



Regular Council Meeting for Public Hearings

Monday, January 15, 2007

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

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

Gail Johnson, Acting Corporate Officer

Absent: Mayor Malcolm D. Brodie

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

1. **Official Community Plan Amendment Bylaws 8104 and 8121 and Zoning Amendment Bylaw 7955 (RZ 04-276082)**
(7511 Bridge Street; Applicant: Sandhill Development Ltd.)

Applicant's Comments:

The applicant advised that he was available to answer questions.

Written Submissions:

Mohan Sandhu, 7560 Bridge Street (Schedule 1)

Harjit Sandhu, 7280 Bridge Street (Schedule 2)

Submissions from the floor:

In answer to a question, Mr. Jean Lamontagne, Director of Development advised that in 2005, staff conducted a consultation with the area residents to review the road pattern which resulted in 72% of the area residents supporting the two proposed roads.



PH07/1-1 It was moved and seconded
That Official Community Plan Amendment Bylaws 8104 and 8121 and Zoning Amendment Bylaw 7955 each be given second and third readings.
CARRIED

R07/1-2 It was moved and seconded
That Official Community Plan Amendment Bylaw 8104 be adopted.
CARRIED

2. Zoning Amendment Bylaw 8105 (RZ 06-331914)
(7660 and 7680 Ash Street; Applicant: Wellfit (Canada) Investment Co. Ltd.)

Applicant's Comments:

None.

Written Submissions:

Surjeet Kaur Sidhu, 7640 Ash Street (Schedule 3)

Randy Schuette, 7620 Ash Street (Schedule 4)

Submissions from the floor:

Ms. Surjeet Kaur Sidhu, 7640 Ash Street, felt that consideration should be given to running the new road immediately south of her property, creating a natural division between the more highly dense properties and the larger lots located north of her property. She concluded by stating that the proposed development will invade on the privacy she currently enjoys on her property.

In answer to a question, Mr. Jean Lamontagne advised that the ring road was adopted by Council in October, 2005, following the completion of public consultation. Any further review of the road pattern will require a new public process and approval by Council.

Mr. Lamontagne indicated that staff will advise the developer to be more diligent in contacting owners of adjacent properties.

Rita Jarmana, 7671 Bridge Street spoke in support of the zoning amendment recalling there was a 72% approval rate from the residents for the proposed ring road.

PH07/1-3 It was moved and seconded
That Zoning Amendment Bylaw 8105 be given second and third readings.
CARRIED



3. **Zoning Amendment Bylaw 8165 (RZ 06-350258)**
(10171 Williams Road; Applicant: Khalid Hasan)

Applicant's Comments:

None.

Written Submissions:

None.

Submissions from the floor:

None.

PH07/1-4

It was moved and seconded

That Zoning Amendment Bylaw 8165 be given second and third readings.

CARRIED

4. **Zoning Amendment Bylaws 8166 and 8141 (RZ 04-267994)**
(8400 and 8440 Cook Road & 6571 Eckersley Road; Applicant: Matthew Cheng Architect Inc.)

Applicant's Comments:

None.

Written Submissions:

Lianna Biasutti, 6631 Eckersley Road (Schedule 5)

Submissions from the floor:

None.

PH07/1-5

It was moved and seconded

That Zoning Amendment Bylaws 8166 and 8141 each be given second and third readings.

CARRIED



5. **Zoning Amendment Bylaw 8168 (RZ 04-268939)**
(8011 Saba Road and 6088 No. 3 Road; Applicant: Regent International Developments Ltd.)

Applicant's Comments:

Paul Leong, Project Manager advised that rezoning was approved and a development permit obtained in 2005. The proposed amendment does not change the approved rezoning, but addresses minor issues such as F.A.R. and set-backs that arise as a result of subdividing one lot into three.

With regard to the area residents' concerns about construction noise, Mr. Leong stated that all construction activity has been undertaken within the City of Richmond's noise bylaw guidelines. He offered to contact residents and address individual concerns, and noted the "pounding" noise should no longer be an issue.

Mr. Leong further advised that the four storey parkade is consistent with the adjacent project on the east at 10 meters high; the large walls of the area parkades will be less visible as Westminster Highway is further developed; and there is a long range plan to address increased traffic in the area.

Written Submissions:

- Chu S.C., 6191 Buswell Street (Schedule 6)
- Philip Chow, 1105 – 6191 Buswell Street (Schedule 7)
- P. Ho and W. Ng, 1205 – 6191 Buswell Street (Schedule 8)
- F.M. Wong, 6191 Buswell Street (Schedule 9)
- Jingkai Li, 1205 – 6191 Buswell Street (Schedule 10)
- Qihua Su, 1205 – 6191 Buswell Street (Schedule 11)
- Darwin Law, 203-8171 Saba Road (Schedule 12)
- Kin W. Hui, 8171 Saba Road (Schedule 13)
- Alan Chuck, 606 – 8171 Saba Road (Schedule 14)
- Simon Yee Wong, 505 – 8171 Saba Road (Schedule 15)
- Owner of 905 – 8100 Saba Road (Schedule 16)
- All Owners of 8100 Saba Road (Schedule 17)

Submissions from the floor:

Mr. Matthew Chen, 8228 Westminster Hwy spoke against the proposal, concerned that the four storey parkade is too high in comparison to surrounding buildings.



Phillip Chow, 1105 - 6911 Buswell Street spoke in opposition to the proposal concerned about vibrations from the “pounding” of the construction; construction taking place on Sundays; the height of the parkade which could create a safety concern by allowing access to his roof; and traffic being added to an already busy driveway and lane onto Saba Road.

In answer to a query, Mr. Lamontagne confirmed that all required set-backs have been met by the applicant, and the noise bylaw allows construction on Sundays.

In answer to a question regarding existing traffic concerns, Fred Lin, Transportation Engineer advised that residents can contact their Strata Council, the RCMP, or City staff depending on the type of traffic infraction being reported.

PH07/1-6

It was moved and seconded

That Zoning Amendment Bylaw 8168 be given second and third readings.

CARRIED

6. Zoning Text Amendment Bylaw 8169
(Applicant: City of Richmond)

Applicant’s Comments:

None.

Written Submissions:

None.

Submissions from the floor:

None.

PH07/1-7

It was moved and seconded

That Zoning Amendment Bylaw 8169 be given second and third readings.

CARRIED

PH07/1-8

It was moved and seconded

That Zoning Amendment Bylaw 8169 be adopted.

CARRIED



- 7. **Zoning Amendment Bylaw 8171 (RZ 06-352151)**
(10020 Seacote Road; Applicant: Lakhbir Singh Khangura)

Applicant's Comments:

None.

Written Submissions:

None.

Submissions from the floor:

None.

PH07/1-9

It was moved and seconded

That Zoning Amendment Bylaw 8171 be given second and third readings.

CARRIED

- 8. **Zoning Amendment Bylaw 8174 (RZ 06-351299)**
(7600 Lancing Court; Applicant: Sonya Kraemer)

Applicant's Comments:

The applicant had concerns about the Tree Replacement Bylaw, and introduced John Cameron to speak on her behalf.

Mr. Cameron submitted a letter and photographs of trees located on the applicant's property. He questioned the required replacement of a dead tree and the preservation of an unhealthy tree.

Mr. Lamontagne suggested that the applicant contact the City arborist or Tree Bylaw Officer.

Written Submissions:

John Cameron (Schedule 18)

Submissions from the floor:

None.

PH07/1-10

It was moved and seconded

That Zoning Amendment Bylaw 8174 be given second and third readings.

CARRIED



9. **Zoning Amendment Bylaw 8175 (RZ 06-351245)**
(11520 Williams Road; Applicant: Urban Era Builders & Developers Limited)

Applicant's Comments:

None.

Written Submissions:

None.

Submissions from the floor:

None.

PH07/1-11

It was moved and seconded

That Zoning Amendment Bylaw 8175 be given second and third readings.

CARRIED

10. **Zoning Amendment Bylaw 8176 (RZ 06-350211)**
(10471 Williams Road; Applicant: Charan Sethi)

Applicant's Comments:

None.

Written Submissions:

None.

Submissions from the floor:

None.

PH07/1-12

It was moved and seconded

That Zoning Amendment Bylaw 8176 be given second and third readings.

CARRIED

11. **Zoning Amendment Bylaw 8177 (RZ 06-348076)**
(11631/11651 Montego Street; Applicant: Sohan Dha and Lucky Sangha)

Applicant's Comments:

None.

Written Submissions:

None.



Submissions from the floor:

None.

PH07/1-13

It was moved and seconded

That Zoning Amendment Bylaw 8177 be given second and third readings.

CARRIED

12. **Zoning Amendment Bylaw 8178 (RZ 06-341608)**
(10671 Williams Road; Applicant: Malkiat Bowal)

Applicant's Comments:

None.

Written Submissions:

None.

Submissions from the floor:

None.

PH07/1-14

It was moved and seconded

That Zoning Amendment Bylaw 8178 be given second and third readings.

CARRIED

ADJOURNMENT

PH/07/1-15

It was moved and seconded

That the meeting adjourn (7:52 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, 2007.

Acting Mayor (Harold Steves)

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

SCHEDULE 1 TO THE MINUTES
OF THE REGULAR MEETING OF
COUNCIL FOR PUBLIC
HEARINGS HELD ON MONDAY,
JANUARY 15, 2007

January 10, 2007

To Public Hearing	
Date:	Jan 15, 2007
Item #	1
Re:	Bylaw 8121

7560 Bridge St
Richmond, BC,
V6Y 2S7

		INT
	DA	
✓	GJ	HS
	KY	
	DAW	
	DB	
	WB	

Public Hearings Process
City of Richmond

Attn: Council Members
Planning Department
Director, City Clerk's Office

Dear Sir or Madam:

8060-20-8121

I have lived at this address for the last 20 years and have participated in previous consultations in regards to the official community plan process for this area. I am in agreement with the accepted community plan, which calls for a ring road to be built to allow for development of the rear portion of properties on Bridge and Ash Streets. I strongly oppose the proposed OCP Designation Amendment Bylaw 8121, which calls for the introduction of a new east-west road west of Bridge Street. I believe the introduction of additional east-west roads, beyond the original ring-road concept, does not add any additional benefits to the area. In Fact, these additional roads will lead to shorter city blocks, which will add further traffic congestion and parking difficulties.

Furthermore, adding new east-west roads creates the existence of smaller corner lots fronting Bridge and Ash Streets. This goes against the public's wishes for having only 60 foot lots on Bridge and Ash Streets. The original plan for larger lots on these streets enhanced the neighborhood street appeal and continued to maintain consistency in the larger homes already existing here.

I also wish to question whether the City is going to continue allowing further deviation from the original OCP designation every time an application is submitted requesting new east-west roads. If the answer to this question is no, then I respectfully suggest that this application be turned down.

Sincerely,



Mohan Sandhu
Homeowner

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To Public Hearing
Date: Jan 15, 2007
Item #: 1
Re: Bylaw 8121

MayorandCouncillors

From: Webgraphics [webgraphics@richmond.ca]
 Sent: Friday, 12 January 2007 4:48 PM
 To: MayorandCouncillors
 Subject: Send a Submission Online (response #106)

SCHEDULE 2 TO THE MINUTES
 OF THE REGULAR MEETING OF
 COUNCIL FOR PUBLIC HEARINGS
 HELD ON MONDAY, JANUARY 15,
 2007

Send a Submission Online (response #106)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.city.richmond.bc.ca/CM/WebUI/PageTypes/Survey/Survey.aspx?PageID=1793&PageMode=Hybrid
Submission Time/Date:	2007-01-12 4:47:58 PM

Survey Response

Your Name:	Harjit Sandhu
Your Address:	7280 Bridge St, Richmond, BC
Subject Property Address OR Bylaw Number:	Amendment Bylaw 8121

Comments:

I would like to voice strong opposition to this bylaw and I thought previous public information gathering sessions supported my point of view. My reasons are simple. I bought a large property on Bridge Street over 3 years ago and subsequently have built a new home as my permanent place of resident for many years to come. I bought here because Bridge Street has a lot of character with larger homes fronting the street. I was pleased when the City decided that this character would be protected by only allowing a minimum of 60 foot lots on Bridge Street. Traffic concerns were also addressed by the ring road structure which would funnel traffic back to Blundell Rd and Granville St. Now I am dissapointed that the City is considering an Amendment which would change the OCP designation, allowing an additional east west road to what was originally proposed. This will create smaller corner lots, create more traffic flow down Bridge and Ash Streets, and open the door for other developers to add further east west roads in this area. The City should

take a stand now and stick to the Official
Community Plan. Harjit Sandhu

To Public Hearing
Date: Jan 15, 2007
Item #: 2
Re: Bylaw 8105

To: Mr. Mayor and Members of Council

From: Ms. Surjeet Kaur Sidhu

Address: 7640 Ash Street, Richmond, B.C. V6Y 2S1

Re: West-East Access Road from Ash Street backlands

As one of the oldest (23 years) Ash Street property owner:

I am requesting that a consideration be made to allow the road to run immediately south of my property for the following reasons:

- 1. To ensure increased OPTIONS for all owners of Ash Street:**
 - currently all owners south of my property have now been designated as "multi-housing."
 - All owners North including my property have been designated as "single" family "heritage" lots. We can only develop fewer lots for the same size lots as those north of me.
2. The access road I am proposing was in the earlier and/or original plan. This plan got changed due to a presentation made by individuals that did not live on Ash Street and the letter of the other property owner has since sold and moved from Ash Street.
3. The "original" plan had designated all of the properties on Ash Street facing West up to the designated General Curry Road (with the exception of those bordering Blundell Road) as "single" family (larger) lots.
4. There has been dramatic departure from the "original" plan to what has transpired to date and continues to do so. While I have no issue with the townhouse development North of my property, I would like to see a more equitable, fair and meaningful consideration to homeowners such as myself.
5. Ash Street has been a home, neighbourhood and community for our three grown daughters. It has been wonderful source of memories for their friends, our neighbours (renters included). With our eldest daughter expecting her first born any day, and our first grandchild, I would like see another generation continue to enjoy what our children had for the past two decades.
6. The road access next to my property will provide a "natural" divide between two types of structures/designations. This would be develop a more appealing Ash Street with a diversity of structures, landscaping, natural beauty vs continuous rows of "uniform and cookie-cut" structures.

7. I believe a “real” neighbourhood is reflected by a diversity of people, generations, homes, gardens, diversity of trees etc. If our part of Ash Street facing West is developed as “single” family homes, we will have greater opportunity to develop our part of Ash Street as a place of pride and history. Coming from a Sikh heritage, extended family members are a big part of the “family” and community. I have several uncles who have also raised their families on Ash Street. We (including myself) were all born in the Village of Manuke, Punjab India. Our roots go a very long way. I would like to see my daughters and their families feel their own sense of “roots” on Ash Street.
8. I have been so inspired by the now City-owned “heritage/legacy” Park left by a Heather Street owner (do not have name) whose son is the current park caretaker. I would like all the properties on my side, do justice to the wonderful legacy the owner has left for Ash Street and the adjoining neighbourhoods to enjoy. As well, I would like to see the local schools “adopt” and learn from this park about the value of time, effort, dedication, respect and commitment as I believe was the true spirit of the “lady with the big yard.” There are numerous of species of plants, trees, birds, wild life. Without a doubt, this park will be enjoyed by generations to come. This park has been one of my reasons for digging my heels to stay on Ash Street when my house has needed numerous repairs. If today’s application goes through, I will have little incentive to
9. I am most directly impacted with the current application (subject of today’s Public Hearing). I do not want to see my property to have seven townhouses overlooking my property. I will not have privacy at any single part of my property. Having my property designated as a “single” family, larger lot subdivision will be devalued greatly. Why would anyone willing to buy a large lot/yard want to have their reason for buying it – be diminished by a row of seven townhouse. Since the north part has already been developing that way and the owners have sold and moved out. Why not create consistency even if it has happened “accidentally?”
10. I do not want to see my 85+ year old house be impacted structurally, I do not want my yard to start to sink alongside of the proposed development. For the past year my neighbour north of me has been doing extensive renovations and filling on their property. While I have welcomed the new changes, it has not been without structural changes to my backyard ground.
11. I have expressed my concerns to the City Staff at the last Public Hearing. I was assured a number of times the Developers will likely contact me and discuss my concerns as I was “the most” impacted property owner. It was only after received this Public Notice that I again contacted the City Staff. Subsequently the Developer contacted me. In my conversation with Mr. A. Wong, I learned:
 - a) he did not know there was a park designated on Ash Street. He indicated he originally wanted to put the road alongside my property but felt the City wants him to do differently. He could not have any dialogue with me until after this

Public Hearing. I have called the City Staff again and again to clarify what is protocol for me to raise my issues, how do I voice them, what information do I need to bring to the table for tonight's hearing so I will be heard.

12. I have also spoken with Lynda Clark, property owner opposite Keefer Street to see if she had any problem with having the proposed town houses on south side. She did not. In fact she indicated she would prefer the road to be a bit further down as she has already experienced and observed traffic issues at that end of the street. I also understood that her home and the two properties north of her are designated as "townhouses."

Respectfully,

Ms. Surjeet Kaur Sidhu

SCHEDULE 4 TO THE MINUTES
OF THE REGULAR MEETING OF
COUNCIL FOR PUBLIC
HEARINGS HELD ON MONDAY,
JANUARY 15, 2007

Public Hearing	
Date:	Jan 15, 2007
Item #	2
Re:	Bylaw 8105

Johnson, Gail

From: Randy Schuette [randy@2441112.com]
Sent: Monday, 15 January 2007 2:45 PM
To: sksidhu@shaw.ca
Subject: Submission made today. - Good Luck

Zoning Amendment Bylaw
RZ-06-331914
Developer Wellfit (Canada) Investment Co. Ltd.

This submission is for the purpose of supporting my neighbor's (7640 Ash Street - Surgeet Sidhu) attempt to increase the density of our 2 properties.

It has always been my opinion that the properties on Ash Street should be of higher density than those along Bridge Street.

Multiple East / West Roads should be allowed between Ash Street and Armstrong Street for the following reasons:

1. Previous opposition to the Planning Department recommendation of higher density was mostly from Bridge Street residents;
2. Opposition from Mr. Watson of 7680 Ash Street is no longer valid as his property was subsequently sold and forms part of the current 7 lot application;
3. Opposition from any Bridge Street Residents are invalid because such road scheme does not effect Bridge properties;
4. The lead objector to the east/west road scheme was a Surrey resident wanting to build a house behind her parents on Bridge Street;
4. Planning staff of the City of Richmond supports the east/west road scheme;
5. All property owners will obtain similar benefit and lot yield;
6. A large park is proposed for the west side of Ash street which will considerably reduce traffic and density concerns on our portion of the Ash Street corridor.

Barring our ability to achieve the density for all residents on Ash Street, I support the increased density for my property.

Thank you for your consideration.
Randy Schuette,
7620 Ash Street,
Tel: 604-244-1112
Email: randy@2441112.com

Twin City Developments Inc.
Randy Schuette, President
7360 Garden City Road,
Richmond, BC
V6Y 2N3
Tel: (604) 244-1112
Fax: (604) 270-4620

To Public Hearing
Date: Jan 15 2007
Item #: 4
Re: bylaws 8166 + 8141

MayorandCouncillors

From: Webgraphics [webgraphics@richmond.ca]
 Sent: Monday, 15 January 2007 2:32 PM
 To: MayorandCouncillors
 Subject: Send a Submission Online (response #114)

SCHEDULE 5 TO THE MINUTES
 OF THE REGULAR MEETING OF
 COUNCIL FOR PUBLIC HEARINGS
 HELD ON MONDAY, JANUARY 15,
 2007

Send a Submission Online (response #114)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.city.richmond.bc.ca/CM/WebUI/PageTypes/Survey/Survey.aspx?PageID=1793&PageMode=Hybrid
Submission Time/Date:	2007-01-15 2:32:10 PM

Survey Response

Your Name:	Lianna Biasutti
Your Address:	6631 Eckersley Rd.
Subject Property Address OR Bylaw Number:	bylaw 8166 & 8144 rz.04-267994.

Comments:

Dear Sirs; To be entirely brief, I am directly opposed to the overwhelming amount of re-development that has been occurring all too often throughout Richmond. The amount of congestion that I now encounter on a daily basis in a variety of ways has created great dismay in the power of Richmond's city council. When will enough be enough? I feel as though I am steadily being forced from my home which has been in my family for three generations. My enjoyment of life suffers from this amount of outrageous development. I live in a single family home and never had any intention of this amount of additional immediate neighbors. Some development is good but this is insanity. I have written letters opposing this development and every other one affecting Eckersley Road. I reside at 6631 Eckersley Rd. and intend to continue to live in my single family home. Please consider what I have stated on numerous occasions to the amount of development that has already been approved and the upcoming ones. Sincerely, Lianna Biasutti 6631 Eckersley Rd.

Richmond, BC On behalf of Anne Biasutti. -
Owner

To Public Hearing
Date: Jan 15 2007
Item # 5
Re: Bylaw 8168

MayorandCouncillors

From: Webgraphics [webgraphics@richmond.ca]
 Sent: Monday, 15 January 2007 11:57 AM
 To: MayorandCouncillors
 Subject: Send a Submission Online (response #109)

SCHEDULE 6 TO THE MINUTES
 OF THE REGULAR MEETING OF
 COUNCIL FOR PUBLIC
 HEARINGS HELD ON MONDAY,
 JANUARY 15, 2007

Send a Submission Online (response #109)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.city.richmond.bc.ca/CM/WebUI/PageTypes/Survey/Survey.aspx?PageID=1793&PageMode=Hybrid
Submission Time/Date:	2007-01-15 11:56:52 AM

Survey Response

Your Name:	Chu s.c.
Your Address:	6191 Buswell St. Richmond BC
Subject Property Address OR Bylaw Number:	8168(RZ 04-268939)
Comments:	<p>Dear Mr Weber, Being the President of the Council (The Owners Strata Plan 2793, 8171 Saba Rd. & 6191 Buswell St.), I represent my residents to say " NO " to the rezoning (RZ 04-268939). Here are our reasons : A. It is the Law not to allow two buildings to erect within 50 meters' area. (see the eg. along the lines of SKYTRAIN, Metrotown, Burnaby,etc.) B. The underconstruction sites around us (ie. 8011 Saba Rd. and The Merry Park Hi-rise on Buswell St.) already have bad effects on our living environment,ie. air pollution (bad smells, muddy roads, dusty windows, sandy balconies...) and sound pollution (sound caused by heavy machines and the workers, shouting and yelling at 6:30am til night) C. Our buildings shake when the site on 8011 Saba Rd. The Paloma is under construction. Would the Regent International Developments LTD. insure that their construction will not affect the foundation of our building ? All in all, our property tax is increasing while our living condition is getting worse. Could you tell us when will it stop to approve the construction of</p>

HI-RISE in the City core ? Do you have well
plannings to make Richmond City Centre
livable ? Thank you for your attention. yours
truly, Chu s. c.

To Public Hearing
Date: <u>Jan 15, 2007</u>
Item #: <u>5</u>
No: <u>Bylaws 8168</u> <u>and 8169</u>

MayorandCouncillors

From: Webgraphics [webgraphics@richmond.ca]
 Sent: Sunday, 14 January 2007 10:16 AM
 To: MayorandCouncillors
 Subject: Send a Submission Online (response #108)

SCHEDULE 7 TO THE MINUTES
 OF THE REGULAR MEETING OF
 COUNCIL FOR PUBLIC
 HEARINGS HELD ON MONDAY,
 JANUARY 15, 2007

Send a Submission Online (response #108)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.city.richmond.bc.ca/CM/WebUI/PageTypes:Survey/Survey.aspx?PageID=1793&PageMode=Hybrid
Submission Time/Date:	2007-01-14 10:15:23 AM

Survey Response

Your Name:	Phillip Chow
Your Address:	1105-6191 Buswell St.
Subject Property Address OR Bylaw Number:	8168 & 8169
Comments:	I am concerned about the increased traffic a new parkade may bring to the driveway. I feel the traffic coming in and out of the driveway to Saba Road is already similar to that of an regular intersection. Site distance is bad from the driveway looking out to Saba Road. It is sometimes difficult to gauge when to turn onto Saba Road because a lot of eastbound cars (that appear to intend to travel straight) signal at the last minute to turn into the driveway.

To Public Hearing
Date: Jan 15, 2007
Item # 5
Re: Bylaw 8168

MayorandCouncillors

From: Webgraphics [webgraphics@richmond.ca]
 Sent: Monday, 15 January 2007 12:45 PM
 To: MayorandCouncillors
 Subject: Send a Submission Online (response #110)

SCHEDULE 8 TO THE MINUTES
 OF THE REGULAR MEETING OF
 COUNCIL FOR PUBLIC HEARINGS
 HELD ON MONDAY, JANUARY 15,
 2007

Send a Submission Online (response #110)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.city.richmond.bc.ca/CM/WebUI/PageTypes/Survey/Survey.aspx?PageID=1793&PageMode=Hybrid
Submission Time/Date:	2007-01-15 12:44:32 PM

Survey Response

Your Name:	P. Ho and W. Ng
Your Address:	1205- 6191 Buswell St.
Subject Property Address OR Bylaw Number:	8168 (RZ 04-268939)
Comments:	<p>Dear Mr. Weber, We're the former residents of the Evergreen Garden (8171 Saba Rd. & 6191 Buswell St.), and still have many friends and some siblings living there. We're forced to leave our home because of the poor living conditions and the year by year , non-stop construction of Hi-rises around us. The Evergreen Garden is mostly inhabit by the elderly people and the new immigrants. The old people and the children have to stay in their homes all day long. The air is pollutting by the surrounding building sites that caused bad influences on their respirational system (acute and chronic rhinitis and sinusitis, coughing, asthma and bronchitis). Would you like to live in such place, dear Council Chambers members ? Please be considerate ! Disapprove their rezoning application (RZ 04-268939) immediately ! Thank you so much ! Yours truly, Ho and Ng</p>

To Public Hearing
Date: Jan 15, 2007
Item #: 5
Re: Bylaw 8168

MayorandCouncillors

From: Webgraphics [webgraphics@richmond.ca]
 Sent: Monday, 15 January 2007 12:58 PM
 To: MayorandCouncillors
 Subject: Send a Submission Online (response #111)

SCHEDULE 9 TO THE MINUTES
 OF THE REGULAR MEETING OF
 COUNCIL FOR PUBLIC
 HEARINGS HELD ON MONDAY,
 JANUARY 15, 2007

Send a Submission Online (response #111)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.city.richmond.bc.ca/CM/WebUI/PageTypes/Survey/Survey.aspx?PageID=1793&PageMode=Hybrid
Submission Time/Date:	2007-01-15 12:57:29 PM

Survey Response

Your Name:	F. M. Wong
Your Address:	6191 Buswell St. Richmond BC
Subject Property Address OR Bylaw Number:	8168 (RZ 04-268939)
Comments:	I would like to say "NO" to the Zoning Bylaw 8168. Since the construction of The Paloma on 8011 Saba Rd. and the two constructing sites on Buswell St. have caused much ill conditions on our living. would you please stop approving new Hi-rise to be built around us? They have no reasons to erect so many hugh buildings in front of our home. Thank you !

To Public Hearing
Date: Jan 15, 2007
Item #: 5
Re: bylaw 8168

MayorandCouncillors

From: Webgraphics [webgraphics@richmond.ca]
 Sent: Friday, 5 January 2007 3:49 PM
 To: MayorandCouncillors
 Subject: Send a Submission Online (response #104)

SCHEDULE 10 TO THE MINUTES
 OF THE REGULAR MEETING OF
 COUNCIL FOR PUBLIC
 HEARINGS HELD ON MONDAY,
 JANUARY 15, 2007

Send a Submission Online (response #104)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.city.richmond.bc.ca/CM/WebUI/PageTypes/Survey/Survey.aspx?PageID=1793&PageMode=Hybrid
Submission Time/Date:	2007-01-05 3:47:37 PM

Survey Response

Your Name:	Jingkai Li
Your Address:	1205-6191 Buswell Street, Richmond, BC, V6Y 4C4
Subject Property Address OR Bylaw Number:	8011 Saba Road and 6088 No.3 Road
Comments:	I am very interested in this hearing because this project is very relavent to my life.

To Public Hearing
Date: Jan 15, 2007
Item #: 5
Re: Bylaw 8168

MayorandCouncillors

From: Webgraphics [webgraphics@richmond.ca]
 Sent: Friday, 5 January 2007 3:48 PM
 To: MayorandCouncillors
 Subject: Send a Submission Online (response #103)

SCHEDULE 11 TO THE MINUTES
 OF THE REGULAR MEETING OF
 COUNCIL FOR PUBLIC HEARINGS
 HELD ON MONDAY, JANUARY 15,
 2007

Send a Submission Online (response #103)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.city.richmond.bc.ca/CM/WebUI/PageTypes/Survey/Survey.aspx?PageID=1793&PageMode=Hybrid
Submission Time/Date:	2007-01-05 3:46:53 PM

Survey Response

Your Name:	Qihua Su
Your Address:	1205-6191 Buswell Street, Richmond, BC, V6Y 4C4
Subject Property Address OR Bylaw Number:	8011 Saba Road and 6088 No.3 Road
Comments:	I am very interested in this hearing because this project is very relavent to my life.

To Public Hearing
Date: Jan 15 2007
Item # 5
Re: Bylaw 8168

MayorandCouncillors

From: Webgraphics [webgraphics@richmond.ca]
Sent: Saturday, 13 January 2007 3:27 PM
To: MayorandCouncillors
Subject: Send a Submission Online (response #107)

SCHEDULE 12 TO THE MINUTES
 OF THE REGULAR MEETING OF
 COUNCIL FOR PUBLIC
 HEARINGS HELD ON MONDAY,
 JANUARY 15, 2007

Send a Submission Online (response #107)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.city.richmond.bc.ca/CM/WebUI/PageTypes/Survey/Survey.aspx?PageID=1793&PageMode=Hybrid
Submission Time/Date:	2007-01-13 3:27:01 PM

Survey Response

Your Name:	Darwin Law
Your Address:	203 - 8171 Saba Road
Subject Property Address OR Bylaw Number:	Zoning Amendment Bylaw 8168 (RZ 04-268939)
Comments:	The drive way going into my building is already so congested and reckless drivers during the weekdays is going to make havoc if you allow the developer to create two (2) 16-storey residential towers and new commercial units there with no additional lane to exit out. I really opposed the city planners allowing two residential towers so close to one another besides my existing building. concerned citizen Darwin Law

To Public Hearing
Date: JAN 15, 2007
Item # 5
Re: Bylaw 8168

MayorandCouncillors

From: Webgraphics [webgraphics@richmond.ca]
 Sent: Friday, 12 January 2007 1:17 PM
 To: MayorandCouncillors
 Subject: Send a Submission Online (response #105)

SCHEDULE 13 TO THE MINUTES
 OF THE REGULAR MEETING OF
 COUNCIL FOR PUBLIC
 HEARINGS HELD ON MONDAY,
 JANUARY 15, 2007

Send a Submission Online (response #105)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.city.richmond.bc.ca/CM:WebUI/PageTypes/Survey/Survey.aspx?PageID=1793&PageMode=Hybrid
Submission Time/Date:	2007-01-12 1:16:34 PM

Survey Response

Your Name:	kin w Hui
Your Address:	8171 Saba Rd, Richmond, BC
Subject Property Address OR Bylaw Number:	8168(RZ 04-268939)
Comments:	<p>Objection to the Rezoning application. Reasons: 1. It'll form a concrete jungle in front of our home, blocking our homes' view. As a result, less sunlight and fresh air, thus, harmful to our health. 2. There's only a 5 meters driveway in between our home and the (RZ 04-268939)site. Too close of the Hi-rise buildings will form concrete walls on No. 3 Rd.. Air-pollution will become more severe in the downtown core. 3. City facilities, such as, schools, parks, library, sewer.....will not be enough for the rapid growth of residents. Last of all, it is not lawful for the council to approve the rezoning (RZ 04-268939) plan which is less than 50 meters between 2 building sites. The developers of (RZ 04-268939)are thinking of profit-making only. Please don't let these profiteers ruin the beauty of our Richmond City Centre ! Thank you!</p>

To Public Hearing
Date: Jan 15 2007
Item # 5
Re: Bylaw 8168

MayorandCouncillors

From: Webgraphics [webgraphics@richmond.ca]
 Sent: Monday, 15 January 2007 3:32 PM
 To: MayorandCouncillors
 Subject: Send a Submission Online (response #116)

SCHEDULE 14 TO THE MINUTES
 OF THE REGULAR MEETING OF
 COUNCIL FOR PUBLIC HEARINGS
 HELD ON MONDAY, JANUARY 15,
 2007

Send a Submission Online (response #116)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.city.richmond.bc.ca/CM/WebUI/PageTypes/Survey/Survey.aspx?PageID=1793&PageMode=Hybrid
Submission Time/Date:	2007-01-15 3:31:53 PM

Survey Response

Your Name:	Alan Chuck
Your Address:	606 - 8171 Saba Road, Richmond BC V6Y 4B3
Subject Property Address OR Bylaw Number:	8168 (RZ 04-268939); 8011 Saba Road and 6088 No. 3 Road
Comments:	As a resident, I am opposed to the rezoning of the subject porperty. I feel that this area already has enough residential development. It would increase traffic in an already dense space. Further to that point, I don't agree with making this area more densely populated as it is not necessary, there are many other areas of Richmond that could use the growth. Thank you -Alan Chuck

To Public Hearing
Date: Jan 15, 2007
Item #: 5
Re: Bylaw 8168

MayorandCouncillors

From: Webgraphics [webgraphics@richmond.ca]
 Sent: Monday, 15 January 2007 3:50 PM
 To: MayorandCouncillors
 Subject: Send a Submission Online (response #117)

SCHEDULE 15 TO THE MINUTES
 OF THE REGULAR MEETING OF
 COUNCIL FOR PUBLIC
 HEARINGS HELD ON MONDAY,
 JANUARY 15, 2007

Send a Submission Online (response #117)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.city.richmond.bc.ca/CM/WebUI/PageTypes/Survey/Survey.aspx?PageID=1793&PageMode=Hybrid
Submission Time/Date:	2007-01-15 3:49:57 PM

Survey Response

Your Name:	Simon Yee Wong
Your Address:	#505 - 8171 Saba Road, Richmond, BC, Canada
Subject Property Address OR Bylaw Number:	8168 (RZ 04-268939)
Comments:	Noise Level Concern: My concern about this development is the noise level. I believe it is not legal to create any noise before 8 am. The previous development project did have a noise problem. They may "start" working at 8 am but before that they move their equipment and trunk in and out the site creating noise starting as early as 5-6 am in the morning. It is very annoying and impact me and my family life. I wish there is a tighter restriction on the amount of noise and on the real working hours. Also I suggest a better channel for filing complian against the company or penalties they need to pay for violation of the rules. Please also consider that the development site is very close to the other existing building.



To: City of Richmond

To Public Hearing
Date: JAN 15 2007
Item #: 5
Re: Bylaw 8168

Notice of Public Hearing

From 905-8100 Saba Rd.

Monday, January 15, 2007 - 7 pm

OWEN R.

Council Chambers, 1st Floor, Richmond City Hall
6911 No. 3 Road, Richmond, BC V6Y 2C1

Zoning Amendment Bylaw 8168 (RZ 04-268939)

SCHEDULE 16 TO THE MINUTES OF THE
REGULAR MEETING OF COUNCIL FOR
PUBLIC HEARINGS HELD ON MONDAY,
JANUARY 15, 2007

Location/s: 8011 Saba Road and 6088 No. 3 Road

Applicant/s: Regent International Developments Ltd.

Purpose: To create CD/179 and rezone the subject property from "Downtown Commercial District (C7)" to "Comprehensive Development (CD/179)", to permit development of two (2) 16-storey residential towers, containing approximately 251 apartments above three (3) storeys of parking, approximately 1,293 m² of new commercial units on the second floor and a free standing four (4) storey parking with a pedestrian connection on the third level. The existing park will be retained in the corner of Saba Road and No.3 Road.

No We no matter
City Contact: Diana Nikolic, 604-276-4040, Planning and Development Department

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 bylaw, are available on the City Website at <http://www.richmond.ca/cityhall/council/agendas/hearings/2007.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 Planning and Development Department at City Hall, between the hours of 8:15 am and 5 pm, Monday through Friday, except statutory holidays, commencing January 5, 2007 and ending January 15, 2007, 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 January 5, 2007 and ending January 15, 2007.

How say no!
No!
No!

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

To Public Hearing	
Date:	Jan 15 2007
Item #:	5
Re:	Bylaw 8168



TO: City of Richmond

Notice of Public Hearing

FROM: 8100 Saba Rd all owners of Berla

Monday, January 15, 2007 - 7 pm

Council Chambers, 1st Floor, Richmond City Hall
6911 No. 3 Road, Richmond, BC V6Y 2C1

Zoning Amendment Bylaw 8168 (RZ 04-268939)

Location/s: 8011 Saba Road and 6088 No. 3 Road

Applicant/s: Regent International Developments Ltd.

Purpose: To create CD/70 and rezone the subject property from "Downtown Commercial District (C7)" to "Comprehensive Development (CD/179)", to permit development of (2) 16-storey residential towers, containing approximately 161 apartments above three (3) storeys of parking, approximately 12000 sq ft of new commercial units on the ground floor and a free-standing four (4) storey parkade with a pedestrian connection on the third level. The existing bank will be retained at the corner of Saba Road and No.3 Road.

No. We do not matter how say NO!

	DW	MT
<input checked="" type="checkbox"/>	AG	JS
<input type="checkbox"/>	CA	
<input type="checkbox"/>	CB	
<input type="checkbox"/>	DE	
<input type="checkbox"/>	NE	

City Contact: Diana Nikolic, 604-276-4040, Planning and Development Department 7060-20-8168

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/2007.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 Planning and Development Department at City Hall, between the hours of 8:15 am and 5 pm, Monday through Friday, except statutory holidays, commencing January 5, 2007 and ending January 15, 2007, 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 January 5, 2007 and ending January 15, 2007.

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

7731 No. 2 Road
Richmond, BC V7C 3M1

January 14, 2007

Attention: Mayor and Council
City of Richmond
6911 No. 3 Road
Richmond, BC V6Y 2C1

Dear Mayor and Council:

Re: Bylaw 8174 - RZ 06-351299 - 7600 Lancing Court

In the Fast Track Application dated November 22, 2006, staff recommended and required "submission of a landscaping security to the City of Richmond in the amount of \$2,000 for the planting of four (4) replacement trees (minimum 6 cm caliper) on site."

I inspected the trees of 7600 Lancing Court and question several recommendations regarding trees outlined in the Fast Track Application.

1. **T5 Plum Tree**
Replacement, 2:1 ratio is required. This tree is dead (gall disease). Why should the owner be required to replace a dead tree?
2. **T3, T4, T6 Conifers**
Healthy trees; should be retained and topped.
3. **T1 Birch**
This birch tree is 50 to 60 years old. overmature with damaged and rotten sections at the top (see photos) and should be removed with 2:1 replacement requirement. Because it has no main trunk and is damaged, it presents a hazard to vehicles, passers by, and future houses built on the site. Its location along the frontage also creates a problem for driveway placement.

I hope that the Mayor and Council consider my suggestions and change the recommendations regarding the trees at 7600 Lancing Court.

If you have any questions, please phone me at 604-274-8122.

Sincerely,



John Cameron, B.Sc.F.

Encls. Photos of trees at 7600 Lancing Court

Submitted at the
January 15, 2007
Public Hearing.
Re: Item # 8
Bylaw 8174

SCHEDULE 18 TO THE MINUTES
OF THE REGULAR MEETING OF
COUNCIL FOR PUBLIC
HEARINGS HELD ON MONDAY,
JANUARY 15, 2007