



City of Richmond

UNADOPTED MINUTES

Minutes

Regular Council Meeting for Public Hearings

Monday, March 15th, 2004

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

Present: Mayor Malcolm D. Brodie
Councillor Derek Dang
Councillor Evelina Halsey-Brandt
Councillor Rob Howard
Councillor Kiichi Kumagai (7:02 p.m.)
Councillor Bill McNulty
Councillor Harold Steves

David Weber, Acting City Clerk

Absent: Councillor Linda Barnes
Councillor Sue Halsey-Brandt

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

1. **Zoning Amendment Bylaw 7628 (RZ 03-246155)**
(5440 Blundell Road; Applicant: Matthew Cheng)

Applicant's Comments:

The applicant was not present.

Written Submissions:

None.

Submissions from the floor:

None.

PH04/3-1

It was moved and seconded

That Zoning Amendment Bylaw 7628 be given second and third readings.

CARRIED



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2. **Zoning Amendment Bylaw 7647 (RZ 03-240286)**
(7520 Gilbert Road; Applicant: Patrick Cotter Architect Inc.)

Applicant's Comments:

The applicant advised that he had nothing further to add.

Written Submissions:

None.

Submissions from the floor:

None.

PH04/3-2

It was moved and seconded

That Zoning Amendment Bylaw 7647 be given second and third readings.

CARRIED

3. **Official Community Plan Amendment Bylaw 7650 and Zoning
Amendment Bylaw 7651 (RZ 03-251226)**
(6991 No. 1 Road; Applicant: Johnson Davidson Architecture & Planning)

Applicant's Comments:

The applicant advised that he had nothing further to add.

Written Submissions:

None.

Submissions from the floor:

None.

PH04/3-3

It was moved and seconded

*That Official Community Plan Amendment Bylaw No. 7650 and Zoning
Amendment Bylaw 7651 be given second and third readings.*

CARRIED

PH04/3-4

It was moved and seconded

That Official Community Plan Amendment Bylaw No. 7650 be adopted.

CARRIED



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- 4. **Official Community Plan Amendment Bylaw 7648 and Zoning Amendment Bylaw 7649 (RZ 03-231923)**
(7831 Bennett Road; Applicant: Gurdev S. Lehl)

Applicant's Comments:

The applicant advised that he was available to answer questions.

Written Submissions:

Jessie Liew, 7808 Bennett Road (Schedule 1)

Richard and Sue Latham, 7831 Bennett Road (Schedule 2)

Robert and Robin Dykes, 7840 Bennett Road (Schedule 3)

Claudia Sham, 7940 Bennett Road (Schedule 4) (also refers to Item No. 5)

Submissions from the floor:

Mr. Robert Bodnar, 7800 Bennett Road, spoke about the significant impact which the proposed development of four 3-storey townhouse dwellings would have on the character of the existing single-family area. He also expressed concern about increased traffic congestion and the elimination of the view of Brighthouse Park and the North Shore mountains for those home owners residing on the south side of Bennett Road.

PH04/3-5

It was moved and seconded

That Official Community Plan Amendment Bylaw 7648 and Zoning Amendment Bylaw 7649 be each be given second and third readings.

The question on Resolution No. PH04/3-5 was not called, as the following referral motion was introduced:

PH04/3-6

It was moved and seconded

That Official Community Plan Amendment Bylaw 7648 and Zoning Amendment Bylaw 7649 be referred to staff for further discussion with the applicant on the development of a 2 ½ storey project, for integration within the neighbourhood.

CARRIED



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- 5A. Zoning Amendment Bylaw 7653 (RZ 03-248184)**
(7860 Bennett Road; Applicant: Marika Wynne-Jones and Clarence Lowe)
- 5B. Zoning Amendment Bylaws 7655 AND 7656 (RZ 03-238069 AND RZ 03-233948)**
(7711 and 7731 Acheson Road; Applicant: Mary Lau, Billy Wong, and Angelina Lowe; and Hsiao-Ching Fang)
- 5C. Zoning Amendment Bylaw 7658 (RZ 03-235494)**
(7920 Bennett Road; Applicant: Wen-Cheng Tsai)

Applicant's Comments:

Mr. Timothy Tse, the applicant for 7711 and 7731 Acheson Road, indicated that he was available to respond to questions.

Written Submissions:

Claudia Sham, 7940 Bennett Road (see Schedule 4)

Shana Kibble, 7751 Acheson Road (Schedule 5)

Submissions from the floor:

Mr. Raymond Gora, 7760 Acheson Road, questioned the height of the proposed development, and advice was given that the maximum height allowed was 9 metres. He also questioned the number of vehicles which would be permitted to park on the subject property, and expressed concern about the number of vehicles which could be using the proposed laneway.

Ms. Linda Kibble, of 7751 Acheson, expressed concern about (i) the removal of existing trees on the subject property; (ii) the safety of children living in the homes located adjacent to the proposed lane; and (iii) possible traffic congestion caused by residents entering and leaving the complex.

Mr. Tse confirmed that the proposed development was 2 storeys in height and not 2 ½; that the proposed lane would exit to Acheson Road rather than No. 3 Road, and that a tree survey would be submitted as part of the Development Permit process.



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Ms. Shana Kibble (see Schedule 5), expressed concern about (i) the loss of several mature trees on the property; (ii) the increased density on the subject properties; and (iii) the location of the proposed lane.

PH04/3-7 It was moved and seconded
That Zoning Amendment Bylaws 7653, 7655, 7656 and 7658 each be given second and third readings.

CARRIED

OPPOSED: Cllr. McNulty

PH04/3-8 It was moved and seconded
That Zoning Amendment Bylaw 7655 be adopted.

CARRIED

OPPOSED: Cllr. McNulty

6. **Zoning Amendment Bylaw 7654 (RZ 03-252048)**
(10220 Cambie Road; Applicant: Nobob Properties Ltd.)

Applicant's Comments:

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

Written Submissions:

None.

Submissions from the floor:

None.

PH04/3-9 It was moved and seconded
That Zoning Amendment Bylaw 7654 be given second and third readings.
CARRIED



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7. **Zoning Amendment Bylaw 7657 (RZ 03-250285)**
(7331 No. 4 Road; Applicant: Patrick Cotter Architect Inc.)

Applicant's Comments:

The applicant advised that he had nothing further to add.

Written Submissions:

None.

Submissions from the floor:

None.

PH04/3-10

It was moved and seconded

That Zoning Amendment Bylaw 7657 be given second and third readings.

CARRIED

8. **Zoning Amendment Bylaw 7660 (RZ 04-009739)**
(9491 No. 1 Road; Applicant: Harry S. Tatla)

Applicant's Comments:

The applicant was not present.

Written Submissions:

None.

Submissions from the floor:

None.

PH04/3-11

It was moved and seconded

That Zoning Amendment Bylaw 7660 be given second and third readings.

CARRIED



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- 9. **Proposed Single-Family Lot Size Policy 5423 (Section 21-4-6) and Zoning Amendment Bylaw 7661 (RZ 03-223377)**
(8360 St. Albans Road; Applicant: Dava Developments Ltd.)

Applicant's Comments:

The applicant was not in attendance.

Written Submissions:

None.

Submissions from the floor:

None.

PH04/3-12

It was moved and seconded
That Lot Size Policy 5423 (Section 21-4-6), adopted by Council on November 20th, 1989 be amended to permit the subdivision of five large lots (shown crosshatched on proposed policy amendment map 5423 – Attachment 8 to the report dated February 3rd, 2004, from the Acting Manager, Development Applications), in accordance with Single Family Housing District, Subdivision Area H (R1/H).

CARRIED

PH04/3-13

It was moved and seconded
That Zoning Amendment Bylaw 7661 be given second and third readings.

CARRIED

PH04/3-14

It was moved and seconded
That Zoning Amendment Bylaw 7661 be adopted.

CARRIED

- 10. **Zoning Amendment Bylaw 7665 (RZ 04-255393)**
(9071, 9091, 9131 and 9191 No. 1 Road; Applicant: Pacific Western Developments Ltd.)

Applicant's Comments:

The applicant advised that he was available to answer questions.



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Written Submissions:

None.

Submissions from the floor:

None.

PH04/3-15 It was moved and seconded
That Zoning Amendment Bylaw 7665 be given second and third readings.
CARRIED

ADJOURNMENT

PH04/3-16 It was moved and seconded
That the meeting adjourn (7:55 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, March 15th, 2004.

Mayor (Malcolm D. Brodie)

Acting City Clerk (David Weber)

MayorandCouncillors

To Public Hearing,
Date: <u>March 15/04</u>
Item # <u>4</u>
Re: <u>Bylaw 7618/04</u>

From: web2@city.richmond.bc.ca
Sent: March 8, 2004 4:29 PM
To: MayorandCouncillors
Subject: 7831 bennett rd bylaw 7649

Name: jessie liew
Address: 7808 bennett rd
SubjectProperty_Bylaw: 7831 bennett rd bylaw 7649

Comments:

disagreeing to the proposal of building 4 three storey townhouse at the above address, due to the height which will obstruct the sight and also might have fewer parking spots available to park once building of the townhouses...thks

SCHEDULE 1 TO THE MINUTES
OF THE REGULAR MEETING
FOR PUBLIC HEARINGS HELD
ON MARCH 15TH, 2004.



Mayor and Councillors

To Public Hearing	
Date:	March 15/04
Item #	4
Re:	Bylaw 7648/ 7649

From: web2@city.richmond.bc.ca
 Sent: March 8, 2004 2:27 PM
 To: Mayor and Councillors
 Subject: 7831 Bennett Road, Bylaw 7648 & Bylaw 7649

Name: Richard and Sue Latham
 Address: 7851 Bennett Road
 Subject Property Bylaw: 7831 Bennett Road, Bylaw 7648 & Bylaw 7649

Comments:

**SCHEDULE 2 TO THE MINUTES OF
 THE REGULAR MEETING FOR
 PUBLIC HEARINGS HELD ON
 MARCH 15TH, 2004.**

Ref: Public Meeting Monday March 15, 2004
 Location: 7831 Bennett Road
 Applicant: Gurdev S Lehl

We know that the members of the Richmond City Council and the residents of Richmond are very proud of our beautiful city and know it is very important to be consistent in planning our neighbourhoods.

If you drive down Bennett Road between Number 3 Road and Minoru Boulevard you would see a neighbourhood of single family homes and front/back two family dwellings. All the homes are between 2 and 2 1/2 storeys and blend in very well. Many of these homes are either new or relatively new in the last 5 - 10 years with a few homes (ours included) which are much older. We love this neighbourhood and the way it is developing and are very disappointed to see the request for Zoning Amendment to change 7831 Bennett Road to permit four (4) three storey townhouse dwellings.

As direct neighbours to the east, we are very concerned about the plans for 7831 Bennett. We are concerned that we will now lose a good portion of the afternoon and evening sunlight in our back yard. We also feel that the neighbourhood does not lend itself to townhouses which are 3 storeys. We feel that it would be more appropriate to follow the trend in the neighbourhood and stay with the development of either two front/back family dwellings or two family dwellings on each lot. To amend the bylaw to allow four three storey townhomes would not be an attractive addition to Bennett Road.

There are currently two other applications before City Council. One is at 7920 Bennett in order to permit the development of two front/back two family dwellings and 7860 Bennett for two family dwellings on each lot. This is in keeping with the current neighbourhood and would be an attractive addition.

We know that you are also concerned with the best possible design for this area and would ask you to please reject the request for the amendment to permit four three storey townhouse dwellings on 7831 Bennett Road.

Thank you for your consideration.

Richard and Sue Latham
 7851 Bennett Road
 604-278-1009



MayorandCouncillors

To Public Hearing Date: <u>March 15, 2004</u> Item # <u>4</u> Re: <u>7831 Bennett Road</u> <u>Bylaw 7653</u>

From: web1@city.richmond.bc.ca
Sent: March 12, 2004 3:29 PM
To: MayorandCouncillors
Subject: 7831 Bennett Road

Name: Robert and Robin Dykes
Address: 7840 Bennett Road
SubjectProperty_Bylaw: 7831 Bennett Road

**SCHEDULE 3 TO THE MINUTES
OF THE REGULAR MEETING
FOR PUBLIC HEARINGS HELD
ON MARCH 15TH, 2004.**

Comments:

As long time residents of Bennett Road we have seen many changes to this area. Bennett Road from No. 3 Road to Garden City has now become mainly townhomes and apartments. Bennett Road from No. 3 Road to Minoru Blvd has remained single family with the addition of front to back duplexes. There are currently two other lots applying for rezoning, one for front to back duplexes and the other to divide the lot into two and have one home on each lot. We feel that to now introduce a 3 storey 4 family townhouse complex to 7831 Bennett Road would not fit into this neighbourhood. We would also like to see the homes remain 2 and 2 1/2 storeys, no higher. To put four townhomes on one lot is, in our opinion, too much. This, we feel, will also contribute to an already congested area. Parking is already a problem with many people blocking driveways, parking on boulevards or just leaving their cars on the road where it is clearly marked no parking.

We ask that you would consider the residents of Bennett Road and turn down the proposed rezoning of 7831 Bennett Road to 3 storey 4 townhouse dwellings.



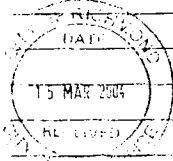
TO: WIC

To Public Hearing
Date: March 15, 2004
Item # 4 + 5
Re: Bylaws 7648, 7649, 7653, 7655, 7656, 7658

To: City Clerk's Office
Fax Number: 604-278-5139
Attention: City Clerk: J. Richard McKenna

From: Claudia Sham
Address: 7940 Bennett Road, Richmond
Phone number: 604-207-8857

SCHEDULE 4 TO THE MINUTES
OF THE REGULAR MEETING
FOR PUBLIC HEARINGS HELD
ON MARCH 15TH, 2004.



- Comments on (1) Official Community Plan Amendment Bylaw 7648
and Zoning Amendment Bylaw 7649 (RE 03-231923)
(2) Zoning Amendment Bylaw 7653 (RE 03-240184)
(3) Zoning Amendment Bylaws 7655 and 7656
(RE 03-268069 and RE 03-233948)
(4) Zoning Amendment Bylaw 7658 (RE 03-235494)

Bennett Road, between Minors and No 3 Road,
there are ditches on both sides of the road and
there is no curb for pedestrians. But many people
(even though they are not residents of this area) like
to take Bennett Road or Archeson Road as a comfortable
way from east to west or west to east (less traffic).

If increasing the numbers of dwellings, eg double
the numbers of dwellings (from 3 to 6) on Bennett

Road, traffic will be more busy. Although there
is rear lane, the situation will not be improved.

It is because the rear lane cannot go
through from Minors to No 3 Road or
from No 3 Road to Minors until all dwellings
have their own rear lane. Therefore I disagreed
for such zoning amendments.

SCHEDULE 5 TO THE MINUTES
OF THE REGULAR MEETING
FOR PUBLIC HEARINGS HELD
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To Public Hearing
Date: <u>March 15, 2004</u>
Item # <u>5</u>
Re: <u>Bylaws 7655 +</u> <u>7656</u>
<u>Acheson Road</u>

Mayor and Councillors

From: web2@city.rich
Sent: March 15, 2004 3:35 PM
To: Mayor and Councillors
Subject: 7711 and 7731 Acheson Road (Bylaw 7655 and 7656)

Name: Ms. Shana Kibble
Address: 7751 Acheson Road
Subject Property_Bylaw: 7711 and 7731 Acheson Road (Bylaw 7655 and 7656)

Comments:

My name is Shana Kibble, I was born and raised in Richmond and have lived here most of my life. I have been at 7751 Acheson Road for the past 15 years which has been in the family even since the property has existed.

I disagree with the proposed redevelopment of 7731 and 7711 Acheson in conjunction with 7920 on Bennett for several reasons.

From 3 older homes want to squeeze in 10 new homes in it's place. I am well aware that this is within the 1994 area plan design, however, up until now, with the exception of the south west part of Bennett, all the old lots have either become one huge house or split into 2 lots with a single new home on each. Considering the likelihood of other properties side by side coming up for redevelopment into something this densified is minimal at best, for Acheson, I fail to see how this proposal really fits in with the character of our street.

To allow for this many homes to be built in the area, it is to be serviced by a single lane. This means up to 20 cars being funneled in an out of one lane. Given the "skill" of Richmond drivers these days it's going to be suicide trying to get in and out of driveway safely. This lane in theory is supposed to connect, SOMEDAY, with the rest of the lane started at Minoru boulevard which I cannot see happening anytime soon.

As well, I was extremely disappointed upon reading Mr. Fiss's report that the 4 foot buffer zone when we talked to him in December has been removed and now the lane will be running right up to our property line. I don't like this at all, especially as it means the destruction of the other 10, some 50 year old, remaining mature trees on the three properties. I also am worried about damage being done to the many trees we have along the border. I'm worried because I watched at how much care went into the clearing of the properties next door using only a backhoe. A small part of our fence was destroyed for one thing. The other being, as I have been told by friends who do construction, the trees were taken down illegally. A 2 storey or more tree is supposed to be felled first. The only thing used here was the backhoe.

When I questioned Mr. Fiss, his logic in removing the 4 foot buffer was based on the assumption that our property will be redeveloped soon. It is an assumption he did not bother to check the facts thereof. I also take exception to him indicating in his report that this would be something occurring soon.

I note in Mr. Fiss's report that there is no hint of any environmental impact when there most definitely has been already and going to be even more if this proposal goes ahead. In cramming 10 new homes there is no room to plant any trees to replace all the good 50 year old trees destroyed which have been about 10 thus far.

If you want to know what the area used to look like, look at the aerial photos of our street in the City's computer which date to 2002. Of all the old homes replaced, I can count about 3 mature trees that have been saved from the axe and can count ZERO trees replanted. I realize there is no tree bylaw but I also thought a tree plan was necessary when the redevelopment entailed more than just a single family home. As this is what has been proposed for here since day one, I had hoped, for some of the trees to survive. I called Suzanne Carter back in June 2003 to this effect. She did nothing. Come October when it became clear the houses were going to be demolished already, I phoned her again. I was ignored and instead received a reply from

Mr. Eric Fiss who was now in charge. He did nothing either. A great deal of wildlife has been displaced, unfortunately most of it unwanted and into our property.

Going from the newer single family home construction done on our street, I am also concerned about being able to safely travel up and down our street during construction. Cars and trucks were parked on the road on a regular basis during construction which is not permitted. There is no parking allowed on the city boulevard and with good reason. Our street is barely wide enough for 2 cars to pass side by side. It is also not a quiet street due to the connection between No. 3 Road and Minoru Boulevard as well as the proximity of Richmond High. Given the scale of the proposed redevelopment, I can only imagine how many vehicles will be involved. I expect the parking bylaw to be observed and if not, I expect it to be enforced.

I have feeling that whatever I say and what other neighbours might say won't matter at all. It would be appreciated if for once you'd listen to the people that voted for you rather than just seeing the chance to make more money for the city from redevelopment.

Thank-you.

