

## MayorandCouncillors

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**From:** ZhiJin Zhou [zhouzhijin@shaw.ca]  
**Sent:** Monday, 6 March 2006 10:07 PM  
**To:** Carter, Suzanne  
**Cc:** MayorandCouncillors  
**Subject:** Concerns regarding rezoning project, File No.: RZ-06-326438.  
**Importance:** High

### Councilors Richmond, BC

I live in 5860 Dover Cres, which is close to No 2. road bridge area.

I think government shouldn't rezone that area regarding **File No.: RZ-06-326438.**

Especially, high-level building shouldn't be allowed to be built on that place,

All the people live in my building are suffering a big lose due to leaking condo issue,  
and we are hoping to be compensated a bit from nearby Olympic Oval project, however

it seems now that government wants to take a bite from this little "cake" , and that  
doesn't respect our existence at all considering ours is the first original building there.

May I ask Richmond Councilors take that into consideration therefore this re-zoning project  
of RZ-06-326438 should NOT be approved ?

Regards,

Steven Zhou  
Phone: 604-202-6932

514 - 5860 Dover Cres,  
Richmond V7C 5S6

FOLLOW-UP / RESPONSE  
TO COUNCIL  
CORRESPONDENCE

TO: MAYOR & EACH  
COUNCILLOR  
FROM: CITY CLERK'S OFFICE

**Johnson, Gail**

**From:** Carter, Suzanne  
**Sent:** Tuesday, 7 March 2006 9:43 AM  
**To:** 'ZhiJin Zhou'

8060-20-8041

**Subject:** RE: Concerns regarding rezoning project, File No.: RZ-06-326438.

Hello and thank you for your email regarding rezoning application RZ 06-326438 at 5491 No. 2 Road.

This property is owned by the City of Richmond and has long been held in reserve in case the need arose to add on/off ramps to the No. 2 Road Bridge.

In April 200<sup>5</sup>, as part of planning for the area around the proposed Richmond Oval, the public was asked at a Public Open House to provide input into the preferred long-term alignment of River Road where it crosses No. 2 Road. As a result of this process it was determined that no bridge ramps will be constructed in the future and, therefore, the City no longer needs to hold 5491 No. 2 Road in reserve. In light of this, the planning process for the area around the Oval considered possible uses for 5491 No. 2 Road.

In October 2005, a Public Open House was held that presented, for public review and comment, the "Integrated Framework" for the development of the City's lands (including 5491 No. 2 Road) and adjacent properties. This framework identified 5491 No. 2 Road for "high-density residential" (e.g., the same designation applied to the City's lands east of the No. 2 Road Bridge). In December, Council endorsed the general directions included in the "framework" in order that they could provide the basis of understanding for the sale/lease and development of the City's lands.

While the City-owned lands east of the No. 2 Road Bridge already have zoning in place that permits high-density residential development, this is not the case with 5491 No. 2 Road as until recently it had been assumed that it would be used for bridge structure and associated roadworks.

The subject rezoning application for 5491 No. 2 Road proposes to change its existing zoning to permit high-density residential development. The intent is that the City retain ownership of the southern 25% of the property (e.g., approximately 0.5 acres) in order that it can be developed with affordable housing in a mid-rise building. The north 75% of the property (approximately 1.5 acres) is to be sold for development with a high-rise residential project. Parking on 5491 No. 2 Road will be handled in a manner similar to that of your building (e.g., with a landscaped roof deck designed to appear as a continuation of the natural ground plane. The high-rise residential building will be situated a minimum of 20 m from the property line of your site and will terrace down in height near River Road.

You can also pick up a copy of the staff report at City Hall or retrieve it from the City's website ([www.richmond.ca](http://www.richmond.ca)). Please go to: Council Meetings and Agendas; Planning Committee; March 7th, 2006; then, double click on the title of the item referring to this rezoning application and the staff report will open up for you.

The Planning Committee of Council will discuss this application in the Anderson Room at City Hall at 4 pm today.

Planning Committee will decide if the application should be referred to Council for First Reading on Monday, March 13th at 7pm. If the application receives First Reading on Monday, it will then go to Public Hearing on Tuesday, April 18th at 7pm. All these meetings are open to the public and, as a neighbour of 5491 No. 2 Road, you will receive notification in the mail of the Public Hearing date.

If you require more information, please contact me.

Thank you.

Suzanne Carter-Huffman.  
scarter@richmond.ca

MAR - 7 2006

2006-03-07