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**Regular Council Meeting for Public Hearings**

**Monday, April 16, 2007**

- Place: Council Chambers  
Richmond City Hall  
6911 No. 3 Road
- Present: Mayor Malcolm D. Brodie  
Councillor Linda Barnes  
Councillor Cynthia Chen  
Councillor Derek Dang  
Councillor Sue Halsey-Brandt  
Councillor Rob Howard  
Councillor Bill McNulty  
Councillor Harold Steves
- Gail Johnson, Acting Corporate Officer
- Absent: Councillor Cynthia Chen  
Councillor Evelina Halsey-Brandt
- Call to Order: Mayor Malcolm Brodie opened the proceedings at 7:00 p.m.
- Zoning Amendment Bylaw 8149 (RZ 05-320327)**  
(7300 and 7340 Blundell Road; Applicant: Westmark Developments Ltd.)  
*Applicant's Comments:*  
The applicant advised that he was available to answer questions.  
*Written Submissions:*  
Tracey, 7360 Blundell Road (Schedule 1)  
Djohan Setijadi, 7611 Sunnymede Crescent (Schedule 2)  
Djohan Setijadi, 7611 Sunnymede Crescent (Schedule 3)  
Seg and Miriam Chang, 7651 Sunnymede Crescent (Schedule 4)



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*Submissions from the floor:*

In response to a query arising from the correspondence submitted by Djohan Setijadi, Jean Lamontagne, Director of Development advised that the applicant and the City arborist will take action to address the neighbour's concern about the well-being of the hedges that separate 7611 Sunnymede Crescent from the site of the proposed townhouses.

Masa Ito, landscape architect for the applicant, confirmed that a protective barrier will be constructed around the hedge and existing trees that border the back of the site.

In response to a query, Mr. Lamontagne stated that every applicant must submit a Landscape Security to ensure that landscaping plans are followed and vegetation is protected. In addition to the Security, a survey plan is required so that issues such as the one raised by the correspondent are addressed before construction begins.

Mr. Lamontagne further stated that the City's bylaw governing construction parameters and procedures would be followed. This ensures that the construction process does not impact negatively on neighbouring lots and landscaping.

PH07-4-1

It was moved and seconded

*That Zoning Amendment Bylaw 8149 be given second and third readings.*

**CARRIED**

2. Zoning Amendment Bylaw 8150 (RZ 05-320332)  
(7360, 7380 and 7420 Blundell Road; Applicant: Dakota Holdings Inc.)

*Applicant's Comments.*

The applicant advised that he was available to answer questions.

*Written Submission.*

Seg and Miriam Chang, 7651 Sunnymede Crescent (see Schedule 4)



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### *Submissions from the floor.*

Lorraine Margetts 7671 Sunnymede Crescent, noted that there is a townhouse development to the east of her property, and that the proposed townhouses would be situated at the back of her property, only 4.5 metres away from her home. She expressed concern that her property will be overlooked on two sides, especially with the higher grade for the new townhouses, resulting in the feeling that she is living in a "fish bowl". If trees are removed during construction, the situation will be even worse.

In answer to questions, Mr. Lamontagne provided the following advice:

- the project meets the rear and side yard setback requirements;
- the proposed landscape treatment meets all bylaw requirements;
- with regard to the grade level of the proposed townhouses, staff can look at Ms. Margetts' property, and examine the bylaw requirements for drainage on the proposed site for the townhouses, to ensure that potential problems are prevented;
- at the Development Permit stage of the process, staff can closely examine the back of the development and the landscape details, working with the applicant with regard to trees that would prevent the "fish bowl" situation as expressed by Ms. Margetts.

Miriam Chang, 7651 Sunnymede Crescent, noted that the area includes busy intersections, such as Minoru Blvd. and Blundell Road, that have heavy pedestrian and vehicular traffic. She expressed concern that the addition of 16 townhouses and family cars, will create further congestion on the roads, and the likelihood of an increase in car accidents.

In addition, Ms. Chang stated her concern that her family and neighbours will experience a lack of privacy if the townhouses are built. She enquired whether the applicant would be responsible for the construction of a six-foot fence to prevent the neighbourhood's cats and dogs from roaming through the area.



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In answer to questions, Mr. Lamontagne provided the following advice:

- the City's traffic department has reviewed the area's traffic plan and has determined that the neighbourhood traffic flow is in line with the Arterial Road Redevelopment Policies. The plan provides a flow of traffic that ensures a harmonious transition between the medium density residential district to the north in the City Centre and the low density single-family area to the south;
- the purpose of the traffic plan is to reduce the number of driveways having access to Blundell Road in that section, thereby reducing the likelihood of accidents;
- the application proposes that a six-foot fence be built along the south side of property.

Under direction from Council, Mr. Lamontagne advised he would request traffic staff to further monitor the area with a view to ensuring vehicle and pedestrian safety, paying special attention to the number of cars that make left turns from the access points onto Blundell Road.

Ms. Chen, 7631 Sunnymede Crescent, expressed concern regarding: (i) the potentially large increase in the number of vehicles using the access points to the proposed townhouses along Blundell Road; (ii) the development of townhouses in the neighbourhood would decrease the value of single homes in the area, and (iii) a decrease in privacy.

Ms. Chen inquired how residents could be assured that the rear and side yard setbacks do not decrease with each rezoning application, bringing new developments ever closer to existing homes.

Mr. Lamontagne assured the delegation that new developments must meet setback requirements in existing bylaws, and staff do carry out inspections throughout the construction process to ensure compliance.



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Mr. Lamontagne advised that the issues of privacy and tree maintenance will be addressed at the development permit stage of the rezoning process. He added that residents who live within 50 m of the proposed development will receive a notice in the mail, advising when the Development Permit Panel will meet to review the application. The meeting is open to the public if they wish to speak at that time.

PH07/4-2

It was moved and seconded

*That Zoning Amendment Bylaw 8150 be given second and third readings.*

**CARRIED**

- 3. **Zoning Amendment Bylaw 8160 (RZ 06-345319)  
(3500 Lockhart Road; Applicant: 450470 BC Ltd.)**

*Applicant's Comments:*

None.

*Written Submissions:*

None.

*Submissions from the floor:*

None.

PH07/4-3

It was moved and seconded

*That Zoning Amendment Bylaw 8160 be given second and third readings.*

**CARRIED**

- 4. **Zoning Amendment Bylaw 8193 (RZ 06-352460)  
(9280 General Currie Road; Applicant: Bob Cheema)**

*Applicant's Comments:*

The applicant advised that he was available to answer questions.



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*Written Submissions:*

None.

*Submissions from the floor:*

None.

PH07/4-4

It was moved and seconded

*That Zoning Amendment Bylaw 8193 be given second and third readings.*

**CARRIED**

5. Zoning Amendment Bylaw 8201 (RZ 06-354159)  
(10640 Williams Road; Applicant: Balbir Biring)

*Applicant's Comments:*

None.

*Written Submissions:*

None.

*Submissions from the floor:*

None.

PH07 4-5

It was moved and seconded

*That Zoning Amendment Bylaw 8201 be given second and third readings.*

**CARRIED**

6. Zoning Amendment Bylaw 8202 (RZ 06-355328)  
(7860/7880 Eperson Road; Applicant: Benjamin McConnell)

*Applicant's Comments:*

The applicant advised he was present to answer questions.

*Written Submissions:*

None.



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*Submissions from the floor.*

None.

PH07.4-6

It was moved and seconded

*That Zoning Amendment Bylaw 8202 be given second and third readings.*

**CARRIED**

- 7. **Zoning Amendment Bylaw 8205 (RZ 05-312239)  
(9460 and 9628 Ferndale Road; Applicant: Matthew Cheng Architects Inc.)**

*Applicant's Comments:*

The applicant advised he was present to answer questions.

*Written Submissions:*

Johnny Li and Mary Liu, #24 - 6233 Birch Street (Schedule 5)

Vicky Shen, 6233 Birch Street (Schedule 6)

*Submissions from the floor:*

Jose Gonzalez, 8935 Cook Crescent, stated that there are few community services in the area, and noted that the applicant has agreed to a payment-in-lieu of indoor amenity space, which will be applied to development of McLennan South neighbourhood parks. He inquired as to what form the development of those proposed parks would take. He further inquired about provision of commercial sites in the area.

In response Mr. Lamontagne advised that Council has recently approved improvements to parks in this area, that funds collected from this applicant are not earmarked for anything specific, and that commercial development is anticipated along both Garden City Road and Cook Road.

PH07.4-7

It was moved and seconded

*That Zoning Amendment Bylaw 8205 be given second and third readings.*

**CARRIED**



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- 8. Zoning Amendment Bylaw 8207 (RZ 06-339190)  
(6600, 6620 Cooney Road and 6591, 6611 Eckersley Road; Applicant:  
MacLean Homes Ltd.)

*Applicant's Comments:*

The applicant advised he was present to answer questions.

*Written Submissions:*

Liana Biasutti, 6631 Eckersley Road (Schedule 7)

*Submissions from the floor:*

Jose Gonzalez, 8935 Cook Crescent, stated that it is difficult for the City to provide needed amenity space in the City Centre, although funds have been collected to do so. He noted that the applicant has proposed to provide cash-in-lieu of indoor amenity space and on-site outdoor amenity space and inquired what the cash would be used to create.

Mr. Lamontagne responded that the funds go into a special reserve fund collected for the development of community space. He agreed to investigate whether there is one reserve fund for the whole city, or whether separate funds are set up for separate neighbourhoods.

In response to a query, Mr. Lamontagne advised that Parks and Recreation staff are reviewing all present City facilities and services, as well as the future needs of area residents, and the review is synchronized with the City Centre Area Plan. It is anticipated the review will be brought forward to Council for consideration in June, 2007.

Members of Council congratulated the applicant and City staff for the proposal to provide 15 units of affordable housing in this development.

It was moved and seconded

*That Zoning Amendment Bylaw 8207 be given second and third readings.*

**CARRIED**

PH07 4-8





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- 9. Official Community Plan Amendment Bylaw 8208 and Zoning Amendment Bylaw 8209  
(Parcel A (Reference Plan BCP23042) Section 35 Block 5 North Range 6-West New Westminster District as Dedicated on Plans 61424 and LMP 16312, located immediately south of 10780 Cambie Road; Applicant: Hywel Jones Architect Ltd.)

*Applicant's Comments.*

None.

*Written Submissions:*

None.

*Submissions from the floor.*

None.

PH07/4-9

It was moved and seconded  
*That Official Community Plan Amendment Bylaw 8208 and Zoning Amendment Bylaw 8209 each be given second and third readings.*

CARRIED

PH07/4-10

It was moved and seconded  
*That Official Community Plan Amendment Bylaw 8208 be adopted.*

CARRIED

- 10. Zoning Amendment Bylaw 8210 (RZ 06-350640)  
(11200 Railway Avenue; Applicant: Kim Redlich)

*Applicant's Comments*

The applicant advised he was present to answer questions.

*Written Submissions:*

None.



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*Submissions from the floor:*

None.

PH07/4-11

It was moved and seconded

*That Zoning Amendment Bylaw 8210 be given second and third readings.*

**CARRIED**

## ADJOURNMENT

PH07/4-12

It was moved and seconded

*That the meeting adjourn (7:52 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, April 16, 2007.

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Mayor (Malcolm D. Brodie)

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Acting Corporate Officer (Gail Johnson)

**MayorandCouncillors**

**From:** on behalf of MayorandCouncillors  
**Subject:** FW: Send a Submission Online (response #122)

<b>To Public Hearing</b>
Date: <u>April 16, 2007</u>
Item # <u>1</u>
Re: <u>Bylaw 8149</u>

Your Name:	Tracey	SCHEDULE 1 TO THE MINUTES OF THE REGULAR MEETING OF COUNCIL FOR PUBLIC HEARINGS HELD ON MONDAY, APRIL 16, 2007
Your Address:	7360 Blundell Road	
Subject Property Address OR Bylaw Number:	bylaw 3 8149 (RZ 05-320327)	
Comments:	I live next door in a 4 plex house - we also have a rezoning sign in front of our house - I would like to know what is going on with this as I am a renter - I feel that we have no rights as renters and there are many people in these houses that are going to be left homeless - There are no "houses" or duplexes/4plexes hardly left anymore around Richmond and the ones that are around all seem to have rezoning signs in front of them - I am tired of the way council is making Richmond a place where you have to "own" in order to live here...if this is the case, they should make it a bit easier for us first time buyers to purchase places ...build some affordable places like Surrey did...or leave some of these 4 plexes around Richmond so that we can still rent them...Its disgusting how we are going to be left struggling and cramped into a 1 bedroom apartment due to know places to rent any more- I am against the REZONING thank you	

<p><b>To Public Hearing</b>  <b>Date:</b> <u>APRIL 16, 2007</u>  <b>Item #:</b> <u>1</u>  <b>Re:</b> <u>Bylaw 8149</u></p>
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**MayorandCouncillors**

**From:** Webgraphics [webgraphics@richmond.ca]  
**Sent:** Friday, 13 April 2007 5:35 PM  
**To:** MayorandCouncillors  
**Subject:** Send a Submission Online (response #126)

SCHEDULE 2 TO THE MINUTES  
 OF THE REGULAR MEETING OF  
 COUNCIL FOR PUBLIC HEARINGS  
 HELD ON MONDAY, APRIL 16,  
 2007

Send a Submission Online (response #126)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.city.richmond.bc.ca/CM/WebUI/PageTypes/Survey/Survey.aspx?PageID=1793&PageMode=Hybrid
Submission Time/Date:	2007-04-13 5:35:04 PM

Survey Response

Your Name:	Djohan setijadi
Your Address:	7611 sunnymede crescent, Richmond, B.C V6Y 1H3
Subject Property Address OR Bylaw Number:	7300 & 7340 Blundell Road Bylaw 8149(RZ 05-320327)
Comments:	We are residing in a home right behind the predeveloped townhouses on Blundell Road. We are just concerned about the hedges that lie between our backyard and the townhouses about to be built. They lie on our property and belong to us but we worry that during the construction, some one might mistake the hedges to be on their property and therefore cut it down. We are requesting to put up a tree protection barrier on it to insure its protection. It would be much appreciated, as I am also speaking on behalf of the neighboring houses, which also own hedges. They are old, beautiful hedges and it would be such a shame to see them get cut down by mistake. Please see to it that they are protected. Thank you for your time, Djohan Setijadi

SCHEDULE 3 TO THE MINUTES  
OF THE REGULAR MEETING OF  
COUNCIL FOR PUBLIC  
HEARINGS HELD ON MONDAY,  
APRIL 16, 2007

## MayorandCouncillors

**From:** Webgraphics [webgraphics@richmond.ca]  
**Sent:** Friday, 13 April 2007 7:07 PM  
**To:** MayorandCouncillors  
**Subject:** Send a Submission Online (response #127)

## Send a Submission Online (response #127)

### Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	<a href="http://cms.city.richmond.bc.ca/CM/WebUI/PageTypes/Survey/Survey.aspx?PageID=1793">http://cms.city.richmond.bc.ca/CM/WebUI/PageTypes/Survey/Survey.aspx?PageID=1793</a>
Submission Time/Date:	2007-04-13 7:07:20 PM

### Survey Response

Your Name:	Djohan Setijadi
Your Address:	7611 Sunnymede Crescent
Subject Property Address OR Bylaw Number:	7300 & 7340 Blundell Road Bylaw 8149(RZ 05-320327)
Comments:	<p>I just sent a submission about two hours ago requesting a tree protection barrier on the hedges in our backyard so that it would not be mistakenly cut down by construction who are building the townhouses behind us. I just received a call from my neighbor informing me that the townhouses down further along blundell that have already been built, had an effect on the trees surrounding that area. They were not cut down but died anyway due to the effects of the construction. I'm asking that they try to work as carefully as possible so as to not effect the hedges in any harmful way. I ask that the city council please keep this in mind when building the townhouses and are respectful of our concerns. Thank you, Djohan Setijadi</p>

SCHEDULE 4 TO THE MINUTES  
OF THE REGULAR MEETING OF  
COUNCIL FOR PUBLIC  
HEARINGS HELD ON MONDAY,  
APRIL 16, 2007

To Public Hearing
Date: <u>April 16, 2007</u>
Item # <u>1 + 2</u>
Re: <u>Bylaws 8149 +</u> <u>8150</u>

April 15, 2007

Mr. Edwin Lee  
Planning and Development Department  
City of Richmond

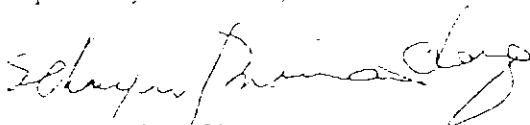
Re: Zoning Amendment Bylaw 8149 & 8150

We are residing in Sunnymede south of the proposed rezoning property at Blundell Road.  
We are against the rezoning changes for the following reasons:

- 1) The rezoning changes, due to its increased density, will lead to more traffic congestion, noise and probably more crime in the area. All these would affect directly or indirectly to the residents of Sunnymede.
- 2) We believe that most developers are upright people, but some are insatiable. Once they get what they want, they would come back for more. Unless the Richmond City Council is prepared to change the whole Blundell Road into a high density slum, these rezoning applications should not be approved without careful consideration.
- 3) Most city councillors are honourable. We do hope that they would not cater or yield to those developers who have the money and influence.

If, in despite of our efforts, we fail and the rezoning changes are approved, we then just hope that the property would be properly fenced and screened.

Respectfully submitted,



Seg and Miriam Chang  
7651 Sunnymede Crescent,  
Richmond, BC V6Y 1H3

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APR 16 2007

& DISTRIBUTED



To Public Hearing	
Date:	April 16, 2007
Item #:	7
Re:	Bylaw 8205
_____	

		INT
✓	DW	
	GJ	✓
	KY	
	DB	
	WB	

For Director, City Clerk's Office

Re: To rezone the subject property from "Single-family Housing District Subdivision Area F (R1/F)" to townhouse complex.

From: Johnny Li & Mary Liu

24-6233 Birch Street, Richmond, BC, V6Y 4 H3

Date: April 9, 2007

8060-20-8205

Fax & Phone: (604) 821-0344

Dear Director:

We are strongly against rezoning the subject property from "Single-family Housing District Subdivision Area F (R1/F)" to townhouse complex. The reasons are as follows:

The developer is very sly. When the developer applied to build residence in this area last year, they knew it was impossible to get it approved if they applied to build townhouse complex. Because the houses from 6233 Birch Street and 9440 Ferndale Rd. and 9420 Ferndale Rd. are all townhouses, and RZ 05-312239 are between them. If the townhouses are still built here, it will cause lots of noise, pollution, visibility and privacy problems. So the developer first gave the proposal of building the single-family houses. Once it is approved, they want to change it to townhouse complex which is easy to sell and make money. Based on the above reasons, we are opposed firmly to rezoning the subject property from "Single-family Housing District Subdivision Area F (R1/F)" to townhouse complex.

Sincerely,

Johnny Li, Mary Liu  
Johnny Li & Mary Liu



<b>To Public Hearing</b> Date: <u>April 16, 2007</u> Item #: <u>7</u> Re: <u>Bylaw 8205</u>
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**MayorandCouncillors**

From: Webgraphics [webgraphics@richmond.ca]  
 Sent: Tuesday, 10 April 2007 11:03 AM  
 To: MayorandCouncillors  
 Subject: Send a Submission Online (response #123)

Send a Submission Online (response #123)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	<a href="http://cms.city.richmond.bc.ca/CM/WebUI/PageTypes/Survey/Survey.aspx?PageID=1793&amp;PageMode=Hybrid">http://cms.city.richmond.bc.ca/CM/WebUI/PageTypes/Survey/Survey.aspx?PageID=1793&amp;PageMode=Hybrid</a>
Submission Time/Date:	2007-04-10 11:03:03 AM

Survey Response

Your Name:	Vicky H Shen
Your Address:	6233 Birch St.
Subject Property Address OR Bylaw Number:	8205(RZ05-312239)
Comments:	<p>Dear Sir/Mam, We know that no one can stop it once a rezoning has begun. Our concern is that our area between Garden City and #4 Road south of Westminster HW is already too densely populated with lots of new high rises, apartment buildings and townhouses. There are too few trees, lawns, let alone any public services. What is needed is convenience stores, a post office, a letter box, and safer traffic, etc. The city council should take into consideration that there be no more commercial developments in our area and that the roads should be better paved, and more space for children and elderly to walk and play. Thanks for reading this. Vicky</p>



To Public Hearing
Date: <u>April 16, 2007</u>
Item # <u>8</u>
Re: <u>Bylaw 8207</u>
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Mayor and Councillors

From: Webgraphics [webgraphics@richmond.ca]  
 Sent: Wednesday, 11 April 2007 5:40 PM  
 To: Mayor and Councillors  
 Subject: Send a Submission Online (response #124)

Send a Submission Online (response #124)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	<a href="http://cms.city.richmond.bc.ca/CM/WebUI/PageTypes/Survey/Survey.aspx?PageID=1793&amp;PageMode=Hybrid">http://cms.city.richmond.bc.ca/CM/WebUI/PageTypes/Survey/Survey.aspx?PageID=1793&amp;PageMode=Hybrid</a>
Submission Time/Date:	2007-04-11 5:39:23 PM

Survey Response

Your Name:	liana biasutti
Your Address:	6631 Eckersley Road, Richmond
Subject Property Address OR Bylaw Number:	Bylaw 8207 (RZ 06-339190)
Comments:	Again I remain steadfastly against the insane amount of high density construction that is being proposed in Richmond, particularly next to me and in my "back yard". There seems to be no consideration being given to the adverse impacts, which are many, will have upon present residents. I hate to see that there is no consideration being given to current owners and residents in single family homes. With this and a host of other submissions I have given on behalf of myself and my mother Anne Biasutti (owner of the home), I can only reiterate how completely opposed we are to this development application and the rest of them that are directly impacting Eckersley Road!!!!