



City of RICHMOND

MINUTES

REGULAR COUNCIL MEETING FOR PUBLIC HEARINGS

Monday, February 19, 2001

- Place: Council Chambers
Richmond City Hall
6911 No. 3 Road
- Present: Councillor Harold Steves – Acting Mayor
Councillor Malcolm Brodie
Councillor Derek Dang
Councillor Lyn Greenhill
Councillor Ken Johnston
Councillor Bill McNulty
Councillor Linda Barnes
- David Weber, Acting City Clerk
- Absent: Mayor Greg Halsey-Brandt
Councillor Kiichi Kumagai
- Call to Order: Acting Mayor Harold Steves opened the proceedings at 7:00 p.m.

- 1. OFFICIAL COMMUNITY PLAN AMENDMENT BYLAW 7190**
Thompson (Dover Crossing Sub-Area);
Thompson (Terra Nova Sub-Area);
Blundell (Laurelwood Sub-Area);
Blundell (East Livingstone Sub-Area);
Broadmoor (Ash Street Sub-Area);
Broadmoor (Central West Broadmoor Sub-Area);
Broadmoor (Sunnymede North Sub-Area); and
Shellmont (Ironwood Sub-Area).
Applicant: City of Richmond
Applicant's Comments:
None



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February 19, 2001

Written Submissions:

K.B. Miller, Chief Executive Officer, Land Reserve Commission – attached as Schedule 1.

Anne Murray, Vice President, Community and Environmental Affairs, Vancouver International Airport Authority – attached as Schedule 2.

K.L. Morris, Secretary Treasurer, School District #38 – attached as Schedule 3.

Submissions from the floor:

None

PH02-01

It was moved and seconded

That Zoning Amendment Bylaw 7190 receive second and third readings.

CARRIED

PH02-02

It was moved and seconded

That Zoning Amendment Bylaw 7190 be adopted.

CARRIED

- 2. **PROPOSED SINGLE-FAMILY LOT SIZE POLICY (SECTION 33-4-6) and ZONING AMENDMENT BYLAW 7199 (RZ 00-176792)**
(10311 and 10331 Leonard Road; Applicant: Sian Enterprises)

Applicant's Comments:

The applicant did not wish to make a presentation, however, a representative of the applicant did come forward to respond to questions from Council regarding the notification of the area residents of the change from a three lot subdivision to a four lot subdivision.

Written Submissions:

Ip Tai Tang, 10371 Leonard Road – attached as Schedule 4.

Sian Enterprises Ltd. (34 petition form letters) – attached as Schedule 5.



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Submissions from the floor:

Mr. Frizell, 10191 Leonard Road, stated that he and his neighbours had not been approached with the notification of the change in application. He also referred to the manner in which the Development Application sign had been changed. Mr. Frizell asked if it was correct that there must be 20 feet from the property line to the front of the house. The Manager, Development Applications, Joe Erceg, responded that this was correct but that in the case of the subject property, a corner lot, the Zoning Bylaw stipulates that, for setback purposes, the narrower side of a corner lot be considered the front.

Mr. Weber, 10231 Leonard Road, was concerned about the process of rezoning and asked if the proposed lot sizes were consistent with the neighbouring lots.

The applicant then stated that Lots A, B and C would front Ryan Road, and that Lot D would face Leonard Road. Councillor Greenhill clarified that in fact Lot A, while being legally addressed to Ryan Road, would have a front door facing Leonard Road.

PH02-03

It was moved and seconded

That Single-Family Lot Size Policy for Section 33-4-6 be adopted as follows:

That the properties located generally along Ryan Road, Leonard Road, Ruskin Road and Ruskin Place in Section 33-4-6 be permitted to subdivide in accordance with the provisions of Single Family Housing District, Subdivision Area B (R1/B).

CARRIED

PH02-04

It was moved and seconded

That Zoning Amendment Bylaw 7199 receive second and third readings.

CARRIED

PH02-05

It was moved and seconded

That Zoning Amendment Bylaw 7199 be adopted.

CARRIED



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3. **PROPOSED SINGLE-FAMILY LOT SIZE POLICY (SECTION 36-5-6) and ZONING AMENDMENT BYLAW 7200 (RZ 00-175758)**
(4591 No. 5 Road; Applicant: Dava Developments)

Applicant's Comments:

Mr. David Chung, Dava Developments, stated that, in response to the concerns of the neighbourhood over the proposed townhouse development, the plan had been changed to single family homes. Mr. Chung noted the burden that would be placed on the developer if subdivision into smaller lots were not allowed as the value gained from the two extra lots would provide for the required back lane. Mr. Chung also referred to large lots on arterial roads as being undesirable in the current real estate market.

Written Submissions:

James Kennedy, 4620 Deerfield Crescent – attached as Schedule 6.

Submissions from the floor:

Noreen Roud, 4631 Deerfield Crescent, was concerned about increased parking on Deerfield Crescent, the increased traffic and the smaller lot size.

John West, 4811 Deerfield Crescent, expressed concern over the increase in traffic and the effects on parking.

Ron Cowie, 4591 Deerfield, voiced his opposition to the rezoning for the reasons previously stated and also because it was inconsistent with the subdivision as it is currently laid out.

Mr. Kumar, 4551 No. 5 Road, was concerned about his loss of privacy as the lane traffic would pass by his kitchen window. He was also concerned about the noise and loss of property value.

Mr. Chung responded to some of the concerns by stating that a back lane meant that there would be no driveways onto Deerfield which would allow for more parking along Deerfield. The lane location was worked out with City staff.

Noreen Rowd expressed concern about the proximity of the lane to the curve of the crescent.



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PH02-06 It was moved and seconded
That Single Family Lot Size Policy 5454 be amended to exclude those properties fronting the west side of No. 5 Road from Thorpe Road to Highway 91.

CARRIED

PH02-07 It was moved and seconded
That Zoning Amendment Bylaw 7200 be referred to staff to explore options for a reduced number of lots on the subject property.

CARRIED

4. **ZONING AMENDMENT BYLAW 7201 (RZ 00-180731)**
(7451 & 7471 St. Albans Road; Applicant: L. and P. Poon, Westmark Developments Ltd.)

Applicant's Comments:

None

Written Submissions:

None

Submissions from the floor:

Mr. and Mrs. Shewella, 7511 St. Albans Road, stated they were against the rezoning as it would drastically curtail the marketability of their property and questioned the requested variances. Also mentioned was a line of trees on the north property edge that would be severely impacted by the close proximity of the development and concern about the possible raising of the water table. Mr. Shewella asked why the side setbacks could not be similar to the development at 7320 St. Albans Road.

PH02-08 It was moved and seconded
That Zoning Amendment Bylaw 7201 receive second and third readings.

CARRIED



City of RICHMOND

MINUTES

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PH02-08 5. ADJOURNMENT

It was moved and seconded
That the meeting adjourn (8:15 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, February 19, 2001.

Acting Mayor (Harold Steves)

Acting City Clerk (David Weber)

To: Public Hearing, Feb 19, 2001
Item 1
(Bylaw 7190)



Land Reserve Commission
Working Farms, Working Forests

- FEED FAX THIS END

SCHEDULE 1 TO THE MINUTES OF
THE REGULAR MEETING FOR
PUBLIC HEARINGS HELD ON
FEBRUARY 19, 2001.

14 February 2001
City of Richmond
6911 No. 3 Road
Richmond BC V6Y 2C1

Reply to the

NO. OF PAGES	1
From:	Greg Halsey-Brandt
Date:	14 Feb 2001
Company:	LRC
Fax No.:	660-7033
Comments:	Discard previous FAX, with an error on p. 1.
Post-Net	
fax pad 7903E	

RE: Official Community Plan Bylaw 7190 — Sub-Area Plans within or affecting the ALR
Our File: #50-O-RICH-1998-32237

This is in response to the letter of 23 January 2001 from Policy Planning Manager Terry Crowe, referring the "First Reading" edition of the above-noted OCP bylaw.

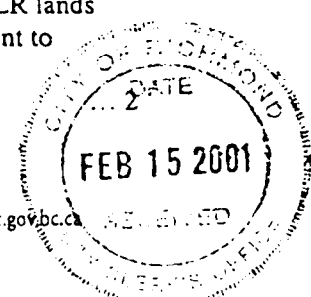
The following staff comments are for your general guidance. Regrettably, the timing of this referral does not allow for review of Bylaw 7190 by the members of the Land Reserve Commission prior to the 19 February public hearing, as the next regularly scheduled Commission meeting is not until two weeks later. [For ready reference, the regular schedule of Commission meetings for 2001 may be found on our website at www.lrc.gov.bc.ca.] We will forward formal Commission comment at the earliest opportunity.

1. **Thompson Area Terra Nova Sub-Area Plan — Bylaw 7100 · Schedule 2.2B**

This sub-area is partially within the ALR, the ALR portion being all of Lot 1...Plan LMP22937 except the panhandle lying between Lot 2 and Lot 3 of that plan. The subject parcel is entirely owned and occupied by Quilchena Golf & Country Club, the operation of which in this location predates the 21 December 1972 inception of the Province's agricultural land preservation program.

When lands adjacent to the present Quilchena Golf & Country Club site were excluded from the ALR (by the Environment & Land Use Committee of Cabinet in 1985 in the case of lands owned by the Club and by Cabinet in 1987 in the case of the Terra Nova block application submitted by the Corporation of the Township of Richmond), the exclusions were unconditional. As a result, Quilchena Golf & Country Club was left as Richmond's only isolated block of ALR land, with no requirement for any form of buffering from adjacent urban development — the assumption being that if the golf use ever ceases, the land would be converted to urban uses. In 1986, the Commission concurred with a proposed *Public, Institutional and Open Space* designation for the golf course in the [former] Richmond OCP and more recently has not objected to the omission of this isolated ALR block from the Richmond Agricultural Viability Strategy.

Nevertheless, the northwest ± 7 ha of this ALR block has an agricultural capability of 7:1 3:2W and the balance of the ALR block has an agricultural capability rating of 6:2W 4:1. In the event the golf course use ceases, the land could be used for a very wide range of cropping opportunities — hence the Commission has never agreed with exclusion of this land from the ALR. The Commission concurred with the current Richmond OCP, which calls for protection of all ALR lands (specifically including this block) but which does not call for special landscape treatment to protect this particular urban/rural edge.



City of Richmond
14 February 2001 — page 2

Staff note that the proposed Sub-Area Plan proposes to

- maintain this ALR block as part of the agricultural land base of Richmond,
- permit open land recreational uses subject to the *Agricultural Land Commission Act* and
- establish buffers along the urban/rural boundary.

Given that these proposed policies propose a level of protection at least as great as what the Commission has already agreed in review of the Richmond OCP, it is not anticipated that the Commission will have any objection.

2. Broadview Area Ash Street Sub-Area Plan — Bylaw 7100 • Schedule 2.6A

Although no part of this Sub-Area is within the ALR, its eastern perimeter adjoins an ALR boundary where the Richmond OCP identifies the need for special landscape treatment to define the urban/rural edge between residential [uses] and farming. The Richmond OCP text calls for designating all parcels adjoining or reasonably adjacent (within 30 m) to the edge of the ALR as Development Permit Areas for the purpose of protecting farming. This requirement is modified by Section 2.1, which sets out Richmond's policy that development permits for the protection of farming are not required for construction of single family dwellings and by Section 9.1.2, which states (among other things) that development permits are not required for new buildings or building additions of 100 m² or less.

The proposed Sub-Area Plan quotes the Section 2.1 requirements and cross-references the Section 9.1.2 exemptions. Across the road from the ALR, it requires a minimum 5 m landscaped strip including large-scale trees, a combination of shrubs and ground cover, and where appropriate a sidewalk, all to reinforce the character of agricultural lands. Given that the road in question is the busy No. 4 Road, the character of the road is such as to form a sufficient buffer and setback for single family dwellings and a minimal (5 m) landscaped buffer should probably be sufficient for multiple family dwellings in this Sub-Area. Staff does not anticipate that the Commission will have any objection.

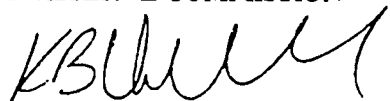
3. General Comment

The Richmond OCP and at least one of the Sub-Area plans refer to the *Agricultural Land Commission Act* and the [Provincial] Agricultural Land Commission. **The Sub-Area Plans and the Richmond OCP should be amended to refer to the *Agricultural Land Reserve Act* and the Land Reserve Commission – names deriving from current Provincial statutes.**

If you or City staff have any questions concerning the matters raised in this correspondence please contact Tony Pellett, Planning Officer at 660-7019.

Yours truly:

LAND RESERVE COMMISSION

per: 

K.B. Miller, Chief Executive Officer

cc: Dave Melnychuk, Regional Agrologist
Ministry of Agriculture, Food & Fisheries, Abbotsford

SCHEDULE 2 TO THE MINUTES OF THE REGULAR MEETING FOR PUBLIC HEARINGS HELD ON FEBRUARY 19, 2001.

To: Public Hearing, Feb 19, 2001
Item 1 (Bylaw 7190)



Vancouver International Airport Authority
Administration de l'aéroport international de Vancouver
P.O. Box 23750
Airport Postal Outlet
Richmond, B.C. Canada
V7B 1Y7

14 February 2001

Via Fax: 276-4177

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

Attn: Terry Crowe
Manager, Policy Planning
Urban Development Division

Dear Mr. Crowe:

RE: Sub-Area Plan Updates

I am replying to your letter of 23 January 2001 requesting feedback on the Dover Crossing and Terra Nova Sub-Area Plans. We appreciate your effort in incorporating the Authority's earlier comments into these sub-area plans.

The Authority has no further comment on the Terra Nova sub-area plan as earlier comments have been incorporated; however, we note that there are slight inconsistencies in the wording between the Dover Crossing and Terra Nova sub-area plans. With regards to the Dover Crossing sub-area plan, on page 5, footnote No. 2 would be better worded as:

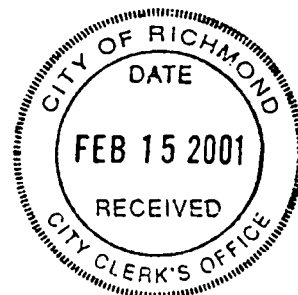
"The Noise Exposure Forecast (NEF) is the official metric used in Canada for airport noise assessment. The NEF cannot be directly measured and NEF contours are calculated (or modelled) by time-averaging aircraft operations considering aircraft fleet mix, flight distances, runway utilization, flight path, and time of day as night-time operations are more heavily weighted. The NEF was designed to encourage compatible land uses in the airport vicinity and to predict human annoyance to airport operations within the noise contours."

On page 6 of the Dover Crossing sub-area plan, the policy reads "Encourage builders of new residential buildings to comply with Canada Mortgage and Housing Corporation's guidelines for noise mitigation." We would like to see stronger language here—"require" rather than encourage.

Such changes would ensure wording is similar to Terra Nova sub-area plan.

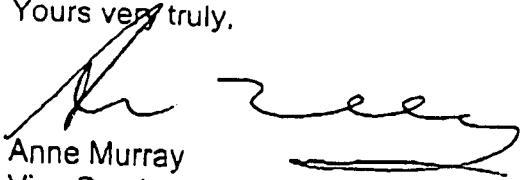
FILE: Lower Dover Crossing and Terra Nova Plans (2001)

3



Thank you once again for providing the Authority a chance to comment. If you have any questions, please feel free to call me at 276-6357.

Yours very truly,



Anne Murray
Vice President
Community and Environmental Affairs

FILE: Land-Order-Clearing and Yards-Home-Plans-02.MEG

To: Public Hearing, Feb. 19, 2001
Item 1

SCHOOL DISTRICT No. 38
February 12, 2001



(RICHMOND)

7811 GRANVILLE AVENUE / RICHMOND / B.C. / V6Y 3E3 / (604) 668-6000
FAX (604) 668-6161

City of Richmond
6911 No. 3 Road
Richmond, B.C.
V6Y 2C1
(fax 276-4177)

**SCHEDULE 3 TO THE MINUTES OF
THE REGULAR MEETING FOR
PUBLIC HEARINGS HELD ON
FEBRUARY 19, 2001.**

Office of the Secretary Treasurer

Attn. Terry Crowe Manager, Policy Planning Department

Re: Sub-Area Plan Updates

Dear Sir:

Thank you for your letter of February 2, 2001 advising that on January 22, 2001, Richmond City Council gave 1st reading to Bylaw 7190 that will update eight Sub-Area Plans to make them consistent with the 1999 revision to the Official Community Plan.

The Local Government Act (Chapter 323, Part 26, Division 2, Section 881) requires that if a local government proposes to amend an official community plan, the local government must consult with the School Board.

We have reviewed the proposed amendments to the Sub-Area plans, as contained in the binders you provided, and confirm that they are largely editorial and formatting changes

There are no proposed changes of substance that affect the School District, and we are therefore able to advise that the School District does not have any objections to the proposed changes.

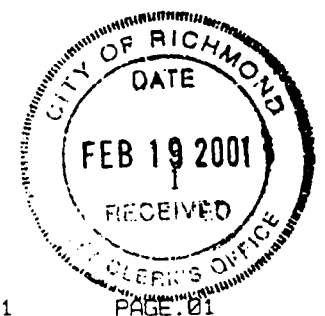
Please contact the writer if you need any additional information.

Yours truly,

K.L. Morris
Secretary-Treasure

- cc Trustees
- C. Kelly Superintendent of Schools
- B. Fraser Deputy Secretary-Treasurer
- G. McLean Manager of Facilities

"OUR FOCUS IS ON THE LEARNER"



SCHEDULE 4 TO THE MINUTES OF THE REGULAR MEETING FOR PUBLIC HEARINGS HELD ON FEBRUARY 19, 2001.

To: Public Hearing, Feb 19, 2001
Item 2 (Bylaw 7199)

		INT
	DN	
✓	DW	DW
	RP	
	AS	
	UB	
	SF	

ACTING CITY CLERK

The City Clerk's Office
City of Richmond

Feb 12/2001

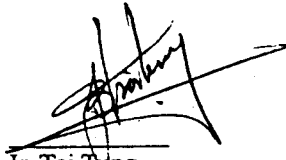
B/L 7199

Attn: Mr. J. Richard Mckenna

Re: Objection to the Proposed Single-Family Lot size Policy (section 33-4-6) from Area E (R1/E) to Area B (R1/B) at 10311 & 10331 Leonard Road

- 1) I would like to withdraw my name from the agreed list that I have signed a few days ago regarding the subject proposal. A gentleman who claimed that he is the architect of the proposed site misled me. He mentioned that there would be only two new buildings build on the Ryan Road instead of Leonard Rd. He didn't tell me that there would be four buildings.
- 2) It is unsafe to have buildings close to the pedestrian at the proposed site. I recalled that there were at least two accidents at the corner of Leonard Road and Ryan Road not too long ago where the vehicle nearly ran into the corner building.
- 3) With the proposed four buildings, there will be more traffic which will be unsafe to the students who belongs to the elementary school at Leonard Road.
- 4) It will negatively impact my house value at Leonard Road due to the smaller units for the proposed project.

Yours truly,


 Ip Tai Tang
 10371, LEONARD ROAD
 RICHMOND B.C.
 V7A 2N6



12 No

SCHEDULE 5 TO THE MINUTES OF
THE REGULAR MEETING FOR
PUBLIC HEARINGS HELD ON
FEBRUARY 19, 2001.

RZ 00-176792

BL 7199

To: Public Hearing

Feb 19, 2001

Item 2

SAMPLE OF 34 PETITIONS
RECEIVED, REMAINDER ARE
AVAILABLE FOR VIEWING IN THE
CITY CLERK'S OFFICE.


PROXY FORM

HSUEH-TSAD HO
I, YU WEN HELL. OF 8291 RYAN RD.

AM UNABLE TO ATTEND PUBLIC HEARING ON MONDAY FEBRUARY 19, 2001 AT 7:00 PM AT
RICHMOND CITY HALL. I SUPPORT THE RE-ZONING APPLICATION TO SUBDIVIDE INTO
B(R1B) FOUR LOTS FOR SINGLE FAMILY HOMES.

I AM FORWARDING THIS PROXY FORM TO RICHMOND CITY HALL WITH CONTRACTOR
SIAN ENTERPRISES LTD. ON MY BEHALF FOR PUBLIC HEARING.

SIGNED THIS 14TH DAY OF Feb. 2001.

SIGNATURE 



SCHEDULE 6 TO THE MINUTES OF
 REGULAR MEETING FOR
 PUBLIC HEARINGS HELD ON
 FEBRUARY 19, 2001.

: Public Hearing, Feb 19, 2001
 Item 3
 (Bylaw 7200)

4520 Deerfield Crescent
 Richmond, B.C. V6X 2Y6
 February 12th, 2001

		INIT
	JRM	
✓	CW	DW
	KY	
	AS	
	DB	
	SF	

B/L 7200

ACTING CITY CLERK

City Clerk's Office
 Richmond City Hall
 6911 No. 3 Road
 Richmond, B.C.
 V6Y 2G1

RE: A. Proposed Single Family Lot Size Policy
 B. Zoning Amendment ByLaw (RZ 00-175758)

Dear Sirs:

I oppose the proposed changes to the By Laws.

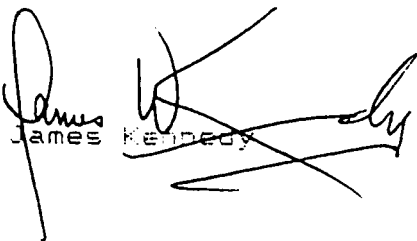
NOT MENTIONED IN YOUR PROPOSAL: I understand access driveways off No. 5 Road will not be allowed. That it is proposed a 20' lane with entrance from Deerfield Crescent will be the only vehicle access to these properties. No. 5 Road prohibits parking weekdays 9AM - 6PM. Not everyone works only weekdays between these times.

NO PROVISION HAS BEEN MADE FOR PARKING. Most home owners use their garages for storage and are lucky if able to park one car. Where will homeowners and visitors park their vehicles?

If City Hall does not want driveway access on No. 5 Road, then City Hall should provide an adjacent street, not a 20' lane with no parking.

This proposal will only benefit one person - the developer. Over fifty neighbours unanimously opposed his plans at his information meeting held on November 1st. Only No. 5 Road property owners are not in favour. Looking at "subject site" plan - only six other lots could be developed in the same manner - and most have almost new homes. Proposal is to build only TWO extra houses but the neighbourhood will forever be changed.

Yours truly


 James Kennedy



1 1 PM