



Regular Council Meeting for Public Hearings

Monday, March 21st, 2005

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 Brodie opened the proceedings at 7:00 p.m.

- Zoning Amendment Bylaw 7864 (RZ 03-251615)**
(14460 River Road, 1231 Burdette Street, 14411 Knox Way; Applicant:
Christopher Bozyk Architects Ltd.)

Applicant's Comments:

The applicant was present to answer questions.

Written Submissions:

Valerie Jones, North Fraser Port Authority – Schedule 1

A. Tsakumis, Onni Group of Companies – Schedule 2

Submissions from the floor:

None

PH05/3-01 It was moved and seconded

That Zoning Amendment Bylaw 7864 be given second and third readings.

CARRIED



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2. **Official Community Plan Amendment Bylaw 7874 and Zoning Amendment Bylaw 7865 (RZ 04-274824)**
(6551 No. 4 Road; Applicant: Charan Sethi)

Applicant's Comments:

Mr. Charan Sethi, the applicant, was present to answer questions.

Written Submissions:

F. & R. Carron, 9820 Alberta Road – Schedule 3

Submissions from the floor:

Mr. Fred Carron, 9820 Alberta Road, referred to a letter, dated October 12, 2004 from the Manager, Policy Planning, that he had received in response to his inquiries regarding density. Mr. Carron then spoke about the requested variance to reduce the side yard setbacks and expressed his concern about the impact this would have on his property, and noted that it would be unfair to not grant a similar setback on his property at such time the property is redeveloped. Mr. Carron also said that a cash-in-lieu of amenity space payment would not serve the interests of the future residents of the development.

PH05/3-02

It was moved and seconded

That Official Community Plan Amendment Bylaw 7874 and Zoning Amendment Bylaw 7865 each be given second and third readings.

Prior to the question on Resolution PH05/3-02 being called, direction was given that staff: i) review the success of the amenity space policy in terms of the use of the space and the use of the funds collected in lieu of providing indoor amenity space. During the discussion the need for recreational facilities and meeting spaces was noted, and it was questioned whether developments could consolidate their indoor amenity space needs and create a common amenity space. It was suggested that staff look at Brighthouse Park facility as a model and the possibilities of similar facilities on School and Park use (SPU) zoned property; and ii) make a note for 9820 Alberta Road regarding similar consideration for a side yard setback variance.



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The question on Resolution Ph05/3-02 was then called and it was **CARRIED.**

PH05/3-03

It was moved and seconded

That Official Community Plan Amendment Bylaw 7874 be adopted.

CARRIED

3. **Zoning Amendment Bylaw 7875 (RZ 04-272302)**
(9791 Granville Avenue; Applicant: Charan Sethi.)

Applicant's Comments:

Mr. Charan Sethi, the applicant, was present to answer questions.

Written Submissions:

None

Submissions from the floor:

None

PH05/3-04

It was moved and seconded

That Zoning Amendment Bylaw 7875 be given second and third readings.

CARRIED

- 4a. **Official Community Plan Amendment Bylaw 7876**
(McLennan South Sub-Area; Applicant: City of Richmond (Polygon Westbury Lane Development Ltd [formerly Polygon Development 175 Ltd.])))

- 4b. **Zoning Amendment Bylaw 7877 (RZ 04-276421)**
(7591, 7611, 7631, 7671, 7691, 7731, and 7771 No. 4 Road; Applicant: Polygon Westbury Lane Development Ltd [formerly Polygon Development 175 Ltd.])



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Applicant's Comments:

Mr. Kevin Shoemaker, Polygon Development, was present to answer questions.

Written Submissions:

A submission was received from Polygon Development – a copy of which is on file in the City Clerks Office.

Submissions from the floor:

Ms. Karen Stromberg, 7680 Bridge Street, put forth a number of questions including whether: i) a reduction to the setback on No. 4 Road would affect the west side the property along the new road; ii) a new road would be located at the back of this development, iii) Le Chow Street would be built as part of this development; iv) accommodation had been made for mature tree replacement along the west property line; v) a sidewalk would be provided along Le Chow Street; vi) a playground for children was included in the plan; and, vii) all visitor parking would be contained on the site.

Ms. Jean James 7420 Bridge Street, questioned whether the new road would come off General Currie Road, and if there would be any additional roads to those noted in the Official Community Plan. Ms. James also spoke about the water problems that had resulted on her property when the sewer line had been extended to General Currie Road, and she expressed concern that a further impact might be a result of the new development.

A resident of Ash Street questioned why three roads were necessary when other development have a single gate road.

Mr. Kevin Shoemaker, Development Manager for this application, referred to Page 4 of the submitted plans and identified the location of the children's play area, a designated area to be developed with an "old school" theme with sand and log structures. Mr. Shoemaker indicated that the area would be fenced off for the protection of the children. Mr. Shoemaker also indicated that Keefer Street, on the south side of the development, would be built as part of this development, and not Le Chow Street. Mr. Shoemaker also identified the existing trees that would be retained as part of this development.



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Ms. Stromberg, speaking for the second time, questioned whether there would be an opportunity to not have the 3-storey units overlooking the properties along Bridge Street.

PH05/3-05

It was moved and seconded

That Official Community Plan Amendment Bylaw 7876 and Zoning Amendment Bylaw 7877 be given second and third readings.

CARRIED

Councillor Dang, in accordance with Section 100 of the Community Charter, declared a potential conflict of interest on Item 5 due to his having an interest in the property, and he left the meeting – 7:30 p.m.

5. **Zoning Amendment Bylaw 7893 (RZ 04-286806)**
(7071 Bridge Street; Applicant: Azim Bhimani)

Applicant's Comments:

The applicant was present to answer questions.

Written Submissions:

Jagjit S. Grewal, 9560 Sills Avenue – Schedule 4

Pargat S. Tatla, 7131 Bridge Street – Schedule 5

Tarlok Singh Tatla, 9562 Sills Avenue – Schedule 6

Submissions from the floor:

Ms. Jean James, 7420 Bridge Street, said that she was opposed to the building of townhouses as the development would cut off the single family homes on either side of it and because they would have a negative impact on Bridge Street. Ms. James said that she had believed that as a result of the public opinion surveys conducted in the area that townhouses would not be developed on the interior of Bridge Street. Ms. James questioned the size of lots on Bridge Street and the impact this development would have on that.



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A resident of Ash Street commented that he agreed with the previous comments and questioned whether a qualified arborist would ensure that the retention of existing trees would be carried out in a successful manner as he had been disappointed with the destruction of the character of Heather Street in terms of the lack of tree retention.

PH05/3-06

It was moved and seconded

That Zoning Amendment Bylaw 7893 be given second and third readings.

CARRIED

Councillor Dang returned to the meeting – 7:40 p.m.

6. **Zoning Amendment Bylaw 7895 (RZ 04-274082)**
(9411, 9431 Ferndale Road and 9420, 9440 Westminster Highway;
Applicant: Western Ferndale Holdings Ltd.)

Applicant's Comments:

The applicant was present to answer questions.

Written Submissions:

M. & A. Chan, 9400 Ferndale Road – Schedule 7

Dr. Knap, 10420 Odlin Road – Schedule 8

Submissions from the floor:

Mr. G. Cox, 9260 Westminster Highway, said that he was concerned about the location and plan for the sewers in the area, and he questioned whether there would be an opportunity for his property to be connected to the sewer or whether it would be cost prohibitive if an extension to Alder Street was required. Mr. Cox also questioned: i) the nature of the secondary suites; ii) whether a playground was provided, and if so, where it would be located; iii) whether a controlled intersection would be located at the corner of Alder Street and Westminster Highway; and, iv) whether sidewalks would be located on Westminster Highway.



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Mr. Steve Hall, 9451 Ferndale Road, speaking on behalf of himself and the property owner at 9460 Westminster Highway, spoke about the development of Alder Street and the 5m land dedications that would be required from their properties to complete Alder Street, and he questioned whether a fence would be provided along that eastern edge until such time as the road was completed. Mr. Hall also questioned the status of the existing birch trees that provide privacy to his property, and he spoke about the sinking problems associated with properties in the area, and the concerns he had had upon hearing that the subject site would not be pre-loaded.

Mr. Wayne Fougere, the architect for the project, indicated that the secondary suites would be approximately 350 – 400 sq. ft. and would contain a ground floor access to Alder Street. Mr. Fougere also identified the location of the children's playground.

Mr. Cox, speaking for the second time, spoke about the number of thefts and break-ins that had occurred upon the development of a property to the east, and he asked whether the developer was required to maintain security during construction.

Mr. Fougere indicated that he would take the security concerns to his client, and that he did not foresee an issue in those issues being addressed.

PH05/3-07

It was moved and seconded

That Zoning Amendment Bylaw 7895 be given second and third readings.

CARRIED

7. **Zoning Amendment Bylaw 7901 (RZ 05-288407)**
(A portion of 23960 Thompson Gate; Applicant: Gurinder Bath)

Applicant's Comments:

A representative for the applicant was present to answer questions.

Written Submissions:

Gurinder Bath – Schedule 9

Submissions from the floor:

None



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Monday, March 21st, 2005

PH05/3-08

It was moved and seconded
That Zoning Amendment Bylaw 7901 be given second and third readings.

CARRIED

8. **Zoning Amendment Bylaw 7904 (RZ 04-288055)**
(8551 No. 1 Road; Applicant: Baldev Dhaliwal)

Applicant's Comments:

The applicant was present to answer questions.

Written Submissions:

None

Submissions from the floor:

Mr. Max Ciprut, 8520 Littlemore Place, noted the provision of a lane when properties along arterial roads were sub-divided, and he then expressed his concern that those property owners along No. 1 Road, were receiving an advantage not available to all property owners.

PH05/3-09

It was moved and seconded
That Zoning Amendment Bylaw 7904 be given second and third readings.

CARRIED

ADJOURNMENT

PH05/3-10

It was moved and seconded
That the meeting adjourn (8:10 p.m.).

CARRIED



Regular Council Meeting for Public Hearings

Monday, March 21st, 2005

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 21st, 2005.

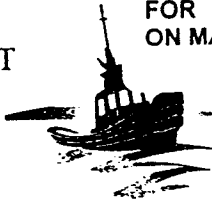
Mayor (Malcolm D. Brodie)

Acting City Clerk (David Weber)

SCHEDULE 1 TO THE MINUTES
OF THE REGULAR MEETING
FOR PUBLIC HEARINGS HELD
ON MARCH 21ST, 2005.

PORT
NORTH FRASER

7911 Grauer Road
Richmond, British Columbia
Canada, V7B 1N4



Canada

7911, Grauer Road
Richmond (Colombie-Britannique)
Canada, V7B 1N4

MS 48 file

To Public Hearing
Date: <u>March 21, 2005</u>
Item # <u>1</u>
Re: <u>Bylaw 7864</u>
<u>River Rd, Burdette St.</u>
<u>+ Knox Way</u>

Tel: (604) 273-1866
Fax: (604) 273-3772

March 14, 2005

Mr. Holger Burke, MCIP
Development Coordinator
City of Richmond
6911 No. 3 Road
Richmond, B.C. V6Y 2C1

FAXED
Pg 1 Date MAR. 17/05 @ 8:45
Am.
wg

by Fax: 604-276-4052

Dear Mr. Burke:

**Re: Application for a zoning text amendment by Christopher Bozyk
Architect for property located at 14460 River Road, 1231 Burdette
Street and 14411 Knox Way, Richmond, B.C.**

In response to your letter dated December 10th, 2004 to Lynda White of Christopher Bozyk Architects, please be advised that the North Fraser Port Authority is aware of and is agreeable to the consolidation of the subject lots into one lot/development site.

Yours truly,

NORTH FRASER PORT AUTHORITY

Valerie Jones
Vice President, Operations

cc: 4235 Investments Ltd., Mr. Bobby Ghirra by Fax: 604-244-7522
Christopher Bozyk Architects, Lynda White by Fax: 604-251-3848

SCHEDULE 2 TO THE MINUTES
OF THE REGULAR MEETING
FOR PUBLIC HEARINGS HELD
ON MARCH 21ST, 2005.

To Public Hearing
Date: <u>March 21, 2005</u>
Item # <u>2</u>
Re: <u>Bylaw 7864</u>

Mayor and Councillor:

From: on behalf of Mayor and Councillors

Subject: FW: Zoning Amendment bylaw 7864(RZ 03-251615) Location 14460 River Rd, 1231 Burdette St., 14411 Knox Way

From: Brownlee, David
Sent: Friday, 18 March 2005 4:52 PM
To: McKenna, Richard
Cc: Weber, David
Subject: FW: Zoning Amendment bylaw 7864(RZ 03-251615) Location 14460 River Rd, 1231 Burdette St., 14411 Knox Way

-----Original Message-----

From: Alex Tsakumis [mailto:atsak@onni.com]
Sent: Friday, 18 March 2005 4:51 PM
To: Brownlee, David
Cc: Giulio De Cotiis
Subject: FW: Zoning Amendment bylaw 7864(RZ 03-251615) Location 14460 River Rd, 1231 Burdette St., 14411 Knox Way

Dear Mr. Richard McKenna,

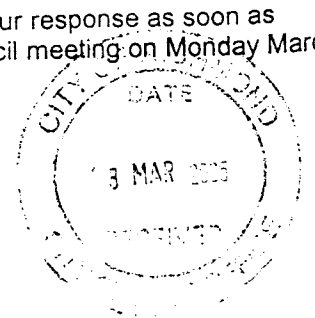
I am writing to inform you of some issues our company would like for you to consider in the rezoning application put forth to your city by Christopher Bozyk Architects Ltd. As you are aware our company owns the several adjacent properties in the area. More specifically, 14488, 14480, 14271, 14273 Knox Way and 1128 Burdette St. Our concerns regarding this rezoning proposal are the following;

- a. We had to install gates at the premises that we own in order to prevent customers of the current banquet hall in the area owned by the same developer of this application from parking on our property. This came at a great expense however it was something we had to do. The patrons of the existing banquet hall were parking at our building, leaving all kinds of garbage, cans and bottles. This as well cost us several dollars to clean up several times per week. This is why we would ask that you consider asking the applicant to ensure that all parking required for their application be kept on their property only and not to rely on our parking or the street parking in order to allow the zoning to be approved.
- b. If the rezoning was to be approved, we would require that the city commence additional street cleaning services in the area to maintain the business park environment that we and our tenants deserve and pay for.
- c. Not to allow the street parking to form part of the parking requirements by the city for the rezoning. All parking requirements should be calculated based on the applicants property area and all parking be confined to their premises only.

We thank you in advance for your attention to our concerns and look forward to receiving your response as soon as possible. If you would like to discuss any of the above mentioned issues prior to your Council meeting on Monday March 21, please do not hesitate to contact me directly anytime.

Regards

Alex B. Tsakumis
Commercial/Industrial Department Manager
Onni Group of Companies



03/18/2005

Suite 550 - 858 Beatty Street
Vancouver, B.C. V6B 1C1
Ph: 604-602-7711 Fax: 604-688-7907

SCHEDULE 3 TO THE MINUTES
OF THE REGULAR MEETING
FOR PUBLIC HEARINGS HELD
ON MARCH 21ST, 2005.

To Public Hearing
Date: <u>March 21, 2005</u>
Item # <u>2</u>
Re: <u>6551 No. 4 Rd</u>
<u>Bylaws 7874 + 7865</u>

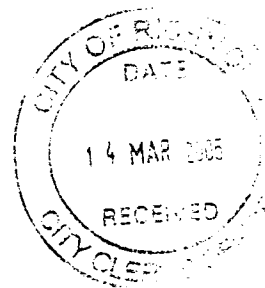
FAXSIMILE COVER MEMO

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

ATT: City Clerk, J. Richard McKenna

3 pages including cover memo

FROM: F. Carron
Phone: 604 276 9838



03/14/05 MON 10:11 AM 004 111 010

March 13, 2005

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

To Public Hearing
Date: <u>March 21, 2005</u>
Item # <u>2</u>
Re: <u>6551 No. 4 Rd</u>
<u>Bylaws 7874 + 7865</u>

Att. J. Richard McKenna, City Clerk

Dear Sir:

RE; Application to Rezone 6551 No. 4 Road (RZ 04-274824)

We are registered owners of the property located at 9820 Alberta Road, Richmond, British Columbia and, ours is one of three properties that will be directly impacted upon by the above referenced rezoning application.

We have perused the Committee Report with respect to this project and, at this time we wish to express our concerns on the matter.

The applicant is asking the City of Richmond to grant him a side yard setback which the City is considering and, we acknowledge that there are no buildings situated at the area where our property abuts the Development site.

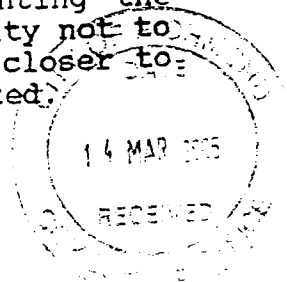
The Committee Report does acknowledge that under the Sub Area Plan, our property has redevelopment potential. Effectively that means that at some future date, ourselves, or a subsequent owner of our property, will construct a number of townhouses upon it.

With that in mind our position is the City must view our property as it would any other vacant lot. And where vacant lots are side by side, the City is not predisposed to grant a side yard setback to one simply because there is no building upon the other.

Should a side yard setback be granted to the applicant, he will be the sole beneficiary. On the other hand granting him that variance may potentially cause our property to diminish in value. Further it will impact upon our entitlement to maximum privacy.

Moreover the City can't assure that the subsequent owners of the applicant's property won't object should we seek a setback variance with respect to the redevelopment of our property.

We are adamantly apposed to the City of Richmond granting the applicant a side yard variance and, we are asking the City not to permit any building or buildings to be constructed any closer to our property line than what is currently legally permitted.



March 13, 2005

Page 2

In the Report it states that the applicant will pay the sum of \$12,000 to the City of Richmond in lieu of providing indoor amenity space and, Ms. K. Neddham advises that this practice is consistent with City policy with respect to smaller townhouse projects.

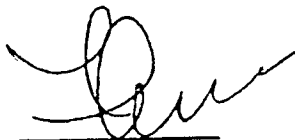
The City's position appears to be that in this pay-in-lieu practice is appropriate in the circumstance in light of the site's proximity to "open space" on the McNeill School Park site.

The purpose of indoor amenity space is to provide residents of a townhouse or apartment complex with a room to hold strata council meetings, birthday parties, family gatherings etc.

Are the Planners saying that it would be appropriate to hold a child's birthday party outdoors during the winter months?

If the City is prepared to let the applicant forgo providing indoor amenity space, go one step further and let him forgo the outdoor requirement, after all there's open space at the MacNeill site.

Another option would be to move the outdoor amenity space to serve as a buffer between the two Alberta Road properties and the site.



Fred Carron



Rose-Marie Carron

Send a Submission Online

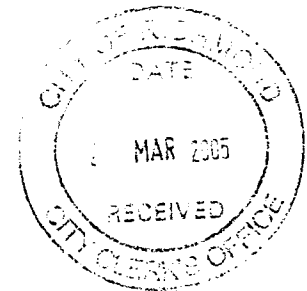
SCHEDULE 4 TO THE MINUTES
OF THE REGULAR MEETING
FOR PUBLIC HEARINGS HELD
ON MARCH 21ST, 2005.

To Public Hearing
Date: March 21, 2005
Item # 5
Re: Bylaw 7893
7071 Bridge St.

Mayor and Councillors

From: on behalf of Mayor and Councillors
Subject: FW: Send a Submission Online

Your Name:	Jagjit S. Grewal
Your Address:	9560 Sills ave
Subject Property Address OR Bylaw Number:	bylaw 7893 (rz 04-286806)
Comments:	I am the owner of 9560 sill ave. I plan on moving inot my new home which is a single family. We dont want any town homes on Bridge St for several reasons. The value of the house that i just built will drop in value. Traffice on Bridge st will be a problem as because access to the main roads is only form Bridge St. Also it would not sever well to increase traffice right beside a School. it would be better to all single family homes instead of town houses.



Send a Submission Online

SCHEDULE 5 TO THE MINUTES
OF THE REGULAR MEETING
FOR PUBLIC HEARINGS HELD
ON MARCH 21ST, 2005.

Mayor and Councillors:

From: on behalf of Mayor and Councillors
Subject: FW: Send a Submission Online

To Public Hearing	
Date:	March 21, 2005
Item #	5
Re:	Bylaw 7893 7071 Bridge St.

Your Name:	Pargat S. Tatla
Your Address:	7131 Bridge St.
Subject Property Address OR Bylaw Number:	bylaw 7893 (rz 04-286806)
Comments:	I am the owner of 7131 Bridge St. I plan on moving inot my new home which is a single family home. We dont want any town homes on Bridge St for several reasons. The value of the house that i just built will drop in value. Traffice on Bridge st will be a problem as because access to the main roads is only form Bridge St. Also it would not sever well to increase traffice right beside a School. it would be better to all single family homes instead of town houses.



Send a Submission Online

SCHEDULE 6 TO THE MINUTES
OF THE REGULAR MEETING
FOR PUBLIC HEARINGS HELD
ON MARCH 21ST, 2005.

To Public Hearing
date: March 21, 2005
item # 5
re: Bylaw 7893
7071 Bridge St.

Mayor and Council

From: on behalf of Mayor and Council
Subject: FW: Send a Submission Online

Your Name:	Tarlok Singh Tatla
Your Address:	9562 Sills ave
Subject Property Address OR Bylaw Number:	bylaw 7893 (rz 04-286806)
Comments:	I am the owner of 9562 Sills ave. I plan on moving inot my new home which is a single family home. We dont want any town homes on Bridge St for several reasons. The value of the house that i just built will drop in value. Traffice on Bridge st will be a problem as because access to the main roads is only form Bridge St. Also it would not sever well to increase traffice right beside a School. it would be better to all single family homes instead of town houses.



RZ 04-274082

nan

9400 FERNDALE ROAD
Richmond
BC V6Y 1X3

To Public Hearing	
Date:	March 21, 2005
Item #	6
Re:	Bylaw 7895 Ferndale / Westminster

	/	INT
	JFM	
✓	DW	DW
	KY	
	AS	
	DB	
	WB	

8000-20-2895

Policy Planning Department
City of Richmond
6911 No. 3 Road
Richmond
BC V6Y 2C1

Attn: Mr. Eric Fiss
Planner – Urban Design

February 8, 2005

Dear Sirs/Madam:

**Rezoning of 9411 & 9431 Ferndale Road and 9420 & 9440 Westminster Highway
(File no. RZ 04-274082)**

We are the owners of 9400 Ferndale Road and our property is just facing the above said rezoning sites. When we acquired our house in 1993, the zoning of our neighbourhood was single-family. But now the City of Richmond (“the City”) decides to approve the rezoning of all the lots surrounding us in order to develop high-rise, medium-rise apartments and three-storey townhouses. And we will become the only single-family house remaining there.

Because of this awkward situation, no individual buyer would be interested in purchasing our property or living in a house which is surrounded by multiple-family dwellings. **As a result, the value of our property (which is about only 10 years old) is now dropped significantly due to the City’s rezoning decisions.**

Because of the approved McLennan North Sub-area Plan, we understand that it is very difficult to persuade the City not to approve the above rezoning. But due to the potential significant loss on the sale of our property, we prefer to stay there. However, being as existing residents living there, we think we have the right to bring up our concerns to the City before the City approves the above proposed development plan, and hope that any negative impacts from the above plan on us could be reduced as much as possible.

Based on the review of the Report to Committee dated January 25, 2005 attached to the Planning Committee Agenda dated February 8, 2005, we understand that the developer of the above plan proposes to build a row of 9 three-storey townhouses facing us and a new road named Alder Street will be constructed as part of their development.



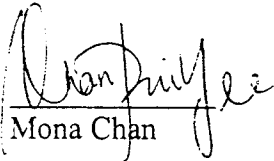
In order to try to maintain the privacy which we are enjoying now, we request the developer of the above plan could consider:

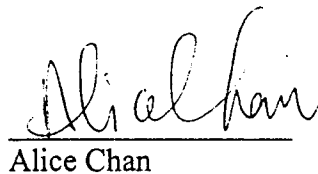
- building 2-storey instead of 3-storey townhouses facing us;
- separating a row of 9 townhouses into at least two building blocks (to have small gaps between buildings);
- increasing the width of the rear setbacks between the townhouse site and our property;
- increasing number of visitors' parking (to avoid potential insufficient parking spaces in the future);
- providing adequate landscaping (to avoid overlook issue);
- retaining old and tall trees; and
- ensuring road safety at the corner of Ferndale and Alder Roads; and
- no balconies or observation areas facing our property.

We hope the City will consider all of our concerns during the review of the rezoning and development permit processes for the above plan.

Thanks with best regards,

Yours truly,


Mona Chan


Alice Chan

MARCH 17, 2005

RECI

MAR 17 2005

CITY OF RICHMOND
INFO CENTRE

To Public Hearing

Date: March 21, 2005

Item # 6

Re: Bylaw 7895

9411 + 9431 Ferndale

9420 + 9440 Westminster

JAN W. KNAP,
10420 ODUN RD.,
RICHMOND, B.C., V6X 1E2
(604) 278-8407

MR. MALCOLM BRODIE, MAYOR,
CITY COUNCIL,
CITY OF RICHMOND,
6911 NO. 3 ROAD, RICHMOND, B.C., V6Y 2C1,

ATTENTION: CITY CLERK

DEAR SIRS/ MESSDAMES:

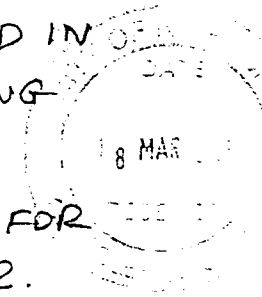
RE: ZONING AMENDMENT BYLAW 7895
(R2 04-274082) FILE: 8060-20-7895.

I AM AN OWNER OF 1/2 ACRE PROPERTY LOCATED AT
9391 FERNDAL RD., IMMEDIATELY WEST TO THE PROPOSED
DEVELOPMENT SITE UNDER THE ABOVE NOTED REZONING
APPLICATION BY WESTERN FERNDAL HOLDINGS LTD.

I AM WRITING IN ORDER TO SPECIFICALLY AND
DEFINITELY EXPRESS MY OPPOSITION TO ONE OF THE
CONDITIONAL REZONING LEGAL REQUIREMENTS IMPOSED
ON THE DEVELOPER BY CITY STAFF AS EXPRESSED IN
ATTACHMENT 5 OF OF STAFF REPORT TO PLANNING
COMMITTEE OF JAN 25, 2005, NAMELY:

" REGISTRATION OF A CROSS-ACCESS EASEMENT FOR

... 2.



9391 FERNDALE RD., TO ALLOW FOR POTENTIAL FUTURE CONSOLIDATION WITH THE SUBJECT SITE, WITH ACCESS FROM ALDER STREET."

I HAVE BEEN IN CONTACT WITH CITY PLANNER MR. ERIC FISS IN THE LAST 4-5 MONTHS BUT I WAS NOT NOTIFIED OF THE PLANNING COMMITTEE MEETING ON FEB. 08 AND ONLY 3 WEEKS AGO, AT MY REQUEST, I RECEIVED A COPY OF THE STAFF REPORT FROM WHICH I LEARNED OF THE EASEMENT CONDITION. I FURTHER DISCUSSED THIS WITH MR. FISS AND ALSO WITH MR. FRED LIN CITY'S TRANSPORTATION PLANNER.

HOWEVER, I AM NOT SATISFIED WITH THEIR RESPONSES CONCERNING JUSTIFICATION OF THIS EASEMENT.

I OPPOSE THE CROSS-ACCESS EASEMENT REGISTRATION FOR THE FOLLOWING REASONS:

1. MY PROPERTY (9351 FERNDALE) HAS ADEQUATE (84 FT.) FRONTAGE AND HAS SERVICING AT LOT LINE,
2. I HAVE NO AGREEMENT WITH THE DEVELOPER TO ACQUIRE OR DEVELOP BY HIM OR WITH HIM MY PROPERTY,
3. THE DEVELOPER ALSO OWNS SIMILAR $\frac{1}{2}$ ACRE PROPERTY (9351 FERNDALE) IMMEDIATELY WEST FROM MY PROPERTY AND THE IMPOSED CROSS-ACCESS EASEMENT DOES NOT EXTEND TO HIS 9351 FERNDALE LOT. TO THE CONTRARY, THE DEVELOPER IS PROPOSING SEPERATE DRIVEWAY ON HIS 9351 FERNDALE LOT,
4. CURRENT ZONING APPLICATIONS IN THIS SAME MC LENNAN NORTH SUB-AREA: RZ 04-268857 INVOLVING (3) THREE FERNDALE RD FRONTING LOTS AND THE RZ 04-263900 INVOLVING 2 (TWO) FERNDALE RD FRONTING LOTS DO NOT IMPOSE LEGAL

CROSS-ACCESS EASEMENTS ON NEIGHBOURING FERNDALE RD
PROPERTIES

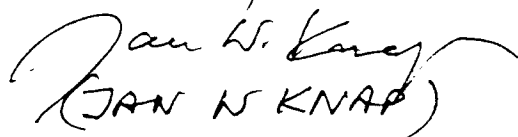
5. THE EXPLANATION BY MR. FRED LIN CITY'S TRANSPORTATION PLANNER THAT EASEMENT FOR MY PROPERTY WOULD ONLY BENEFIT FUTURE DEVELOPMENT ON MY SITE IS NOT ACCEPTABLE TO ME AS IT COULD EXCLUDE DIRECT ROAD ACCESS FROM MY PROPERTY TO FERNDALE RD.

I WOULD LIKE TO ADD THAT CROSS-ACCESS TO ALDER STREET FROM MY PROPERTY THROUGH WESTERN FERNDALE HOLDINGS PROPERTY (FUTURE FERNDALE GARDENS COMPLEX) WILL UNDULY INCREASE CONGESTION AND TRAFFIC POLLUTION WITHIN THE FERNDALE GARDEN COMPLEX AND INCONVENIENCE OWNERS OF UNITS BUILT ON MY PROPERTY, PARTICULARLY NOTING THAT THE INTERNAL CROSS-ACCESS ROAD WILL BE ONLY 6 M WIDE.

6. DIRECT ACCESS FROM MY LOT TO FERNDALE RD. WILL NOT IMPEDE PEDESTRIAN TRAFFIC ALONG FERNDALE RD, AS IT WILL BE APPROX 200 FT FROM ALDER STREET AND 600 FT FROM KATSURA STREET TO THE WEST. BESIDE, FERNDALE RD WILL BE COMPLETED WITH BOULEVARDS AND ON THE SOUTH SIDE OF FERNDALE DIRECTLY ACROSS FROM MY PROPERTY 2 ACRES PARK IS PLANNED.

THEREFORE, I AM REQUESTING THAT THE CROSS-ACCESS EASEMENT REQUIREMENT IS REMOVED AS A CONDITION FOR THE ZONING OF THE WESTERN FERNDALE HOLDINGS.

YOURS TRULY,


(JAN W KNAP)

ENCL.: (1)

SCHEDULE 9 TO THE MINUTES
OF THE REGULAR MEETING FOR
PUBLIC HEARINGS HELD ON
MARCH 21ST, 2005.

To Public Hearing
Date: <u>March 21, 2005</u>
Item # <u>7</u>
Re: <u>Bylaw 7901</u>
<u>23960 Thompson Gt</u>
<u>(portion of)</u>

March 18, 2005

Gurinder Bath
336 Wood St.,
New Westminster, B.C. V3M 6P9

Attention: City Clerk

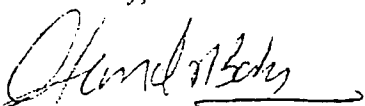
Re: **March Public Hearing - By-Law 7902 (R2 05-288407)**
(To Re-zone a Portion from Local Commercial to Single Family Housing)

I, Gurinder Bath of 336 Wood Street, New Westminster B.C. would like to clarify my position regarding the Subdivision of 23960 Thompson Gate, Richmond, B.C.:

1. Our plan is to (1) clean up the vacant property, which has approximately 60 truckloads of peat, piled high on this corner lot.
2. This vacant property has been an "Eye Sore" for the last 5-6 years.
3. Our position is to subdivide this property into "3" lots and have homes built on these properties.
4. The location is on the corner of Boundary & Thompson Gate, which is the entrance to Queensborough and a main bus route.

This subdivision, when approved will enhance the value and appearance of all the surrounding properties.

Yours truly,


 Gurinder Bath
 Applicant



Att:

City clerk.

FROM- GURINDER BATH

Ph- 604-525-2848

FAX- 604-525-2801

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