



<b>To Public Hearing</b>	
Date:	SEPT 6, 2006
Item #:	11

**From:** Bill and Melvena Sorenson [billmel@shaw.ca]  
**Sent:** Saturday, 2 September 2006 4:59 PM  
**To:** Weber, David  
**Cc:** Jefferson Management Corp.  
**Subject:** Public Hearing - Zoning Amendment Bylaw 8103 (RZ 04-286496) - 6351 and 6391/6491 Minoru Boulevard  
**Attachments:** McNulty.doc

SCHEDULE 5 TO THE MINUTES  
 OF THE REGULAR MEETING OF  
 COUNCIL FOR PUBLIC HEARINGS  
 HELD ON WEDNESDAY,  
 SEPTEMBER 7<sup>TH</sup>, 2006

I have been following developments relative to the subject property since the fire at 6351 Minoru Blvd. in January 2002. Wouldn't you know it, I will be out of town on the date of the public hearing. Initially I was acting on behalf of myself and the owners of Regency Park Towers located at 6611 and 6631 Minoru Blvd., but at this point individual owners will have to make their concerns known to you. Many of these owners are elderly or new Canadians with a limited command of the English language and have limited ability to articulate their thoughts on a project of this nature or understand how they will be impacted. At this point, I am presenting my personal point of view, but I thought council members should be mindful of the makeup of the adjacent neighborhood and the fact many of those affected are longtime Richmond residents. Many lived in Regency Park Towers prior to purchasing their units when the buildings were stratified.

I first e-mailed the Mayor and Councillors Feb. 25, 2004. Then on Mar, 21, 2005 I addressed a memo to the Chairman of the Planning Committee outlining fifteen (15) concerns that had been identified to that point. ( See attached) I have since met with Wing Leung and his associates on two occasions to discuss these and other concerns. I have found them to be open to addressing these concerns i.e. entrance to the parking garage and the design of the south end of the parking garage wall facing 6611 Minoru Blvd. However, most of the concerns outlined in the memo are under the control of the City, and it is my hope you will review these as part of this process.

At this point I am resigned to the fact that the City is bent on increasing density in this area and the City in general. I am not sure what this is doing for the "HIGH QUALITY OF LIFE IN RICHMOND" or how this level of density will make Richmond an "APPEALING. LIVABLE. WELL MANAGED. community in which to live. Little by little, in recent years, our views have been impacted, and this development will eliminate the last view corridors to the north. I know " you can't fight city hall" and this public hearing is just part of a process required under the Local Government Act, but I hope city officials will ensure the impact on our residents is mitigated as much as possible. Two very important issues are:

1. I understand construction is to proceed in two phases over 2/3 years. I hope hours of construction and noise control standards will be strictly enforced during the period of construction.
2. I am concerned about traffic flows during construction in addition to the long term. I would hope the City will mandate that the new road from Minoru Blvd. be built before loading, construction, etc. commences so trucks and other construction related traffic as well as existing residents, will have access to the site without using our driveway to Minoru.

I am pleased the City has taken a Comprehensive Development approach to this rezoning, because I feel it will give the City better control. However, I am disappointed a future development designation is not being put in place now for 6451 and 6551 Minoru Blvd. as well as the adjacent Kiwanis property to the north. I think owners of neighboring properties deserve to know what will be allowed on these properties in the future and how they may be impacted.

Respectfully submitted,

J.W.(Bill) Sorenson

March 21, 2005

Councillor Bill McNulty,  
Chairman, Planning Committee,  
City of Richmond

Subject: Proposed Re-development 6351, 6391 and 6491 Minoru Blvd., Richmond.

I am writing on behalf of the owners in Regency Park Towers located at 6611 and 6631 Minoru Blvd., Richmond to outline initial issues and concerns we have with the subject proposed re-development proposal which has been filed with the Planning Department, but has not yet made its way to your committee. We think it is important that we enter into a dialogue with you and your committee now rather than wait until the Public Hearing stage, by which time it is usually too late to have meaningful input in shaping the form of the development.

We understand the City's desire to increase density in the city core, but at the same time, we feel it is incumbent on city staff and our elected officials like yourself to make this proposal part of a plan developed by the city, as opposed to a piece meal approach driven by particular property owners and developers. We will be impacted the most by this development; therefore, we feel it is important that our concerns rank ahead of the interests of the developer who has no long term interest in this community. He will do his thing, take his profits and move on, leaving us to live with the impacts on our lives and the value of our properties. We expect our elected representatives to protect our interests to the best of their abilities.

The proposal to erect four 16-story apartment towers immediately adjacent to us raises a number of concerns:

1. We are concerned that the City of Richmond might approve a variation of the proposed development in isolation, without considering future re-development of 6451 and 6551 Minoru Blvd. or the adjacent Kiwanis properties. We would suggest these owners should be included in a comprehensive re-development proposal for the total area so they will receive equitable consideration and the owners of the subject property will not benefit unduly just because they were first. Also, our owners deserve some comfort in knowing up-front that there isn't going to be more high-rise buildings erected immediately in front of them in the future.
2. The four towers sited as shown on the drawing would effectively eliminate all views of the north shore mountains for our residents and 6651 Minoru Blvd. Little by little development to the north of us in recent years, the apartments on the Minoru side of Richmond Centre, the Marriot Hotel, the Hilton Hotel, the high-rise at the Richmond Inn, and more recently the apartment complex on the former legion property on Westminster Hwy. have created an effective wall of concrete and glass. The siting of the four proposed towers would completely eliminate views to the north. We would like to see this development scaled back to possibly two towers on the park side, and maybe four storey apartments fronting Minoru Blvd. much like the apartments built north of Centre Point at Garden City and Alderbridge. This approach wouldn't do much for my wife and I, and other owners in 6611 Minoru Blvd., but would better protect the views of owners in 6631 and 6651 Minoru Blvd. and the areas livability.
3. A very high proportion of our owners are seniors who elected to purchase retirement homes in this area in part because of the nearby amenities. Regardless of the final form of this development, there will be a huge impact on their lives during the period of demolition, piling, construction, etc. They won't be able to have windows open due to construction dust and noise. Our buildings are single pane glass for the most part, so the noise will be unbearable, even if the windows are closed. Strict noise controls will have to be applied to the new development that would restrict machinery noise to between say 8:00 am and 6:00 pm and only from Monday to Friday.

4. What damage will piling, heavy trucks visiting the site, etc. do to the foundations and overall integrity of our buildings? Who will indemnify us against the potential damage?

5. We are concerned about the additional traffic this increased density will generate. The low-rises to the north currently share our access driveway to Minoru Blvd., and the increased number of housing units would potentially create a serious traffic problem for vehicles entering or leaving Minoru Blvd. via this driveway.

6. We currently have a significant problem policing our parking lots, with folks visiting Park Towers, the low-rises and Richmond Centre parking illegally. The new development would have to ensure they have sufficient parking to meet their needs.

7. We understand the proposed development is being sold to the city on the idea of providing improved access to Minoru Park from Minoru Blvd., and in fact the developer would be bonused with higher density, reduced parking, etc. as a result. We have serious concerns with the negative impact this could have on vandalism in the area in particular. We eliminated any public access to Minoru Park through our property many years ago in an effort to curb vandalism. The owners of the subject properties also restricted access thru their property a couple of years ago because of vandalism problems. The general public has long been adequately served via a park entrance on the north side of the subject property between them and the Kiwanis property.

8. There is a limited amount of affordable rental housing left in Richmond. A significant number of low-rise renters are seniors on fixed incomes and others at the lower end of the income scale. Many work in the immediate area and provide a workforce for entry level type jobs. We would suggest a higher percentage of renters also use public transportation. Therefore, it is in the City's interest to have a good stock of rental accommodation in the vicinity of the new RAV line. A significant number of rental units were already lost with the demolition of the building where the fire occurred two years ago.

We understand the developer is suggesting the first phase of their development would include one tower of rental apartments. Presumably the City could restrict any move to stratify the building in the future. Potentially this would accommodate the renters displaced by the fire, and those that will be displaced by future demolition, but will the new rents be affordable for those being relocated?

9. When our buildings were built some 30 plus years ago, airport noise was not the factor it is today. Air traffic volume and airport noise has increased significantly since Expo alone. We would suggest these buildings and other new buildings being constructed in Richmond, for that matter, should have to meet minimum noise attenuation standards. We are also concerned about the potential for echoes off these new buildings and the impact on us.

10. The proposed plan calls for a new three level parking garage at the south end of the new development, with the south wall having an open structure. This wall will be located some eight meters from the existing north wall of the "C" tower of Regency Park Towers, 6611 Minoru Blvd. The wall is also planned to extend to the west beyond the existing limit of the low-rise apartment units, which will be replaced as part of the re-development. This will impact the owners of apartments at the north end of Tower "C". It will cut off a portion of the park view currently enjoyed by the owners of the lower level two bedroom units. It will also expose all unit owners at the north end of Tower "C" to increased noise and exhaust fumes in their kitchens and second bedrooms. For this reason it is strongly urged that the new development start further north and that the south wall of the parking garage be solid concrete the full height and length of the garage. We feel the setback from the park boundary should be equal to the present setback for the low-rises.

11. The entrance to the above mentioned parking garage is shown at the southeast corner of the garage. This will concentrate traffic for this garage close to the suites at the north end of Tower "C". More importantly, it will draw heavy traffic from the new parking garage to the existing driveway to Minoru Blvd. causing increased noise and pedestrian danger for our residents. Therefore, we urge that this garage entrance be relocated to the north end of the proposed parking garage, thus encouraging residents of the new development to use the proposed new entrance to Minoru Blvd. directly across from the existing vehicle entrance to Richmond Centre.

Sorry I have been rather long winded, but I am sure there will be other issues related to this re-development that will be identified as we look at how we will potentially be impacted.

Thanks for taking the time to meet with me, and taking our concerns into consideration.

Yours truly,

J.W.(Bill) Sorenson