



City of RICHMOND

MINUTES

REGULAR COUNCIL MEETING FOR PUBLIC HEARINGS

Monday, January 15, 2001

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

Present: Mayor Greg Halsey-Brandt
Councillor Linda Barnes
Councillor Malcolm Brodie
Councillor Derek Dang
Councillor Lyn Greenhill
Councillor Ken Johnston
Councillor Kiichi Kumagai
Councillor Bill McNulty
Councillor Harold Steves

David Weber, Acting City Clerk

Call to Order: Mayor Halsey-Brandt opened the proceedings at 7:09 p.m.

1. **ZONING AMENDMENT BYLAW 7169 (RZ 00-086361)**
(9511 No. 2 Road; Applicant: Dolly and Michael Coquinco)

Applicant's Comments:

Mrs. Coquinco and Daniel Radius, Designer, were present to answer questions.

Written Submissions:

None

Submissions from the floor:

None

PH01-01 It was moved and seconded
That Zoning Amendment Bylaw 7169 be given second and third readings.

CARRIED



MINUTES

Regular Council Meeting for Public Hearings
January 15, 2001

2. **PROPOSED SINGLE FAMILY LOT SIZE POLICY (SECTION 24-4-7) and ZONING AMENDMENT BYLAW 7195 (RZ 00-175145)**
(8571 No. 2 Road; Applicant: Heather Sansom)

Applicant's Comments:

None

Written Submissions:

Heather Sansom – attached as Schedule 1.

Submissions from the floor:

None

PH01-02

It was moved and seconded

That Single Family Lot Size Policy No. 5453, adopted by Council in November 1993 be amended to exclude those properties fronting the west side of No.2 Road between Blundell Road and Francis Road;

CARRIED

PH01-03

It was moved and seconded

That Bylaw No. 7195, for the rezoning of 8571 No. 2 Road from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Single-Family Housing District, Subdivision Area B (R1/B)" be given second and third readings.

CARRIED

3. **PROPOSED SINGLE FAMILY LOT SIZE POLICY (SECTION 18-4-6) and ZONING AMENDMENT BYLAW 7196 (RZ 00-178555)**
(7320 and 7340 No. 2 Road; Applicant: Charan Sethi)

Applicant's Comments:

Mr. Sethi said that he had given the planners everything that they had asked for and that he was willing to put design guidelines on the property.

Written Submissions:

Doug Rowell, 6111 Bassett Road – attached as Schedule 2.

Pushor Mitchell on behalf of Coquihalla Management Corp. – 1665 Ellis Street, Kelowna – attached as Schedule 3.

Audrey Matheson, 6160 Chatsworth Road – attached as Schedule 4.



MINUTES

Regular Council Meeting for Public Hearings
January 15, 2001

Submissions from the floor:

None

PH01-04 It was moved and seconded
That Single Family Lot Size Policy No. 5408, adopted by Council in April 1989 be amended to exclude those properties fronting the east side of No. 2 Road between Comstock Road and Blundell Road;

CARRIED

PH01-05 It was moved and seconded
That Bylaw No. 7196, for the rezoning of 7340 and 7320 No. 2 Road from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Single-Family Housing District, Subdivision Area A (R1/A)" be given second and third readings.

CARRIED

OPPOSED: Councillor Greenhill

4. ZONING AMENDMENT BYLAW 7197 (RZ 00-183427)
(8491 and 8511 No. 2 Road; Applicant: Norm Ferguson)

Applicant's Comments:

Mr. Ferguson was present to answer questions.

Written Submissions:

None

Submissions from the floor:

None

PH01-06 It was moved and seconded
That Zoning Amendment Bylaw 7197 be given second and third readings.

CARRIED



MINUTES

Regular Council Meeting for Public Hearings
January 15, 2001

5. ADJOURNMENT

It was moved and seconded
That the meeting adjourn (7:38 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, January 15, 2001.

Mayor (Greg Halsey-Brandt)

Acting City Clerk (David Weber)

SCHEDULE 1 TO THE MINUTES OF THE REGULAR MEETING FOR PUBLIC HEARINGS HELD ON JANUARY 15, 2001.

Heather Sansom
13878 30th Avenue
Surrey, BC
V4P 2N2

Tax 277-5131

		INIT
✓	JRM	
	DW	
	KY	
	AS	
	DB	
	SF	
✓	EA	

B/L 7195

December 30, 2000

City of Richmond
City Clerk's Office, Development Applications Department
7577 Elmbridge Way
Richmond, BC
V6X 2Z8

Re: January 15, 2001 Public Hearing - Bvlaw 7195 (RZ 00-175145) - 8571 No. 2 Road

To Whom It May Concern:

As I have just had a baby, I regret that I am unable to attend the above noted public hearing. I therefore request that you accept this letter as my written submission.

I have owned this property for almost 4 years and my family lived in the existing character home on the north side of the property until recently. As the home is well-built, in good condition, and has an appealing character style, I would like this dwelling to remain in place. Rezoning will allow the survival of this character home.

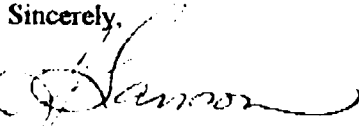
This lot is currently zoned R1E and I am applying to create two R1B lots, which will allow the existing dwelling to remain on the north lot.

As the table below indicates, both proposed lots easily exceed the minimum zoning requirements.

	R1B Zoning Requirement	Proposed R1B (North -Current Principal Dwelling)	Proposed R1B (South)
Minimum Area	3,875.13 ft sq.	6241.44 ft sq.	6012.20 ft sq.
Minimum Frontage	19.685 ft	57.70 ft	20.00 ft(min)
Minimum Lot Width	39.370 ft	48.00 ft	46.00 ft
Minimum Depth	78.740 ft	130.03 ft	130.07 ft
Minimum Side Yard	3.937 ft	4.00 ft	4.00 ft

There is another benefit to rezoning. As at present there are two driveways from No. 2 Road onto the property, this proposal will allow a closure of one driveway, in accordance with the City's new traffic policies. A 20 ft. lane dedication will be allocated at the rear of the property.

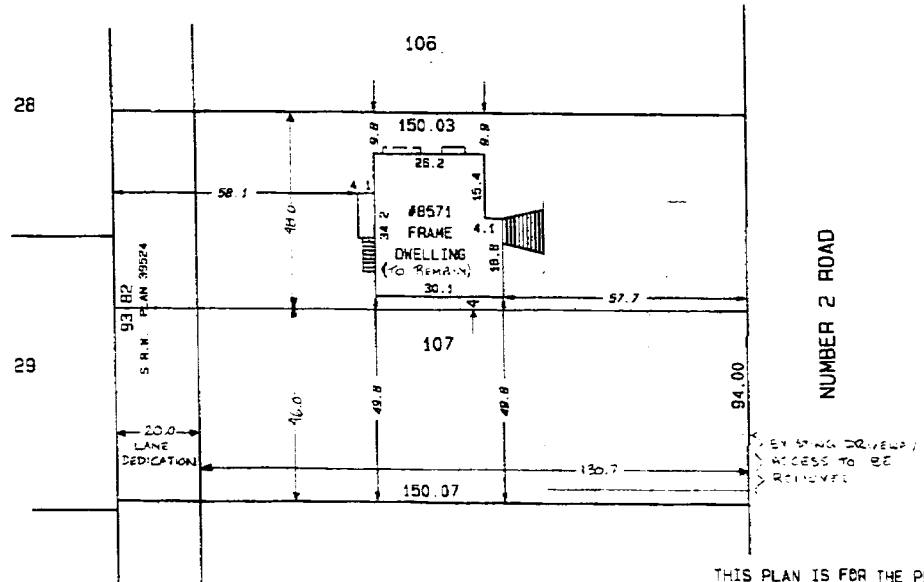
The Site Profile is also attached. Thank you for your consideration.

Sincerely,

Heather Sansom



CIBC #1 RD & FRANCIS TEL No. 604-277-1545 Jan 2:11 12:24 No.002 P.02

PLAN OF SURVEY OF LOT 107, SECTION 24,
B4N R7W, NEW WESTMINSTER DISTRICT, PLAN 42984
RICHMOND, B.C.



SUBJECT TO THE LIMITATIONS PRINTED HEREON:
WE HEREBY CERTIFY THAT THE ABOVE SKETCH
SHOWS THE REGISTERED DIMENSIONS OF THE
ABOVE DESCRIBED PROPERTY AND THE RELATIVE
LOCATION OF THE IMPROVEMENTS THEREON.

AUGUST 15th, 1997

B.C.L.S.

© HERMON, BUNBURY, AND OKE. 1997

THIS PLAN IS FOR THE PROTECTION
OF THE MORTGAGEE ONLY. WE ACCEPT
NO RESPONSIBILITY FOR UNAUTHORIZED
USE. DISTANCES IN PARENTHESIS
MAY BE DERIVED FROM SCALING.

HERMON, BUNBURY, AND OKE.
CANADA AND B.C. LAND SURVEYORS
Vancouver and Whistler, B.C.

1/11/97

M-58220-T

PUSHOR MITCHELL ^A

LAWYERS

Richard J. Pushor
Mark W. Baron*
Susan G. Connaghan
Lisa Holmes Wyatt
Steve G. Schwartz

Richard H. Montgomery
Theresa M. Arsenault
Geord R. Holland*
Sandra G. Chapman
Kimberly D. Darling

Paul L. Mitchell
David M. Rush*
Clarke Burnett
E. Blair Forrest

Alfred C. Kempf*
Ronald T. Solmer
Steven A. Wilson
James A. Paterson

Allan R. Elliott*
Thomas P. Follhauer*
Joni D. Metherell
Curtis L. Darmohray
* Denotes Law Corporation

Our File: 24585.3

January 12, 2001

CITY OF RICHMOND
Richmond City Hall
6911 No. 3 Road
Richmond, BC V6Y 2C1

Attention: Richard McKenna, City Clerk

Dear Sir:

**RE: Zoning Amendment Bylaw 7196 (RZ 00-178555),
7320 and 7340 No. 2 Road, Richmond, BC**

*Additional Item
Public Hearing Agenda
Via Fax
Jan 15, 2001*

SCHEDULE 3 TO THE MINUTES OF
THE REGULAR MEETING FOR
PUBLIC HEARINGS HELD ON
JANUARY 15, 2001.

		INIT
	JRM	
✓	DW	DW
	KY	
	AS	
	DB	
	SF	

8060-20-7196

We are the solicitors for Coquihalla Management Corp. ("Coquihalla"). Coquihalla is the owner of the property located at 7360 No. 2 Road in Richmond. The Comptroller of our client has requested us to make a response regarding the above captioned Bylaw amendment which is scheduled for public hearing on January 15th, 2001.

Firstly, the Comptroller of our client advises that he only received notice of the Public Hearing on January 8, 2001. The Notice appears to have been mailed on January 4, 2001, just 11 days before the hearing. While we appreciate this may satisfy the minimum notice requirements under the Local Government Act, the principals of Coquihalla are presently out of the country and have been since before the Notice of Public Hearing was mailed. Therefore they have not had any opportunity to review the proposed zoning amendment bylaw and its ramifications for their property. Providing just 11 days notice of the Public Hearing, particularly at a time when many property owners may be away seems somewhat unreasonable.

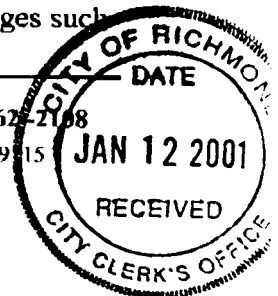
Accordingly, our client requests that the Public Hearing in respect of this matter be adjourned until such time as our client has an adequate opportunity to consider the proposed rezoning bylaw.

With respect to the merits of the rezoning application, we believe our client might object to the proposed rezoning. Coquihalla, through a related company, operates a community care facility at 7360 No. 2 Road. It provides housing primarily to persons with mental challenges. Our client is very concerned about higher traffic flow and the additional access being proposed on the north boundary of its property in order to service the proposed five lot subdivision. A number of the individuals residing in our client's care facility have autism and are highly adverse to changes such

E-mail: metherell@pushormitchell.com
www.pushormitchell.com

3rd Floor, 1665 Ellis Street
Kelowna, B.C. Canada V1Y 2B3

Telephone: (250) 762-2188
Fax: (250) 762-9115



CITY OF RICHMOND

January 12, 2001

Page 2

as those proposed in this application. The increase in traffic volume through the laneway will be very disruptive to these individuals.

If the rezoning application proceeds, we believe our client would request that it be conditional on the construction of a solid fence between 7340 and 7360 No. 2 Road in order to provide some security for the residents, and to shelter, at least partially, our client's property from the increased traffic. This solid fence should be in place prior to the commencement of construction in order to shelter the residents from the changes.

We can also advise that our client generally does not approve of increased densities along No. 2 Road, and particularly in the immediate vicinity of its facility. Coquihalla purchased their property in part because of the quiet residential nature of the adjacent neighbourhood as it was felt the environment would be peaceful and calming for the residents. The homes and lots in this area are older and have mature trees and hedges. The two lots immediately to the north of our client's property contain trees and hedges that operate as a buffer zone. Removal of this vegetation will be detrimental to the neighbourhood, and our client's use and enjoyment of its property. Our client would like an opportunity to address Council further on these matters.

Under these circumstances, if the Public Hearing proceeds on January 15th, 2001, we ask that Council adjourn the application to a further date, rather than proceed with third reading of the zoning amendment bylaw. We expect that our client would be able to adequately assess the impact of the proposal by February 15, 2001.

If you have any questions or require clarification with respect to any of the matters raised in this letter, please feel free to contact the writer. The writer will be on holidays from January 20th to January 30th inclusive and ask that any correspondence or enquiries during that time be directed to James Paterson of our office.

Yours truly,

PUSHOR MITCHELL

Per:


JONI D. METHERELL

JDM/hgc
cc: client

**PUSHOR MITCHELL
LAWYERS**

3rd Floor, 1665 Ellis Street
Kelowna, British Columbia
Canada, V1Y 2B3

Telephone: (250) 762-2108
Fax: (250) 762-9115
Email: lawyers@pushormitchell.com
Website: www.pushormitchell.com

FAX COVER LETTER

DATE: January 12, 2001

FILE NO.: RJP/24585.3

TO: 1 (604) 278-5139

Please deliver the following page(s) to:

Name: CITY OF RICHMOND, CITY CLERK'S OFFICE
Attention: RICHARD McKENNA
From: JONI D. METHERELL

MESSAGE:

RE: File: RZ 00 - 17855

Please see attached

Original will not follow by mail.

IMPORTANT- CONFIDENTIAL INFORMATION

This message is intended only for the use of the individual or entity to whom it is addressed, and may contain information that is privileged, confidential and exempt from disclosure under applicable law. Any other distribution, copying or disclosure is strictly prohibited. If you have received this message in error, please notify us immediately by telephone and return the original transmission to us by mail without making a copy.

We are transmitting a total number of **3** pages, including this cover letter.

IF YOU DO NOT RECEIVE ALL PAGES, PLEASE PHONE (250) 762-2108, LOCAL 332, AS SOON AS POSSIBLE.

/hgc

