



Regular Council Meeting for Public Hearings

Monday, March 17th, 2003

- 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
Councillor Bill McNulty
Councillor Harold Steves
- David Weber, Acting City Clerk
- Absent: Councillor Linda Barnes
Councillor Sue Halsey-Brandt
- Call to Order: Mayor Malcolm D. Brodie opened the proceedings at 7:00 p.m.

1. **Zoning Amendment Bylaw 7470**
(8300 & 8320 Ryan Road; Applicant: Garden City Homes Ltd.)

Applicant's Comments:

The applicant was present to answer questions.

Written Submissions:

Fourteen petition letters received from owners and residents of Leonard and Ryan Roads – Schedule 1.

Submissions from the floor:

Mr. S. Newman, 10871 Rosecroft Crescent, expressed his concern that 10 units located in a residential area would create an eyesore. Mr. Newman also questioned the notification process.



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Ms. A. Bloomfield, 10931 Rosecroft Crescent, expressed concern that those properties to the rear of the subject property had not been included in the notification process due to the properties being located outside of the 50m notification area because of the intervening park. Ms. Bloomfield requested that a decision on the matter be delayed to allow the neighbourhood an opportunity to further review the application. In response to a question from the Mayor, Ms. Bloomfield said that she was opposed to the application as she felt it would change the character of the area and also because she wanted to protect the neighbourhood from the encroachment of development.

Mr. D. Cabral, 10951 Rosecroft Crescent, said that he had spoken to a number of people who were opposed to the application and he questioned what would be required to stop the application from proceeding. Mr. Cabral felt that i) the development would stick out like a sore thumb as it was not in keeping with the character of the community; and, ii) that it would be sad to see the start of this type of development in the area.

Mr. Tom Yamamoto, Tom Yamamoto Architects Ltd., architect for the project, said that if the property had been developed as originally presented the three large single family homes that would have resulted would have been more out of character than the smaller scale project under consideration.

PH03-01

It was moved and seconded

That Zoning Amendment Bylaw 7470 be given second and third readings.

CARRIED

- 2a. **Zoning Amendment Bylaw No. 7484**
(8811/8831 River Road; Applicant: Great Canadian Casinos Inc.)
- 2b. **Land Use Contract 126 Amendment Bylaw No. 7485**
(8320, 8340, 8440 Bridgeport Road and 8311, 8351 Sea Island Way;
Applicant: Carousel Ventures Ltd.)

Applicant's Comments:

Mr. Randy Bell, Suite 309, 1010 Chilko Street, Vancouver, architect for the project, and Mr. Al Watt, Great Canadian Casinos, were present.



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With the aid of a site plan, elevations, and an artists' rendering, Mr. Bell provided an overview of the project that included: the layout of the building and the site; identification of the portions of the existing building that would be utilized; the location of a right-of-way that will provide a continuous waterfront access intended to connect to future adjacent developments; the future development potential of the Marpole Basin; the possibility of a rapid transit connection being sited in front of the facility; the various components of the proposal; and, the Rocky Mountain lodge theme of the design including a naturalistic landscape and the use of natural planting materials.

Written Submissions:

Mr. Richard Harper, Lehigh Heidelberg Cement Company – Schedule 2.

Submissions from the floor:

Mr. John Wong, 3858 McKay Drive, said that a good job had been done on the proposal but he cited the following as his concerns: the waste disposal for the marina; whether the construction of the seawall would have an environmental impact; whether an environmental study was required; whether the number of proposed parking spaces was sufficient; whether security, including lighting, would be adequate; and, whether activities would be restricted to Family Entertainment-type uses.

Ms. S. Reid, 1177 – 125A Street, Surrey, said that she was not in favour of the rezoning application. Ms. Reid said that the incorporation of Skytrain into a casino was irresponsible; that the casino use would impact other businesses; that liability issues would arise; that bankruptcy rates and health indicators would rise, and that actual spending on problem-gambling related issues was 2.5M. Ms. Reid indicated that there was much misinformation relating to the increase to crime as a result of gambling. Ms. Reid asked that Council further explore how the casino would impact the community and also that a referendum be held on the matter. An information packet submitted by Ms. Reid is on file in the City Clerks Office.



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Mr. Bob Light, 10751 Palmberg Road, asked for clarification of the wording of the Comprehensive Development zone, which was provided by the Manager, Development Applications, Joe Erceg. Mr. Light said that he supported the rezoning application as it would allow development of an area that had not developed as intended. Further, Mr. Light said that gambling was not the issue at hand as it had already been dealt with and that drinking and smoking were the cause of more deaths than gambling.

PH03-02

It was moved and seconded

That Zoning Amendment Bylaw 7484 and Land Use Contract 126 Amendment Bylaw 7485 be given second and third readings.

CARRIED

Opposed: Mayor Brodie
Councillor Dang

- 3. **Zoning Amendment Bylaw 7486**
(9420, 9460, and 9480 Cambie Road; Applicant: S297 Holdings Ltd.)

Applicant's Comments:

The applicant was not present.

Written Submissions:

I. Lai – Schedule 3.

J. Wong – Schedule 4.

J. Lau – Schedule 5.

Submissions from the floor:

Mr. John Wong, 3858 McKay Drive, read a written submission that is attached as Schedule 6 and forms a part of these minutes. Mr. Wong also submitted a petition of 200 signatures in opposition to the rezoning application, a copy of which is on file in the City Clerks Office.



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Mr. J. Lau, 3660 Cunningham Drive, questioned whether the interest of the purchaser of the property should be considered by Council; whether the 240 ft. frontage was adequate for semi-trailers of up to 75 ft. in length; whether the impact of vibrations on the residents of Cambie Road was considered; and, he noted the lack of quantified impacts on the neighbourhood. Mr. Lau said that there was a lot of room in the area for multi-family development.

Mr. R. Field, 9571 No. 6 Road, the owner of a property on Odlin Road directly behind the proposed development, said that he thought the area was zoned for housing. Mr. Field said that Alexandra Road was run-down and that the addition of a car lot would not benefit the situation. Mr. Field referred to the Oaks and Odlinwood subdivisions and questioned why more housing, including affordable housing, would not be appropriate.

Mr. S. Lal, 10431 Odlin Road, said that he was expressing not only his own concerns, but also those of the neighbourhood. The concerns cited were the environmental and transportation impacts of the proposal including site clean-up and whether a transportation study would be undertaken. Mr. Lal felt that as one of the last pieces of undeveloped land the subject property should be quickly developed as residential with some commercial use. It was Mr. Lal's opinion that the effects of being on a flight path could be overcome if legal methods of mitigation were imposed. Mr. Lal requested that the application be declined as he was also concerned about the effect that the proposal, if approved, would have on property values.

Ms. Stella Wong, 3828 Cunningham Drive, said that she was very concerned about the impact the proposal would have on traffic and she noted the accident history of the No. 4 Road and Cambie Road intersections.



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Ms. A. Gosen, 9500 Cambie Road, said that she had owned her property for 25 years in addition to owning a property behind the subject property for 45 years. Ms. Gosen questioned how consideration could be given to locating a car lot in the middle of a residential area described as the 'gateway to Richmond'. Ms. Gosen expressed her frustration over having garbage left on her property and over having had fences removed by the applicant which had jeopardized her livestock, actions for which Ms. Gosen said the applicant would not respond. Ms. Gosen also said that plenty of room was available for car lots on No. 6 Road; that her property was taxed heavily for future uses, which she did not understand; and, that the applicant had demolished huge cedar trees and a heritage house.

Ms. S. Keller-Bhanji, 9200 Odlin Road, the owner of the property to the rear of the proposed car lot, expressed confusion over the rezoning application and she questioned what would prevent this type of development occurring on Odlin Road. Ms. Keller-Bhanji confirmed that cedar trees had been removed from the subject property; that oil tanks were lying around; and that no fence repair had taken place which posed a hazard for the livestock. Ms. Keller-Bhanji said that she felt the area was run-down and neglected.

Mr. L. Ratsoy, the applicant, with the aid of a site plan, provided the following information during his review of the project: a horseshoe design access was provided to accommodate the truck use; the number of trucks per day attending the site would vary, however, deliveries would be scheduled during off-business hours; a cedar hedge would be provided to shield neighbouring properties from light; a cedar hedge with grass areas would be provided along the street edge to mitigate the view to the lot from the street; the facility would be used strictly for storage purposes; the lighting would be on motion detectors that could be overridden by truck operators to lessen the impact on the neighbourhood; and, the security fencing to be provided would inhibit the lighting impact on the neighbours.

In response to questions, Mr. Ratsoy said that two appointments had been made to meet with Ms. Gosen but that she had not attended; the refuse on Ms. Gosen's property was left by the previous owners and had only been exposed as a result of clearing the edge of the property; and, that no sign of a fence was evident at the time of the clearing.



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Ms. Gosen, speaking for the second time, questioned whether the lot was considered a storage lot only if prospective vehicle purchasers would be taken to the lot. Ms. Gosen said that her neighbours could confirm that a fence had been in place on her property; that the existing residents had a right to a decent neighbourhood, and that there appeared to be no benefit to paying high taxes.

Mr. Wong, speaking for the second time, expressed his concerns regarding the high collision intersection of No. 4 Road and Cambie Road and questioned whether the semi-trailers would add to the situation by blocking traffic. The effects of truck noise and lighting on the neighbours was also raised.

Mr. Field, speaking for the second time, questioned why No. 6 Road could not be used; and, what the notification process included.

Mr. Lal, speaking for the second time, asked that Council decline the application.

It was moved and seconded

That Zoning Amendment Bylaw 7486 be given second and third readings.

Prior to the question being called a discussion ensued that resulted in the following referral motion:

PH03-03

It was moved and seconded

That Zoning Amendment Bylaw 7486 be referred to staff for:

1. *further consideration of neighborliness and development issues including identification of future long term uses appropriate for the area;*
2. *a review of the truck access, both ingress and egress; and,*
3. *a review of the taxation of residents in the area.*

CARRIED

Opposed: Councillor Kumagai



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4. **Zoning Amendment Bylaw 7487**
(8671 Cantley Road; Applicant: Amar Sandhu)

Applicant's Comments:

The applicant was present to answer questions.

Written Submissions:

None.

Submissions from the floor:

None.

PH03-04

It was moved and seconded

That Zoning Amendment Bylaw 7487 be given second and third readings.

CARRIED

PH03-05

It was moved and seconded

That Zoning Amendment Bylaw 7487 be adopted.

CARRIED

5. **Zoning Amendment Bylaw 7488**
(7471 No. 6 Road; Applicant: Jatinder Bhangav)

Applicant's Comments:

The applicant was not present.

Written Submissions:

None.



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Submissions from the floor:

Mr. Bob Light, 10751 Palmberg Road, expressed his concerns regarding a zoning amendment that would allow a particular use on a specific site only; and the use of a residential dwelling for a non-residential use. Mr. Light cited a number of structural changes, such as sprinklers, fire separation between floors, emergency lighting, etc., that could be required to accommodate the change in use of the building and he suggested that staff must enforce the building code. Mr. Light questioned the need for a daycare in the area, especially in light of the closure of Sidaway School.

PH03-06

It was moved and seconded

That Zoning Amendment Bylaw 7488 be given second and third readings.

CARRIED

PH03-07

It was moved and seconded

That Zoning Amendment Bylaw 7488 be adopted.

CARRIED

- 6. **Zoning Amendment Bylaw 7489**
(10291 Bridgeport Road; Applicant: Jerry and Karin Giesbrecht)

Applicant's Comments:

The applicant was present to answer questions.

Written Submissions:

None.

Submissions from the floor:

None.

PH03-08

It was moved and seconded

That Zoning Amendment Bylaw 7489 be given second and third readings.

CARRIED



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Monday, March 17th, 2003

7. ADJOURNMENT

PH03-09

It was moved and seconded
That the meeting adjourn (9:25 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 17th, 2003.

Mayor (Malcolm D. Brodie)

Acting City Clerk (David Weber)

Schedule 1 to the minutes of the regular meeting of Council for Public Hearing held on Monday, March 17th, 2003.

TO THE CITY OF RICHMOND

For the Attention of:
The Mayor
Planning Committee
City Councilors
Design Panel Committee
Manager; Area Planner
Policy Planning Department

Re: 8300 & 8320 Ryan Rd. Rezoning Application (REZ 01-196022) for 10 two story townhouse Units)

We undersigned are the owner(s) and resident(s) of the neighborhood referred above. We are in full support for the Rezoning application made by Garden City Homes Ltd., to rezone the subject properties under the applied rezoning application (RZ 01-196022) from Single Family Housing District; subdivision Area E (R1/E), to Townhouse District (R2) to develop 10 two story townhouse units.

Dated this Feb 8, 2003

[Signature]
Joseph Y Chang

[Signature]
Eliza M. Wong

Property Owner(s) of
8268 Ryan Road, Richmond, BC. V7A 2E5



TO THE CITY OF RICHMOND

For the Attention of:

The Mayor
Planning Committee
City Councilors
Design Panel Committee
Manager; Area Planner
Policy Planning Department

Re: 8300 & 8320 Ryan Rd. Rezoning Application (REZ 01-196022) for 10 two story townhouse Units

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Dated this Feb 8 03, 2003

Chou Yao-Shu
Yao S. Chou

Property Owner(s) of
8271 Ryan Road, Richmond, BC. V7A 2E5



TO THE CITY OF RICHMOND

For the Attention of:
The Mayor
Planning Committee
City Councilors
Design Panel Committee
Manager; Area Planner
Policy Planning Department

Re: 8300 & 8320 Ryan Rd. Rezoning Application (REZ 01-196022) for 10 two story townhouse Units)

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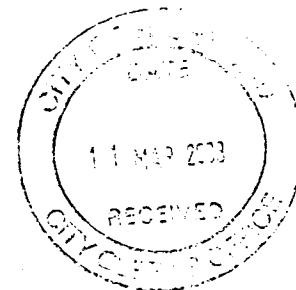
Dated this Mar. 6, 2003

俞文
Yu-Wen Hsu

何湘敏
Hsueh-Tsao Ho

何湘敏
Hsiang-Ming Ho

Property Owner(s) of
8291 Ryan Road, Richmond, BC. V7A 2E7



TO THE CITY OF RICHMOND

For the Attention of:
The Mayor
Planning Committee
City Councilors
Design Panel Committee
Manager; Area Planner
Policy Planning Department

Re: 8300 & 8320 Ryan Rd. Rezoning Application (REZ 01-196022) for 10 two story townhouse Units)

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Dated this FEB 8th, 2003

Authorized Signatory


PER _____
Garden City Homes Ltd.

Property Owner(s) of
8300 Ryan Road, Richmond, BC. V7A 2N5



TO THE CITY OF RICHMOND

For the Attention of:
The Mayor
Planning Committee
City Councilors
Design Panel Committee
Manager; Area Planner
Policy Planning Department

Re: 8300 & 8320 Ryan Rd. Rezoning Application (REZ 01-196022) for 10 two story townhouse Units

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Dated this Feb 28, 2003

Kenn Francis
Kenneth J. Francis

Pat Francis
Patricia Francis

Property Owner(s) of
8311 Ryan Road, Richmond, BC.



TO THE CITY OF RICHMOND

For the Attention of:

The Mayor
Planning Committee
City Councilors
Design Panel Committee
Manager; Area Planner
Policy Planning Department

Re: 8300 & 8320 Ryan Rd. Rezoning Application (REZ 01-196022) for 10 two story townhouse Units)

We undersigned are the owner(s) and resident(s) of the neighborhood referred above. We are in full support for the Rezoning application made by Garden City Homes Ltd., to rezone the subject properties under the applied rezoning application (RZ 01-196022) from Single Family Housing District; subdivision Area E (R1/E), to Townhouse District (R2) to develop 10 two story townhouse units.

Dated this FEB 8th, 2003

Authorized Signatory

PER 
Garden City Homes Ltd.

Property Owner(s) of
8320 Ryan Road, Richmond, BC. V7A 2N5



For the Attention of:
The Mayor
Planning Committee
City Councilors
Design Panel Committee
Manager; Area Planner
Policy Planning Department

Re: 8300 & 8320 Ryan Rd. Rezoning Application (REZ 01-196022) for 10 two story townhouse Units

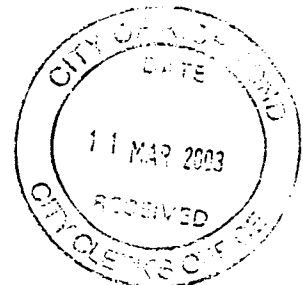
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Dated this FEB. 10, 2003

Richard Alpin
Richard Alpin

Lorna M. Alpin
Lorna M. Alpin

Property Owner(s) of
8340 Ryan Road, Richmond, BC. V7A 3E6

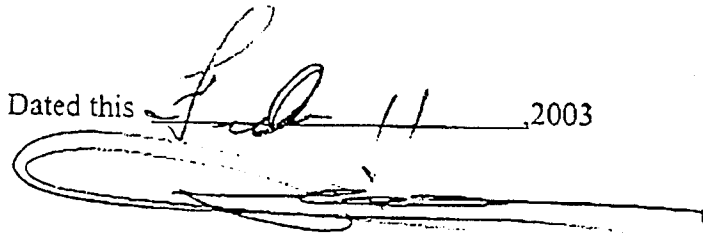


TO THE CITY OF RICHMOND

For the Attention of:
The Mayor
Planning Committee
City Councilors
Design Panel Committee
Manager; Area Planner
Policy Planning Department

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Dated this Feb 11, 2003


David K Dickson

Property Owner(s) of
8360 Ryan Road, Richmond, BC. V7A 3E6



TO THE CITY OF RICHMOND

For the Attention of:
The Mayor
Planning Committee
City Councilors
Design Panel Committee
Manager; Area Planner
Policy Planning Department

Re: 8300 & 8320 Ryan Rd. Rezoning Application (REZ 01-196022) for 10 two story townhouse Units

We undersigned are the owner(s) and resident(s) of the neighborhood referred above. We are in full support for the Rezoning application made by Garden City Homes Ltd., to rezone the subject properties under the applied rezoning application (RZ 01-196022) from Single Family Housing District; subdivision Area E (R1/E), to Townhouse District (R2) to develop 10 two story townhouse units.

Dated this 2/11/03, 2003

Christine H. Shen
Christine H. Shen

Property Owner(s) of
8380 Ryan Road, Richmond, BC. V7A 3E6



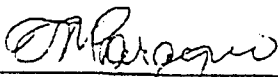
TO THE CITY OF RICHMOND

For the Attention of:
The Mayor
Planning Committee
City Councilors
Design Panel Committee
Manager; Area Planner
Policy Planning Department

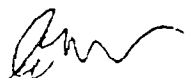
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Dated this FEB. 8, 2003



Teresita Parayno



Cesar Parayno

Property Owner(s) of
8400 Ryan Road, Richmond, BC. V7A 3E6



TO THE CITY OF RICHMOND

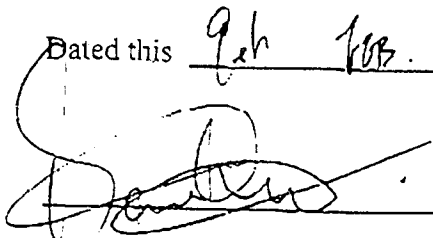
For the Attention of:

The Mayor
Planning Committee
City Councilors
Design Panel Committee
Manager; Area Planner
Policy Planning Department

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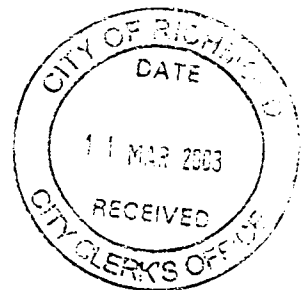
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Dated this 9th Feb., 2003



chia shun kw

Property Owner(s) of
10320 Leonard Road, Richmond, BC. V7A 2N5



TO THE CITY OF RICHMOND

For the Attention of:
The Mayor
Planning Committee
City Councilors
Design Panel Committee
Manager; Area Planner
Policy Planning Department

Re: 8300 & 8320 Ryan Rd. Rezoning Application (REZ 01-196022) for 10 two story townhouse Units

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Dated this 24/02/ .2003

Authorized Signatory

PER *Richard B. Sian*
Sian Enterprises Ltd.

Property Owner(s) of
10339 Leonard Road, Richmond, BC.



TO THE CITY OF RICHMOND

For the Attention of:
The Mayor
Planning Committee
City Councilors
Design Panel Committee
Manager; Area Planner
Policy Planning Department

Re: 8300 & 8320 Ryan Rd. Rezoning Application (REZ 01-196022) for 10 two story townhouse Units

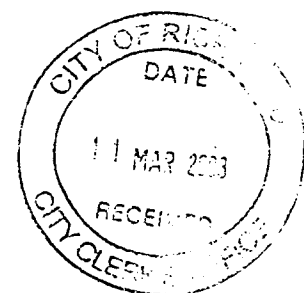
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Dated this Feb 28, 2003

F. Zenther
Findlay J. Zenther
Zenther

Kathleen S. Zenther
Kathleen S. Zenther
Zenther

Property Owner(s) of
10340 Leonard Road, Richmond, BC. V7A 2N5



TO THE CITY OF RICHMOND

For the Attention of:
The Mayor
Planning Committee
City Councilors
Design Panel Committee
Manager; Area Planner
Policy Planning Department

Re: 8300 & 8320 Ryan Rd. Rezoning Application (REZ 01-196022) for 10 two story townhouse Units

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Dated this July 28, 2003

Balvir Bains
Balvir Bains

Property Owner(s) of
10351 Leonard Road, Richmond, BC. V7A 2N6



Schedule 2 to the minutes of the regular meeting of Council for Public Hearing held on Monday, March 17th, 2003.

To Public Hearing	
Date:	MARCH 17, 2003
Item #:	2
Re:	8711/2231 River Road.



Lehigh Northwest Cement Limited
 8955 Shaughnessy Street
 Vancouver, B.C. V6P 3Y7
 Mailing Address:
 P.O. Box 5420
 Vancouver, B.C. V6B 5Z1
 Tel: (604) 261-2211
 Fax: (604) 261-7241

March 17, 2003

Via Fax (604) 278-5139

Mr. J. Richard McKenna, City Clerk
 City of Richmond
 6911 No. 3 Road
 Richmond, BC V6Y 2C1

Dear Mr. McKenna:

Re: RZ-02-211434 (Bridgepoint Market)

We are writing with regard to the above-captioned rezoning application which, if approved, would permit a Casino, Hotel, and related uses on the site of the Bridgepoint Market.

For your reference, we operate an aggregate facility on an 18-acre property located immediately west of the Market.

While we are not opposed to the current rezoning application, we want to register our concern that continued non-industrial development in the Bridgeport area has the potential to put pressure on our industrial operations.

Our aggregate facility is in compliance with relevant municipal and provincial regulations. This facility is an integral part of our Lower Mainland operations and we expect to be at this location for the foreseeable future.

Would you please advise the applicant of our concern.

Sincerely,

LEHIGH NORTHWEST CEMENT LIMITED

Richard Harper
 Vice President Finance

c.c. Mr. Joe Erceg, Manager – Development Applications
 City of Richmond
 Fax 604-278-4177



Lehigh Northwest Cement Limited

8955 Shaughnessy Street, Vancouver, BC Phone: (604) 261-2211

LEHIGHTM
HEIDELBERGCEMENT Group

Date: March 17, 2003

Number of pages including cover sheet: 2

To:

Mr. J. Richard McKenna

City of Richmond

Phone:

Fax: 604-278-5139

cc: Mr. Joe Erceg

Fax: (604)278-4177

From:

Richard Harper

Vice President Finance

Phone: (604) 269-6462

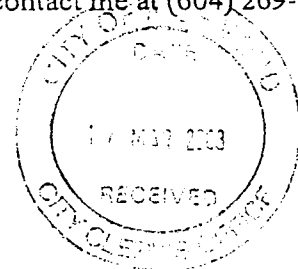
Fax: (604) 261-7241

REMARKS: Urgent For your review Reply ASAP Please comment

Letter attached regarding the Bridgepoint rezoning application.

Richard Harper

If you encounter any problems with the receipt of this transmittal please contact me at (604) 269-6462



To Public Hearing	
Date:	March 17, 2003
Item #	3
Re:	Bylaw 7486

		INT
	JRM	
✓	DW	DW
	KY	
	AS	
	DB	
	WB	

13 March, 2003

BY FAX 604-276-4222
 City Clerk's Office
 City of Richmond
 Richmond, BC

Dear Sirs,

Submission for Public Hearing – March 17, 2003
Zoning Amendments Bylaw 7486 (RZ 02-213334)
Locations: 9420, 9460 and 9480 Cambie Road

I am writing on behalf of the owners of 3730 McKay Drive, Richmond to express concerns in allowing the site to be rezoned for storage of new cars.

Such usage is very unattractive in a pre-dominantly quiet, residential area and will discourage more attractive development, since as residential redevelopment, within its vicinity. Semi-trailers travelling along Cambie Road will create additional noise, traffic, and danger to nearby residents, which are not acceptable in a residential area, especially to residents whose premises run along Cambie Road.

I would urge the City to re-consider.

Yours faithfully,



I. Lai



MayorandCouncillors

Schedule 4 to the minutes of the regular meeting of Council for Public Hearing held on Monday, March 17th, 2003.

From: John Wong [johnw@wongsinsurance.com]
Sent: March 17, 2003 10:55 AM
To: MayorandCouncillors
Subject: Public Hearing:Re-zoning Parking lot on Cambie Road & 4th Road

Your Worship: I wish to make presentation to the the council for tonights meeting and I have name petitions against this re-zoning change. Thank you.
John G.Wong, 3858 Mckay Drive, Richmond, B.C.

To Public Hearing
Date: <u>March 17, 2003</u>
Item # <u>3</u>
Re: <u>Bylaw 7486</u>

March 17, 2003.

To Public Hearing
Date: <u>Mar 17, 2003</u>
Item # <u>3</u>
Re: <u>9420, 9460, 9480 Cambie Road</u>

To the City Clerk
City of Richmond

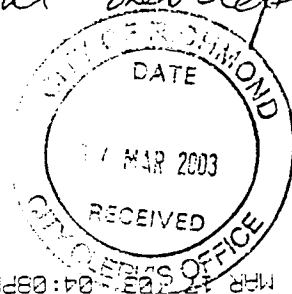
FAX No. (604) 278 5139.

From:
Jim Lau
3680
Cunningham Dr.
Richmond.

RE. By Law 7486 (RZ 02-213334
9420, 9460, 9480 Cambie Road.

Following are my comments

- ★ RETAILS Sales not allow. whole sale still attract lots of traffic. Nothing in the City Bylaw to prevent to perform Retail Sales.
- ★ - it is not true aircraft noise affects the residential development, corner of Alderbridge and Garden City have more aircraft noise but developer still invest in this area.



* if it is the same development as ~~last~~ RS-1, it sure attract many buyers for RS-1.

* what is interim use? interim to what. what the City Hall have to concern with this, it is the problem of the investor to ensure his return, not the City Hall.

* the rezoned to other use other than RS-1 is only beneficial to the land owner. as later move to similar CD ZONING.

* it is wrong there is no impact on the existing residence 10% drop in the price of those house along the Cambie Road is a most conservative estimation. There are ~~are~~ impacts.

* Impacts are:

- decrease in market value of RS-1 Housing along
- City Hall have to put more investment in traffic controls.
- semi-trailer creates more noise than air craft.
- semi-trailer sends shock wave to residence to surrounding residence.
- air-brake create unacceptable noise levels.
- more crime for sure.
- more cost to the city for traffic control.
- unsightly to this area.



The Oaks Residents Association
1000-8888 Odlin Crescent, Richmond, B.C. V6X 3Z8

Schedule 6 to the minutes of the regular meeting of Council for Public Hearing held on Monday, March 17th, 2003.

March 14, 2003

City of Richmond
Urban Development Division
Planning Committee

Re: Zoning amendment Bylaw 7486 RZ 02-213334
Location: 9420, 9460 & Cambie Road
Application: S297 Holdings Ltd.

Dear Sirs,

As tax-paying homeowners and residents in the Oaks Development, **WE STRONGLY OPPOSE** the subject application for the following reasons:

1. TRAFFIC HAZARD

The Staff's recommendation of "installing two driveways linked to the driveway inside for unloading vehicles" **does not appear to take into account that Tractor-Trailers require large turning radius to make 90 degree turns. To do this, the tractor-trailers will have to swing at least to the inner lane of Cambie Road to be able to turn right into the "PROPOSED" driveway. On it's exit, it will also have to take up the two lanes of Cambie Road before it can head east.** The combined frontage of the three properties is some 79 metres. These semi-trailers are about 23 metres long with a width of over 6 metres. Since the lot is going to have vehicles in storage, it is conceivable that the **semi-trailers will have to manoeuvre along Cambie Road in their entries to and exit from the property. These trucks will naturally have to stop before entering the property obstructing at least one lane of the road as well as access to the adjacent nursery. Who or what is to stop them from lying in wait on the road shoulder for any length of time before entering the property? The traffic on Cambie will not tolerate this without creating hazards and/or traffic stoppage. Adding to this is the fact that this activity will almost be in front of the Stolberg-Cambie intersection. This scenario will be accidents waiting to happen.**

It is further suggested in the Staff report that "it is conceivable that a median may be installed in Cambie Road so that access by the semi-trailers will be exclusively from the west". No thought is given to the consequence of such a median causing to **block private cars entering Stolberg from Cambie west.** We would like to reinstate that Stolberg is a major road access to the Oak Development.

2. POLLUTION

There is no mention made on the **ENVIRONMENTAL IMPACT** to the residential community resulting from the soil contaminants caused by leaking engine oil, anti-



The Oaks Residents Association

1000-8888 Odlin Crescent, Richmond, B.C. V6X 3Z8

freeze, etc. from the stored vehicles and the increase in air and engine noise pollution by the gasoline/diesel exhaust gasses generated by the vehicular operations. Many of these vehicles may very well not pass nor have been subjected to Air-Care requirements since they are there for storage only. **What measures will be in place to keep this from happening and who will be liable for the cleanup?** One thing we know for sure, **we who live here will suffer the consequences.**

Then, there is the obvious eyesore because it is hard to hide a monstrous vehicle, 23 metres long and 4-5 metres high, with diesel fumes spouting its exhausts. To say that "the proposed use (sic) is relatively clean and quiet" clearly demonstrates ignorance of the foreseeable trucking operations.

3. ECONOMICS

The Staff's analysis rationalizes that the high levels of aircraft noise is a deterrent to these properties' development for residential use. Also, the presumed weak office market discourages business park expansion. **These propositions are totally baseless** proven by the fact that some 13 years ago and later, residential developments have sprouted all over the same neighbourhood despite the aircraft noise and all. We know, we are the homeowners and the City is well aware as evidenced by the increase in property assessments and taxes. As a matter of fact north of Cambie Road to N0.4 Road is full of new housing and not too far beyond No.4 Road on the south side of Cambie are 5 year old town houses.

Furthermore, from our research information, we are fully convinced that the applicant is in the real estate business of buying up residential property, sitting on it with a business that requires minimal investment, at the same time, by its presence eroding the property values of the adjacent lots. With this leverage, in time, it would not take too much to get reduced prices for the adjoining lots for future sale or profitable development. In the meantime, they get to use the expense of maintaining this operation as a tax deduction to their auto dealership business.

These together put a totally new complexion to the motive behind this issue which appears camouflaged in the Staff report. It is our belief that the Staff preparing this report has much better resources than we do and we are questioning the quality of the due diligence done by the Staff.

4. LANDOWNER'S RIGHTS

To approve this request would be to condone a questionable practice at the detriment of private property owners with limited resources. The business of storing vehicles in the three Cambie lots would severely affect the chances of the adjacent properties from being developed and literally kill their marketability at realistic market prices. We estimate there are at least seven one-acre properties immediately bordering these three



The Oaks Residents Association

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lots. These and the other landowners too have a right to the preservation of their investment which will be **unduly eroded** by passing the subject amendment.

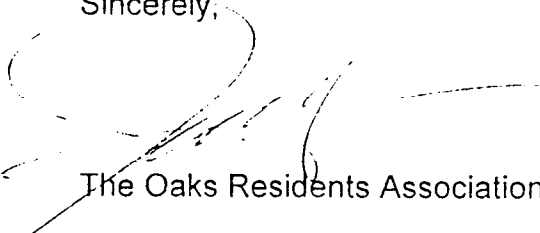
Zoning laws are established to protect one's investments and maintain some order in the use of the land? The study by the staff should be unbiased and protective of everyone's interest and rights. This study appears otherwise favouring the applicant with disregard for the rights and interest of the others.

We all invested our hard earned savings in our houses taking into account the 'objectionable' aircraft noise and the surrounding area, assured that they are zoned for residences. Since it was evident that residences would continue to grow in the area, the idea of having a yard for storing used and new vehicles was beyond consideration. Except for the Nurseries and the strip malls, which serve the community, the zoning of the properties on Cambie Road must not be allowed to change or adjust to protect the interests of the invested majority. Allowing the re-zoning would lower our property values and increase crime in the area, not to mention the eyesore by the operation of large 18-20 wheeler tractor trailers right across the road.

With such a high concentration of residents in this area, the Council should concern itself with potential short and long term consequences, the underlying motive of the applicant and starting a precedent of allowing re-zoning to favour the financial gain of a few.

As taxpayers, we urge you to please take our concerns seriously.

Sincerely,



The Oaks Residents Association

p.s. Attached are signatories of many of our homeowners and residents who have endorsed and supporting the arguments contained herein.