



Regular Council Meeting for Public Hearings

Monday, January 19th, 2004

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

Present: Mayor Malcolm D. Brodie
Councillor Linda Barnes
Councillor Derek Dang
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

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

The Acting City Clerk introduced a letter received from Kesar and Parminder Athwal requesting that their rezoning application for 10811/10831 Bird Road be withdrawn (Zoning Amendment Bylaw 7609). A copy of the letter is attached as Schedule 1 and forms a part of these minutes.

PH04/1-01 It was moved and seconded

That

i) Item 2 be deleted from this agenda; and

ii) Zoning Amendment Bylaw 7609 (RZ 03-244955) be abandoned.

CARRIED



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1. **TEMPORARY COMMERCIAL USE PERMIT APPLICATION (TU 03-251192)**
(6233 London Road; Applicant: Oris Development (London Landing) Corporation)

Applicant's Comments:

Mr. Dana Westermarck, the applicant, was present to answer questions.

Written Submissions:

None.

Submissions from the floor:

None.

PH04/1-02

It was moved and seconded

That a Temporary Commercial Use Permit for property at 6233 London Road to create a public parking lot for a proposed tram building, be issued.

CARRIED

2. **ZONING AMENDMENT BYLAW 7609 (RZ 03-244955)**
(10811-10831 Bird Road; Applicant: Kesar and Parminder Athwal)

Please see Page 1 for the action taken on this matter.

3. **ZONING AMENDMENT BYLAW 7626 (RZ 03-246795)**
(10151 Bridgeport Road; Applicant: Babu Bansal)

Applicant's Comments:

Mr. Babu Bansal, the applicant, was present to answer questions.

Written Submissions:

None.



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Submissions from the floor:

Mr. Alfred Vlasveld, 10131 Bridgeport Road, said that his property had been adversely affected by the redevelopment of an adjacent property 12 years ago and that he was concerned that further drainage issues could arise from this application.

After a brief discussion on the requirements for perimeter drainage, Mr. Bansal, the applicant, indicated in response to questions that all bylaw requirements would be met including the requirement for perimeter drainage should the lot be filled.

It was moved and seconded

That perimeter drainage be a condition of development for Zoning Amendment Bylaw 7626.

A brief discussion ensued on the matter, as a result of which the motion was **withdrawn**. Direction was then given that staff:

- i) recirculate a memorandum on building heights;
- ii) review drainage requirements; and
- iii) review Mr. Vlasveld's property whether the elevation of the subject site changed or not.

PH04/1-03

It was moved and seconded

That Zoning Amendment Bylaw 7626 (RZ 03-246795) be given second and third readings.

CARRIED

4. **ZONING AMENDMENT BYLAW 7630 (RZ 03-239490)**
(S200 Williams Road; Applicant: Rocky Sethi)

Applicant's Comments:

Mr. Rocky Sethi, the applicant, and Mr. Charan Sethi, were present to answer questions.



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Written Submissions:

H. Chong, #282-8160 B Williams Road – Schedule 2

A. Poon, 376-8160 Williams Road – Schedule 3

D. Hu, 10031 Leonard Road – Schedule 4

Submissions from the floor:

None.

PH04/1-04

It was moved and seconded

That Zoning Amendment Bylaw 7630 be given second and third readings.

CARRIED

5. ZONING AMENDMENT BYLAW 7632 (RZ 03-239626)
(9200 Bridgeport Road; Applicant: Sanford Design Group)

Applicant's Comments:

Mr. Harvey Fuller, Sanford Design Group, was present to answer questions.

Written Submissions:

None.

Submissions from the floor:

Mr. Gary Janusc, 9131 Patterson Road, and Ms. Donna Patterson, 9191 Patterson Road, expressed their concerns regarding the proposed lighting and signage for the subject property. Mr. Janusc referred to a Husky Station that had recently opened two lots away from the subject property that had installed lighting such that Mr. Janusc's backyard was affected by the bright light.

In response, Mr. Fuller indicated that the site lighting would be pedestrian friendly lighting localized to the site activity. The applicant further indicated that there were no plans to locate signage on the rear of the building at this time. however, a loading bay was proposed for the rear of the building for which controlled lighting would be necessary.



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PH04/1-05

It was moved and seconded

That Zoning Amendment Bylaw 7632 be given second and third readings.

CARRIED

6. **ZONING AMENDMENT BYLAW 7633 (RZ 03-245844)**
(5600 Blundell Road; Applicant: Rav Bains)

Applicant's Comments:

Mr. Rav Bains, the applicant, was present to answer questions.

Written Submissions:

J. Beatty, 5611 Clearwater Drive – Schedule 5

Submissions from the floor:

None.

PH04/1-06

It was moved and seconded

That Zoning Amendment Bylaw 7633 be given second and third readings.

CARRIED

7. **ZONING AMENDMENT BYLAW 7636 (RZ 03-233573)**
(8180 Railway Avenue; Applicant: T. Tam & Anne Lo)

Applicant's Comments:

The applicants were not present.

Written Submissions:

None.

Submissions from the floor:

None.

PH04/1-07

It was moved and seconded

That Zoning Amendment Bylaw 7636 be given second and third readings.

CARRIED



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8. **OFFICIAL COMMUNITY PLAN AMENDMENT BYLAW 7637 AND ZONING AMENDMENT BYLAW 7638 (RZ 03-245733)**

(Southern Portion of 9531 Granville Avenue, All of 9551 and 9571 Granville Avenue, Western Portion of 9611 Granville Avenue and South-Western Portion of 6611 No.4 Road; Applicant: Adera Equities Inc.)

Applicant's Comments:

Mr. Norm Couttie, Adera Equities Inc., was present to answer questions.

Written Submissions:

None.

Submissions from the floor:

Mr. Roland Hoegler, 6560 No. 4 Road, requested clarification of the rezoning process and in particular whether the rear portion of the property would be rezoned independently.

Mr. Couttie, in response to questions, said that i) the properties would close on March 1st, 2004 and that preloading would begin at that time; and ii) the monies committed for parks and affordable housing could be allocated to whatever fund Council deemed appropriate.

PH04/1-08

It was moved and seconded

That Official Community Plan Amendment Bylaw 7637 and Zoning Amendment Bylaw 7638 be given second and third readings.

CARRIED



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9. ADJOURNMENT

PH04/1-9

It was moved and seconded
That the meeting adjourn (8:10 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 19th, 2004.

Mayor (Malcolm D. Brodie)

Acting City Clerk (David Weber)

SCHEDULE 1 TO THE MINUTES
OF THE REGULAR MEETING
FOR PUBLIC HEARINGS HELD
ON JANUARY 19TH, 2004.

To Public Hearing
Date: <u>Jan 19, 2004</u>
Item # <u>2</u>
Re: <u>Bylaw 7609</u>
<u>10811/10831 Bird Rd.</u>

Kesar S. Athwal
10811 Bird Road
Richmond, BC
V6X 1N4

January 14, 2004

Bylaw No. 7609
File: RZ 03-244955; SC 03-244956
Address: 10811/10831 Bird Road

**RE: Intent to withdraw Rezoning and Strata Title Conversion Applications
at 10811/10831 Bird Road**

To Whom It May Concern:

This letter serves as confirmation that the applicant's (Kesar and Parminder Athwal) officially request withdrawal of the rezoning and strata title conversion application at 10811/10831 Bird Road.

We make this request because we intend to subdivide the property and as such, it needs to remain zoned as R1/B.

If you require to contact us, we may be reached at 278-1603.

Thank you in advance for your consideration and assistance in this matter.

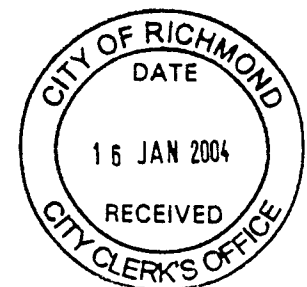
Sincerely,

K. Athwal

Kesar S. Athwal

Parminder Athwal

Parminder K. Athwal



SCHEDULE 2 TO THE MINUTES OF
THE REGULAR MEETING FOR
PUBLIC HEARINGS HELD ON
JANUARY 19TH, 2004.

Mayor and Councillors

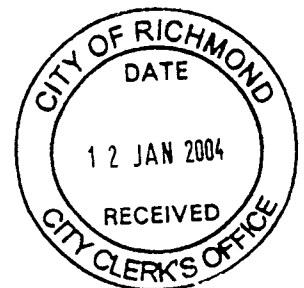
From: web2@city.richmond.bc.ca
Sent: January 9, 2004 11:32 PM
To: Mayor and Councillors
Subject: 7630(rz 03-239490)

To Public Hearing	
Date:	Jan 19, 2004
Item #	4
Re:	Bylaw 7630
	8200 Williams Rd.

Name: harpang chong
Address: #282-8160B williams road
Subject: Property_Bylaw: 7630(rz 03-239490)

Comments:

I really don't think its a good idea to build four townhouses in a tiny lot. I think it really is an eyesore.



SCHEDULE 3 TO THE MINUTES
OF THE REGULAR MEETING
FOR PUBLIC HEARINGS HELD
ON JANUARY 19TH, 2004.

Mayor and Councillors

From: web1@city.richmond.bc.ca
Sent: January 13, 2004 9:05 PM
To: Mayor and Councillors
Subject: 7630(RZ 03-239490)

To Public Hearing
Date: Jan 19, 2003
Item # 4
Re: Bylaw 7630
8200 Williams

Name: ANDY POON
Address: 376-8160 WILLIAMS ROAD
Subject Property_Bylaw: 7630(RZ 03-239490)

Comments:

To whom it might concern,
I am opposite about this rezone application. I don't think the lot is big enough for four townhouse units. Also if this application is approved, there will be more rezone application. It will make our neighbourhood too congested.
Andy Poon



SCHEDULE 4 TO THE MINUTES OF
THE REGULAR MEETING FOR
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Mayor and Councillors

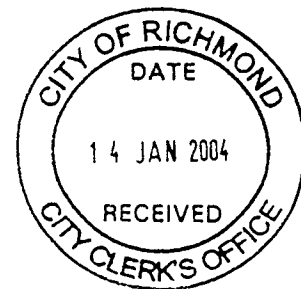
From: web2@city.richmond.bc.ca
Sent: January 14, 2004 4:09 PM
To: Mayor and Councillors
Subject: 7630(RZ 03-239490)

To Public Hearing	
Date:	<u>Jan 19, 2004</u>
Item #	<u>4</u>
Re:	<u>Bylaw 7630</u>
	<u>8200 Williams</u>

Name: DOROTHY HU
Address: 10031 Leonard Road, Richmond,
SubjectProperty_Bylaw: 7630(RZ 03-239490)

Comments:

AT THE CORNER OF NO. 3 ROAD & WILLIAM IS A DENSELY POPULATED DISTRICT. WE DO NOT NEED ANOTHER TOWNHOUSE AT CORNER. IF YOU ARE DRIVING AT MORNING RUSH HOUR TAKES AT LEAST 10 MINUTES TO MAKE A RIGHT OR LEFT TURN. THEREFORE, WE SAY NO.



SCHEDULE 5 TO THE MINUTES
OF THE REGULAR MEETING
FOR PUBLIC HEARINGS HELD
ON JANUARY 19TH, 2004.

MayorandCouncillors

From: web2@city.richmond.bc.ca
Sent: January 14, 2004 3:22 PM
To: MayorandCouncillors
Subject: 7633 (RZ 03-245844)

To Public Hearing

Date: Jan 19, 2004
Item #: 6
Re: Bylaw 7633
5600 Blundell

Name: John Beatty
Address: 5611 Clearwater Dr. Richmond, V7C 3B6
SubjectProperty_Bylaw: 7633 (RZ 03-245844)

Comments:

Our two properties touch. We have the following questions or concerns:
Will the existing fence between us be compromised or remain as we expect?
Will the trees on our property be safe?
How will privacy and security be impacted if a lane?
Where will the entrances be for their properties?
How will the two houses and lane face on the property?
Who protects our interest in this matter?

