



Regular Council Meeting for Public Hearings

Monday, December 15th, 2003

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

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

David Weber, Acting City Clerk

Absent: Councillor Derek Dang

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

1. **Official Community Plan Amendment Bylaw 7591**
(Applicant: City of Richmond)

Applicant's Comments:

The Manager, Development Applications, Joe Erceg, indicated that there was no additional information to that contained in the report.

Mr. Erceg and Ms. Jenny Beran, Planner, then responded to questions on various aspects of the proposed policy.

Written Submissions:

None.



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Submissions from the floor:

Mr. Peter Mitchell referred to his written submission on the matter, and said that should ground floor space be difficult to provide on small developments the space could be located higher up in the building. Mr. Mitchell also said that provision of small amenity space would offer developers an opportunity to differentiate their space from that of other projects.

PH03/12-01

It was moved and seconded

That Official Community Plan Amendment Bylaw 7591 be given second and third readings.

CARRIED

PH03/12-02

It was moved and seconded

That Official Community Plan Amendment Bylaw 7591 be adopted.

CARRIED

PH03/12-03

It was moved and seconded

That the 'Cash in Lieu of Indoor Amenity Space Policy' (attachment 1 to the report dated July 4, 2003 from the Manager, Policy Planning), be adopted.

CARRIED

PH03/12-04

It was moved and seconded

That staff provide a report within one year that would identify the effectiveness and also the problems associated with the implementation of the Cash in Lieu of Indoor Amenity Space Policy.

CARRIED

2. **Zoning Amendment Bylaw 7593 (RZ 03-241733)**
(3060/3080 Blundell Road; Applicant: Rav Bains)

Applicant's Comments:

The applicant was not present.



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Written Submissions:

None.

Submissions from the floor:

None

PH03/12-05

It was moved and seconded

That Zoning Amendment Bylaw 7593 be given second and third readings.

CARRIED

3. **Proposed Single Lot Size Policy (Section 31, 5 – 5) and Zoning Amendment Bylaw 7608 (RZ 03-226615)**
(12340 Woodhead Road; Applicant: Rav Bains)

Applicant's Comments:

The applicant was not present.

Written Submissions:

None.

Submissions from the floor:

None.

PH03/12-06

It was moved and seconded

That the properties located generally east of No. 5 Road along Woodhead Road, McNeely Drive and Cameron Drive in a portion of Section 31, 5-5, be permitted to subdivide in accordance with the provisions of Single-Family Housing District, Subdivision Area B (R1/B) in Zoning and Development Bylaw No. 5300 (ie. 12 m or 39.37 ft wide lots with a minimum lot area of 360 m² or 3,875.13 ft²).

CARRIED

PH03/12-07

It was moved and seconded

That Zoning Amendment Bylaw 7608 be given second and third readings.

CARRIED



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4. Zoning Amendment Bylaw 7610
(Applicant: City of Richmond)

Applicant's Comments:

The Manager, Development Applications, Joe Erceg, had no additional information to that contained in the report.

Written Submissions:

None.

Submissions from the floor:

None.

PH03/12-08

It was moved and seconded

That Zoning Amendment Bylaw 7610 be given second and third readings.

CARRIED

PH03/12-09

It was moved and seconded

That Zoning Amendment Bylaw 7610 be adopted.

CARRIED

5a. Official Community Plan Amendment Bylaw 7611
(McLennan South (Section 15-4-6); Applicant: City of Richmond)

5b. Zoning Amendment Bylaw 7604 (RZ 03-227858)
(7320 Bridge Street; Applicant: Ellins Architect Inc.)

Applicant's Comments:



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Ms. Suzanne Carter-Huffman, Planner, provided an overview of the process to date which included the identification of four particular issues: i) the lack of single-family boundaries; ii) the inequities felt by those property owners whose land would be required for the two north/south roads; iii) the flexibility of the alignment of the north/south roads; and iv) lot size. Mr. Carter-Huffman, with the aid of a number of graphic displays, then spoke to those issues and provided block by block indications of the survey results and also the development potential of the area.

Mr. John Beck, the applicant, spoke about the at-length discussions that he had held with almost every property owner in the area in an effort to determine what those property owners desired for their area. The results of those discussions had indicated to Mr. Beck that the retention of large lots in the front with development of the backlands was most preferred. Mr. Beck also spoke about i) the general acceptance that his project had received from area residents, ii) traffic issues; and iii) the condition of the subject property.

Written Submissions:

R. & T.P.Y. Keasberry, 7091 Bridge Street – Schedule 1.

Susan and Grace Stromberg, 7680 Bridge Street – Schedule 2.

James and Linda Watson, 7680 Ash Street – Schedule 3.

B. Eshleman, 7731 Bridge Street – Schedule 4.

M. Alexander & B Eshleman, 9000 Granville Ave. & 7040 Garden City Road – Schedule 5.

S. & P. Johal, 7251 Bridge Street – Schedule 6.



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Submissions from the floor:

Mr. Gerry Sieben, 9271 General Currie Road, said that he had attended a number of public meetings at which it had been indicated that fairly dense multi-family development would be allowed west of Heather Street. Mr. Sieben then spoke about i) the existing development that would impede one of the proposed roads; ii) the possible extension of General Currie Road to No. 4 Road; iii) the width of Heather Street south of Blundell; iv) his support for large lots being retained between Heather and Ash with smaller lots allowed on the perimeter; and v) the additional green space that is provided by front garages. Mr. Sieben concluded his comments with a request that members of Council view the area.

At this point Ms. Carter-Huffman spoke further about the area of single-family designation in McLennan South, the approximate location of the two proposed roads, the traffic calming measures that would be included, the required widths of north/south roads, and the requirements contained in the Official Community Plan with regard to garages and driveways.

Mr. Ray Sebastian, 7511 Bridge Street, said that he also had attended a number of neighbourhood meetings during which great effort had been made to keep all residents happy. Mr. Sebastian spoke about the number of properties, some of which were rental properties, that appeared to be waiting for redevelopment and expressed his opinion that should 59 ft. lots be maintained those properties would not redevelop to large houses as they were not supported by current real estate markets. Mr. Sebastian expressed his support for the compromise offered by Planning Department staff, which he said would work if it were well monitored.

Mr. A. Daviel, 7100 Ash Street, said that he was in favour of the split sizes but also that if he had had to choose between all large or all small lots, he would have chosen the 59 ft. lots. In addition, Mr. Daviel said that a decision by Council would allow the issues to be addressed.



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Ms. Jean James, 7420 Bridge Street, spoke in favour of 59 ft. lots. It was Ms. James' opinion that at the time the Official Community Plan for the area had been adopted the intent had been to retain the large lots on Bridge Street. It was also Ms. James' opinion that the community meetings that had been held should have been held in order to allow the resident concerns to be heard as opposed to the residents hearing the presentations of the developers. Ms. James said that she was not opposed to the proposed development but rather 39 ft. lots. An objection was made by Ms. James regarding the information provided as to how many homes existed in the area with an assessed value in excess of \$200,000. In conclusion, Ms. James said that the whole plan, which included the road system, was flawed.

Mr. Doug Nazareth, 7480 Ash Street, said that he agreed with the previous speaker, and further that he had involved himself in previous discussions on the Official Community Plan and that the plan presented today was diametrically opposed to those discussions. Mr. Nazareth supported 59 ft. lots on Bridge and Ash Streets, and he requested that Council view the area.

Mr. Gilbert Chan, a realtor and former 10 year resident of Bridge Street, spoke about the number of houses that have an improvement value, the significant lot depths, and the expectation that the resulting traffic flow into the area would not differ greatly from that of single-family development.

Mr. Brad Eshleman, 7731 Bridge Street, said that he had submitted a number of letters to the City regarding development in the McLennan South area that had included the results of both a City survey of area residents, and his own survey. Mr. Eshleman then provided a graphic that combined the results of the two surveys and which evidenced the areas of support for 39 ft. lots and also the overwhelming support for 59 ft. lots on certain portions of Bridge and Ash Streets. Mr. Eshleman said that the voice of the majority would prefer a alternative option that would apply specific zoning to certain areas. Mr. Eshleman then read a number of comments made by those residents who had participated in his survey. In concluding his comments, Mr. Eshleman said that balance, and a decision, was needed.



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Mr. Ranjeet Sangara, 7271 Bridge Street, thanked Mr. Eshleman for the work he had undertaken on behalf of area residents and then expressed his concern that the issues were yet again being discussed. Mr. Sangara said that he had moved to the area to live in rural Richmond and that planners and developers were changing the lives of area residents. It was Mr. Sangara's preference that at least a small area of Richmond remain as it was. Mr. Sangara requested that Council take a look at the area, and do what 87% of area residents asked for.

Mr. Beck, speaking for the second time, said that he had not heard anything that should prevent his project from proceeding, but that he had heard some last ditch efforts, some untruths, and a lot of misunderstanding about the 87% mentioned in the survey results. It was Mr. Beck's opinion that 87% represented those who wanted to maintain 59 ft. frontages but that 70% of that representation were also in favour of smaller lots. Mr. Beck then reiterated the effort he had expended on listening to the concerns of area residents while working carefully with Planning staff over the past eight months. Mr. Beck agreed that it was time for Council to make a decision on the matter.

Mr. Sebastian, speaking for the second time, said that he found the results of Mr. Eshleman's survey interesting, and, after questioning the results, suggested that Planning staff should properly review those results. Mr. Sebastian also spoke about the existing 45 ft. lots in the area and questioned why then would 39 ft. lots be considered a problem.

Ms. James, speaking for second time, spoke about the importance of those who attend the meetings and offer written submissions. Ms. James reiterated that owners of Bridge and Ash Streets in majority preferred 59 ft. lots and then questioned why Mr. Beck could not have a 59 ft. frontage on Bridge with 39 ft. in the back. Ms. James provided a photograph of Mr. Beck's property for Council consideration.

A discussion then ensued among Council members that resulted in the following *referral* motion:



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PH03/12-10

It was moved and seconded

That Official Community Plan Amendment Bylaw 7611 be referred to staff in order that the alternate option contained in the report (dated October 20th, 2003 from the Manager, Policy Planning), or any other appropriate variation on that option, be brought forward.

Prior to the question being called direction was given that recommendations based on i) the survey results offered by Mr. Eshleman; and ii) the possible various alignments of 59 ft. and 39 ft. lots, be provided. It was then noted that the direction could result in more than one option being brought forward.

The question was then called and it was **CARRIED**.

PH03/12-11

It was moved and seconded

That Zoning Amendment Bylaw 7604 be given second and third readings.

CARRIED

6. Zoning Amendment Bylaw 7613
(Applicant: City of Richmond)

Applicant's Comments:

The Manager, Development Applications, Joe Erceg, had no further information to that contained in the report.

Written Submissions:

None.

Submissions from the floor:

None.

PH03/12-12

It was moved and seconded

That Zoning Amendment Bylaw 7613 be given second and third readings.

CARRIED



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PH03/12-13

It was moved and seconded
That Zoning Amendment Bylaw 7613 be adopted.

CARRIED

7. **Zoning Amendment Bylaw 7617 (RZ 03-246677)**
(8240 Francis Road; Applicant: Rafiq Shaikh)

Applicant's Comments:

The applicant was present to answer questions.

Written Submissions:

Mr. R. Shaikh, 4580 Pendlebury Road – Schedule 7.

Submissions from the floor:

None.

PH03/12-14

It was moved and seconded
That Zoning Amendment Bylaw 7617 be given second and third readings.

CARRIED

8. **Zoning Amendment Bylaw 7618 (RZ 03-248592)**
(10100 Cambie Road; Applicant: Nobob Properties Ltd.)

Applicant's Comments:

The applicant was present to answer questions.

Written Submissions:

C. Sum and L. Wong, 10111 Bryson Drive – Schedule 8 (two letters).

S. Chiang, 4040 Fisher Drive – Schedule 9.

J. Wong – Schedule 10.



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Submissions from the floor:

Mr. Bryson, a representative of an adjacent property owner, spoke about a row of trees along the south property line which he wished to see retained if possible.

A representative of the applicant indicated that all effort would be made to retain the trees if their location allowed this.

PH03/12-15

It was moved and seconded

That Zoning Amendment Bylaw 7618 be given second and third readings.

CARRIED

9. **Zoning Amendment Bylaw 7623 (RZ 03-242687)**
(7400 Heather Street; Applicant: William R. Rhone)

Applicant's Comments:

The applicant was present to answer questions.

Written Submissions:

None.

Submissions from the floor:

None.

PH03/12-16

It was moved and seconded

That Zoning Amendment Bylaw 7623 be given second and third readings.

CARRIED

10. **Official Community Plan Amendment Bylaw 7624 and Zoning Amendment Bylaw 7625 (RZ 03-247433)**
(9251 and 9291 No. 3 Road; Applicant: Rocky Sethi)

Applicant's Comments:

The applicant was not present.



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Written Submissions:

None.

Submissions from the floor:

None.

PH03/12-17 It was moved and seconded
*That Official Community Plan Amendment Bylaw 7624 and Zoning
Amendment Bylaw 7625 be given second and third readings.*

CARRIED

PH03/12-18 It was moved and seconded
That Official Community Plan Amendment Bylaw 7624 be adopted.

CARRIED

11. **Zoning Amendment Bylaw 7627 (RZ 03-236251)**
(5500/5502 Blundell Road; Applicant: Raymond Ching)

Applicant's Comments:

The applicant was present to answer questions.

Written Submissions:

None.

Submissions from the floor:

None.

PH03/12-19 It was moved and seconded
*That Zoning Amendment Bylaw 7627 be given second and third
readings.*

CARRIED



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12. **Zoning Amendment Bylaw 7629 (RZ 03-243983)**
(7540, 7560 Garden City Road and 7491, 7511, 7531, 7551, 7571 Heather Street.; Applicant: Adera Equities Inc.)

Applicant's Comments:

The applicant was present to answer questions.

Written Submissions:

L. & M. DeWinter, 9100 General Currie Road – Schedule 11.

Submissions from the floor:

Mr. Gill, 7591 Heather Street, said that an improved notification of policy amendments should be undertaken. Further to this, Mr. Gill said that he was not opposed to the development but that some concerns and issues of the neighbourhood were being ignored. Mr. Gill requested that Council review the proposed Floor Area Ratio of the project. Mr. Gill then expressed concern about the number of units per cluster and the height of the building which he said the applicant had been unable to address satisfactorily.

Mr. Tony Chao, a representative of the owners of 7600 Garden City Road, spoke about the impact to his parents property that would result from the proposed bend to Turnill Street.

Mr. Norm Couttie, Adera Equities, with the help of visual aids, responded to the concerns put forth by Mr. Mr. Chao and Mr. Gill and outlined the changes that had been made to mitigate the residents' concerns.

PH03/12-20

It was moved and seconded

That Zoning Amendment Bylaw 7629 be given second and third readings.

CARRIED



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13. ADJOURNMENT

PH03/12-21

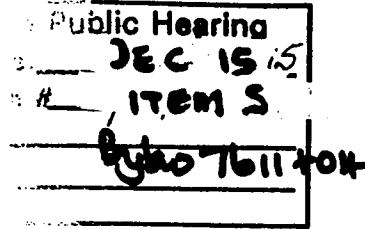
It was moved and seconded
That the meeting adjourn (10:08 p.m.).

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 15th, 2003.

Mayor (Malcolm D. Brodie)

Acting City Clerk (David Weber)



RICHMOND, NOVEMBER 3, 2003

Dear Mrs. Huffman,

In response to your letter dated October 29, 2003,
we herewith would like to inform you, that
we as the owners of 7091 Bridge St.
Richmond, B.C.
V6Y 2S6

↓
(RONALD and T.P.Y. KEASBERRY)
agree and are in favour of your staff recommendation
Option B - Medium Sized R1/B

Please receive our best wishes.

Yours truly,

R. Keasberry

Tynging Keasberry



SCHEDULE 2 TO THE MINUTES OF
THE REGULAR MEETING FOR
PUBLIC HEARINGS HELD ON
DECEMBER 15, 2003.

To Public Hearing	
Date:	December 15/03
Item #	58
Re:	Bylaw 7611 + 7604

November 12, 2003

Susan and Grace Stromberg
7680 Bridge Street
Richmond, B.C.
V6Y 2S7

		INT
	JFM	
✓	DW	DW
	KY	
	AS	
	DB	
	WB	
✓	NAW	

8060-20-7611

City of Richmond
6911 No. 3 Road
Richmond, B.C.
V6Y 2C1

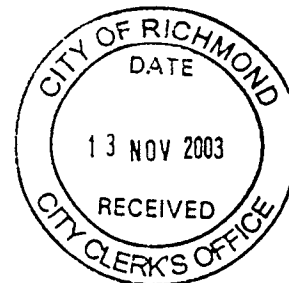
Attention: City Clerk and
Suzanne Carter-Huffman / Cindy Piper Policy Planning Department

Re: Your letter dated October 29, 2003 regarding Bridge, Ash and General
Currie Streets Area Redevelopment

We wish to reiterate our strong opposition to any redevelopment plan for the Bridge, Ash and General Currie Streets that will allow for a reduction in lot sizes. In particular we oppose the staff recommendation of "Residential, Historic Single Family, 2 ½ storeys max. 0.55 base FAR, 12m (39.4 ft) min lot frontage along all roads, 360 m² (3875.1 ft²) min. lot area" on Bridge, Ash and General Currie.

After having read the Official Community Plan four years ago, we purchased our home with the understanding that this neighbourhood in the long term would remain large lots.

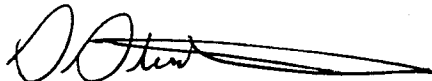

We think that our quiet, tree and bird filled neighbourhood is great the way it is; and that it's character will be ruined by a large increase in the number of residents and vehicles that a small lot redevelopment plan would bring. Too many of the well established green spaces and mature trees, (that would take decades to replace) would be sacrificed to make way for roads, driveways and lanes. We are also concerned that the additional roadways and 'ring road' will make our neighbourhood vulnerable to break and enter thefts and other property crime



In addition, we do not agree with staff recommendation for reduced lot sizes. According to the survey taken in summer of 2003 "+/- 87% of the area residents prefer to maintain large lots along Bridge and Ash Streets. Staff's recommendation does not reflect the wishes of the majority of the residents.

Please do not approve a redevelopment plan that allows smaller lot sizes on Bridge, Ash and General Currie Streets.

Yours truly,



Grace and Susan Stromberg
7680 Bridge Street

SCHEDULE 3 TO THE MINUTES
OF THE REGULAR MEETING
FOR PUBLIC HEARINGS HELD
ON DECEMBER 15, 2003.

MayorandCouncillors

To Public Hearing
Date: <u>Dec 15, 2003</u>
Item # <u>5A</u>
Re: <u>Bylaw 7611</u>
<u>McLennan South</u>
<u>Sub-Area Plan</u>

From: web1@city.richmond.bc.ca
Sent: December 8, 2003 11:04 AM
To: MayorandCouncillors
Subject: same - bylaw OCP 7611

Name: James & Linda Watson
Address: 7680 Ash St
SubjectProperty_Bylaw: same - bylaw OCP 7611

Comments:

Dec 08th 2003

Re: Public Hearing McLennan South Lot Size

We would like to write in support of the zoning as recommended by Staff for the McLennan South neighborhood. This recommendation would see R1/B type zoning for the remaining single-family area.

As property owners in this area, we support this zoning, as we feel that it provides the highest potential for actually seeing some development and improvement in the area.

It appears that there are four primary groups of property holders in the area

- Absentee property owners who are holding for investment purposes. This group would no doubt prefer to see the entire area zoned multi-family. This option is not currently on the table, however there are concerns these investors may choose to hang on and wait out the current owner occupied properties. Many of the investment properties are in an evident state of disrepair. As these properties continue to decline the livability of the neighborhood declines with them, making this a genuine concern. Since high density development would be in keeping with the overall Town Centre OCP and given the apparent popularity of development s along Heather Street and in McLennan North, it is understandable why some developers might feel it is only a matter of time.
- The City, who are holding properties in the future park area. While the City properties are somewhat better maintained than other rental properties, the month-to-month nature of the rentals does pose some problems.
- Owner occupiers who favour smaller R1/B lots
- Owner-occupiers who favour larger lots or no change at all.

This last group tends to be the ones who champion the area's unique country atmosphere and "traditional" nature. There is no question that the area retains some unique character, however marijuana grow ops have long since replaced blueberries as the crop of choice.

Some owners would like to retain their large front lot while selling off the "backlands". This desire misses two points - the backlands will never be developed unless it is economical to do so; and an R1/B zoning precludes no one from retaining their larger lot if they choose to do so.

We have recently been doing a "reality check" as we walk the neighborhood, comparing what might happen under the two zonings under consideration. While it is clear that R1/B will result in the creation of many 40-foot lots, it is also clear that it will not be feasible to pull down and redevelop newer or well-maintained older houses. While there are some which could go either way it is clear on a walk through as to which are slated for re-development and which will stay as larger frontage lots. There will be a good mix of lot sizes along Bridge and Ash, even without the possibility that there may very well be opportunities to redevelop larger frontage lots in order to allow larger square footage houses. The only lot currently under active building in the area is in fact a large frontage lot with a large house being built.

In summary we support staff's recommendation on lot size.

We would also like to comment on Staff's recommendation to create a "special zoning district". We strongly do not support this initiative. Please avoid this recommendation at all costs! A cynic might see this as staff payback for the neighborhood's clear rejection of the back lane concept so favoured by City planners. Cynicism aside, the proposed planning restrictions have the same effect as lanes, which is to limit and compromise the backyards available for our enjoyment. It is not clear what the covenant on driveways means, however reports show that "shared driveways" are one of the largest planning-introduced sources of neighbor-to-neighbor conflict. Forcing an unsaleable view of an idealized "streetscape" will do nothing to encourage the single-family redevelopment that this neighborhood needs. It will do everything to encourage the continued decline of many properties and worsen the living environment. It appears that these "heritage-concept" design principles are a response to the requests that the character of the neighborhood be somehow retained. If so then the desires of the residents are being misinterpreted. Put simply, the desire is to retain as large a backyard as possible, not to contribute to increased setbacks and unrealistic design guidelines. Garage doors apparently offend the aesthetic sensibilities of the planning staff, however this is not an aversion shared by the vast majority of homeowners in Richmond.

We would note that staff has now determined that incentives are not required to support development along LeChow and Turnill streets. This may be so; however, we would not be opposed to incentives for these side streets if actual experience shows this not to be the case.

Respectfully submitted

James and Linda Watson
7680 Ash Street

SCHEDULE 4 TO THE MINUTES OF THE REGULAR MEETING FOR PUBLIC HEARINGS HELD ON DECEMBER 15, 2003.

December 11, 2003

City of Richmond Via Fax : 604-276-4052
6911 No. 3 Road
Richmond, B.C.
V6Y 2C1

To Public Hearing	
Date:	<u>December 15, 2003</u>
Item #	<u>5</u>
Re:	<u>Bylaw 7611</u>
	<u>McLennan South</u>

Attention : Suzanne Carter-Huffman / Cindy Piper
Policy Planning Department

Re : Bridge, Ash and General Currie Streets Area Re-Development

We enclose a summary of the City survey results and the resident survey results. The City survey results were 87% in favor of 59 foot lots for Bridge and Ash Street and the Resident survey results were 98% in favor of 59 foot lots on Bridge and Ash Street.

The desire of the residents in the area to keep Bridge and Ash Street at 59 foot lots has not changed. This was the case when the area plan was first developed with resident input in the mid 1990's and is still the case.

The residents in the area want part of the area kept for 59 foot lots. However there is also support for other areas to be the 39 foot lots BUT NOT BRIDGE AND ASH STREET.

Schedule 2 attached shows the residents choices by block. I have also reviewed Mr. Beck's resident information which when combined with the Resident survey clearly indicated where there is support for 59 foot lots and where there is support for 39 foot lots.

Schedule 3 provides an alternative zoning for 59 foot lots and 39 foot lots thereby meeting the needs of current residents, developers and the City.

Many areas in Richmond have 59 foot lots. This is not a large lot size and has been considered a normal lot size for quite some time. The 59 foot lots are still preferable by many residents. Two new houses are currently being built on Bridge Street. More will be built if left at 59 foot minimum. The smaller 39 foot lots have been introduced to increase density, maximize land use, provide a lower new house cost (\$500,000 versus \$650,000) provide higher returns to developers and more DCC's & property taxes.

It does not seem appropriate to me that the City should approve a blanket rezoning when clearly it is not wanted nor is needed to develop the area. The needs of current residents and developers can be met by the alternative presented.

Respectfully
Brad Eshleman, 7731 Bridge Street



Schedule 1

McLennan South - Bridge and Ash Street Area Single-Family Lot Size Surveys

Responses	City Survey		Preliminary Residents Survey	
Bridge	38		32	
Ash	24		19 20	
General Currie subtotal	3 65		2 53 54	83% of City survey participants
Granville	6		0	
Blundell	2		0	
No.4	4		0	
Sills	2		0	
Jones	3		0	
Heather	3		0	
Total	85		53 54	

Survey Results	City Survey		Preliminary Residents Survey	
	59 ft	39 ft or 30 ft	#	39 ft
Bridge Street	87%	13%	51	2%
Ash Street	87%	13%	51	4%
North/South Roads Between Bridge & Ash	55%	45%	37	20%
Between Bridge & No.4	55%	45%	35	24%
New East/West Roads Sills	38%	64%	24	40%
Keefe	36%	64%	25	38%
General Currie			29	29%

Comments on City Survey
 Smaller lots somewhere in the area 64%?
 Do not believe this question was asked so I am unsure of its relevance in the City's survey results

BRIDGE/ASH RESIDENT SURVEY

GRANVILLE

LOT SIZE	59' 39"	59' 39"	59' 39"	59' 39"
BRIDGE ST	11 0	5 1	10 0	6 0
ASH ST	12 0	5 1	10 0	6 0
BRIDGE/ASH	8 0	5 1	10 1	3 2
BRIDGE/NO. 4	8 0	4 2	10 1	2 3

GENERAL CURRIE

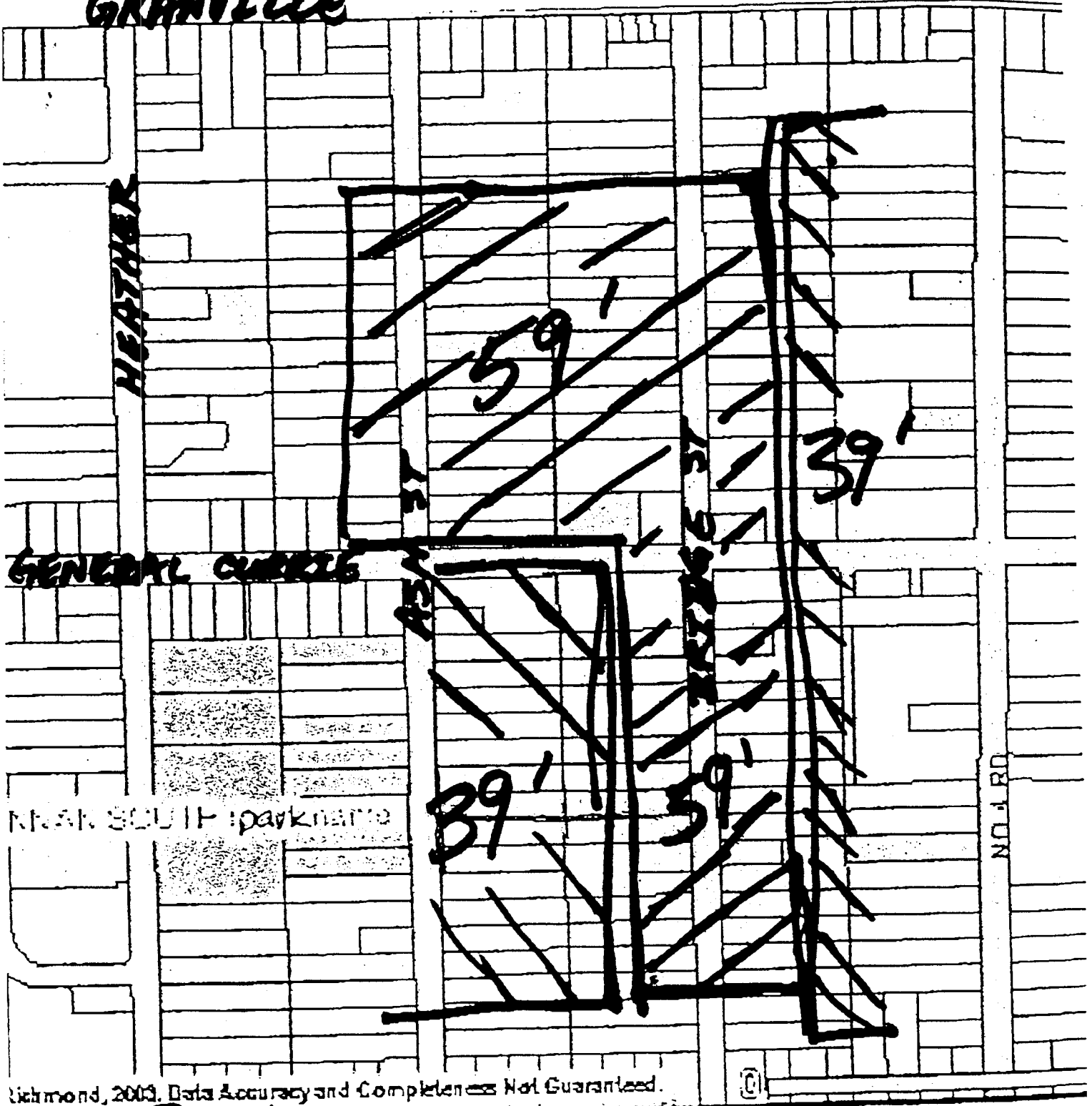
BRIDGE ST	3 0	8 0	8 0
ASH ST	3 0	8 0	7 0
BRIDGE/ASH	2 0	4 4	5 2
BRIDGE/NO. 4	2 0	4 4	5 2

Richmond, 2003. Data Accuracy and Completeness Not Guaranteed.

BLUNDELL

Schedule 3

GRANVILLE



Richmond, 2003. Data Accuracy and Completeness Not Guaranteed.

BLUNDELL

SCHEDULE 5 TO THE MINUTES OF
THE REGULAR MEETING FOR
PUBLIC HEARINGS HELD ON
DECEMBER 15, 2003.

To Public Hearing	
Date:	Dec. 15/03
Item #	5
Re:	7320 Bridge St.

December 10th, 2003

Attention: City Clerk

RE: South McLennan Properties at
9000 Granville Avenue
7040 Garden City Road

After finding out our properties do not have access to the ring road in the Townhouse Development to the South of us, we went to City Hall.

At City Hall we talked to the Planning and Traffic Dept. we were told there were no Plans for this Area. It would be up to the Developer to decide what they wanted to build. We also found out 7040 Garden City Road cannot be developed on its' own, it needs to Exit off Granville Avenue.

If 9000 Granville Avenue sells as a single lot where does that leave 7040 Garden City Road? We would be boxed in and we would not get a FAIR price.

October 2003, 9000 Granville Avenue asked an Appraiser to do an appraisal on their property. The Appraiser was told the property was or going to be Commercial. If this is true, why were we not told?

We would appreciate any information that you can give us as to what are the Plans for these properties.

Thank you,

Marilyn Alexander

Marilyn Alexander
9000 Granville Avenue

Beverley H. Eshleman

Beverley Eshleman
7040 Garden City Road



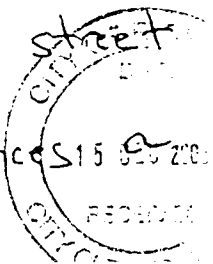
SCHEDULE 6 TO THE MINUTES OF THE REGULAR MEETING FOR PUBLIC HEARINGS HELD ON DECEMBER 15, 2003.

To Public Hearing
 Date: Dec 15, 2003
 Item # 5
 Re: Bylaw 7604
(and 7611)

		IN
✓	JRM	
✓	DW	DW
	KY	
	AS	
	DB	
	WB	

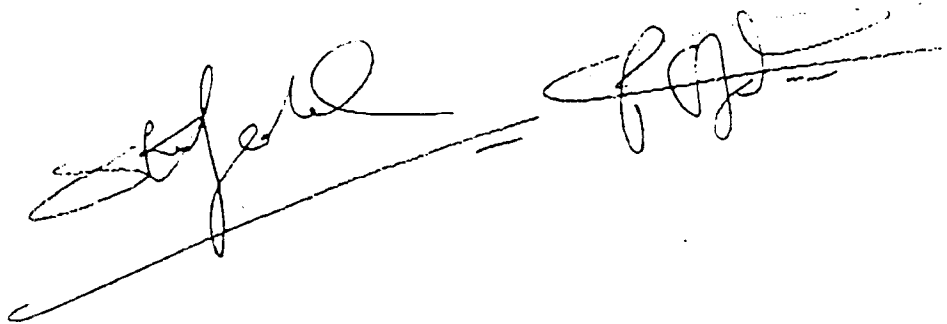
Attention: City Clerk
 Fax: 604-278-5139
 800-20-7604 [1]

To whom this may concern:
 We, as residents of 7251 Bridge St., feel we are greatly affected by the proposed bylaw being addressed Dec. 15/03. If this proposal is allowed to proceed as planned the quality of our neighborhood will be compromised. Bridge street with its large properties, housing beautiful homes is a street unique to Richmond. It should be allowed to stay that way. A city that allows for one style of housing to dominate dest the character of a community. Townhomes and condominiums popping up on every street corner is not a site that enhances



Community. Everything in moderation
is the key here. Enough is enough
for Bridge Street. Please respect
our request to deny the developers
rezoning of this property.

Frustrated residents,
Siminat & Parm Johal



F SCHEDULE 7 TO THE MINUTES
OF THE REGULAR MEETING
FOR PUBLIC HEARINGS HELD
ON DECEMBER 15, 2003.

FAX NO. :604 304 1377

Dec. 05 2003 10:31AM P1/1

CITY CLERK

PUBLIC HEARING
DEC 15/2003

December 3, 2003
File: By Law 7617 (RZ 03-246677)

To Public Hearing	
Date:	<u>December 15/03</u>
Item #	<u>7</u>
Re:	<u>Bylaw 7617</u>

Rafiq Shaikh
4580 Pendlebury Road
Richmond, BC
Tel: (604) 241-7699

		INT
	JRM	
	DW	
	KY	
	AS	
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	WB	

Mr. David Weber
Manager Legislative Services
City of Richmond

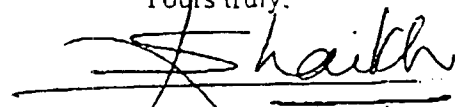
Dear Sir,

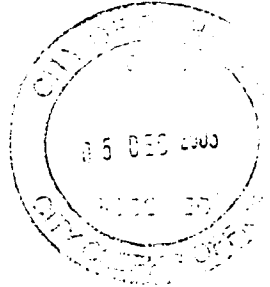
8060-20
7617

Re: December Public Hearing – Bylaw 7617 – 8240 Francis Road

This is in reference to your letter dated November 25, 2003 in regards to the above mention Public Hearing. This to advice you that I will not be able to attend the meeting on December 15, 2003 as I will be out of the country. I authorize Mr. Delip Sandhu to represent me at the Public Hearing meeting. In my absence for any matters related to the above application will be handled by Mr. Sandhu.

Thank you.

Yours truly,

Rafiq Shaikh



FAX To 604-278-813

Attn: City Clerk

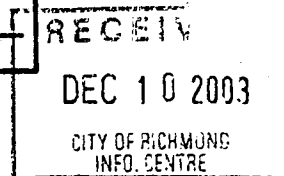
SCHEDULE 8 TO THE MINUTES OF
THE REGULAR MEETING FOR
PUBLIC HEARINGS HELD ON
DECEMBER 15, 2003.

To Public Hearing
Date: <u>Dec 15, 2003</u>
Item # <u>8</u>
Re: <u>Bylaw 7618</u>
<u>RZ 03-248592</u>

MR. CHUN-KWOK SUM AND MRS. LAI-TUEN WONG

10111 Bryson Drive, Richmond
(604)303-0920
December 11, 2003

The City of Richmond,
6911 No. 3 Road, Richmond, BC
V6Y 2C1
Attn: City Clerk
Dear Sir,



Zoning Amendment Bylaw 7618 (RZ 03-248592)

We are the house owners of the 10111, Bryson Drive, Richmond. We believe that we will be affected by the proposed rezoning at the location 10100 Cambie Road. We object the proposed rezoning of the property in 10100 Cambie Road from Single-Family Housing District Subdivision Area (R1/F) to Comprehensive Development District (CD/61).

The proposed rezoning lot is adjoining to our back yard. Our Lot share the fence with the subject property. There are many tall trees planted between our house and the lot forming a green big fence. Because of the trees and the adjoining the backyard of another house, we feel safe and comfortable in our house. Because of the neighbour is a single family home, we can enjoy a quiet surrounding .

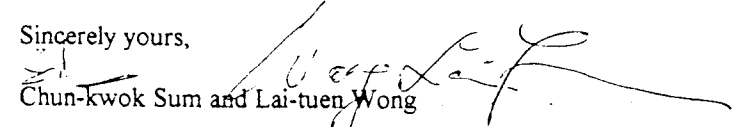
After the rezoning, we are informed that all the trees behind my fence will be cut and there will be a service road in front of my back yard. We have the following concerns.

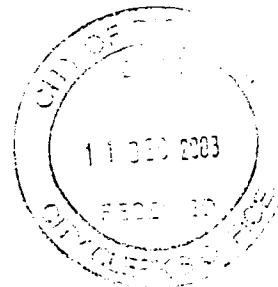
1. Security concern - Our back yard turns from adjoining to the back yard of a single-family house to a road.
2. Affecting the quality of our living - Our back yard turn from adjoining to a single family house to a road and more than one houses.
3. The responsibility and legal right of maintenance the other side of the fence facing Cambie Road is also my concern. It becomes my back door after the rezoning. Lacking of maintenance will devalue the valuation of my house, I have to clarify who is responsible for the maintenance.
4. As the trees outside my back yard had been grew for many years, there roots are grew deep down the earth. It makes the soil level outside my back fence much lower than the soil level in my garden. So my back yard fence are inclined outward. If the property owner cut the trees, the fence separate the two properties will collapse.
5. Our beautiful garden view and the trees we can see every day will be disappeared.

I hope the City of Richmond would consider the effects of the rezoning to the neighbourhood and to the environment This project is comparative smaller. The benefit to the community is very little. It only adds 4 single-family units in the current 6 single-family residential lots. However, this rezoning will affect 10 houses in the neighbourhood and cut many more than ten-year old trees.

Looking forward to hearing from you.

Sincerely yours,


Chun-kwok Sum and Lai-tuen Wong



To Public Hearing
Date: <u>DEC. 15/03</u>
Item # <u>8</u>
Re: <u>10100 CAMBIE</u>

MR. CHUN-KWOK SUM AND MDM. LAI-TUEN WONG

10111 Bryson Drive, Richmond
December 14, 2003

The City of Richmond,
6911 No. 3 Road, Richmond, BC
V6Y 2C1
Attn. City Clerk
Dear Sir,

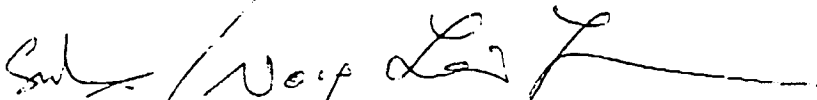
Zoning Amendment Bylaw 7618 (RZ 03-248592)

Further to our letter on 10th of December, we have some more concerns add to the rezoning hearing.

1. The rezoning would affect the outlook of street. The ten smaller houses are completely different in shape, size and age compare with the existing houses.
2. Car parking is another problem we have to consider. We have checked the smaller houses in the Blair Dr. and Howard Dr. These houses have a two-car-parking garage. But they have no driveway nor visitor parking. Residents park their third and fourth cars outside their front door. However, the front door of the above rezoning small houses are at Cambie Road. No parking is allowed. So they may park their cars at Bryson Drive. This situation will affect the traffic of the Bryson Drive.

Please add the above points to the agenda of the hearing.

Sincerely yours,


Chun-kwok Sum and Lai-tuen Wong

SCHEDULE 9 TO THE MINUTES
OF THE REGULAR MEETING
FOR PUBLIC HEARINGS HELD
ON DECEMBER 15, 2003.

Mayor and Councillors

From: web1@city.richmond.bc.ca
Sent: December 14, 2003 10:48 PM
To: Mayor and Councillors
Subject: 10100 Cambie Road

To Public Hearing	
Date:	DEC 15/03
Item #	8
Re:	10100 CAMBIE

Name: Steve Chiang
Address: 4040 Fisher Drive
SubjectProperty_Bylaw: 10100 Cambie Road

Comments:

Re: the access to a new lane at the rear of this proposed rezoning

I hope to confirm the new lane at the rear of this proposed rezoning has two accesses instead of only one.

My reason is that the traffic of Fisher Drive is heavy, it is the route for new drivers' learning and practice, we, and our neighbours, have been influenced by new drivers very much.

According to the impression I have when I checked the city planning of this area at Richmond city hall in 1998, the proposed rear lane should have two accesses.

Best Regards,

Steve Chiang

SCHEDULE 10 TO THE MINUTES OF THE REGULAR MEETING FOR PUBLIC HEARINGS HELD ON DECEMBER 15, 2003.

To Public Hearing
 Date: Dec. 15/03
 Item # 8
 Re: 10100 CAMBIE

		INT
	FM	
✓	DW	DW
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	AS	
	DB	
	WB	

8040-20-76

Attention City Clerk,

Re: Zoning Amendment Bylaw 7618 (RZ 03-248592)

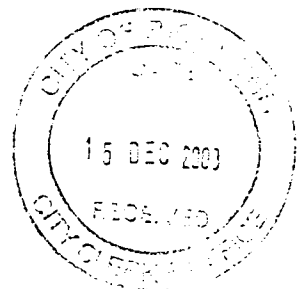
Location: 10100 Cambie Road

I am against rezoning of above-mentioned property for following reasons:

1. Small townhouses placed in the middle of a Single-Family Housing District Subdivision Area would downgrade the picturesque values of our homes.
2. Ten small lots on a single property could represent ten small non-legal sized homes.
3. Increases city expenses for plumbing and roadwork during the time when city expenses are over burdened.
4. Increases traffic to an area that is already heavily traffic congested.

Sincerely,

Judy Wong



SCHEDULE 11 TO THE MINUTES
OF THE REGULAR MEETING FOR
PUBLIC HEARINGS HELD ON
DECEMBER 15, 2003.

Mayorand

From: web2@city.richmond.bc.ca
Sent: December 11, 2003 5:45 PM
To: MayorandCouncillors
Subject: 7629

To Public Hearing
Date: <u>December 15, 2003</u>
Item # <u>12</u>
Re: <u>Bylaw 7629</u>
<u>RZ-03-243983</u>

Name: Lucien & Mayda De Winter
Address: 9100 general currie
SubjectProperty_Bylaw: 7629

Comments:

We are concerned about the 2 and 3 storey townhouses looking into our back yard. We were approached by the agent of Adera with an offer to purchase our property for a road but when we made a counter offer we were never answered and now am concerned that this development will proceed with no further consideration

