



# City of RICHMOND

## MINUTES

### REGULAR COUNCIL MEETING FOR PUBLIC HEARINGS

Monday, March 19, 2001

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

Present: Mayor Greg Halsey-Brandt  
Councillor Malcolm Brodie  
Councillor Derek Dang  
Councillor Lyn Greenhill  
Councillor Ken Johnston  
Councillor Bill McNulty  
Councillor Harold Steves

David Weber, Acting City Clerk

Absent: Councillor Linda Barnes, Councillor Kiichi Kumagai

Call to Order: Mayor Halsey-Brandt opened the proceedings at 7:00 p.m.

1. **ZONING AMENDMENT BYLAW 7204 (RZ 01-111838)**  
(9331 Dayton Avenue; Applicant: Sian Enterprises Ltd.)

*Applicant's Comments:*

None

*Written Submissions:*

None

*Submissions from the floor:*

None

PH03-01 It was moved and seconded  
***That Zoning Amendment Bylaw 7204 receive second and third readings.***

**CARRIED**



MINUTES

**Regular Council Meeting for Public Hearings  
March 19, 2001**

- PH03-02            It was moved and seconded  
***That Zoning Amendment Bylaw 7204 be adopted.***  
  
**CARRIED**
2.    **ZONING AMENDMENT BYLAW 7213 (RZ 01-112490)**  
(8920 Heather Street; Applicant: Selina Johal)  
*Applicant's Comments:*  
None  
*Written Submissions:*  
Kazuyoshi Sato and Noriko Sato, 8940 Heather Street, attached as  
Schedule 1.  
*Submissions from the floor:*  
None
- PH03-03            It was moved and seconded  
***That Zoning Amendment Bylaw 7213 receive second and third readings.***  
  
**CARRIED**
- PH03-04            It was moved and seconded  
***That Zoning Amendment Bylaw 7213 be adopted.***  
  
**CARRIED**
3.    **ZONING AMENDMENT BYLAW 7208**  
(Applicant: City of Richmond)  
*Applicant's Comments:*  
None  
*Written Submissions:*  
None  
*Submissions from the floor:*  
None
- PH03-05            It was moved and seconded  
***That Zoning Amendment Bylaw 7208 receive second and third readings.***  
  
**CARRIED**



MINUTES

Regular Council Meeting for Public Hearings  
March 19, 2001

PH03-06 It was moved and seconded  
*That Zoning Amendment Bylaw 7208 be adopted.*

CARRIED

- 4. **ZONING AMENDMENT BYLAW 7209 (RZ 00-182693)**  
(4107, 4109 Garry Street and the adjacent laneway parcels to the north;  
Applicant: Grand Span Developments Ltd.)

*Applicant's Comments:*

Dana Westermarck indicated that he was available to answer any questions that may come forth.

*Written Submissions:*

Dean and Penny Clement, #5 – 4111 Garry Street, attached as Schedule 2.

David Schleindl, #11 – 4111 Garry Street, attached as Schedule 3.

*Submissions from the floor:*

John Murphy - #4 - 4051 Garry Street, stated that his property was adjacent to the subject property. Mr. Murphy was not opposed to the proposed development, however, he requested assurance that the fencing, retaining wall and landscaping would be adequate to provide appropriate privacy, noise and light buffer for his property.

In response to a question from the Chair, Mr. Westermarck explained the grade elevation of the subject property.

PH03-07 It was moved and seconded  
*That Zoning Amendment Bylaw 7209 receive second and third readings.*

CARRIED

- 5. **ZONING AMENDMENT BYLAW 7210 (RZ 00-184645)**  
(3100/3120 Blundell Road; Applicant: Surinder Grewal on behalf of Navjeven Grewal and Raj Brinder Dhaliwal)

*Applicant's Comments:*

None



MINUTES

Regular Council Meeting for Public Hearings  
March 19, 2001

*Written Submissions:*

None

*Submissions from the floor:*

None

PH03-08

It was moved and seconded

***That Zoning Amendment Bylaw 7210 receive second and third readings.***

**CARRIED**

**6. OFFICIAL COMMUNITY PLAN AMENDMENT BYLAW 7215**

(McLennan North Sub-Area of Richmond's City Centre (Section 10-4-6);

Applicant: City of Richmond)

*Applicant's Comments:*

The Manager, Development Applications, Joe Erceg, noted that recent amendments to the Local Government Act had necessitated the amendment to the Official Community Plan. Mr. Erceg stressed that there were no changes to the zoning of the properties involved but that the changes were to the designations in the Official Community Plan.

*Written Submissions:*

None

*Submissions from the floor:*

Charles Clouda, 6651 No. 4 Road, stated that his property backed directly onto the school property, and that he didn't understand the townhouse designation as he thought there could be no access onto #4 Road. Mr. Clouda was concerned about the difference in grade level between the two properties. Mr. Clouda felt that he had been left out of the process and that differing information made the proposal hard to follow. He did not feel he had been properly represented by the elected officials.

Julia Frate, 8451 Seafair Drive, questioned the use of the two lots to the north of her property as it was her understanding that the lots were not part of the school property. Ms. Frate asked for assurance that the Granville Avenue accesses would be utilized and that the use of the lots to the north of her property would cease.



MINUTES

**Regular Council Meeting for Public Hearings  
March 19, 2001**

Tomislav Seselja, 9531 Granville Avenue, questioned why his property had a three metre easement while neighbouring properties did not. Mr. Seselja also made reference to letters he had received from the City pertaining to the sanitary sewer right-of-way.

Roland Hoegler, 6560 No. 4 Road, questioned what change had been made to the Local Government Act that necessitated the proposed change to the Official Community Plan. Mr. Hoegler requested that the City Solicitor provide him with the information relative to this. Mr. Hoegler made reference to the relationship between the Richmond School Board and the City; notably that the City controlled the zoning and the Official Community Plan. Mr. Hoegler also questioned whether the City was insured against potential law suits arising from the land designation issue or whether settlements would be taxpayer funded.

Charles Clouda, 6651 No. 4 Road, asked whether, from the City's perspective, the Richmond School Board had sufficient property to build and operate the school if the School Board were not to acquire any further land.

PH03-09 It was moved and seconded  
***That Official Community Plan Amendment Bylaw 7215 receive second and third readings.***

**CARRIED**

PH03-10 It was moved and seconded  
***That Official Community Plan Amendment Bylaw 7215 be adopted.***

**CARRIED**



MINUTES

**Regular Council Meeting for Public Hearings  
March 19, 2001**

**7. ADJOURNMENT**

PH03-11

It was moved and seconded  
*That the meeting adjourn (7:58 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 19, 2001.

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Mayor (Greg Halsey-Brandt)

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Acting City Clerk (David Weber)

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

Received at Public Hearing  
March 19, 2001  
Item 2 (Bylaw 7213) March 18, 2001

to whom it may concern:

RE: Public Hearing on Zoning Amendment Bylaw 7213 (RZ01-112490)

To rezone 8920 Heather St. from Single-Family Housing District, Subdivision Area B (R1/B) to Single-Family Housing District, Subdivision Area K(R1/K) in order to permit it to be subdivided into two single family dwelling lots

We, Kazuyoshi and Noriko Sato, who own and reside at 8940 Heather St., believe our interest in property is affected by the proposed bylaw and take this opportunity to submit our comments as follows.

- 1) We request strict enforcement by the city officials about the size, height and situation of the new building on the property according to the laws and regulations of the area.
- 2) Green on the property should be protected.  
For example, if they have to cut down tall trees, it is desirable for them to plant about the same number of trees, which will eventually grow into the size of the one they cut.
- 3) Compensation for whatever damage, if any, that may be caused to our building and the property in the course of the construction should be guaranteed.

Unfortunately, neither of us can be present at the hearing, but Dr. Takashi Sato, our son, will be in attendance and will answer any questions which may arise regarding our comments, as well as asking questions on our behalf, if necessary.

Sincerely,



Kazuyoshi Sato and Noriko Sato

8940 Heather St. Richmond

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

To: Public Hearing  
March 19, 2001  
Item 4 (Bylaw 7209)

#5 - 4111 Garry Street  
Richmond, B. C. V7E 2T9

March 18, 2001

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	45	
	73	
	SF	

B/L 7209

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

Attention: J. Richard McKenna

Dear Sir:

Re: Zoning Amendment Bylaw No. 7209 (RZ 00-182693)

Please accept this letter as our objection to the proposed amendment to the zoning as proposed in your NOTICE OF PUBLIC HEARING as captioned above. Our reasons are as follows.

Firstly, we strongly object to the concept of increased traffic coming onto our property. The increased load will cause a corresponding increased risk to residents by unknown persons and their vehicles mistakenly using our complex for traveling on, parking on, and danger to our younger children who have been able to grow accustomed to the current level of traffic. There will be no measure to that level of risk.

Secondly, the wear and tear to our pavement, landscaping, and other fixed assets that will be damaged inadvertently or not by the adjacent residents assuming that it is one property. There is, again, no way to quantify at this point the damage that can be done or upkeep that will be necessary.

And finally, the developer of our property has no legal authority to commit future owners of a Strata Corporation to this sort of a commitment. This authority was removed by the Supreme Court of B. C. where another developer gave long term easements and allowances for parking to outside interests.

With all these considerations, we repeat our objections and our hopes that an alternative solution can be reached that will satisfy all of the above.

Yours truly

Dean F. Clement & Penny Clement.





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

To: Public Hearing  
March 19, 2001  
Item 4 (Bylaw 7209)

CITY CLERK

David R. Schleindl  
#11, 4111 Garry Street  
Richmand V7E 2T9

ARM
<input checked="" type="checkbox"/> CW
KZ
AS
DB
SF

City of Richmond  
City Clerk's Office  
Re: Zoning Amendment Bylaw No. 7209 (RZ 00-182693)  
via fax: 278-5139

Mayor and Council,

I am encouraged that Comprehensive Development District (CD/79) will, in the absence of B/L 72 design guidelines, encourage uniform appearance and form along Garry Street.

Further to this goal, I think that amendment No. 7209 (RZ 00-182693) should address the integration of this site with the existing development to the east, 4111 Garry Street. In particular, the children's playground and large tree along the western property line which are of significant value to our investment and home.

The conceptual plan presently calls for the removal of this significant to tree permit the construction of an access lane to the west of the play area. This will result in a degradation of this open space amenity.

The specimen tree, surrounding planting and playground are of significant importance to our residents because of its asethetic value. If there is no alternative but to remove the tree, I would like to ensure the resulting open space formed by the new development is at least as good as what we have now. Our playground will be a shared amenity with the proposed development - this is a significant value to this application.

We would welcome a presentation detailing what, if any amenity improvements are proposed to offset the planned removal of this tree and loss of quality of space related to the playground and entry to our neighbourhood.

We trust that a revised concept plan will be forthcoming for review & comment prior to Council advancing this proposal.

Thank you

David Schleindl

