

Schedule 14 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, February 20, 2017.

Council meeting Feb. 20, 201

To Public Hearing	
Date:	Feb 20/17
Item #	6
Re:	DP 16-741981

Re: Density exchange at the " Gardens ", Steveston Hwy & No 5 Rd.

Your worship and councillors,

In December 2008 Townline Homes submitted a rezoning application to the City of Richmond for the old Fantasy Garden's site.

The developer sought the input of the community early in the process, to develop a vision and a plan for the site. There were three separate and well attended workshops to include the public. I attended all three workshops and was impressed, and the result was a plan that showed strong support by the public.

I remember appearing in front of Council, saying that this developer dotted all his I's and crossed his T's, and that I wished that more developers would involve the public like this. The result was that Townline Homes final plan was accepted by Council.

But this was, of course, before the Province of British Columbia prepared it's plan for a 10 lane bridge, which would change the eastern parameters of the site in a significant way. Proposed are now about 14 lanes of freeway adjoining the eastern part of the site, and some interchange lanes are up to three stories high.

To accommodate this major change a transfer of density is asked for by the developer. I can imagine why he exchanged the higher density of an 8 story building at the corner of the freeway and Steveston highway for the lower density of a townhouse development. He wishes to transfer this density toward the quieter middle of the site.

Sound travels up, not down; and so three story townhouses would not be as exposed to the freeway sight and noise as taller buildings.

I hope that the row of Cedar trees is not lost by the re-configuration of the site, as they are needed by the townhouses as a buffer from all the car-exhaust.

Unforeseen external influences are responsible for " Townline Homes" request.

Because this developer did everything right with his initial application and he only wants to transfer density to the middle of the site, I am asking Council to accept " Townline Homes " density exchange as it is presented to you.

Thank you.

Erika Simm

