



## Regular Council Meeting for Public Hearings

Monday, February 20<sup>th</sup>, 2006

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 Sue Halsey-Brandt  
Councillor Rob Howard

Gail Johnson, Acting Corporate Officer

Absent: Mayor Malcolm D. Brodie  
Councillor Evelina Halsey-Brandt  
Councillor Bill McNulty

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

1. **Official Community Plan Amendment Bylaw 7927 and Zoning Amendment Bylaw 7928 (RZ 04-269099)**  
(5280 Williams Road; Applicant: Dunstan Enterprises Ltd. (Khalid Hasan))

*Applicant's Comments:*

The applicant indicated he was available to respond to questions.

*Written Submissions:*

None.

*Submissions from the floor:*

None.

PH06/2-1

It was moved and seconded

***That Official Community Plan Amendment Bylaw No. 7927 and Zoning Amendment Bylaw No. 7928 each be given second and third readings.***

**CARRIED**



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- 2. **Zoning Amendment Bylaw 7988 (RZ 05-313273)**  
(7460 Williams Road; Applicant: Rodney and Enid Cardoz)

*Applicant's Comments:*

The applicant was not present.

*Written Submissions:*

None.

*Submissions from the floor:*

None.

PH06/2-2

It was moved and seconded

***That Zoning Amendment Bylaw No. 7988 be given second and third readings.***

**CARRIED**

- 3. **Zoning Amendment Bylaw 8002 (RZ 05-310443)**  
(5040 & 5060 Linfield Gate; Applicant: Rav Bains)

*Applicant's Comments:*

The applicant was not present.

*Written Submissions:*

None.

*Submissions from the floor:*

None.

PH06/2-3

It was moved and seconded

***That Zoning Amendment Bylaw No. 8002 be given second and third readings.***

**CARRIED**



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- 4. **Zoning Amendment Bylaw 8009 (RZ 05-318225)**  
(9711 Williams Road; Applicant: Gaia Developments Ltd.)

*Applicant's Comments:*

The applicant was not in attendance.

*Written Submissions:*

Martin van den Hemel, 9671 Pinewell Crescent (Schedule 1)

*Submissions from the floor:*

None.

PH06/2-4

It was moved and seconded

***That Zoning Amendment Bylaw No. 8009 be given second and third readings.***

**CARRIED**

- 5. **Zoning Amendment Bylaw 8012 (RZ 05-318252)**  
(8331 No. 1 Road; Applicant: Malhi Construction Ltd.)

*Applicant's Comments:*

The applicant was not in attendance.

*Written Submissions:*

None.

*Submissions from the floor:*

None.

PH06/2-5

It was moved and seconded

***That Zoning Amendment Bylaw No. 8012 be given second and third readings.***

**CARRIED**



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PH06/2-6

It was moved and seconded

*That Zoning Amendment Bylaw No. 8012 be adopted.*

**CARRIED**

- 6. Zoning Amendment Bylaw 8013 (RZ 05-317355)**  
(9651 Williams Road; Applicant: Pritpal S. Randhawa)

*Applicant's Comments:*

The applicant indicated that he was available to respond to questions.

*Written Submissions:*

None.

*Submissions from the floor:*

None.

PH06/2-7

It was moved and seconded

*That Zoning Amendment Bylaw No. 8013 be given second and third readings.*

**CARRIED**

**ADJOURNMENT**

PH06/2-8

It was moved and seconded

*That the meeting adjourn (7:15 p.m.).*

**CARRIED**



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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 20<sup>th</sup>, 2006.

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Acting Mayor (Harold Steves)

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

<p>To Public Hearing                  Date: FEB 20, 2006                  Item #: 4                  Re: Bylaw 8009</p>
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**MayorandCouncillors**

**From:** Webgraphics  
**Sent:** Sunday, 19 February 2006 2:00 PM  
**To:** MayorandCouncillors  
**Subject:** Send a Submission Online (response #62)

SCHEDULE 1 TO THE MINUTES  
 OF THE REGULAR MEETING OF  
 COUNCIL FOR PUBLIC  
 HEARINGS HELD ON MONDAY,  
 FEBRUARY 20<sup>TH</sup>, 2006.

Send a Submission Online (response #62)

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:	2/19/2006 1:59:55 PM

Survey Response

Your Name:	Martin van den Hemel
Your Address:	9671 Pinewell Crescent, Richmond, B.C.
Subject Property Address OR Bylaw Number:	Amendment Bylaw 8009 (RZ 05-318225)
Comments:	<p>Living directly behind the house up for rezoning, I am concerned about the implications this rezoning could have in the future. It should be noted that two of the properties directly in contact with a "future back alley access" are new homes. This makes it highly unlikely that these homes would be levelled to make way for a back alley/redevelopment. I would like to receive some reassurance that this redevelopment does not hinge on a near-future construction of a back alley. This is a single-family home neighbourhood and I'd like to see it remain that way. It should also be noted that the back half of this property has two very large trees. During high winds, these trees creak loudly, which the city's manager of parks has told me is a sign the trees may not be that healthy. I am concerned these trees might fall, and I'd ask council to require that the developer have these trees assessed for their safety. If they need to be taken down, I'd like the developer to be required to replace those trees for the sake of environmental health and privacy.</p>

Also, council should note that traffic is extremely heavy during the afternoon commute along Williams Road. Unlike Francis, which has two lanes heading east and west, Williams only has one lane heading east and another west with a central turn lane. This appears to be causing problems as vehicles pile up, restricted by those trying to make right turns in order to access the schools, namely James Whiteside Elementary and McRoberts secondary. Perhaps changing Williams into two lanes in both directions would be wise as council seems intent on creating more single family homes along major streets, such as Williams, which will only serve to add to the traffic burden. As the city's residential density increases, I believe it incumbent on council to ensure that the privacy of those living nearby is not disrupted and that sound and visual buffers are utilized whenever possible.