

**REGULAR COUNCIL MEETING
FOR PUBLIC HEARINGS
MONDAY, MARCH 20, 2000**

Place: Council Chambers, 2nd floor
Richmond City Hall
7577 Elmbridge Way

Present: Mayor Greg Halsey-Brandt
Councillor Malcolm Brodie
Councillor Derek Dang
Councillor Lyn Greenhill
Councillor Ken Johnston
Councillor Kiichi Kumagai
Councillor Bill McNulty
Councillor Harold Steves (7:08 p.m.)

Ms. Ann Bunker, Acting City Clerk

Absent: Councillor Linda Barnes

Call to Order: Mayor Halsey-Brandt opened the proceedings at 7:07 p.m.

1. **ZONING AMENDMENT BYLAW 7077 (RZ 99-170437)**
(9611 Geal Road, Applicant: Paula Litt on behalf of All Line Construction Ltd.)

Applicant's Comments:

No comment.

Written Submissions:

None.

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Submissions from the floor:

Mr. Bob McMorine, of 4957 Mahood Drive, raised a number of questions about (a) the type of project the developer would be permitted to construct, (b) whether a lane would be provided; and (c) whether this would be a single or two-level home. Staff provided a response to Mr. McMorine's questions.

PH00/3-1

It was moved and seconded

That Zoning Amendment Bylaw 7077 be given second and third readings.

CARRIED

PH00/3-2

It was moved and seconded

That Zoning Amendment Bylaw 7077 be adopted.

CARRIED

2. ZONING AMENDMENT BYLAW 7085 (RZ 99-165224) AND APPLICATION FOR BLOCK EXCLUSION FROM THE AGRICULTURAL LAND RESERVE (AG 00-084994)

A. ZONING AMENDMENT BYLAW 7085 (RZ 99-165224)
(16540 River Road, Applicant: Viridi Pacific Holdings Ltd.)

B. APPLICATION FOR BLOCK EXCLUSION OF 16360 to 17360 RIVER ROAD FROM THE AGRICULTURAL LAND RESERVE (AG 00-084994)
(16360 to 17360 River Road; Applicant: City of Richmond)

Applicant's Comments:

No comment.

Written Submissions:

None.

Submissions from the floor:

Mr. Kabel Atwal, of 4746 Wine Crescent, accompanied by Mr. Brian French, of 4383 Happy Valley Road, Victoria, representing RBF Land Reserve Consultants, representing the property owners in Area B who were seeking support for the exclusion of this area from the Agricultural Land Reserve, voiced support for the exclusion of Area A, and indicated

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that they no objections to the proposed rezoning. Mr. Atwal provided information on the history of the application, and addressed certain aspects of the requested exclusion. Mr. Atwal circulated a copy of the "preliminary soil status" map for the subject area, a copy of which is attached as Schedule 1 to these minutes.

Councillor Brodie, in accordance with Section 231 of the Municipal Act, advised that he was in a conflict of interest as a client owned property in the area, and he then left the meeting (7:17 p.m.).

Mr. French then reviewed the status of the soil within the subject area, and he reported on the agricultural and industrial uses which exist within this area.

Ms. Inga Fedrich, of 16360 River Road, provided information on the type of soil which had been deposited on her property to raise the level of that lot to the height of the adjacent industrial property. She expressed support for the proposed rezoning.

Mr. Nigel Spaxman, of 16960 River Road, voiced his opposition to the proposed exclusion of the subject property from the Agricultural Land Reserve because of the negative impact which this exclusion would have on his and adjacent properties.

Mr. Jason Wong, of 17360 River Road and 17340 River Road, voiced support for the exclusion of Block A and Block B. However, he expressed concern about the possible impact on his property and his lifestyle in the future when Block B was developed. He questioned what the City's intention would be regarding the future of the roadway in the event that Block A was excluded and Block B was not.

Mr. Gene Lesage, of 17060 River Road and 17100 River Road, voiced his opposition to any rezoning which could result in the area if the exclusion of Block A was approved, because of the impact which future development would have on the rural atmosphere.

Mr. Tom Milford, of 17200 River Road, advised that his fears mirrored the concerns of the previous speaker.

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PH00/3-5

It was moved and seconded

That Zoning Amendment Bylaw 7086 be given second and third readings.

CARRIED

4. ZONING AMENDMENT BYLAW 7089 (RZ 99-170255)

(5091 and 5131 Moncton Street; Applicant: Mark Sakai)

Applicant's Comments:

Mr. Mark Sakai, of 11762 Fentiman Place, explained that the purpose of the proposed rezoning was to create two R/1 (C) lots, rather than four as reported.

Written Submissions:

None.

Submissions from the floor:

None.

PH00/3-6

It was moved and seconded

That Zoning Amendment Bylaw 7089 be given second and third readings.

CARRIED

5. OFFICIAL COMMUNITY PLAN AMENDMENT BYLAW 7113 & ZONING AMENDMENT BYLAW 7114 (RZ 98-140477)

(OCP Amendment: north and south sides of the 11,000 block of Steveston Highway; Rezoning: 11511, 11531 and 11535 Steveston Highway; Applicant: Excel Homes Ltd.)

Applicant's Comments:

Mr. Robbie Johnson, of 12431 Alliance Drive, representing the applicant, indicated that he agreed to the design changes being proposed for the development.

Written Submissions:

A. Pearson, 10680 Seamount Road (Schedule 2)

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Submissions from the floor:

Mr. Gord Kemp, 11560 Seahurst Road, questioned (a) what amendments had been made to the lane width, (b) how emergency access would be provided, and (c) whether or not lighting in the lane would be improved. Staff provided responses to Mr. Kemp's questions.

PH00/3-7

It was moved and seconded

That Official Community Plan Amendment Bylaw 7113 and Zoning Amendment Bylaw 7114 each be given second and third readings.

CARRIED

OPPOSED: Cllr. Johnston

**6. OFFICIAL COMMUNITY PLAN AMENDMENT BYLAW 7118 &
ZONING AMENDMENT BYLAW 7119 (RZ 99-173031)**

(11160, 11180, 11188 Railway Avenue and 5193, 5195 Hummingbird Drive; Applicant: Cedar Development (Westwynd Lane) Corporation)

Applicant's Comments:

Mr. Tom Bell, of Gomberoff Policzer Bell Architects, accompanied by Mr. Don Sing, of Cedar Development (Westwynd Lane) Corporation, and Mr. Masa Ito, of Ito & Associates Landscape Architects, reviewed the proposed development through the use of site elevation plans and artists' renderings. Mr. Ito reviewed the proposed landscaping plan for the project, during which he used photographs to show the existing trees which would be retained.

Written Submissions:

None.

Submissions from the floor:

Mr. Les Kiss, 5251 Hummingbird Drive, expressed his pleasure at the efforts made by the developer to blend the proposed development with the existing residential dwellings. He questioned whether the developer could be required to register a covenant to control the access to ensure that Hummingbird Drive would never be used as an access to the subject property.

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Mr. Bob Ransford, of 5071 Steveston Highway, questioned whether a road dedication would be obtained from the developer for that portion of the property which abuts Railway Avenue.

Mr. Peter Joy, 5220 Hummingbird Drive, voiced support for the proposed development, provided that it complied with the plan which was presented this evening. He referred to a statement made at the bottom of the Public Hearing Notice, which read "It should be noted that the rezoned property may be used for any or all of the uses permitted in the 'new' zone", and expressed concern that a development other than the one presented this evening, could be constructed once the rezoning was approved.

Ms. Roslyn Jacobucci, of 5211 Hummingbird Drive, also expressed concern about the statement referred to by the previous speaker, and indicated that she and her husband supported comments made by previous speakers about the possibility that a development, other than the one presented this evening, could be constructed following adoption of the rezoning bylaw.

Mr. Candido Jacobucci, of 5211 Hummingbird Drive, reiterated his wife's concerns with regard to the last statement on the notice, and requested that the project be connected with the development permit application to ensure that the development presented this evening would be constructed. He voiced support for the project, provided that it was the proposal which was presented this evening.

Mr. Demer Wong, of 5191 Hummingbird Drive, expressed support for the existing single-family area, and voiced concern about the proposal to include townhouses in the project. He also expressed concern that the alignment of the rear of the proposed single-family home was not consistent with the adjacent properties.

Mr. Allan Leswick, representing the owner of 5161 Hummingbird Drive, questioned whether there would be access provided from Hummingbird Drive, and whether visitors to the complex would be expected to park on Hummingbird Drive. Staff provided a response.

PH00/3-8

It was moved and seconded

That Official Community Plan Amendment Bylaw 7118 and Zoning Amendment Bylaw 7119 each be given second and third readings.

CARRIED

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7. ADJOURNMENT

PH00/3-9

It was moved and seconded:

That the meeting be adjourned (8:55 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 20th, 2000.

Mayor (Greg Halsey-Brandt)

Acting City Clerk (Ann Bunker)

SCHÉDULE 1 TO THE MINUTES OF
THE REGULAR MEETING FOR
PUBLIC HEARINGS HELD ON
MARCH 20TH, 2000.



Excel #6

Mar. 18/00

RE: PUBLIC HEARING - Item #5

Official Community Plan Amendment Bylaw

7113 & Zoning Amendment Bylaw 7114

(RZ-98-140477) 11,000 Block Steveston Hwy.

Dear Mayor and City Council;
So someone wants to build townhouses on the last piece of residential land in this neighbourhood. It's interesting that we've had plenty of commercial development in this area and most (soon to be all I'm sure) of the farmland on this part of #5 Rd. disappear to huge temples and ugly big parking lots. Yet, funny enough, nobody has ever thought to create some (gasp!) greenspace in this area!

It doesn't have to be a big park. Just a nice quiet corner or courtyard with some attractive landscaping, trees, a couple of benches and maybe a small pond or fountain to distract from the noise and traffic of this area. Adults and children would all enjoy a small corner to feed some ducks maybe. Not a playground or sports field kind of park - there is a schoolyard for that. We don't have anything like this in this area within walking distance. Every neighbourhood should have at least a small quiet greenspace.

So I am against the rezoning unless some public greenspace can be incorporated here or someplace in the vicinity. Regardless of what happens save the beautiful trees on the land.

A. Parrison - 10680 Seamount Rd. V7A 4P6