



Regular Council Meeting for Public Hearings

Monday, December 18, 2006

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

Present: Mayor Malcolm D. Brodie
Councillor Linda Barnes
Councillor Cynthia Chen
Councillor Derek Dang
Councillor Evelina Halsey-Brandt
Councillor Sue Halsey-Brandt
Councillor Rob Howard
Councillor Bill McNulty
Councillor Harold Steves

Gail Johnson, Acting Corporate Officer

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

- Zoning Amendment Bylaw 8115 (RZ 05-296591)**
(11991 No. 1 Road and 3931 Chatham Street; Applicant: H. A. Berg Investments Ltd.)

Applicant's Comments:

The applicant advised that he was available to answer questions.

Written Submissions:

Memorandum dated December 12, 2006, Jean Lamontagne, Director of Development (Schedule 1)

H. A. (Tussy) Berg, H. A. Berg Investments, 3011 Richmond Street (Schedule 2)

Submissions from the floor:

None.

PH06/12-1

It was moved and seconded

That Zoning Amendment Bylaw 8115 be given second and third readings.

CARRIED



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- 2A. **Proposed Single-Family Lot Size Policy 5443**
(the area bounded by Williams Road, No. 4 Road, Steveston Highway, and Shell Road)
- 2B. **Zoning Amendment Bylaw 8128 (RZ 06-328429)**
(10020 No. 4 Road; Applicant: Les Cohen and Azim Bhimani)
- 2C. **Zoning Amendment Bylaw 8129 (RZ 06-329052)**
(10120 Williams Road; Applicant: Benn Panesar)
- 2D. **Zoning Amendment Bylaw 8131 (RZ 06-330156)**
(10260 Williams Road; Applicant: Bob Kooner)
- 2E. **Zoning Amendment Bylaw 8132 (RZ 06-330492)**
(10100 Williams Road; Applicant: Ajit Thaliwal)
- 2F. **Zoning Amendment Bylaw 8133 (RZ 06-334343)**
(10600 Williams Road; Applicant: Dhinjal Construction Ltd.)
- 2G. **Zoning Amendment Bylaw 8134 (RZ 06-340380)**
(10280 Williams Road; Applicant: Satnam Sangha)

Applicant's Comments:

The applicants advised that they were available to answer questions.

Mr. Jean Lamontagne, Director of Development provided a brief review of the proposed single family lot size policy amendment. In response to a question, Mr. Lamontagne confirmed there were no R9 applications being presented at this Public Hearing.



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Written Submissions:

- Juan Que, 10851 Aragon Road (Schedule 3)
- Greg and Val Lea, 10231 Aintree Crescent (Schedule 4)
- A 57 signature petition in support of Single-Family Lot Size Policy 5443 amendment and proposed rezonings (Schedule 5)
- Greg and Grace Klemke, 10220 No. 4 Road (Schedule 6)
- A 25 signature petition opposed to smaller lots (Schedule 7)

Submissions from the floor:

Larry Spouler, 10391 Dennis Crescent spoke in opposition to the proposed lot size policy, stating that he is happy with the present character of the neighbourhood, believing that additional density will place a strain on the neighbourhood and community services, and create a loss in lane access.

Linda Spouler, 10391 Dennis Crescent spoke in opposition to the proposed lot size policy, questioning the applicants' intentions of building the homes to personally reside in them or sell them. She expressed her desire to maintain the present sense of community in the neighbourhood and stated her concern with regard to subdivision of lots.

Mati Laane, 10428 Dennis Crescent expressed his disagreement with the logic behind the proposal, believing that the current road and lane infrastructure would not be able to accommodate additional traffic. He also said that visitors often comment about the beauty of the neighbourhood, which should be maintained.

In response to a query, Mr. Lamontagne, commented that if this proposal is approved, concerns regarding traffic related issues could be addressed by staff upon Council's direction.

Margo Fowler, 10091 Dennis Place referring to a map, pointed out several lots that she believed would need to contribute land in order to accommodate the right angle turn in the lane south of Williams Road. She then referred to a photograph of a newer home in the neighbourhood and spoke about the lack of green space and increase in traffic due to the number of residents accessing the alley.



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Ms. Fowler also felt that the City did not make the area residents aware of the results of the questionnaires that were filled out with regard to this proposal and concluded by stating that she is very unhappy with the proposal.

Jagjit Sandhu, 10071 Dennis Place spoke in opposition to the proposed lot size policy, noting the impact caused by previous subdivision and development of two lots behind his house. Increased density, congestion, and service fees such as garbage pick up, and parking in the alley have adversely affected him. He also stated that the new homes are blocking his view of the mountains and believed that his property will decline in value due to subdivisions.

Robert Waite, 10340 Albion Road and 11311 Williams Road spoke in support of the proposal, believing the neighbourhood will benefit from improved streetscape and pedestrian access, and from energy efficient homes that will be environmentally friendly. He felt that the general impact of one large home vs. two smaller homes is virtually the same, and that it would be a great disservice to the area property owners if this proposal is not approved. He also stated that leaving the houses as they are presently will lead to potential slum rental houses.

Sep Pan, 10260 Williams Road stated that due to his disability, he requires a home that will serve his specific needs. Currently on a limited income, he felt that approval of this proposal would put him in the position to subdivide and build such a home. He also stated that according to the City bylaws, it is illegal to park in the back lane.

Jasvir Nagra, 10200 No. 4 Road spoke in opposition to the proposal and stated that her home will be affected by the increase in traffic from Dennis Place, particularly as she is located close to the light on No. 4 Road and Williams Road, and there isn't enough space to allow cars to pass at this intersection. She also expressed concern with regard to the size of the lots and homes being too small.

In response to a query, Mr. Lamontagne advised that No. 4 Road will have lane access; and that the two lots located north and south of this property do not meet minimum lot size requirements for R1.06 subdivision.



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Kulbir Singh Kahlon, 10080 Dennis Place spoke in opposition to the lot size policy stating that single family homes and townhouse developments should not be mixed in the same area as residents that occupy both styles of housing will have different lifestyles.

Tony Hill, 10340 Albion Road and 11311 Williams Road expressed his dissatisfaction with the increase in run down rental homes that have created drug activity in the neighbourhood. He felt that the approval of this proposal would benefit the area residents by replacing those run down homes with new heritage homes as well as reduce traffic noise from Williams Road.

In response to a query, Mr. Lamontagne advised that the maximum height for houses in single family zoning districts is 9 metres; that the habitable space of a house has to be above road level; and that if a lot needs to be raised, there is a possibility of the finished level of the lot to vary but the height of the house will remain at 9 metres. He further advised that raising of lots is case specific and is addressed at the building permit stage.

Several speakers addressed Council for the second time raising the following points:

- No. 4 Road and Williams Road do not have street parking to accommodate the increase in residents;
- subdivision of the lots will decrease space for children to play;
- the issue of drug activity and run down homes is exaggerated;
- the neighbourhood has bungalows that are immaculately maintained, and are more affordable for young people;
- the area currently presents a variety of choices of design style and size of homes for potential buyers;
- size limits should be placed on new homes.



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Raman Kooner, applicant for 10260 Williams Road spoke in support of the lot size policy. He provided an example of a break and entry at a house in the neighbourhood, resulting in vandalism. The use of drug paraphernalia was evident in that case. He further advised that the landscaping and tree bylaw will provide a remedy to the lack of green space concerns expressed by area residents. Mr. Kooner concluded by stating that he and his father take great pride in their work and will build two very beautiful and different homes on these lots.

PH06/12-02

It was moved and seconded

That Single-Family Lot Size Policy 5443 for the area bounded by Williams Road, No. 4 Road, Steveston Highway, and Shell Road, be amended to permit:

- i. properties fronting on Williams Road from No. 4 Road to Shell Road and properties fronting on No. 4 Road from Williams Road to Dennis Place to subdivide in accordance with the provisions of Single Family Housing District (R1-0.6) or Coach House District (R9) provided that vehicle accesses are to the existing rear laneway only; and*
- ii. retention of the Single-Family Housing District, Subdivision Area E (R1/E) zoning for all other properties within this quarter-section including properties fronting on No. 4 Road between Dennis Place and Wilkinson Road, and properties fronting on Shell Road between Williams Road and Maddocks Road for a minimum period of five years, as per the existing 702 Lot Size Policy.*

CARRIED

OPPOSED: Councillors Evelina Halsey-Brandt
Sue Halsey-Brandt
Harold Steves



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PH06/12-03

It was moved and seconded
That Zoning Amendment Bylaws 8128, 8129, 8131, 8132, 8133, and 8134 each be given second and third readings.

CARRIED

OPPOSED: Councillors Evelina Halsey-Brandt
Sue Halsey-Brandt
Harold Steves

PH06/12-04

It was moved and seconded
That staff study and report back on traffic flow in the area of Single Family Lot Size Policy 5443, including the lanes, with a view to making improvements to address issues related to safety, parking, and accessibility, similar to that carried out to the east for Single Family Lot Size Policy 5434.

CARRIED

3. **Zoning Amendment Bylaw 8140 (RZ 04-276170)**
(11351, 11391, 11411, 11431, 11471 and 11491 Steveston Hwy; Applicant: Jacken Investments Inc.)

Applicant's Comments:

The applicant advised that he was available to answer questions.

Written Submissions:

Carol Day, 11631 Seahurst Road (Schedule 8)

Submissions from the floor:

A resident of 11360 Seahurst Road spoke in opposition to the proposal and stated that she liked the quiet, family-oriented neighbourhood the way it is currently, and that this development would bring strangers into her neighbourhood.

In response to several queries, Mr. Lamontagne advised that this proposed development will share vehicle access with another development; that there will be a total of three access points from Steveston Hwy; and that no back lane access will be provided.



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PH06/12-05

It was moved and seconded

That Zoning Amendment Bylaw 8140 be given second and third readings.

CARRIED

- 4. **Official Community Plan Amendment Bylaw 8143 and Zoning Amendment Bylaw 8144 (RZ 04-272679)**
(11731 & 11991 Steveston Highway; Applicant: Gustavson Wylie Architects)

Applicant's Comments:

In answer to a concern raised about idling of cars and the effect on the environment, the applicants confirmed that the drive-through component of this development is integral to the design.

Written Submissions:

Carol Day, 11631 Seahurst Road (Schedule 9)

Submissions from the floor:

None.

PH06/12-06

It was moved and seconded

That Official Community Plan Amendment Bylaw 8143 and Zoning Amendment Bylaw 8144 each be given second and third readings.

The question on Resolution No. PH06/12-06 was not called as the following **referral** motion was introduced.

PH06/12-07

It was moved and seconded

That Bylaws 8143 and 8144 be referred back to staff to negotiate with the developer, the elimination of the drive-through feature of this proposal.

DEFEATED

OPPOSED: Mayor Malcolm Brodie
 Councillors Cynthia Chen
 Derek Dang
 Evelina Halsey-Brandt
 Rob Howard
 Bill McNulty



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The question on Resolution No. PH06/12-06 was called and it was **CARRIED** with Councillors Linda Barnes, Sue Halsey-Brandt and Harold Steves opposed.

- 5. **Zoning Amendment Bylaw 8148 (RZ 06-342551)**
(11491 Williams Road; Applicant: Jasbir Grewal)

Applicant's Comments:

The applicant advised that he was available to answer questions.

Written Submissions:

None.

Submissions from the floor:

None.

PH06/12-08

It was moved and seconded

That Zoning Amendment Bylaw 8148 be given second and third readings.

CARRIED

- 6. **Zoning Amendment Bylaw 8158 (RZ 05-296361)**
(7700, 7720, 7740, and 7760 Bridge Street; Applicant: Patrick Cotter Architect Inc.)

Applicant's Comments:

The applicant advised that he was available to answer questions.

Written Submissions:

None.

Submissions from the floor:

Carol Stromberg, 7680 Bridge Street voiced her concerns about traffic issues related to Bridge Street and about privacy issues related to the height of the proposed buildings. She also expressed concern about potential drainage of water onto her property from these new developments.



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Jean Lamontagne, Director of Development offered to meet with Ms. Stromberg to discuss her concerns.

PH06/12-09

It was moved and seconded

That Zoning Amendment Bylaw 8158 be given second and third readings.

CARRIED

ADJOURNMENT

PH06/12-10

It was moved and seconded

That the meeting adjourn (9:25 p.m.).

CARRIED

Certified a true and correct copy of the Minutes of the Regular Meeting for Public Hearings of the City of Richmond held on Monday, December 18, 2006.

Mayor (Malcolm D. Brodie)

Acting Corporate Officer,
City Clerk's Office
(Gail Johnson)



City of Richmond
Planning and Development Department

To Public Hearing
Date: Dec 18, 2006
Item # 1
Re: Bylaw 8115

SCHEDULE 1 TO THE MINUTES
OF THE REGULAR MEETING OF
COUNCIL FOR PUBLIC
HEARINGS HELD ON MONDAY,
DECEMBER 18, 2006

Memorandum

To: Mayor and Councillors
Date: December 12, 2006
From: Jean Lamontagne
Director of Development
File: RZ 05-296591
Re: Application by H. A. Berg Investments Ltd. for Rezoning at 11991 No. 1 Road and 3931 Chatham Street from Service Station District (G2) to Steveston Commercial (Three-Storey) District (C5)

At the Council Meeting of November 27, 2006, Council moved:

- (1) *That Bylaw No. 8115, for the rezoning of 11991 No. 1 Road and 3931 Chatham Street from "Service Station District (G2)" to "Steveston Commercial (Three-Storey) District (C5)", be introduced and given first reading.*
- (2) *That Rezoning application 05-296591 be referred back to staff in order for staff and the applicant to:*
 - (i) *revise the proposed exterior, including finishing materials, and the awning design to reflect more heritage character;*
 - (ii) *incorporate a community garden on the roof deck; and*
- (3) *That the applicant present modified drawings at the Public Hearing.*

Modified drawings are attached to this memo, along with the architect's rationale for the revised design. The applicant has addressed the concerns of Council by changing the building cladding, awning design and incorporating gardening opportunities on the roof deck.

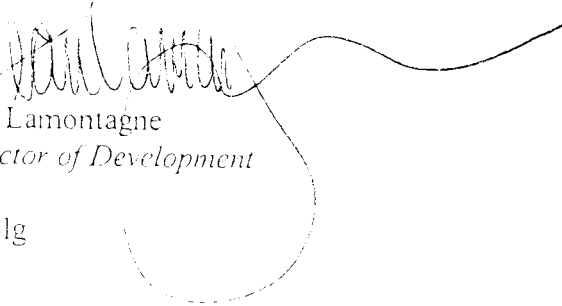
The brick cladding has been changed to narrow profile horizontal Hardi-plank siding to emulate heritage bevelled wood siding. Glass and steel canopies have been replaced with fabric-covered awnings with a heritage scalloped hanging edge.

Each residential unit has a private roof deck and the applicant has added 70 m² of raised planting beds at the roof level to provide gardening opportunities for each unit. A typical unit will have a mixture of taller 0.6 m raised beds (4.7 m²) and lower 0.15 m raised beds (2.4 m²).

December 12, 2006

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The applicant has expressed a desire to re-evaluate the window selection and pattern to better match the use of the interior spaces. Although a regular fenestration pattern is shown on the elevations, the living spaces inside the building are not as regular. Staff will be working with the applicant through the Development Permit process to balance the needs of the interior spaces with ordered heritage character elevations to ensure the project meets the Steveston Development Permit Design Guidelines.



Jean Lamontagne
Director of Development

SB blg
Att.

PROJECT RATIONALE -- 10-Unit Mixed-Use Project in Steveston Village11991 No 1 Road & 3931 Chatham Street, Richmond B.C. (RZ 05-296591)

Project Proponent H A Berg Investments Ltd. (Tussy Berg)
Architect Interface Architecture Inc. (Ken Chow)

INTRODUCTION AND CONTEXT

A 10-unit residential/commercial mixed-use project is proposed at the NW corner of No.1 Road and Chatham Street, replacing the current Nobby's Garage. Three lots are to be consolidated into one 11,150 sf parcel for the development; 11991 No 1 Road & 3931 Chatham is seeking rezoning from G2 to C5 while 3911 is already zoned C5. The project meets the permitted density of FAR 1.0

The site is located at the far NE corner of the 'character area' known as Steveston Village and, more specifically, part of the Chatham character sub-area. It will mark the entrance to the Village commercial area and the beginning of the retail spine along Chatham Street to Garry Point Park. The site is flanked by (i) an existing 2-storey mixed-use building on the west side and (ii) three single-family houses across the lane to the north.

URBAN DESIGN AND SITE PLANNING

The project's L-shaped plan pushes the building's 3-storey massing forward to the Chatham and No 1 Road property lines, creating an 'urban building edge' along the sidewalks which enhances the pedestrian environment. As is typical of traditional buildings in the Village, the massing is a simple block with all on-site vehicle parking and loading located at the rear of the property, accessed from the lane and hidden from pedestrian view.

The three floors are stacked in a straight-forward manner conforming to the Design Guidelines. The ground floor is primarily commercial retail space (demisable) providing retail continuity along both Chatham and No 1 Road. The remainder of the ground floor comprises of residential entries and services spaces, consistent with the intent of the C5 zoning. All actual residential uses are located completely on the two storeys above the main floor, which preserves their privacy while allowing as much transparency as possible for the retail uses.

ARCHITECTURAL FORM AND CHARACTER

The overall design strives to meet the 'traditional design' intent favoured by Council. Various cladding treatments have been proposed, but following the results of a recent Planning Committee meeting, it was clear that a 'traditional' façade treatment was the most appropriate for this project.

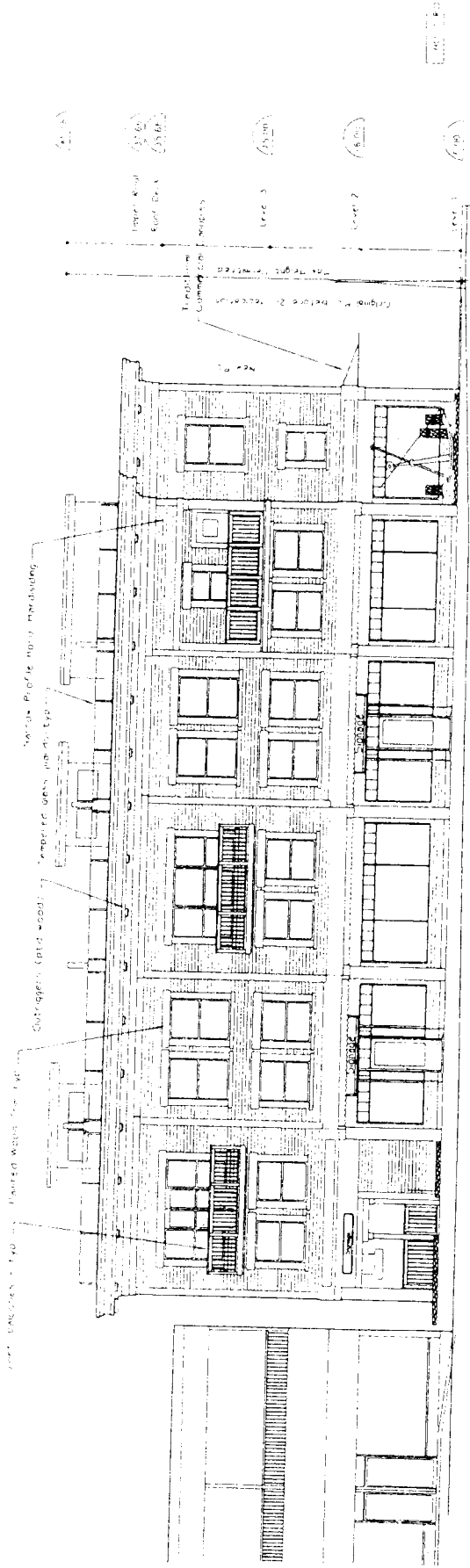
The building will be clad predominantly with narrow profile hardboard/wood siding with 8" to 10" wide painted wood trim around windows and doors and at building corners. A prominent wooden soffit cornice with wooden outriggers (reminiscent of the the Hepworth Building) is proposed at the parapet roof edge. 'Heritage' colours are proposed and the proponent is eager to work with Planning to determine 'authentic' historic Steveston colours if possible. Balcony railings are of wood picket design. Decorative 'Juliet' balconies are proposed to recall the historic 'Steveston' look of the past. Simple fabric sloping canopies with scalloped skirt edges and artisan-type fascia store signage complete the 'traditional' look.

LANDSCAPING AND OPEN SPACE DESIGN

It is typical in the Village for buildings to have very little formal landscaping along their frontages. Rather, it is more appropriate to landscape their rear and side yards, and to provide smaller landscaping features such as planters and flower boxes in public locations.

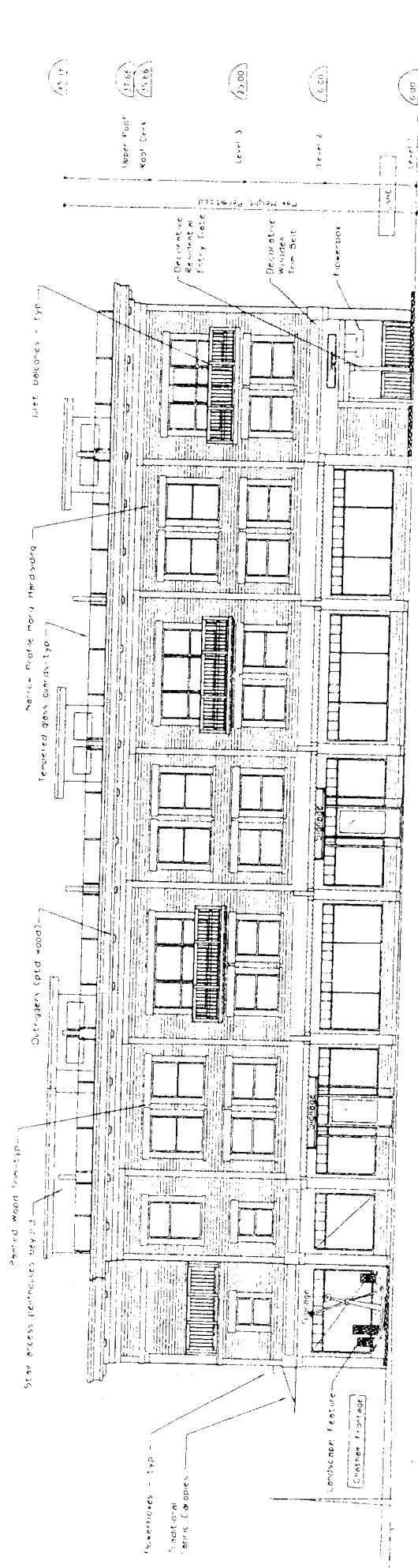
The project proposes a prominent landscape feature at the corner (anchor, seagrasses, roped mooring logs) and flower boxes and the residential breezeway entrances. At the rear, heavily landscaped planting areas are proposed between the parking areas and residential breezeway to create a sense of shelter and to function as a visual buffer.

Each residential unit has stair access to private rooftop outdoor decks and raised planting areas.



SOUTH (CHATHAM ST) ELEVATION

Scale 1/8"=1'-0"



EAST (NO. 1 ROAD) ELEVATION

Scale 1/8"=1'-0"



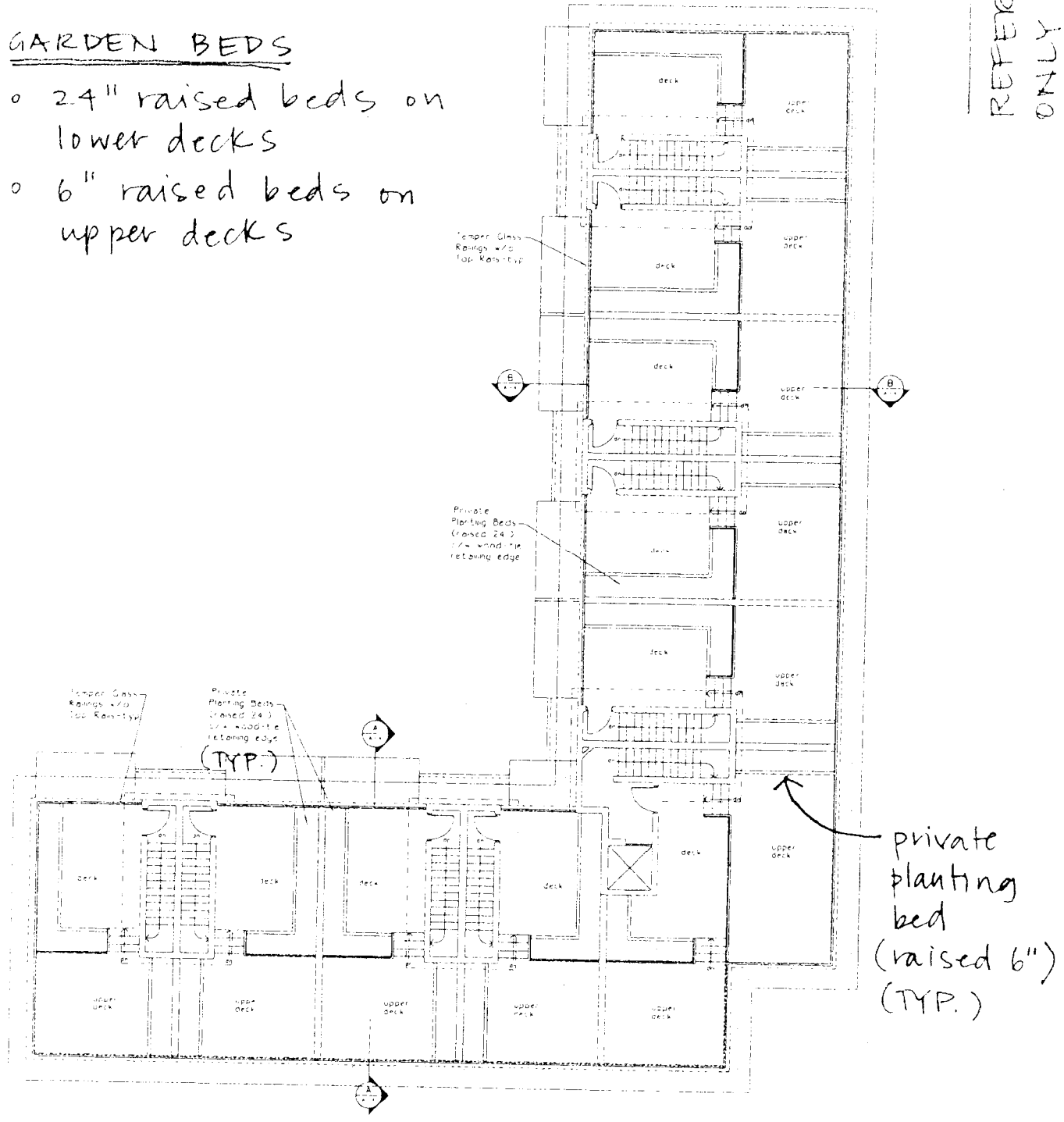
December 11, 2006

REFERENCE ONLY

REFERENCE ONLY

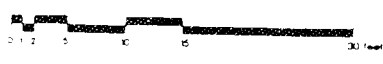
GARDEN BEDS

- o 24" raised beds on lower decks
- o 6" raised beds on upper decks



ROOF DECK LEVEL

Scale 1/8"=1'-0"



December 7, 2006

H.A. BERG INVESTMENTS LTD.

3011 Richmond St.,
Richmond, B.C.
V7E 2V4

Phone: 604.787.8190
Fax: 604.274.3793
E-mail: tussberg@shaw.ca

To Public Hearing
Date: <u>Dec 18, 2006</u>
Item # <u>1</u>
Re: <u>Bylaw 8115</u>

SCHEDULE 2 TO THE MINUTES
OF THE REGULAR MEETING OF
COUNCIL FOR PUBLIC
HEARINGS HELD ON MONDAY,
DECEMBER 18, 2006

Nov. 23, 2006

Cecilia Achiam, MCIP, BCCLA
Senior Planner, Urban Design
City of Richmond
6911 No. 3 Road
Richmond, B.C. V6Y2C1


Dear Cecilia,

Re: File RZ05 - 296591
Application by H.A. Berg Investments Ltd.
For rezoning at 11991 No. 1 Rd. and 3931 Chatham St. to Steveston Commercial (three
storey) District (C5)

As requested by the Planning Committee of Richmond City Council on Nov. 21, 2006,
we the above mentioned applicant, will change the exterior cladding of our proposed
building from brick to a horizontal wood or wood-like (i.e. hardi-plank) siding, provide
landscape and gardening opportunities on the roof top deck and have more traditional, i.e.
(fabric, sloping, sectionalized) awning.

Trusting the above clarifies our intentions to comply with the Planning Committee
requests, I remain,

Yours truly,


H.A. (Tussy) Berg, President
H.A. Berg Investments Ltd.



272437	Public Hearing	DEC 18 2006 09:12AM P1
Date:	Dec 18, 2006	
Item #:	2	
Re:	Bylaws 8128, 8129, 8131, 8132, 8133, 8134	

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Bylaws 8128, 8129, 8131, 8132, 8133 and 8134

How to obtain further information:

- **By Phone:** If you have questions or concerns, please call the CITY CONTACT shown above.
- **On the City Website:** Public Hearing Agendas, including staff reports and the proposed bylaws, are available on the City Website at <http://www.richmond.ca/cityhall/council/agendas/hearings/2006.htm>
- **At City Hall:** Copies of the proposed bylaw, supporting staff and Committee reports and other background material, are also available for inspection at the Urban Development Division at City Hall, between the hours of 8:15 am and 5 pm, Monday through Friday, except statutory holidays, commencing December 8, 2006 and ending December 18, 2006, or upon the conclusion of the hearing.
- **By FAX or Mail:** Staff reports and the proposed bylaws may also be obtained by FAX or by standard mail, by calling 604-276-4007 between the hours of 8:15 am and 5 pm, Monday through Friday, except statutory holidays, commencing December 8, 2006 and ending December 18, 2006.

Participating in the Public Hearing process:

The Public Hearing is open to all members of the public. If you believe that you are affected by the proposed bylaw, you may make a presentation or submit written comments at the Public Hearing. If you are unable to attend, you may send your written comments to the City Clerk's Office by 4 pm on the date of the Public Hearing as follows:

- **By E-mail:** using the on line form at <http://www.richmond.ca/cityhall/council/hearings/about.htm>
- **By Standard Mail:** 6911 No.3 Road, Richmond, BC, V6Y 2C1, Attention: Director, City Clerk's Office
- **By Fax:** 604-278-5139, Attention: Director, City Clerk's Office

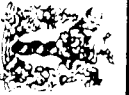
All submissions will form part of the record of the hearing. **Once the Public Hearing has concluded, no further information or submissions can be considered by Council.** It should be noted that the rezoned property may be used for any or all of the uses permitted in the "new" zone.

David Weber
Director, City Clerk's Office

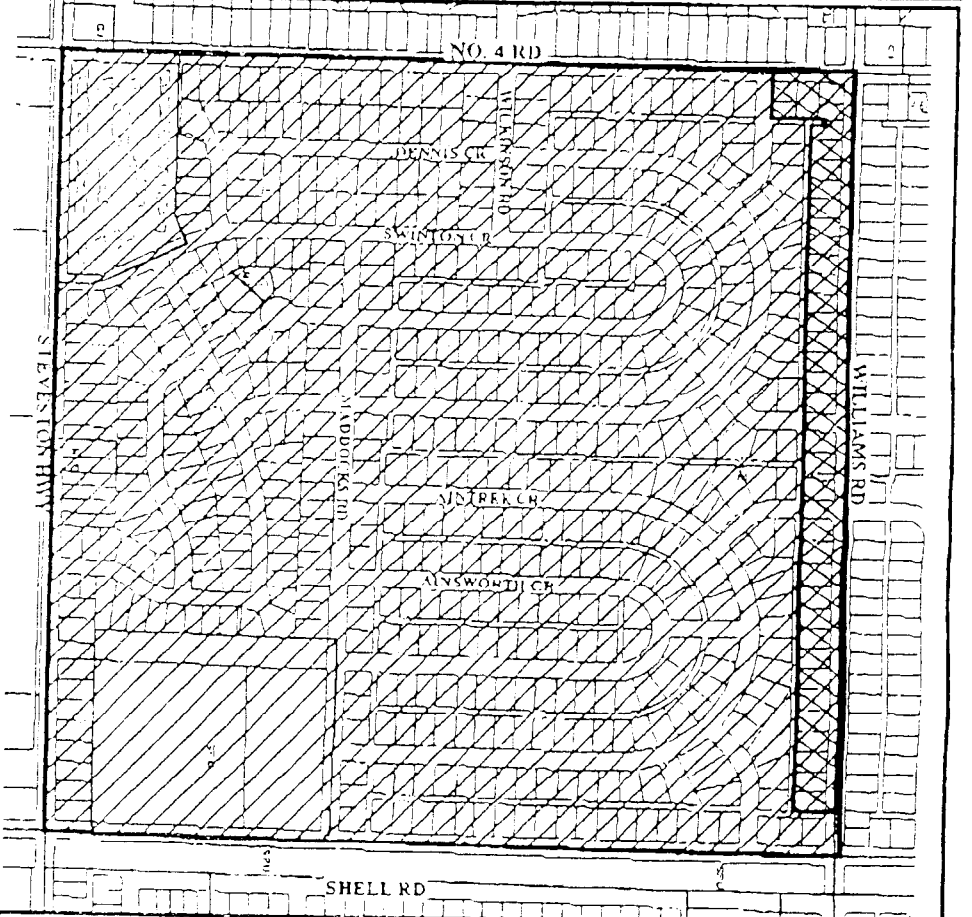
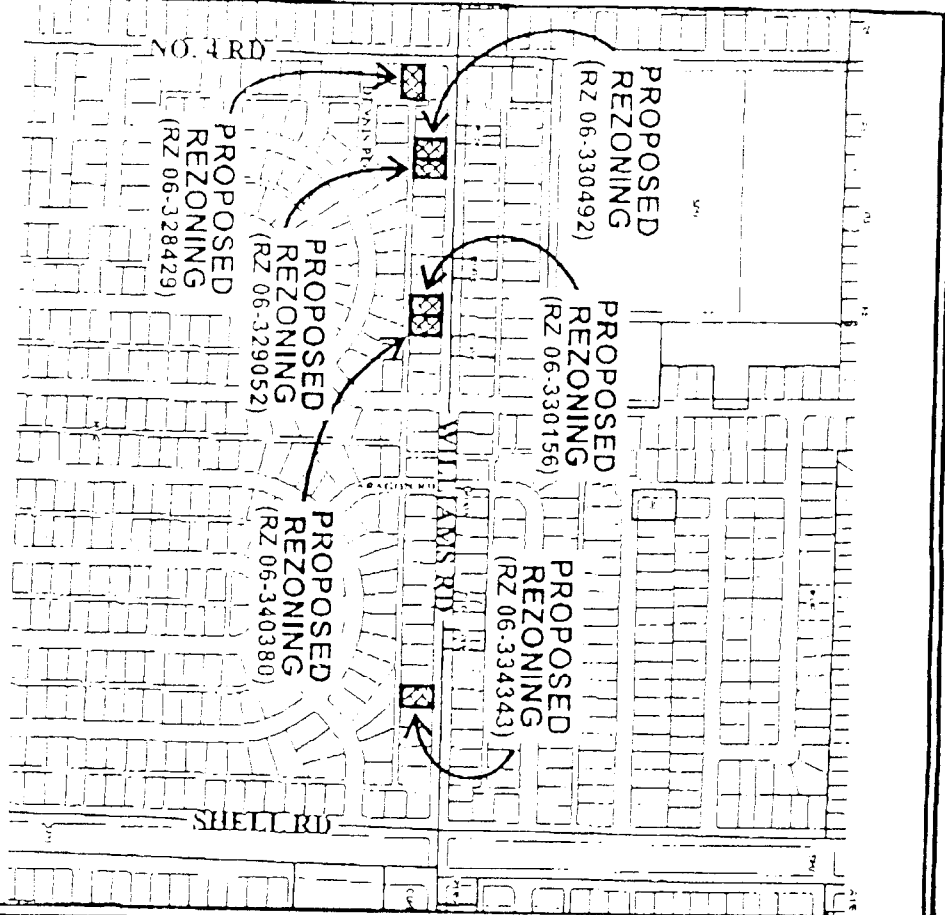
Dear Sir,



I can't attend the Hearing on Dec 18,
but I am objecting all the Rezoning.

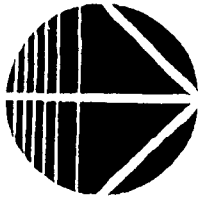
Juan Que
10251 Aragon Rd.
Rind. V7A 3E6



City of Richmond



-  Subdivision permitted as per R1/E
-  Subdivision permitted as per R1-0.6 or R9 provided that access is to a constructed lane and not to the arterial road



Proposed Rezoning

RZ 06-340380; RZ 06-328429;
 RZ 06-329052; RZ 06-330156;
 RZ 06-330492; RZ 06-334343

Proposed Policy 5443

Original Date: 09/25/06

Revision Date:

Note: Dimensions are in METRES

To: Public Hearing
Date: DEC 18, 2006
Item #: 2
Re: Lot Size Policy 5443

MayorandCouncillors

From: Webgraphics [webgraphics@richmond.ca]
Sent: Sunday, 17 December 2006 1:19 PM
To: MayorandCouncillors
Subject: Send a Submission Online (response #102)

SCHEDULE 4 TO THE MINUTES
 OF THE REGULAR MEETING OF
 COUNCIL FOR PUBLIC
 HEARINGS HELD ON MONDAY,
 DECEMBER 18, 2006

Send a Submission Online (response #102)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.city.richmond.bc.ca/CMWebUI/PageTypes/Survey/Survey.aspx?PageID=1793&PageMode=Hybrid
Submission Time/Date:	2006-12-17 1:17:59 PM

Survey Response

Your Name:	Greg and Val Lea
Your Address:	10231 Aintree Crescent
Subject Property Address OR Bylaw Number:	Proposed Policy 5443 dated 9/25/06
Comments:	<p>"Section Aii - retention of the Single-Family Housing District, Subdivision Area E (R1/E).....for a minimum period of 5 years as per the existing 702 Lot Size Policy" Please accept this as our submission to the hearing being held Dec 18 at 7:00 pm. We have owned this property since 1990 and we are in favour of retention of the current zoning for at least the next five years. We do not want the increased density associated with any subdivision of the neighbourhood lots. The character of the neighbourhood will be detrimentally affected by this rezoning, along with the increase in traffic. The current openness of the older homes on larger lots provides more separation between the houses, which is the way we want it to remain. We are also writing on behalf of our neighbours, Joe and Val Orth at 10260 Aintree Crescent. They have owned their home since it was built in the 1960s, and agree with our point of view. Thanks for including our submission at the hearing. Please reply by email with the results of the</p>

council's vote. Greg and Val Lea Joe and Val
Orth

I the undersigned do fully support this rezoning to R1.06 and sub-division of lots at 10020 No.4 Road and 10120, 10260, 10100, 10600, 10280 on Williams Road. I agree with the staff recommendation on amending the 1990 single family lot size policy 5443 for the area bounded by Williams Road, No.4 Road, Steveston Highway and Shell Road (section 35-4-6). I do not agree with any lot sub-division within the interior roads of this quarter section but am supporting the arterial road policy where rear lanes already exist.

Name	Address	Phone	Signature
JAGTAR KANDOLA	10120 Williams Rd	275-2988	Jagtar
T. D. ...	9440 Williams Rd	604	T. D. ...
Kulbir Dhill	9440 Williams Rd	604	Kulbir
IOBAL PANEJAM	10580 Williams Rd 10300 ARACHON Rd	604-553-2459 604-244-7231	IOBAL PANEJAM
RAJINDER KALSI	10300 ARACHON Rd	778-896-7616	Rajinder Kalsi
SHINGARA KADAWA	10871 STEVESTON CR	275-2909	Shingara Kadawa
G. Edna	10320 Williams Rd	274-9194	G. Edna
R. ...	10160 Williams Rd	277-9726	R. ...
Sue ...	10110 Williams Rd		Sue ...
...	10591 Williams Rd		...
...	10500 Williams Rd		...
Sonia ...	10500 Williams Rd		Sonia ...
...	"		...
...	10400 Arachon Rd		...
...	"		...
...	"		...
S. ...	10171 Williams Rd		S. ...
...	"		...
...	10370
...			...

SCHEDULE 6 TO THE MINUTES
OF THE REGULAR MEETING OF
COUNCIL FOR PUBLIC
HEARINGS HELD ON MONDAY,
DECEMBER 18, 2006

December 18, 2006

Public Hearing	
Date:	Dec 18, 2006
Item #:	2
Re:	Lot Size Policy 5443

Richmond City Council
City of Richmond, B.C.

Re: Proposed amendments to Single Family Lot Size Policy 5443

Dear Sirs,

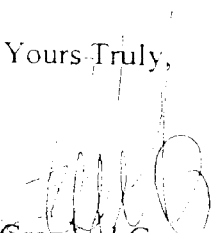
We own a property at 10220 no. 4 Road (between Dennis Place and Wilkinson Road) and purchased this property in June 2002. One of the reasons for choosing this property was the ability to subdivide. Prior to purchase we attended City Hall Planning Department and enquired about subdivision and were told that "Richmond encourages subdivision of properties on arterial routes that have a lane". Our intended purchase met the requirements so we felt confident in our ability to subdivide.

Some time later we made enquiries about initiating the process to subdivide and were told that subdivision in the area was on hold pending some work to the storm sewers. At the end of April this year we were about to see if the City would entertain subdivision in the area and we received a letter inviting us to an open house which would address the issue.

We attended the open house last summer and found the information interesting and well presented. the result of the survey conducted at that open house overwhelmingly favoured allowing subdivision between Dennis and Wilkinson. The results of the other surveys must be called into question when it appeared that the questionnaires were "pre-completed". The question that must be asked is why the surveys show such different results. Overwhelming support for subdivision from the 35 people who took the time to come to the meeting and make an informed decision and opposite results from the other polls (the people who didn't attend the meeting). We would suggest that the pre-completed returned surveys were from a group of people who were presented with a one sided presentation at their doors by canvassers opposed to subdivision. At the very least we think this should be investigated and perhaps a new survey be conducted.

In summary we feel that this is not fair and either the City should attempt to find out how the residents really feel or maintain the existing "Lane Establishment and Arterial Road Redevelopment Policies".

Yours Truly,


Greg and Grace Klemke
10220 No. 4 Road Richmond, B.C.
604-273-0811

	File Number	Address
1	RZ 06-328429	10020 No. 4 Road
2	RZ 06-329052	10120 Williams Road
3	RZ 06-330156	10260 Williams Road
4	RZ 06-330492	10100 Williams Road
5	RZ 06-334343	10600 Williams Road
6	RZ 06-340380	10280 Williams Road

Refer to the location map in **Attachment 1**. Lot size dimensions are shown in a table in Part 2 of this report.

The other four (4) rezoning applications are not being presented because issues related to on site tree preservation for those applications were not addressed at the time of writing this report:

	File Number	Address
1	RZ 06-329755	10351 Aragon Road
2	RZ 06-338011	10680 Williams Road
3	RZ 06-342754	10500 Williams Road
4	RZ 06-347545	10080 Williams Road

Related Policies & Studies

Lot Size Policy 5443

Single-Family Lot Size Policy 5443 was adopted by Council on December 17, 1990. It restricts rezoning and subdivision to Single-Family Housing District, Subdivision Area E (R1/E) (18.m or 59 ft. wide) only.

Lane Establishment and Arterial Road Redevelopment Policies

The subject applications are consistent with the City's Lane Establishment and Arterial Road Redevelopment Policies which encourages single-family residential and coach house development on properties along arterial roads where access to an existing, fully operational municipal lane is available. Under these policies, properties fronting on No. 4 Road from Dennis Place to Wilkinson Road and properties fronting on Shell Road from Williams Road to Maddocks Road also have redevelopment potential and are therefore included in the original lot size policy amendment proposal. Properties fronting on No. 4 Road from Wilkinson Road to Steveston Highway and properties fronting Steveston Highway from No. 4 Road to Shell Road within this Policy area are not included in the proposal because it will be difficult for the development to connect to an operational lane or an existing side street.

Consultation

In early April 2006, letters regarding the proposed amendments to the Single-Family Lot Size Policy for this area (**Attachment 3**) were sent to every household in this quarter-section (35-4-6). The original intent was to exclude all properties fronting an arterial where an existing municipal lane is fully operational (**Attachment 4**). In response to this letter, seven (7) letters/e-mails were received from area residents (2 supports, 4 opposes, 1 neutral with suggestions, see **Attachment 5**). In addition, a petition with 137 signatures from 116 households in the quarter-section, in opposition to the proposed amendment to Lot Size Policy 5443, was received (**Attachment 6**). Concerns included densification along the perimeter of the neighbourhood; increase of traffic in the laneway, insufficiency of community facilities and green space within the neighbourhood, and possible densification in the quarter-section interior.

In early June, 2006, a second letter (**Attachment 7**) was sent out, again providing an overview of the proposed amendments to the Single-Family Lot Size Policy as well as an invitation to an Open House Meeting at McNair Secondary School on June, 27, 2006. The proposed amendment to Lot Size Policy 5443 was revised to include all properties fronting on an arterial road but permit these properties, where an existing municipal lane is fully operational, be subdivided as per Single-Family Housing District (R1-06) or Coach House District (R9) (**Attachment 8**).

Approximately 64 residents from 57 households attended the Open House Meeting. A survey (**Attachment 9**) was provided at the meeting and a total of 72 copies of the survey were distributed at the Open House. The survey was not intended to be a scientifically valid sampling and should only be viewed as a guide of individuals' opinions rather than a representation of all the opinions of the neighbourhood as a whole.

Survey Result - At Open House

47 copies of the survey were completed at the Open House, six (6) of the responses were invalid since information such as respondents' names or addresses were not provided. The responses of the 41 valid surveys from 35 households are summarized below.

Question 1

Are you in favour of reducing the minimum lot width in this area along No. 4 Road along No. 4 Road between Dennis Place and Wilkinson Road to 9 m?

YES: 25 households

NO: 10 households

Question 2

Are you in favour of reducing the minimum lot width along Williams Road between No. 4 Road and Shell Road, and along Shell Road between Williams Road and Aintree Place to 9 m?

YES: 24 households

NO: 11 households

Question 3

Are you in favour of reducing the minimum lot width along Shell Road between Aintree Place and Mudlocks Road to 9 m?

YES 24 households
NO 11 households

Question 4

What is the minimum lot width that you prefer in the quarter-section interior?

18 m (59 ft) (R1/E) (current minimum): 13 households
12 m (39 ft) (R1/B): 2 households
9 m (29.5 ft) (R1-0.6 or R9): 19 households
no answer: 1 household

Question 5

Please indicate your preference for the area fronting No. 4 Road between Williams Road and Dennis Place

Multiple-family townhouses: 3 households
Single-family residential 18 m (59 ft) wide lots (R1/E) – (current minimum): 10 households
Single-family residential 9 m (29.5 ft) wide lots (R1-0.6 or R9): 21 households
no answer: 1 household

Survey Result - By July 11, 2006 (Original Submission Deadline)

An additional 23 copies of the survey were returned on or before the two-week submission deadline (July 11, 2006). 17 copies of the survey were returned in one package and it is staff's impression that all of these 17 copies were "pre-completed" by an individual since the colour, style, and thickness of the check marks in the answer boxes are very similar and no written comments were provided. However, staff realized that the names and addresses of the property owners/residents are filled in by the individual respondents. The responses of the 23 valid surveys from 21 households are summarized below:

Question 1

Are you in favour of reducing the minimum lot width in this area along No. 4 Road along No. 4 Road between Dennis Place and Wilkinson Road to 9 m?

YES 2 households
NO 19 households

Question 2

Are you in favour of reducing the minimum lot width along Williams Road between No. 4 Road and Shell Road, and along Shell Road between Williams Road and Aintree Place to 9 m?

YES 3 households
NO 18 households

PETITION

subject - Regarding Change of Zoning

of lots ~~on~~ on Williams between #4 Rd
 & Shell Road & on #4 Rd between Williams
 & Williams.

We the residents of this area here
 by sign to oppose vehemently any zoning
 in to smaller lots on the above mentioned
 roads, and later on, inside on the arterial
 roads of this area. We are concerned that
 increase in concentration of this area is going
 to effect adversely on education, city services
 traffic, and quality of life of long
 term residents of this area. We think it is
 not a good idea to mix townhomes into
 single family residential area.

- 1 MARCO FOWLER - 77A Josh 10091 Dennis Pl. 274-6590
- 2 ADEL B. MERAD AGHA 10079 Dennis Pl 275-4451
- 3 Mollie Brand 10571 Dennis Cr 274-0534
- 4 [unclear] 10610 Dennis Cr 274-4451
- 5 Amy Li 10611 Dennis Cr 275-6110
- 6 Balvinder Bagri 10631 Dennis Cr 274-4157
- 7 Amber [unclear] 10651 Dennis Cr 495-9321
- 8 [unclear] 10611 Dennis Cr 274-4451
- 9 LYN MEICHAZE 10699 Dennis Cr.
- 10 Mayer Melkon 10120 Aquila Rd.
- 11 Saad Permeche 10660 DENNIS CR 274-25-0543
- 12 [unclear] 10611 Dennis Cr 274-4451
- 13 Eddy Sandhu 10071 - DENNIS PL - 277-1596
- 14 [unclear] 10611 Dennis Cr 274-4451
- 15 MARINA ZHILKA 10111 DENNIS PLACE
- 16 ANDREY ZHILKA

17	Saukbyol	10501	Dennis DL	274-2397
18	Saukbyol	10501	Dennis DL	274-2397
19	Uygar	10501	Dennis DL	274-2397
20	HANNAH	10480	Dennis DL	274-2397
21	Kirsten With	10480	Dennis DL	274-2397
22	Leah	10480	Dennis DL	274-2397
23	Leah	10480	Dennis DL	274-2397
* 24	Kyle	10480	Dennis DL	274-2397
25	V. Kahlen	10080	Dennis DL	275-1645

* Photos provided by the parents
at a cost of \$10.00 per photo.

SCHEDULE 9 TO THE MINUTES
OF THE REGULAR MEETING OF
COUNCIL FOR PUBLIC
HEARINGS HELD ON MONDAY,
DECEMBER 18, 2006

To Public Hearing
Date: Dec 18, 2006
Item #: 4
Re: Bylaws 8143 + 8144

To The Mayor and City Council

Nov 7, 2006

Re: RZ 04-272679
11991 Steveston Hwy.
Gas Station redevelopment

I wish to offer my support for this involative plan for a enlarged gas station with a drive thru store. I think this will be a valuable service to residents coming home and needing basic supplies, in a hurry.

The only change I would make is a better access to the drive thru from Steveton Hwy. anyone trying to access the Number five road access northbound during rush hour will have a very hard time convincing southbound motorists to let them in. This will in turn back up the traffic on Number five road southbound. The main entrance will be on Steveston hwy because that is where most of the traffic will come from and access should be made easier. I think widening the vehicle access on the west side of the pumps so Steveston traffic can enter of Steveston drive around the pumps and then head east throught the parking lot and into the line up for the drive- thru will make the most sense.

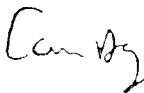
I live here and I am very familair with the bottle neck of traffic that occurs everyday on number 5 road south bond for the tunnel, it would really help if there was a designated left turn lane for vehicles travelling over the overpass on Steveston Hwy. These cars congest the traffic for the tunnel. I feel two left turn lanes on number five road one for the overpass and one for the tunnel traffic would help to reduce confusion and congestion.

The plan to have the cars enter and exit from the main road is extremely smart as any access to the rear lane would have caused huge problems for the neighbourhood. I think the developers plan to plant trees and have a large fence along the north and west sides show that they are respectful of the existing and future neighbours.

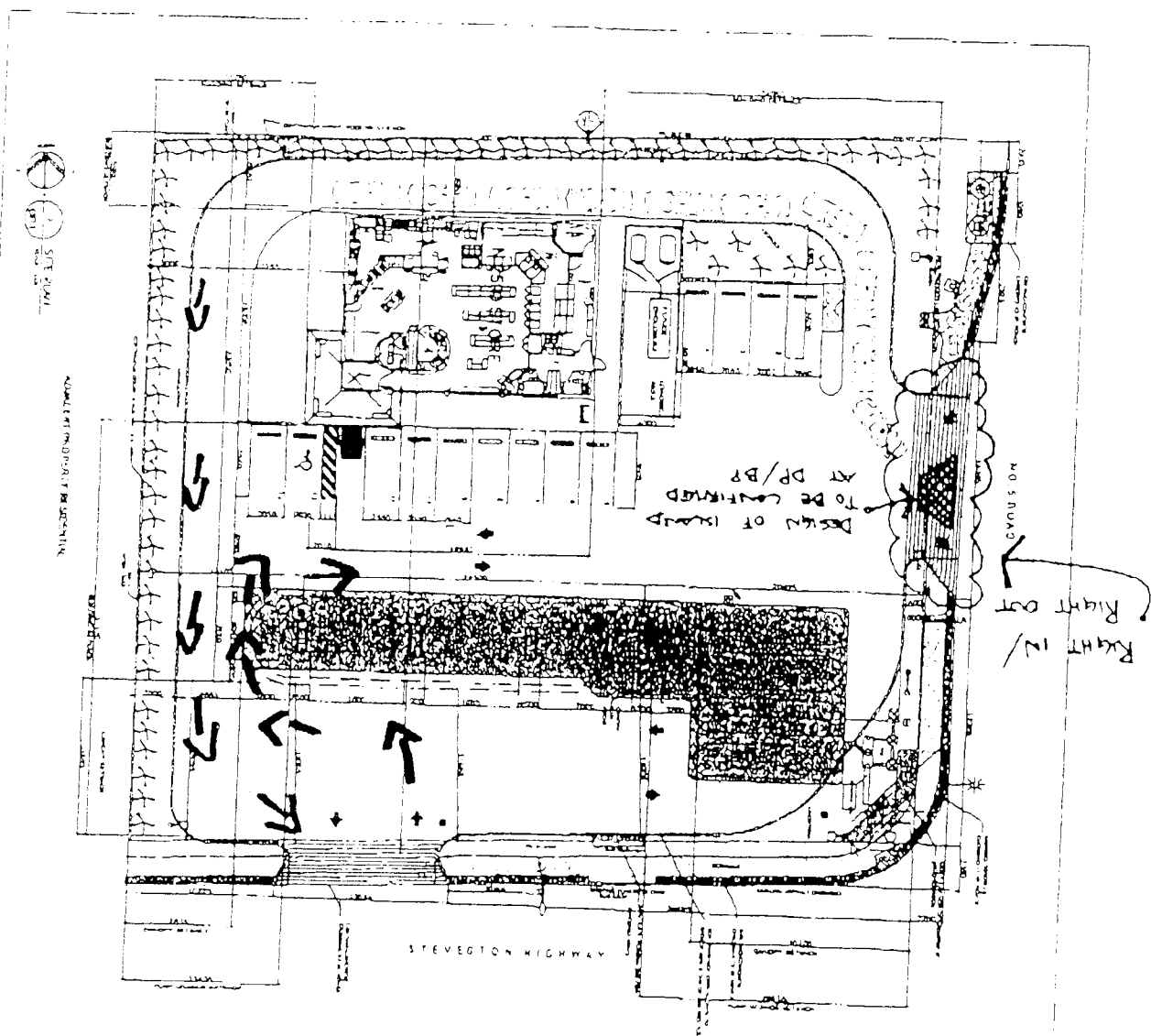
This pilot project is going to be very successful and I am happy they chose our neighbourhood to try it out.

Thanks

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



604 271 7761



<p>1. DOWNTOWN PLAN</p>	
<p>GENERAL NOTES:</p> <p>1. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE SPECIFIED.</p> <p>2. THE SITE IS TO BE DEVELOPED AS A PETRO-CANADA OUTLET.</p> <p>3. THE DEVELOPMENT IS TO BE IN ACCORDANCE WITH THE ZONING BY-LAW AND THE PETRO-CANADA OUTLET DESIGN GUIDE.</p> <p>4. THE DEVELOPMENT IS TO BE IN ACCORDANCE WITH THE PETRO-CANADA OUTLET DESIGN GUIDE.</p> <p>5. THE DEVELOPMENT IS TO BE IN ACCORDANCE WITH THE PETRO-CANADA OUTLET DESIGN GUIDE.</p>	<p>OWNER: PETRO-CANADA</p> <p>PROJECT: STEVESTON HIGHWAY NEIGHBOURS</p> <p>DATE: 2024-10-26</p> <p>DRAWN BY: [Name]</p> <p>CHECKED BY: [Name]</p>

RZ 04-272679

ATTACHMENT 6

<p>DP1</p>	<p>101-10304</p>	<p>101-10304</p>	<p>PETRO-CANADA</p> <p>11991 STEVESTON RICHMOND, B.C.</p> <p>OUTLET NO: 02807</p>
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