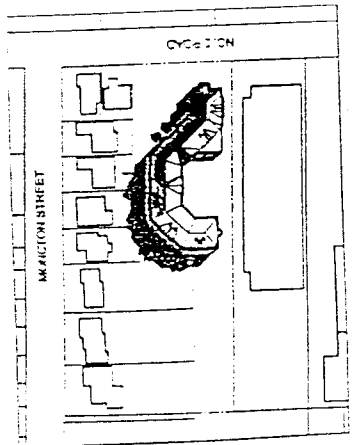
September 21 12:00 am



March 21 10:00 am



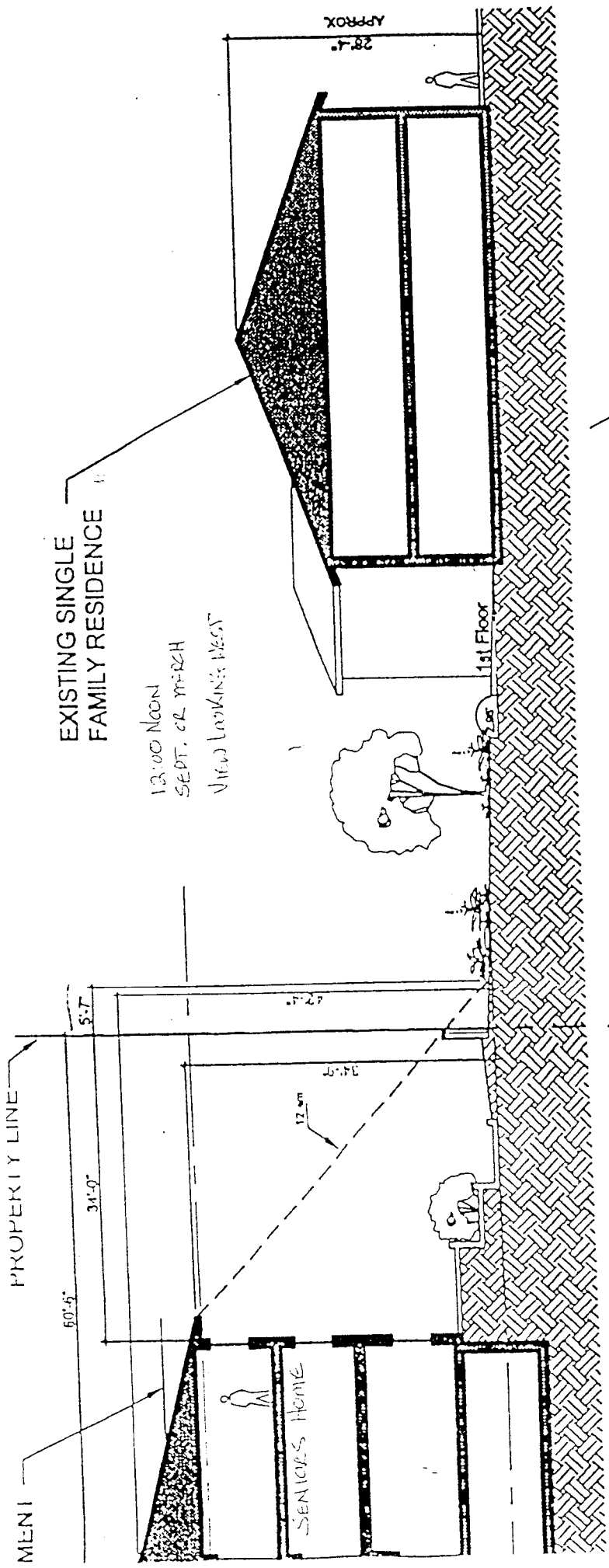
Shadow detail



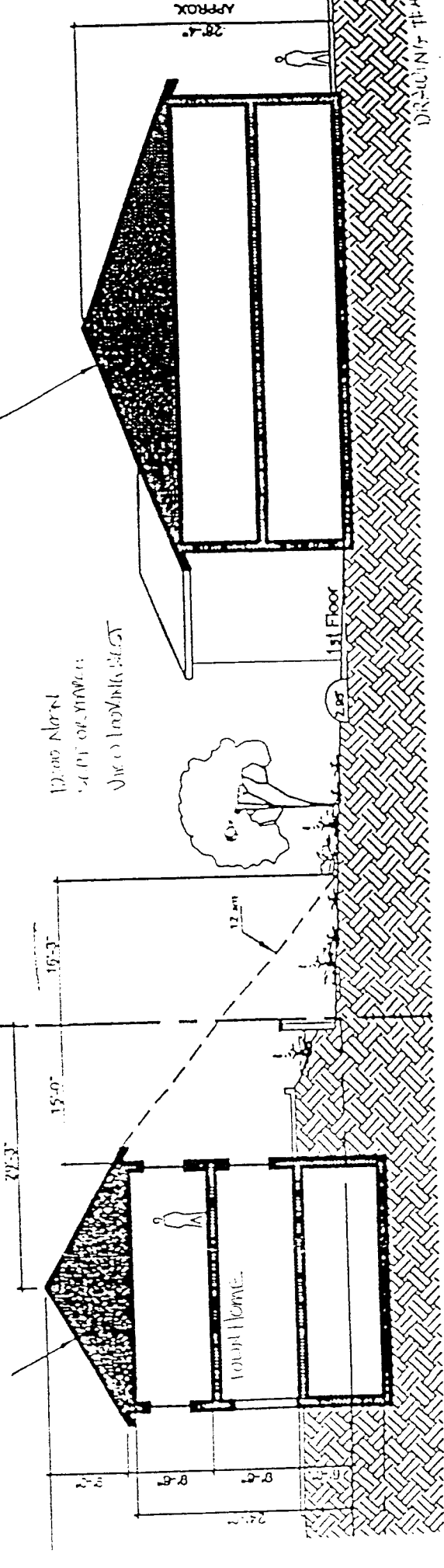
September 21 10:00 am

EXISTING SINGLE FAMILY RESIDENCE

12:00 Noon
SEPT. or MARCH
View Looking West



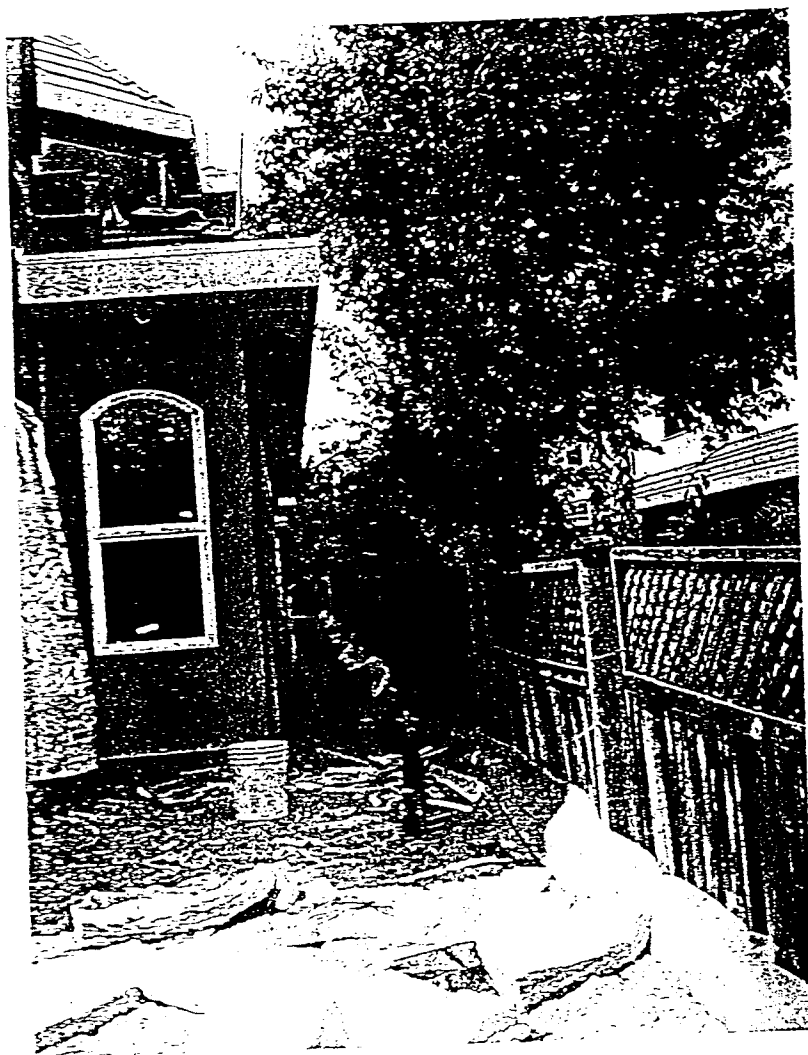
12:00 Noon
SEPT. or MARCH
View Looking West



APPROX 28'-4"

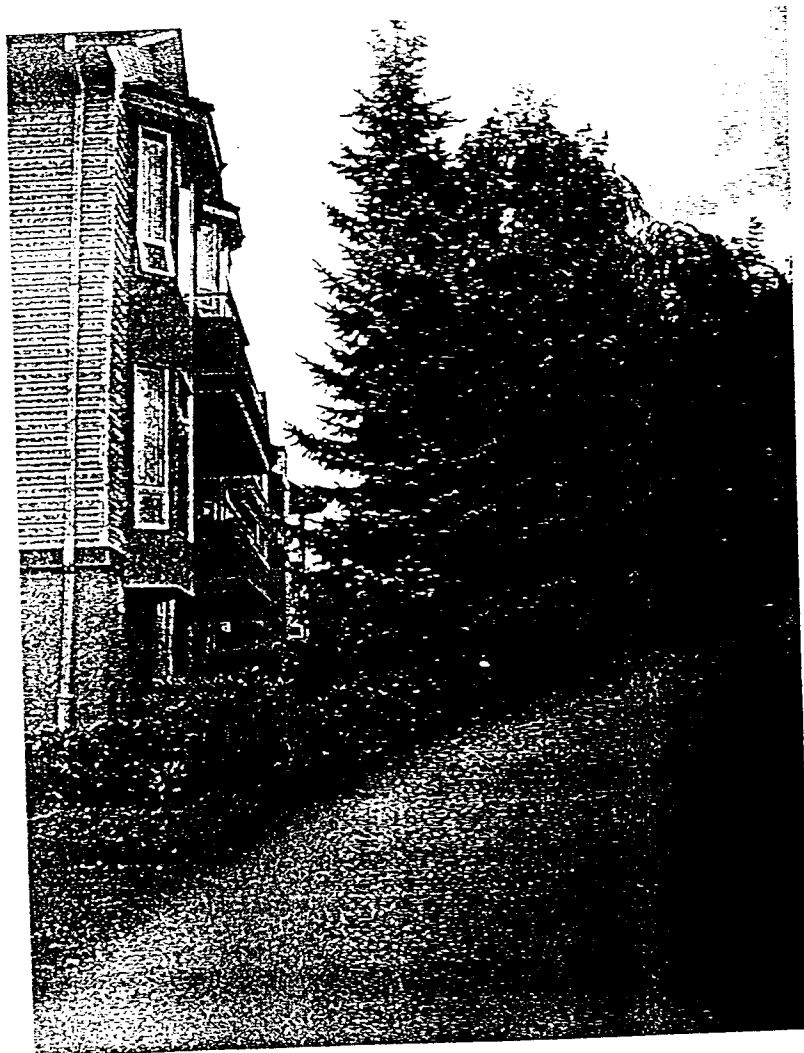
SITE STATISTIC COMPARISONS

	ATRIUM SENIORS HOME	CD126 RIVER WIND	R1 SINGLE FAMILY	R2 TOWNHOUSE	R3 TOWNHOUSE & APARTMENT	R7 APARTMENTS	I2 EXISTING
Site Coverage	31%	46%	45%	40%	40%	40%	60%
FSR	0.88	0.79	0.45	0.65 +	+/- 0.85	0.9	1.0
Set Back (Side Yard)	34 ft.	9.8 ft.	3.9 ft.	9.8 ft.	19.7 ft.	19.7 ft.	None
Bldg. Height	42' 4"	39.37	+/- 2 1/2 story	29.528 ft.	49.212 ft.	39.370 ft.	None



1957 12 20

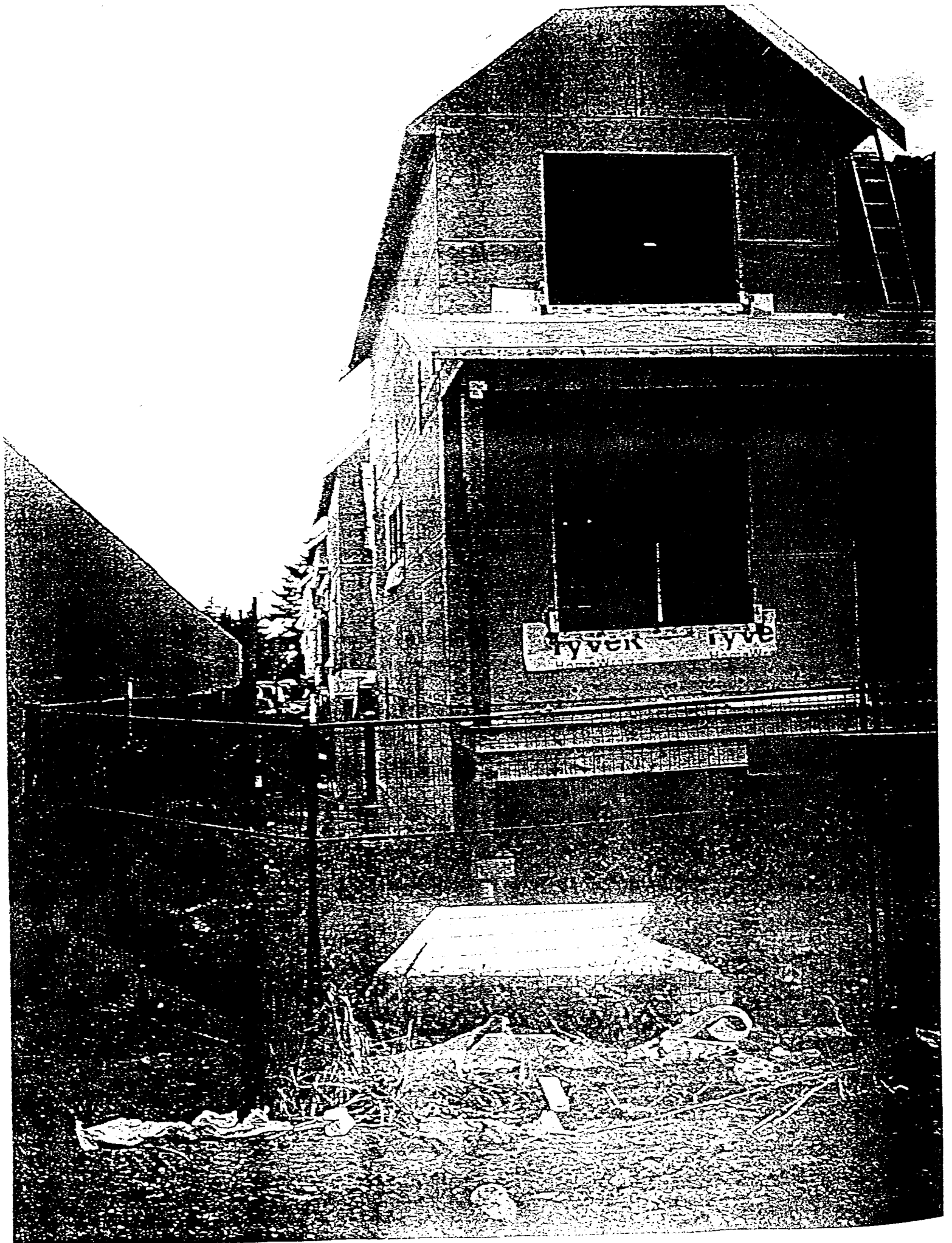
WHEEL-LOCK, SPAN. HIGH SCHOOL.
S.A. FOOT SET BACK



CALNAT COW
260 # 2 COW
3 STREET ONE PARKING
20 FT SET BACK



BRICK & GABLES ±10 FT OR LESS



SCHEDULE 19 TO THE MINUTES
OF THE REGULAR MEETING
FOR PUBLIC HEARINGS HELD
ON AUGUST 23, 2004.

Ms. Janet Lee
Urban Development Division
City of Richmond

Re: The Atrium Seniors Home – 12251 No 2 Road.
Official Community Plan Amendment Bylaw 7722 and Zoning Amendment Bylaw
7723(RZ 03-252028)
Location(s) Portion of 12251 No. 2 Road.

Dear Ms Lee,

I am writing to express my strong support for this Seniors Home project. I live at 12231 No 2 Road which is immediately north of the proposed Seniors Home.

First, I am a Pharmacist by profession and I know that there is a need for Seniors' Housing all over our Province and our communities are being faced with an aging population; Richmond is no exception.

This project seems very well designed from my point of view and I think the large set back and abundant landscaping will be an attractive addition to the neighborhood – much better than the existing use.

The shadowing caused by this Seniors Home seems minimal. When the house at 5740 Moncton was built, it caused afternoon and evening shadowing on my property that seems more significant than the shadowing caused by the seniors home. From what I have been told, and the drawings I have been provided, a town house development would cause more shadowing and be more invasive to our neighborhood and likely cause more traffic.

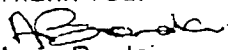
I also understand that under the current industrial zoning, there are no set back provisions and no height restrictions.

Parking is another point of concern as evidenced by what I see on Andrews Road – a Seniors Home will not generate that kind of volume.

At this time, I would also like to go on record that Mr. Rob. Howard has promised that any damage to my property as a result of pile driving and or heavy equipment will be corrected as per pictures taken before and after the completion of the project. I would also expect the developer to ensure that noise and heavy equipment traffic will be kept at minimum.

In closing I would, once again, like to offer my support for the rezoning.

Thank You.

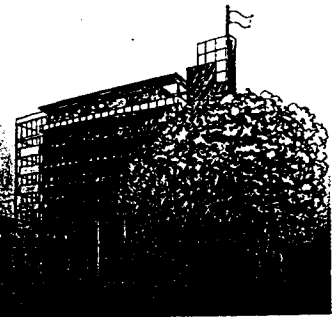

Amin Bardai

12231 No 2 Road
Richmond, BC
V7E 2G3
(604) 241-9115





Richmond Seniors Advisory Committee
Serving Richmond since 1991



8060-20-7777

August 18, 2004

**SCHEDULE 20 TO THE
MINUTES OF THE REGULAR
MEETING FOR PUBLIC
HEARINGS HELD ON
AUGUST 23, 2004.**

Mayor & Council
Richmond City Hall
6911 No. 3 Road
Richmond, BC
V6Y 2C1

Dear Mayor & Council:

Re: Assisted Living Project, 12251 No. 2 Road

Council is aware that the Richmond Seniors Advisory Committee, through its Housing Committee, has been the catalyst in lobbying for affordable, assisted living housing being made available for low to moderate income seniors in Richmond. We realize that housing of this nature is being built in Richmond and existing apartments are being adapted to assisted living, although these changes are moving slowly we do see some improvement.

The above project has been discussed with the Seniors Committee and has been endorsed in principle by the RSAC, but with reservations.

While we see a need for 'Profit' units we would also suggest a number of affordable units to be included in the overall project. On this point RSAC requests that further discussion on this suggestion be made when the project has been approved by the Design Panel.

The one negative comment the Housing Committee had on this project was, it is not within walking distance to either shopping or recreational needs of the seniors, so hopefully transportation would be made available for the residents.

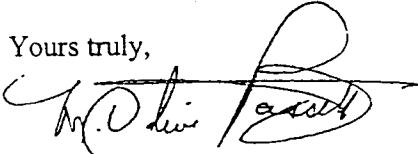
Our Housing Committee, led by Aileen Cormack, has visited the site and feel that any questions regarding shadowing can be resolved. A senior's assisted living complex would be a valuable asset to any neighbourhood.



RSAC hope the costs of this project can be kept to a minimum, as many seniors who do not qualify for low-cost housing, but who cannot afford luxurious units, will hopefully be able to live comfortably in this complex.

We look forward to hearing your decision on this soon.

Yours truly,

A handwritten signature in black ink, appearing to read "M. Olive Bassett", with a large, stylized flourish extending from the end of the signature.

M. Olive Bassett
Chair, Richmond Seniors Advisory Committee

LS:ls

pc: Janet Lee, Planner
Lesley Sherlock, Social Planner

August 23, 2004

SCHEDULE 21 TO THE MINUTES
OF THE REGULAR MEETING FOR
PUBLIC HEARINGS HELD ON
AUGUST 23, 2004.

To the Honourable Mayor and Council
Of the City of Richmond

My name is Jennifer Nakai and I am the owner of 5620 Moncton Street. Tonight, I am here to voice my concern about NCL Real Estate Management's application for development at 12251 No. 2 Road.

My major concern (as expressed at the planning committee meetings of May 18, June 22, and the council meeting of June 29) has always been the **height** of the proposed building. A continuous, three storey over parking (essentially 4 stories) building is too massive to be put next to single family homes. Although the developer has set back the building 34 feet from some of the neighbouring homes, this distance, with no structures between the homes and the building, does not effectively reduce the visual impact on the single family home.

Constructing a building of such massive height and size will:

- Decrease the value of neighbouring single family homes
- Lessen the residents' quality of life by limiting such things as one's privacy, view, sunlight, and the breezes from the river

I would like to make it perfectly clear, that I do not object to having senior citizens as neighbours. In fact, my mother and her friends along Moncton Street are all senior citizens. They range in age from 76 to over 90 years old. We welcome new seniors into our neighbourhood, but, in return, we ask them to respect us, who are already here. In view of the fact, that since there is no area plan in place, there is no height restriction of new buildings. Please require the developers to design a building that does not intrude upon our property rights.

The residents along Moncton Street have signed a petition stating that they oppose a 4-storey seniors complex at 12251 No. 2 Road. The residents were very clear that **they do not oppose the seniors complex in itself**, however, **they oppose the extreme height of the building in this neighbourhood**.

Do the residents along Moncton Street not have the right to enjoy their property in the same fashion and with the same expectations as other single family home owners in Richmond? Do these residents not have the right to enjoy their property without the intrusion of a 4-storey apartment style building in their backyards?

Finally, I would like you to know that I have been motivated in this cause because of what I know and have seen what my mother has endured throughout her life.

August 23, 2004

-2-

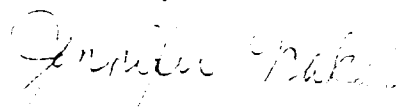
In 1946, after being interned at Lemon Creek, my mother and her family took the government's voluntary deportation program and moved to Japan. Then, in 1954, my mother came to Steveston to be a picture bride for my father. We lived in a cannery house by the dyke until 1960. She took the cash my father earned from a good season of fishing and bought this property on Moncton Street from Nancy Trites. At that time, she was told by the city that the property behind her which was a cabbage patch would eventually be zoned residential. However during the 1960's, without her or her other Japanese Canadian neighbours knowledge, the city rezoned the property to industrial. In 1999, my mother as well as her neighbours wanted the Tries Road area plan to be adopted—a plan that would finally change the noisy, intrusive industrial area to residential. However, the Council, at that time, chose to side with the opinions of residents in the Westwind and Homma school neighbourhoods who did not want any further development in this area. Therefore, an area plan was never adopted.

Now, my mother is again raising her voice along with her neighbours to say that it is not right to place a 4-storey apartment building behind single-family homes.

I believe we need to be very clear in this issue, here before you. I believe we are faced with determining what is one's rightful expectations from one's property and what is the developer's entitlement to profit from a structure built upon neighbouring single family homes.

Mayor Brodie has told me that one needs to think of the "good" of Richmond. But, one needs to be very clear and specific as to what that "good" really means. One must not violate another's rights in order to exercise his own rights. Please do not let an immense apartment style building intrude upon my mother's rightful expectations of her property. Please set a height restriction for NCL's development. Thank you.

Yours truly,



Jennifer Nakai

August 23, 2004

Mayor and Councillors
City of Richmond

We, the undersigned are opposed to building a 4-storey, 109 unit seniors' complex at 12251 No. 2 Road.

We believe that a seniors' complex and a transformation of the industrial site to residential is beneficial to our community. However, we do not believe that a structure of the currently proposed design and mass is appropriate for this location.

Name	Address	Postal Code
1 Joyce McDonald	3560 SOLWAY DR. RICHMOND BC	V7E 3T5
2 MARIE McDONALD	5480 MONCTON ST. RICHMOND BC	V7E 3B4
3 IAN McDONALD	3560 SOLWAY DR. RICH	V7E 3T5
4 BRUCE McDONALD	5480 MONCTON ST	V7E 3B4
5 Shelly McDonald	24831 50 th Ave Lang	V7E 1V9
6 Nancy Alandi	3891 Garry St. Richmond	V7E 2T7
7 Hans W. B. B. B.	85-11491 7 th Ave Richmond	V7E 3X5
8 Bryan Palacios	5360 Moncton St Richmond	V7E 3B3
9 Bruce Dekker	5280 Moncton St Richmond	V7E 3B3
10 S. Maeda	5260 MONCTON ST RICH	V7E 3B3
11 G. B. B.	5240 Moncton St Rich	
12 Faeem Dhanani	5220 moncton St Richd.	V7E 3B3
13 Candice Balston	5182 Moncton St Rich	V7E 3B3
14 S. L. TAM	5100 Moncton St. Richmond	V7E 3B3
15 Cindy Tam	5100 Moncton St Richmond	V7E 3B3
16 Scott Murdoch	5040 Moncton St RICH	V7E 3B3
17 TAZ MURPHY	5080 Moncton ST RICH	V7E 3B3
18 Lester Tiro	5026 Moncton ST Rich	"
19 DEVIE LARSEN	5011 MONCTON ST RICH.	V7E 3B2
20 Peter Burke	505 110 th St. ST	V7E 3B3

August 23, 2004

Mayor and Councillors
City of Richmond

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proposed design and mass is appropriate for this location.

Name	Address
21 Y Kitade	5351 HUMMINGBIRD DR, RMD, BC
22 Regina Schoeps	101- 8140 Colonial Dr. RMD BC
23 Denise Pasloske	1320 Douglas Cres Rmd BC
24 JUDITH GUEVARA	11631 RAILWAY AVE, RMD, BC
25 TINA CHU	6420 GOLDSMITH DR Rmd BC
26 Teresa Barney	106- 7451 Moffatt Rd Rmd BC
27 Sharon How	8100 Jones Road, Rmd BC
28 Darryl Chernyk	5340 MAPLE ROAD, RICHMOND, B.C.
29 THOMAS WARD	#507-9320 PARKVILLE DR, RICHMOND, BC
30 JOHN WRIGHT	#223- 8451 WESTMINSTER HWY RICHMOND
31 KIRBY GO	1511 NO.1 Rd. Richmond BC
32 Grace Tan	11511 NO 1 Rd Rmd BC
33 Tami OH	64-3088 Francis Road, Rmd, BC
34 Yoshi Takiya	3215 Pleasant St. Richmond B.C
35 Humberto Lohar	3000 MANCTON ST RICHMOND
36 Dave Patterson	5071 Munton St
37 KARIN SHOKER	5091 MANCTON ST RMD, BC
38 Bob Shokse	5091 MANCTON ST RMD
39 HK Skok	5091 MANCTON ST. RMD, B.C
40 Margaret Sakai	5131 Muncton St. Rmd. B.C.

August 23, 2004

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Mayor and Councillors
City of Richmond

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Name	Address
1. <u>Apaka Lam</u>	<u>4500 Moncton St. Lund.</u>
2. <u>Aiba Hibi</u>	<u>12200 PHOENIX DR. RICH.</u>
3. <u>Wendy Lo</u>	<u>4680 Moncton St</u>
4. <u>BURNS,</u>	<u>4720 Moncton Street</u>
5. <u>ERIC Sykes</u>	<u>4760 Moncton St</u>
6. <u>Maureen Sykes M Sykes</u>	<u>4760 Moncton St. Richmond</u>
7. <u>M. P. JACK</u>	<u>4780 Moncton St. Richmond.</u>
8. <u>Linda Banish</u>	<u>4820 Moncton St</u>
9. <u>X. Kitander</u>	<u>5600 Moncton St. Rich B.C.</u>
10. <u>N. Matarumura</u>	<u>11960 102 Rd Richmond, B.C.</u>
11. <u>Enich Harada</u>	<u>6111 MONTEITH RD RICH. BC. V7E2G6</u>
12. <u>Enich Harada</u>	<u>6211 Monteith Rd Rich V7E2G6</u>
13. <u>Enich</u>	<u>6271 Monteith Rd. Rich, V7E-2G6</u>
14. <u>Junix ng</u>	<u>6371 Monteith Rd Richmond BC</u>
15. <u>Keng Ng</u>	<u>6371 Monteith Rd Richmond BC</u>
16. <u>Chun Fu Yang</u>	<u>6331 Monteith Rd</u>
17. <u>Karen Drake.</u>	<u>117 - 7437 Moffat Rd, Richmond, BC</u>
18. <u>M. S. Lameshina</u>	<u>4720 DUNFELL RD RICHMOND BC V7E 3M9</u>
19. <u>F. S. Lameshina</u>	<u>4720 DUNFELL RD RICHMOND BC V7E 3M9.</u>
20. <u>S. S. Lameshina</u>	<u>11731 Dunf. R.P.</u>

August 23, 2004

Mayor and Councillors
City of Richmond

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proposed design and mass is appropriate for this location.



Name	Address
61 Mrs. A. Hamada	5191 Moncton St.
62 Mrs. J. Hamada	5191 Moncton St. Richmond
63 Mrs. K. Hamada	5211 Moncton Street. B.C.
64 BAILE HAMADE	5211 MONCTON ST.
65 Hamada	" " " RMD B.C.
66 Mrs. K. Kuriyama	5231 MONCTON ST. RICH. B.C.
67 Mrs. Lou	5231 MONCTON ST. Richmond B.C.
68 Steven Minato	5331 Moncton St. Richmond B.C.
69 Lucille Johnson	111-5511 ANDREWS Rd. Richmond
70 Mrs. J. Hamada	5011 Moncton St. Rich. B.C.
71 Mrs. J. Hamada	4973 Moncton St. Richmond
72 Elaine Allison	4871 Moncton St. Richmond B.C.
73 Mike Sakai	4751 Moncton St. Richmond B.C.
74 Ten Lorenz	4691 Moncton ST RICHMOND BC
75 Shideko Kishi	4671 Moncton St. Rich.
76 Pat Nishi	4671 Moncton St. Rich.
77 Shigeo Kishi	4671 Moncton St. Rich.
78 Akiyuki Kishi	4611 Moncton St. Rich.
79 Betty Galt	4571 Moncton St. Rich.
80 Anthony Ham	4500 Moncton St., Rmd.

August 23, 2004

Mayor and Councillors
City of Richmond

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Name	Address
81 Ken Takahashi	5580 Moncton St.
82 Peggy Takahashi	
83 Jennifer Nakai	5620 Moncton St
84 Stephanie Smith	12171 Trites Rd Richmond
85 QUENTIN SMITH.	12171 TRITES RD.
86 Bill DAVE	12211 " " Richmond.
87 Jim Felt	12231 Trites Rd Richmond B.C.
88 Pruna Wewers	12237 Trite Rd.
89 WOCO	12257 Trites Road
90	12277 Trites Road
91 J.D. Chapman	12331 TRITES ROAD
92 J. Chapman	12331 TRITES RD.
93 Lawrence Brown	5131 MONCTON RD 2 STOREY
94 Angel	5511 Moncton St
95 M. Teraguchi	5751 MONCTON ST
96 J. Teraguchi	5751 MONCTON ST
97 J. Gordon	5831 Moncton
98 J.C. Moore	11666 #2 Road
99 A. Moore	"
100 James	12335 Buchanan St

August 23, 2004

Mayor and Councillors
City of Richmond

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Name	Address
101. K. TANAKA	5520 MONCTON ST.
102. E. Matsuda	5500 Moncton St
103. M. NOMURA	5460 Moncton Richmond B.C.
104. Yuzie Nemura	5460 Moncton St. Richmond B.C. 277-4897.
105. S. Mishra	5440 Moncton St. 277-7659
106. S. TAKARI	5431 Moncton St. 271-5645
107. T. Tamaki	5451 Moncton St.
108. Adrian Lu	5531 Moncton St. 8084887
109. HP. SUTTORP	5551 MONCTON ST
110. Esther Seetoo	5551 S. Moncton St V7E 3E2
111. S. F. M. Chaita	5555 Moncton St
112. Anita Gaur-Baliga	5571 Moncton St. 272-1426
113. J. K.	5571 MONCTON ST, RICHMOND 272-1434
114. JAMES BOLEGON	5571 MONCTON ST. RICHMOND
115. Vanessa Goyman	5591 Moncton St. Richmond
116. T. Kwasidz	5620 Moncton St. Richmond
117. D. Kennedy	11

August 23, 2004

Mayor and Councillors
City of Richmond

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proposed design and mass is appropriate for this location.

Name

Address

- 118 Johnny Kwok (604) 303 9887 5580 Hankin Dr V7C5N5
- 119 Gary Fong (604) 272 4114 10502 Yammick Dr Rmd V7E5E7
- 120 Lance Kam (604) 795 596 4331 Kesthwaite Hwy V7C1B6
- 121 Jyo Chung (604) 214 1369 440 Chatterton Rd V7C1A7
- 122 Loretta Chow (604) 241 8065 9151 Romanuk Dr. Rmd. V7E5G6
- 123 Teann Chan (604) 214 5452 7-12020 Greenland Dr. V6V2M8
- 24 EDMOND CHUNG (604) 351-2929 8140 CERLESS PL. RMD BC V7C4X9
- 25 STEPHEN L. (604) 275-4332 6180 ALISON ST RMD
- 126 Gene (Ch) (604) 241 8065 #9151 Romanuk DR. V7E5G6
- 127 WONG SUI KWAN (604) 338 0673 9445, Fairy Drive, Pitt. mmd, V6X3N2
- 128 ALIS NG (604) 278 6608 8691 Kelly Dr. Richmond V6X3
- 129 H. YANEDAI (604) 271-4863 5540 McINTOSH ST. RICHMOND V7E3C
- 130 Jody Teravishi 5580 March St Rich. V7E3B4
- 131 Rina Teravishi 4973 March St RICHMOND V7E3A8

August 23, 2004

Mayor and Councillors
City of Richmond

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proposed design and mass is appropriate for this location.

Name	Address	PH No
132 MIYATA KURAMOTO Miyata Kuramoto	3860 Gurney St.	604-277-4569
133 Pauline Laramore	6851 Woodward Rd	604-277-4857
134 Timon Emari	11360 Schooner Crt	604-272-1108
135 Kiki Adimi	5660 Stepanki Place	604-271-2814
136 Kawabata	3820 Hunt St	604-277-6324
137 S. IMAGAWA	4639 ST. Briles crt	604-272-1659
138 Jim KATIMA	#29-7611 MOFFATT RD	604-276-9510
139 Roy MURAD	3806 Hunt St	604-275-9333
140 Mr. Takasaki	7611 GABRIOLA CR.	604-277-9797
141 Terry MURRAY	1500 RINGBACH DR	604-448-0551
142 [Signature]	11135 GLA AVE.	604-277-2867
143 [Signature]	5300 Lapping Cres	270-8627
144 [Signature]	3824 54th St.	946-9112

August 23, 2004

Mayor and Councillors
City of Richmond

We, the undersigned are opposed to building a 4-storey, 109 unit seniors' complex at
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Name	Address
145 MARIO DE LEMUS	12335 Buchanan St.
146 TRIMY CHAN	12333 Buchanan St.
147 Dave Dang	12337 Buchanan St.
148 Inder Johal	5671 Moncton Street
149 Kim Johal	5671 Moncton Street
150 Carol KASZAK	10200 4th Ave
151 Alastair Burnett	12531 Vase. St.
152 Johanne Lalonde	5611 MONCTON ST.
153 Michel Nadeau	" " St.
154 GEORGE LOWISA	12131 IMPERIAL DR.
155 X X X	" " "
156 KENNETH S. H. LEE	5720 MONCTON ST., RICHMOND.

Mayor and Councillors
City of Richmond

We believe that a seniors' complex and a transformation of the industrial site to residential is beneficial to our community. However, we do not believe that a structure of the currently proposed design and mass is appropriate for this location.

Address

157	Jim M. Hamada	11731 Durnford Rd Richmond
158	Janet Nitta	#18-12331 Phoenix Dr Richmond
159	Janet Nitta	3-12091 Bath Rd, Richmond, BC
160	Donald Aye	3160 Hunt St. Richmond B.C.
161	Bernice Challoner	3160 Hunt St. Richmond B.C.
162	Richard Houle	6360 Goldsmith Dr. Richmond B.C.
163	Connie Hernandez	6360 Goldsmith Dr. Rich BC

August 23, 2004

Mayor and Councillors
City of Richmond

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Name

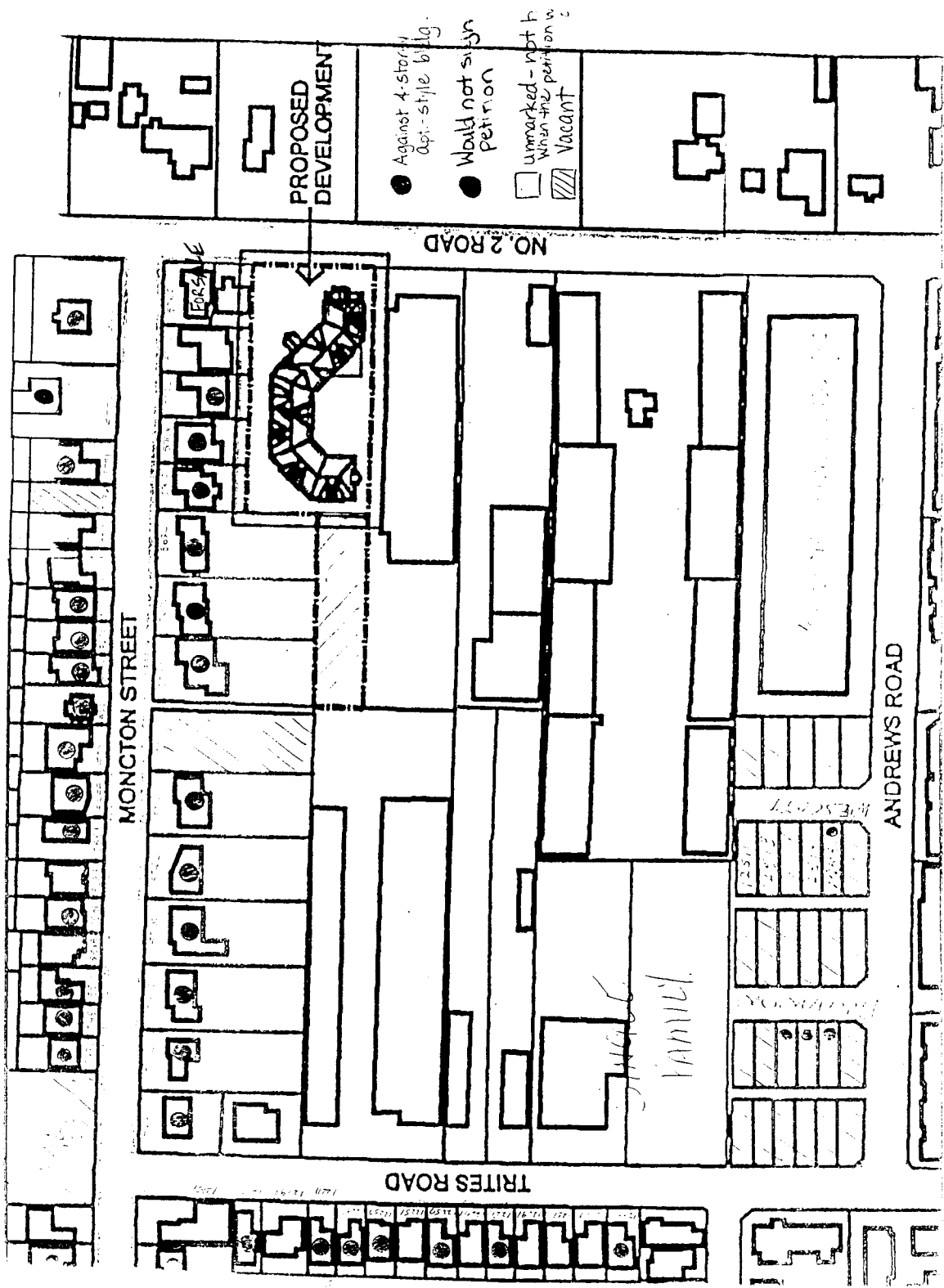
Address

161 Scott Beley

8460 Piggott Road Richmond

161 FLAVERNE MATSUMURA

9-8171 STEVESTON HWY RICH BC



**SCHEDULE 22 TO THE MINUTES
OF THE REGULAR MEETING
FOR PUBLIC HEARINGS HELD
ON AUGUST 23, 2004.**

August 23, 2004

City of Richmond Councillors

re: No 2 Road's Congregate Care Facility

My name is Yvonne Kitade speaking on behalf of my mother, Miyoko Kitade.

We have no objection to a seniors home complex, but we do object to the size of the building. As mentioned in previous meetings and also in a letter given on June 29, 2004, our main concern is HEIGHT! There seems to be a misunderstanding that we don't want a seniors complex, but we do. We feel it will benefit our community. We just don't want a looming massive 3-storey over parking structure. No matter how the developers cosmetically change the appearance of the building to lessen the impact, fact is - the building is still imposing. It is not appropriate to put such a massive building in that location. Is it necessary to have such a big building? I stress again from our previous letter, our homes and property are our biggest investments. We don't want to lose our investment to satisfy the developer's need for profit.

Again, we are asking the councillors, please consider the residents living along Moncton Street give us our right to enjoy the place we have chosen to live. Developers can't intrude into our neighbourhood and just start changing things. They must be respectful of the people already living there. The developers are not building an essential service building, like a hospital. It is not an independant living senior's home they want to build, not need to build. For example, when you are invited into someone's home you are respectful of the owner's things, you would not start to move or change things. Likewise, we are inviting the seniors' complex into our neighbourhood but developers should be respectful of the homeowners who are already here. We can live harmoniously if the size of the building is lowered by another storey. Council, please direct the developers to build a senior's home that is in keeping with the existing single family residences. Remove a storey from the building!

Sincerely,

*K. Kitade
+ Y. Kitade*

Miyoko Kitade
and Yvonne Kitade

SCHEDULE 23 TO THE
MINUTES OF THE REGULAR
MEETING FOR PUBLIC
HEARINGS HELD ON
AUGUST 23, 2004.

(1)

August 19, 2004

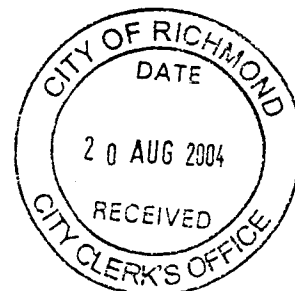
Attention: City Clerk

Re: Zoning Amendment Bylaw 7774 and 7766 (RZ 04-266836)

My name is Sharon MacGougan. I live at the northwest corner of Ash and General Currie Roads (7411 Ash) and co-own the property next door (7391 Ash). The east side of the applicant's property borders the back of my two lots. My concern is parking. The development proposal is for four dwelling units with the equivalent of one and a half parking stalls per unit. This translates into six parking stalls. My question is: where will the other cars be parked?

Most households have at least two cars, and more, if there are any teenagers in the equation, or live at home twenty-year olds, not uncommon today. As many as eight to ten cars could be generated from this one property that only has permanent parking for four. (I assume that the two extra spots are for guests). I believe that it is not reasonable to develop a property with the expectation that the overflow cars will be permanently parked on the street. Where else would they go?

My house faces onto Ash Street. I left the back and the side of my property (bordering General Currie) in a natural state, with a grove of birch trees and natural undergrowth. The strip of land next to the road, bordering my property, is municipality owned. However, my husband and I maintain it. We cut the grass, pick up the constant litter, and cut back the blackberries and morning glories as needed. I foresee that this strip of roadway is where the permanent parking will take place. I object to cars being permanently parked there because there isn't room on their own property.



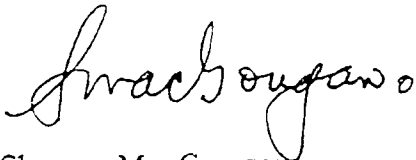
Page 2.

I grew up on Ash Street. When I was a little girl, an old woman named Mrs. Louis lived on the property I currently own. She had an amazing garden, a magical place to a young girl, filled with fruit trees and blueberry bushes and all variety of flowers and vegetables. We loved her. She was so kind and welcoming to everyone in the neighbourhood. When she died, my parents bought her property. A little over 20 years ago, I built my home here. While I'm not and never could be, the gardener she was, I wanted to remember and preserve some part of her here, on the piece of land that she loved.

That's why I left so much of my property in a natural state: to honour Mrs. Louis, to respect her love of this land, to enjoy what surprises spring from the soil. I only discovered recently the cherry tree that is beside my house, and the holly trees hidden among the birches. Blueberry bushes still thrive, interspersed in the natural growth, and hazel nut trees and oak and a damson plum tree, and so on. Of course, there are now many pressures on this tiny piece of Richmond's history.

My little grove of trees is being fast encroached upon by a rampant need to develop. I anticipate that I'll soon receive complaints about falling leaves from new neighbours who have different ways of viewing the world. And, if the planning is not changed, cars permanently parked on the little strip of Richmond's past that I would like to continue to preserve for all.

Respectfully yours,



Sharon MacGougan
7411 Ash Street

Mayor and Councillors

SCHEDULE 24 TO THE MINUTES OF
THE REGULAR MEETING FOR
PUBLIC HEARINGS HELD ON
AUGUST 23, 2004.

From: web1@city.richmond.bc.ca
Sent: August 23, 2004 12:21 PM
To: Mayor and Councillors
Subject: 10351 Leonard Rd

Name: Ben Mah
Address: 8231 Leonard Pl
SubjectProperty_Bylaw: 10351 Leonard Rd

Comments:

Development is good for Richmond if planned well, I am concerned with the amount of properties being rezoned to fit multiple houses on single lots at the pure interests of housing developers profits without regard to the density of image of Richmond. Richmond has the distinction of being "Island by nature" which I think sets us apart from other municipalities and any development that takes away from that, like cutting down tree's would truly be unfortunate. I only ask city council consider rezoning if the stretch of beautiful trees of multiple rows are left along the South property line as intact as possible (leave a single row) to preserve the nature and allow the birds to continue to use it as their habitat. This treeline stretch is unique as can be seen from the property overview. I commend City council for designating Terra Nova area as part of natural reserve but we have to consider keeping a blend of development with trees throughout otherwise Richmond will become no different than other "row housing" municipalities.

