



## Regular Council Meeting for Public Hearings

Tuesday, April 22<sup>nd</sup>, 2003

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

Present: Mayor Malcolm D. Brodie  
Councillor Linda Barnes  
Councillor Derek Dang  
Councillor Sue Halsey-Brandt  
Councillor Rob Howard  
Councillor Kiichi Kumagai  
Councillor Bill McNulty  
Councillor Harold Steves

David Weber, Acting City Clerk

Absent: Councillor Evelina Halsey-Brandt

Call to Order: Mayor Brodie opened the proceedings at 7:00 p.m.

1A. **Proposed Amendment to Single-Family Lot Size Policy 5441**  
(Section 27-4-6)

1B. **Zoning Amendment Bylaw 7492 (RZ 02-221142)**  
(9811 Williams Road; Applicant: Stephen Lam)

*Applicant's Comments:*

The applicant was not in attendance.

*Written Submissions:*

Stephen and Glenis Todd, 9771 Pinewell Crescent (Schedule 1)

K. Yang and S. Wu, 9071 Pinewell Crescent (Schedule 2)

*Submissions from the floor:*

None.



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**Regular Council Meeting for Public Hearings**

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PH03/4-1

It was moved and seconded

*That Lot Size Policy 5441 be amended to exclude those properties fronting No. 4 Road, Williams Road and Garden City Road.*

**CARRIED**

PH03/4-2

It was moved and seconded

*That Zoning Amendment Bylaw 7492 be given second and third readings.*

Prior to the question on Resolution No. PH03/4-2 being called, staff were requested to ensure that the developer, at his expense, removed the overgrown bushes and replaced the broken fence with a high privacy fence between the subject property and the common property line at 9771 Pinewell Crescent.

The question on Resolution No. PH03/4-2 was then called, and it was **CARRIED**.

**2A. Proposed Amendment to Single-Family Lot Size Policy 5435  
(Section 29-4-6)**

**2B. Zoning Amendment Bylaw 7493 (RZ 02-219757)  
(7231 Williams Road; Applicant: Rav Bains)**

**2C. Zoning Amendment Bylaw 7494 (RZ 02-221450)  
(9971 Greenlees Road; Applicant: Rav Bains)**

*Applicant's Comments:*

The applicant indicated that he did not wish to make a presentation.

*Written Submissions:*

Anna Yip and Ken Aeng, 7880 Broadmoor Boulevard (Schedule 3)

*Submissions from the floor:*

Mr. Gordon Hercus, of 7420 Belair Drive, expressed concern about the proposal to provide vehicle access to the new homes from a rear lane; and questioned whether this lane requirement would result in the dwellings encroaching into the front setback requirements for Williams Road.



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Mr. Bob Owens, of 7431 Williams Road, voiced concern about the size of the homes now being constructed in the area surrounding his home. He also clarified information provided to the previous speaker on those homes which had vehicle access from Williams Road and those which only had vehicle access from a lane located behind Bates Road. Mr. Owens also expressed concern about the accuracy of the information which had been sent out by the City as part of the public notification process; and commented further on the unsatisfactory condition of the lane located behind Bates Road.

PH03/4-3

It was moved and seconded

*That Lot Size Policy 5435 be amended to exclude those properties fronting No. 3 Road and Williams Road.*

**CARRIED**

OPPOSED: Clllr. Kumagai  
McNulty

PH03/4-4

It was moved and seconded

*That Zoning Amendment Bylaws 7493 and 7494 be given second and third readings.*

**CARRIED**

OPPOSED: Clllr. Kumagai  
McNulty

**3A. Zoning Amendment Bylaw 7495 (RZ 02-209424)**

(12511 No. 2 Road – Subject Application; Applicant: Centro Properties Group and Jema Properties Consulting Ltd./City of Richmond)

**3B. Zoning Amendment Bylaw 7490 (RZ 02-209424)**

(12511 No. 2 Road; Applicant: Centro Properties Group and Jema Properties Consulting Ltd.)

*Applicant's Comments:*

Ms. Olga Ilich, representing Jema Properties, advised that she and her delegation were present to respond to questions, and she drew Council's attention to the model of the project which was on display.



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*Written Submissions:*

Olga Ilich, Jema Properties Consulting Ltd., #206 – 5631 No. 3 Road  
(Schedule 4)

Annie Kammerzell-White and Stephen White, #416 – 5600 Andrews Road  
(Schedule 5)

Joyce Tam, #308 – 5800 Andrews Road (Schedule 6)

Sue Oberhoffner, #336 – 5700 Andrews Road (Schedule 7)

Penny Wu, 5700 Andrews Road (Schedule 8)

Mrs. Kay Kitade, 5600 Moncton Street (Schedule 9)

Dick Schell, 3320 Steveston Highway (Schedule 10)

Ales Struna, #95 – 10200 Fourth Avenue (Schedule 11)

Glen Petrie, Glen's Building and Property Services,  
Unit D – 12251 No. 2 Road (Schedule 12)

Peter Dutzi, #220 – 3791 Bayview Street (Schedule 13)

Bernie Stoltz, 9380 Railway Avenue (Schedule 14)

Shaun Haswell, #127 – 12633 No. 2 Road (Schedule 15)

*Submissions from the floor:*

Ms. Carol Powell, a resident of River's Reach, stated that she had been advised when she purchased her home that any development on the subject property would be two storeys in height and not the 3 storeys now being proposed. As well, she advised that the development application sign on the property indicated that 62 units would be constructed, while the letter from the City had indicated 66; she also questioned the intent of 'subsidized housing' and how this would impact the proposed development, if at all.



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Ms. Joanna Rock, a resident of 5800 Andrews Road, voiced concern about the degree to which the roof top of the proposed complex would impact on those residents of 5800 Andrews Road who at the present time had a view of the mountains. She also questioned whether the entrance way to the development could be provided from No. 2 Road rather than Andrews Road, because of the potential increase in noise and traffic congestion on Andrews Road resulting from the project.

Mr. Bob Ransford, 5071 Steveston Highway, stated that scenic views could not be guaranteed, and he urged Council to support a well designed development.

Ms. Carol Powell (supplementary presentation), questioned when construction would commence.

Ms. Olga Ilich (supplementary presentation), provided information on the timing of construction, and in response to questions about building heights, the architect for the project, Mr. Wayne Fougere used a site and elevation map of the project, to explain the proposed building height in relation to the existing street grade.

Ms. Joanna Rock (supplementary presentation) spoke further on the issue of building height and questioned how the road elevation had been taken into account in determining building height.

PH03/4-5

It was moved and seconded  
*That Zoning Amendment Bylaws 7495 and 7490 each be given second and third readings.*

**CARRIED**

PH03/4-6

It was moved and seconded  
*That Zoning Amendment Bylaw 7495 be adopted.*

**CARRIED**



## Regular Council Meeting for Public Hearings

Tuesday, April 22<sup>nd</sup>, 2003

### 4. Zoning Amendment Bylaw 7496AND

#### Zoning Amendment Bylaw 7491 (RZ 02-213387)

(22111, 22171 & 22191 Westminster Highway; Applicant: Patrick Cotter Architect Inc.)

#### *Applicant's Comments:*

The applicant indicated that he was available to respond to questions following any submissions made by the public.

#### *Written Submissions:*

None.

#### *Submissions from the floor:*

Ms. Sandra Kilpatrick, of 22100 Wilson Avenue, expressed concern about the removal of all the trees from the existing property and the backfilling of that property over the tree debris and garbage which had been left on the site. She provided information on an easement which existed at the rear of her property, which she had been told, was part of her property. Ms. Kilpatrick then reported on the removal of trees from her property and the destruction of the support system during the preloading process, which had kept her fence (located on the rear property line) erect, and on the difficulties which she was having in getting the developer to repair the fence.

Mr. Patrick Cotter, applicant, and accompanied by Mr. Doug Dueck, of Premier Pacific Development came forward. Mr. Dueck then provided information on the preloading of the subject property and commented on the damage referred to by the previous speaker. He indicated that he would be prepared to replace Ms. Kilpatrick's fence during the construction process.

Ms. Sandra Kilpatrick (supplementary presentation), spoke further on the location of the easement in relation to those properties and the subject property which was located south of Wilson Avenue, and the siting of the fences in relation to this easement. She also expressed concern about the filling in of the drainage ditch located in the easement and the impact which this could have on flooding in the future. Ms. Kilpatrick asked that her fence and her neighbours' fences be re-erected along the south property line.



**Regular Council Meeting for Public Hearings**

**Tuesday, April 22<sup>nd</sup>, 2003**

PH03/4-7            It was moved and seconded  
*That Zoning Amendment Bylaws 7496 and 7491 each be given second and third readings, and that a condition of adoption for Bylaw 7491 being added that the fence on the south property line be restored in place.*

**CARRIED**

PH03/4-8            It was moved and seconded  
*That Zoning Amendment Bylaw 7496 be adopted.*

**CARRIED**

**5. Zoning Amendment Bylaw 7499**  
 (Applicant: City of Richmond)

*Applicant's Comments:*

The applicant was not in attendance.

*Written Submissions:*

None.

*Submissions from the floor:*

None.

PH03/4-9            It was moved and seconded  
*That Zoning Amendment Bylaw 7499 be given second and third readings.*

**CARRIED**

OPPOSED: Cllr. Barnes  
 S. Halsey-Brandt  
 Steves

PH03/4-10           It was moved and seconded  
*That Zoning Amendment Bylaw 7499 be adopted.*

**CARRIED**

OPPOSED: Cllr. Barnes  
 S. Halsey-Brandt  
 Steves



**Regular Council Meeting for Public Hearings**

**Tuesday, April 22<sup>nd</sup>, 2003**

**6. ADJOURNMENT**

PH03/4-11

It was moved and seconded  
*That the meeting adjourn (8:38 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 Tuesday, April 22<sup>nd</sup>, 2003.

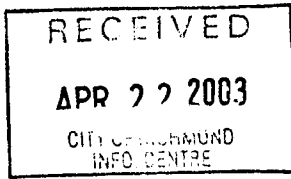
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Mayor (Malcolm D. Brodie)

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Acting City Clerk (David Weber)





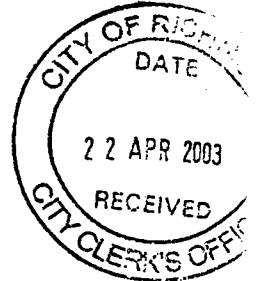
10:00  
Am  
ST  
3266

Stephen + Glenis Todd  
9771 Pinewell Cres.  
Richmond, B.C.  
V7A 2C7  
April 21/03

<b>To Public Hearing</b>
Date: <u>April 22/03</u>
Item # <u>1</u>
Re: <u>Lot Size Policy 511.1</u> <u>Bylaw 7492</u>

Attn: J. Richard McKenna  
City Clerk

SCHEDULE 1 TO THE MINUTES  
OF THE REGULAR COUNCIL  
MEETING FOR HOLDING  
PUBLIC HEARINGS HELD ON  
TUESDAY, APRIL 22<sup>ND</sup>, 2003



Dear Sir:

Re: Zoning Amendment Bylaw 7492 (RZ02-221142)  
Location: 9811 Williams Rd.  
Applicants: Stephen Lam

As the neighbours backing onto this property, we are not opposed to the proposed rezoning if the owner/developer promises to remove the overgrow bushes and broken fence and install a high privacy fence between our property and his at his expense

Presently, the fence that is there belongs to him and is in terrible disrepair as over the years the bushes on his property have overgrown and been allowed to push down the fence. At Jenny Beran's suggestion, I contacted Mr Stephen Lam last week and conveyed our wish for a new fence. Mr Lam assured me that he would be responsible for a new fence. We would like this promise in writing, as Ms. Beran indicated that it is normal for a developer to be responsible for this. We would also like to be assured that this would be done as soon as possible, before developing the property.

We are also concerned that the houses are designed in such a way to afford privacy in our own backyard.

cc: JENNY BERAN

11 Sincerely,  
Stephen + Glenis Todd.

<b>To Public Hearing</b>	
Date:	April 22, 2003
Item #	1
Re:	Policy 5441
	Bylaw 7492

April 22, 2003

Attention:  
 City Clerk's Office  
 City of Richmond

**SCHEDULE 2 TO THE MINUTES OF  
 THE REGULAR COUNCIL MEETING  
 FOR HOLDING PUBLIC HEARINGS  
 HELD ON TUESDAY, APRIL 22<sup>ND</sup>,  
 2003**

Re: Amendment to Lot Size Policy 5441 (Section 27-4-6) and Rezoning of 9811  
 Williams Road (RZ 02-221142)

We will like to express our concerns about the proposed amendment and rezoning. We strongly oppose to these changes because they will significantly disrupt the streetscape of a well-established neighbourhood and introduce more traffic to the existing roads.

The proposed rezoning will create smaller lots that are not in keeping with the streetscape of the established neighbourhood. The new lots, only half as wide as the existing lot, will look out of place among the regular-sized lots. This may reduce the values of the surrounding properties and prompt other owners to sell their homes and move to a different area, even driving them out of Richmond. The best example of this is on another section of the Williams Road, between Shell and No. 5 Road. More than five lots have been sold in the last year and subdivided into smaller lots, with more lots now being put on the market for sale.

Williams Road currently has only one lane both ways with an additional centre lane for making left turns. To create new lots will introduce more vehicles into the area. The proposal with the new lane access, in our opinions, will not solve the problem, because cars still need to slow down to enter the lane. Also, it may be more hazardous for bikers utilizing the bike lane.

We can see the implementation of a policy like this in new developments or to revive a deteriorated neighbourhood. However, to allow for rezoning of this or other lots in this well-established and well-maintained neighbourhood is not going to benefit the residents or property owners. The only beneficiary of this proposed policy will be builders who want to buy the lots cheaply, subdivide them, build new houses and sell those houses for maximum profit.

We hope the Council will consider these points when making their decisions on this application. As home owners and people who care very deeply for this neighbourhood, we oppose to any amendment to Lot Size Policy 5441 and rezoning of the lots.

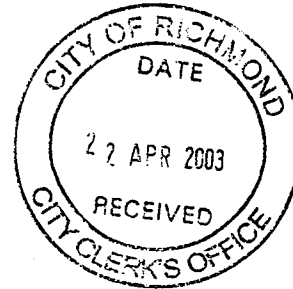
Sincerely,



K. Yang and S. Wu  
 9071 Pinewell Crescent, Richmond.



Anna Yip and  
Ken Aeng  
7880 Broadmoor Blvd  
Richmond, BC  
Tel: (604) 961-9890  
Fax: (604) 448-9896



April 20, 2003

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

SCHEDULE 3 TO THE MINUTES  
OF THE REGULAR COUNCIL  
MEETING FOR HOLDING PUBLIC  
HEARINGS HELD ON TUESDAY,  
APRIL 22<sup>ND</sup>, 2003

Dear Ms. Jenny Beran:

**RE: Notice: A Change to the Single Family Lot Size Policy 5435**  
**(File: RZ 02-219757 and RZ 02-221450)**

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We are the owners of the property located at 7880 Broadmoor Blvd. Richmond, BC and we are writing to oppose the proposed rezoning applications for 7231 Williams Road and 9971 Greenlees Road. We had acquired this property for only few months. My finance had been lived in Vancouver area for over 20 years. And myself used to lived in Vancouver. At first, my fiancé was reluctant to move from Vancouver to Richmond. But he has seen the area in Broadmoor area, and the house that we purchase has a lot of trees and greens surrounded, and also a nice community. Thus, we decided to purchase this lovely house in this neighborhood. We enjoyed the large lot size, nice back yard and a fine neighborhood. We believe spaces could bring to our next generation a better healthier and happier lifestyle.

Furthermore, the applications are contrary to the existing Single Family Lot Policy 5435, it will reduced the lot width from 59 feet to 29.5 feet or 32.8 feet. We believe that by allowing these small single family lots in our area, not only our neighborhood will be affected, and also the value of our property will be greatly affected. Please reconsider this proposal.

Thank you for your kind attention.

Yours truly,

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Anna Yip  
Ken Aeng



Tuesday, April 22<sup>nd</sup>, 2003 – 7 pm

Council Chambers, 1<sup>st</sup> Floor  
Richmond City Hall  
6911 No. 3 Road  
Richmond, BC V6Y 2C1

**A. Proposed Amendment to Single-Family Lot Size Policy 5435 (Section 29-4-6)**

**Recommendation**

That Lot Size Policy 5435 be amended to exclude those properties fronting No. 3 Road and Williams Road.

**B. Zoning Amendment Bylaw 7493 (RZ 02-219757)**

**Location/s:** 7231 Williams Road

**Applicant/s:** Rav Bains

**Purpose of Zoning Amendment:**

To rezone the subject property from Single Family Housing District, Subdivision Area E (R1/E) to Single Family Housing District, Subdivision Area K (R1/K), in order to permit it to be subdivided into two new single family residential lots with access from the lane only.

**C. Zoning Amendment Bylaw 7494 (RZ 02-221450)**

**Location/s:** 9971 Greenlees Road

**Applicant/s:** Rav Bains

**Purpose of Zoning Amendment:**

To rezone the subject property from Single Family Housing District, Subdivision Area E (R1/E) to Single Family Housing District, Subdivision Area A (R1/A), in order to permit it to be subdivided into two new single family residential lots with access from the lane only.

**City Contact:** Jenny Beran 604-276-4212 Urban Development Division

**Information on Procedure**

Persons who believe that their interest in property is affected by the proposed bylaw may make an oral presentation, or submit written comments at this Public Hearing. If you are unable to attend, you may send your written submission to the City Clerk's Office by 4 pm on the date of the Public Hearing. All submissions will form part of the record of the hearing.

Further information may be obtained from the CITY CONTACT telephone number shown above. A copy of the proposed bylaw, supporting staff and committee reports and other background material may be inspected at the Urban Development Division, between the hours of 8:15 am and 5 pm, Monday through Friday, except statutory holidays, commencing April 12<sup>th</sup>, 2003 and ending April 22<sup>nd</sup>, 2003, or upon the conclusion of the hearing. Staff reports on the matter(s) identified above are available on the City website at [http://www.city.richmond.bc.ca/council/hearings/2003/ph2003\\_list.htm](http://www.city.richmond.bc.ca/council/hearings/2003/ph2003_list.htm).

**No further information or submissions can be considered by Council after the conclusion of the Public Hearing.**

It should be noted that the rezoned property may be used for any or all of the uses permitted in the "new" zone.



# JEMA PROPERTIES CONSULTING LTD.

#206 – 5631 No. 3 Road, Richmond, B.C., V6X 2C7

Tel#: (604) 271-5556 Fax#: (604) 271-5557

April 14, 2003

City of Richmond,  
Urban Development Division  
6911 No. 3 Road,  
Richmond, BC  
V6Y 2C1

Attention: Mayor and Council:

Dear Sirs and Mesdames,

**Re: Zoning Amendment Bylaw 7495 and 7490**  
**12511 No. 2 Road**

I enclose for your information a copy of a rendering and some information that we will be giving out to the residents surrounding the proposed development noted above.

You may recall that the area was redesignated to Multi-family in the Official Community Plan last September. We have spent the intervening months working out the more detailed development plans with staff.

The industrial development that is currently on the site is now 35% vacant. A further 27% of the space is rented on a month to month basis because the leases are expired. Another 27% of the space has leases expiring this year, and the remainder of the leases representing 2 tenants, or 10% of the space has leases that expire in 2004.

The building is in a poor state of repair. In fact, a portion of the roof collapsed just recently and significant work needs to be done in order to keep the building in use as an industrial building. The current owners do not consider this a viable option.

If there are questions about the proposed development, please call me at 604-271-5556.

Yours truly,



Olga Ilich

SCHEDULE 4 TO THE MINUTES  
OF THE REGULAR COUNCIL  
MEETING FOR HOLDING  
PUBLIC HEARINGS HELD ON  
TUESDAY, APRIL 22<sup>ND</sup>, 2003

To Public Hearing

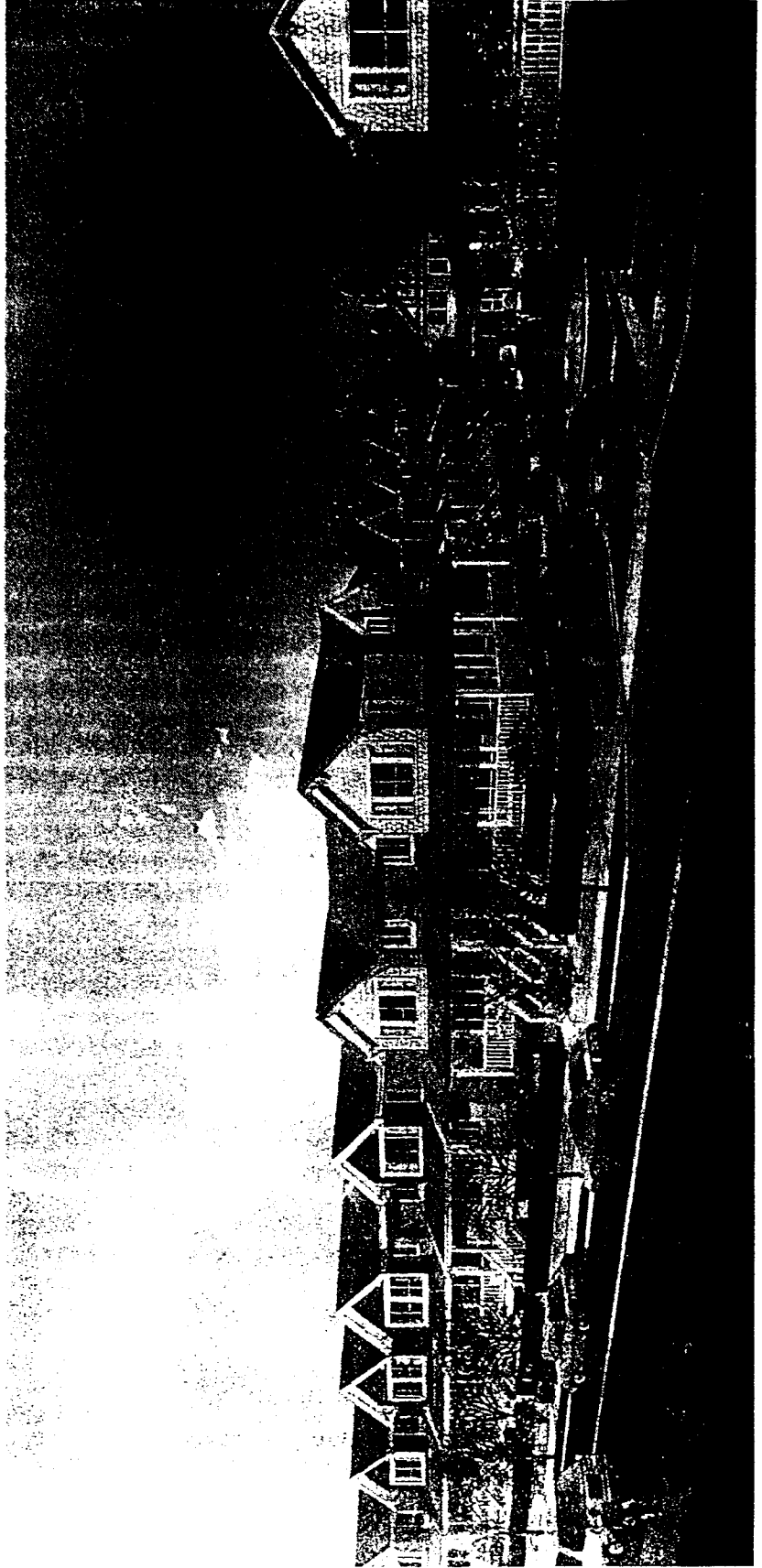
Date: April 22, 2003

Item # 3A + 3B

Re: Bylaws 7495, 7490

12511 No. 2 Rd

PROPOSED TOWNHOUSE DEVELOPMENT  
AT 12511 NO. 2 ROAD, RICHMOND



## **PROPOSED TOWNHOUSE DEVELOPMENT 12511 NO. 2 ROAD, RICHMOND, B.C.**

**CENTRO PROPERTIES GROUP and JEMA PROPERTIES CONSULTING LTD.** have applied to the City of Richmond for approval to create a new townhouse development on the 2.97 acre property located at the north-east corner of Andrews Road and No. 2 Road.

The project will consist of 63 townhouses, consisting of 12 two-bedroom units and 51 three-bedroom units that will be built in clusters of two to six units. These units are to be built around an internal driveway system.

All the units will be 3-storeys with a maximum height of 12 metres; however, the bottom floor will be dropped below Andrews Road. Each townhouse will provide two parking spaces and crawl space in the basement level with two storeys of living space above. The project will have 13 visitors' parking spaces. The units will have covered, wrap-around verandas and a 5.0 metre landscape hedging will provide a natural buffer along No. 2 Road between this residential area and the farmlands.

The overall development will have only one entranceway which will be located off Andrews Road.

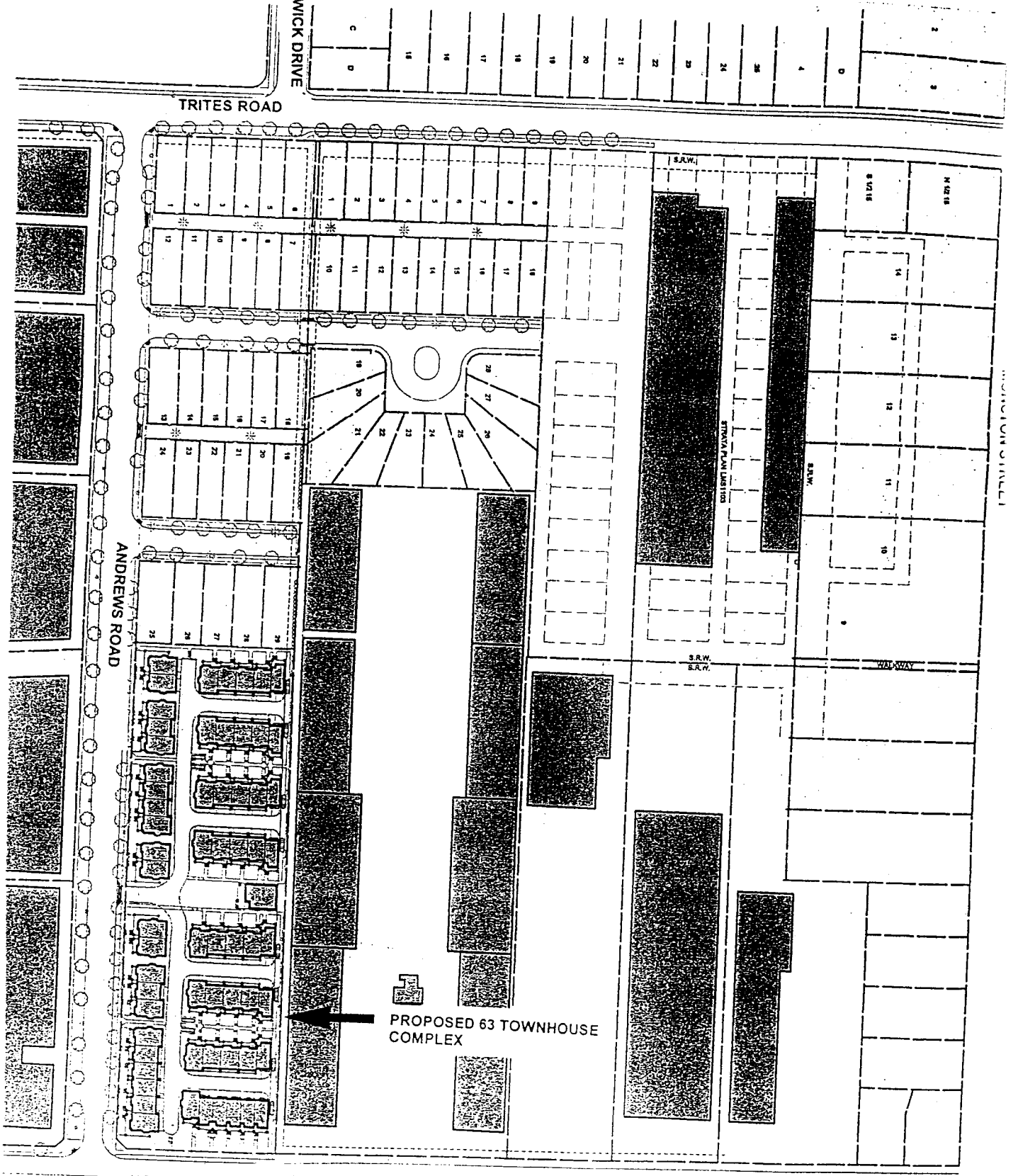
This proposed townhouse development provides a well planned transition between the condominium developments to the south and the existing industrial development to the north.

For more information please contact:

Ms. Olga Ilich  
JEMA PROPERTIES  
CONSULTING LTD.  
604-271-5556

Mr. Kush Panatch  
CENTRO DEVELOPMENTS LTD.  
604-644-2955





BRUNSWICK DRIVE

TRITES ROAD

ANDREWS ROAD

NO. 2 ROAD

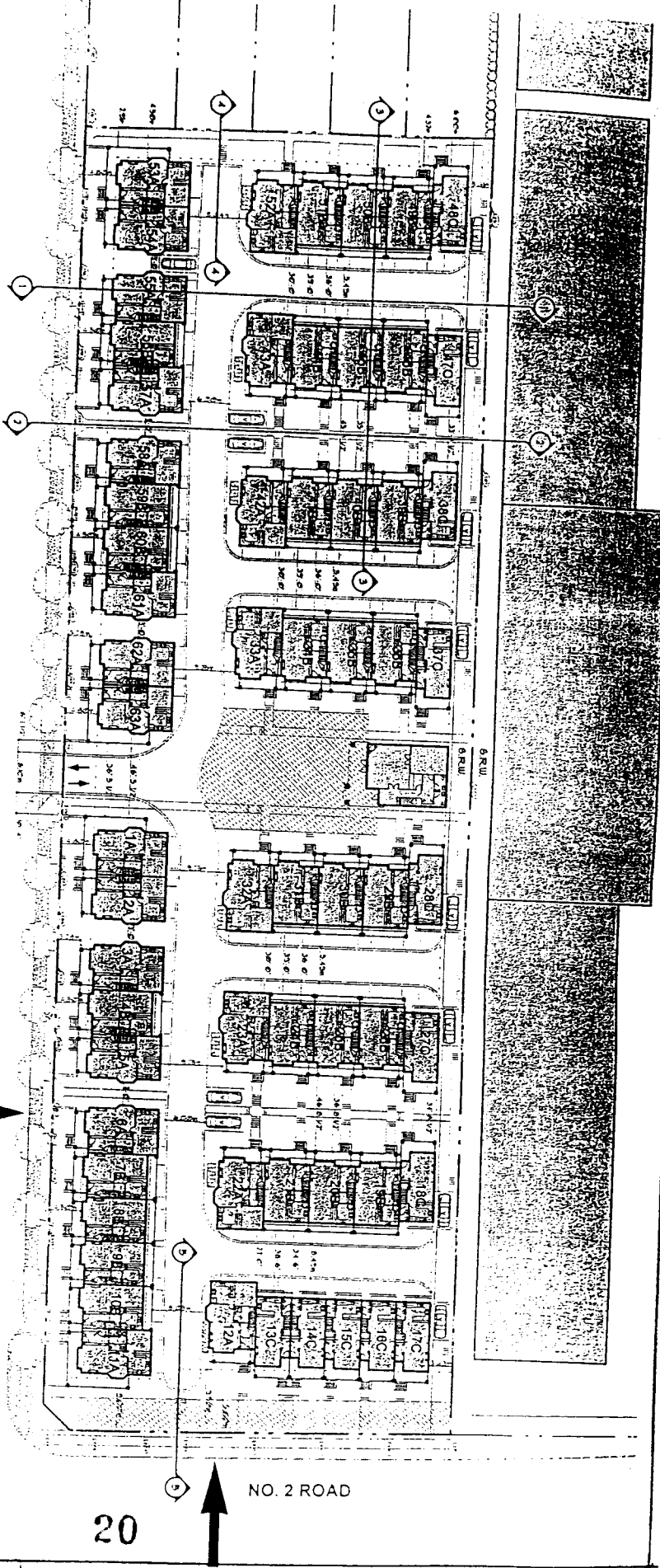
PROPOSED 63 TOWNHOUSE COMPLEX



LOCATION PLAN  
SCALE: 1" = 400'

**ANDREWS ROAD TOWNHOMES**

for CENTRO DEVELOPMENT LTD. &  
ICMA PROPERTIES CONSULTANTS



**SITE DATA**

PROPOSED TOWNHOUSE DEVELOPMENT

OWNER: JEMA PROPERTIES CONSULTING LTD.

DESIGNER: FOLGERE ARCHITECTURE

DATE: 1998

SCALE: 1/8" = 1'-0"

PROJECT NO: 12511 NO. 2 ROAD

LOT NO: 12511

APPROXIMATE AREA: 10,000 SQ. FT.

PERMITTED: 63 UNITS

DATE OF PERMIT: 1998

APPROVED BY: [Signature]

DATE OF APPROVAL: 1998

APPROVED BY: [Signature]

DATE OF APPROVAL: 1998

APPROVED BY: [Signature]

DATE OF APPROVAL: 1998

APPROVED BY: [Signature]

DATE OF APPROVAL: 1998



**SITE PLAN (63 UNITS)**

**PROPOSED TOWNHOUSE LAY OUT**

**ANDREWS ROAD TOWNHOMES**

for CENTRO DEVELOPMENT LTD. & JEMA PROPERTIES CONSULTING LTD

**FOLGERE ARCHITECTURE**

2

PROPOSED TOWNHOUSE DEVELOPMENT AT 12511 NO. 2 ROAD, RICHMOND

Annie Kammerzell-White &  
 Stephen White  
 416-5600 Andrews Road  
 Richmond, B.C., V7E 6N1

**To Public Hearing**  
 Date: April 22, 2003  
 Item # 3A+3B  
 Re: Bylaws 7495, 7490  
12511 No. 2 Rd

		INT
✓	JFM	
	DW	DW
	KY	
	AS	
	DB	
	WB	

SCHEDULE 5 TO THE MINUTES OF  
 THE REGULAR COUNCIL MEETING  
 FOR HOLDING PUBLIC HEARINGS  
 HELD ON TUESDAY, APRIL 22<sup>ND</sup>,  
 2003

8060-20-7495

City Clerk  
 J. Richard McKenna  
 Richmond City Hall  
 6911 No. 3 Road  
 Richmond, B.C.  
 V6Y 2C1

Re: 12511 No. 2 Road Centro Properties Group & Jema Properties request for rezoning.

My husband and I live on Andrews Road at No. 2 Road. We feel that 63 3-storey townhouse units will make Andrews Road extremely high density and will detract from the quality of life for those living here already. Also, allowing for a narrower road (ie: 4.5m set back) will cause problems for existing traffic, much less adding substantially to the current usage if the 63 units are built.

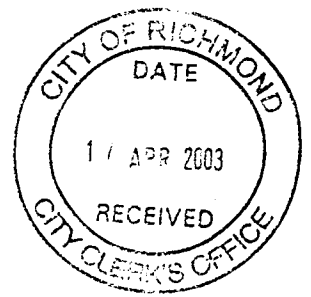
We feel that fewer townhouses and leaving the road the current width would be an alternative that would be attractive to current residents in the area and would not inhibit the developers from pursuing this project. Certainly it would be nice to see the "falling down" warehouse units demolished, but we don't want to see the area over saturated with housing developments.

Thank you for taking the time to consider our concerns.

Sincerely,



Annie Kammerzell-White



Joyce Tam  
308-5800 Andrews Road  
Richmond, B.C.  
Tel: 604-377-6638

<b>To Public Hearing</b>	
Date:	<i>April 22/03</i>
Item #:	<i>3</i>
Re:	<i>Bylaw 7495 &amp; 7497</i>



April 21, 2003

City of Richmond  
Council Chambers, 1<sup>st</sup> Floor  
Richmond City Hall  
6911 No. 3 Road  
Richmond, BC V6Y 2C1

SCHEDULE 6 TO THE MINUTES  
OF THE REGULAR COUNCIL  
MEETING FOR HOLDING PUBLIC  
HEARINGS HELD ON TUESDAY,  
APRIL 22<sup>ND</sup>, 2003

Attn: City Clerk's Office

Re: Notice of Public Hearing – Zoning Amendment Bylaw 7495 (RZ-02-029424)

Dear Sir / Madam,

Recently I received this notice of public hearing in the mail. When the original rezoning was passed that would "clean up our neighbourhood" it entail a two-story townhouse that would maintain our beautiful view of the North Shore Mountain?

This will negatively affect us two fold:

- (1) We will lose our beautiful view of the North Shore Mountain, which we paid high price for my unit.
- (2) Our Property value will decrease, as we no longer have a Mountain View.

So, I am voting against to put two or three-story apartment on the location of 12511 No. 2 Road.

Looking forward to hear from you soon.

Best Regards,  
Joyce Tam

Sue Oberhoffner  
#336 - 5700 Andrews Road  
Richmond, BC V7E 6N7

<b>To Public Hearing</b>
Date: <u>April 22, 2003</u>
Item # <u>3A + 3B</u>
Re: <u>Bylaw 7495 + 7490</u> <u>12511 No 2 Rd</u>

SCHEDULE 7 TO THE MINUTES  
OF THE REGULAR COUNCIL  
MEETING FOR HOLDING  
PUBLIC HEARINGS HELD ON  
TUESDAY, APRIL 22<sup>ND</sup>, 2003

April 22, 2003

**URGENT**

Richmond City Council  
Clerks Office  
6911 No. 3 Road  
Richmond, BC  
V6Y 2C1

Fax: 604-278-5139


Attention: Mayor & Councilors

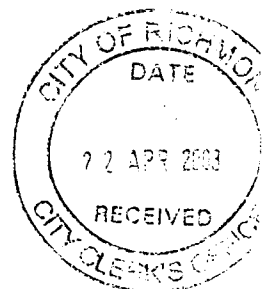
Re: **Re-Zoning at 12511 No 2 Road  
Bylaw 7490**

There is a meeting tonight regarding the rezoning of the above-mentioned land. As a neighbour across the street, I would like to express my enthusiastic support for this rezoning. I have viewed preliminary sketches for the proposed development and find them to be a major improvement to the area and in keeping with the lovely residential ambience being created on Andrews Road.

As a resident of the neighbourhood I am happy to see the re-zoning of this land as proposed.

Yours truly,

  
Sue Oberhoffner



ATTENTION: MAYOR + COUNCIL.  
Re: Public hearing for today.

4/21/2003

City Clerk's Office,  
Richmond City Hall,  
6911 #3 Rd.  
Richmond, BC V6Y 2C1.

Re: Zoning Amendment Bylaw 7495 & 7490 (RZ02-209424).

To Whom It May Concern:

To Public Hearing  
Date April 22 2003  
Room 3A + 3B  
Re: Bylaws 7495 + 7490  
12511 No 2 Road

With reference to the above-mentioned zoning amendment by-laws, I would like to state my objection to permit the development of 3-storey townhouse units, as opposed to the originally proposed 2-storey units.

The existing appearance of Andrews Rd. would change dramatically, under these new amendments. Present owners of the condominiums on Andrews Rd. purchased their properties on the understanding that the street would retain it's open concept and views would not be impeded and that the consistency of the neighbourhood would be maintained. 3-Storey units would make for a much denser overall appearance.

I therefore request that the proposed amendments be denied.

Yours truly,

Penny Wu.  
5700 Andrews Rd.  
#404  
Richmond, B.C.  
V7E 6N7.

SCHEDULE 8 TO THE MINUTES OF  
THE REGULAR COUNCIL MEETING  
FOR HOLDING PUBLIC HEARINGS  
HELD ON TUESDAY, APRIL 22<sup>ND</sup>,  
2003



<b>To Public Hearing</b>	
Date:	April 22, 2003
Item #	3
Re:	7495 + 7490



Mrs. Kay Kitade  
5600 Moncton Street  
Richmond, B.C.  
V7E 3B4

SCHEDULE 9 TO THE MINUTES  
OF THE REGULAR COUNCIL  
MEETING FOR HOLDING PUBLIC  
HEARINGS HELD ON TUESDAY,  
APRIL 22<sup>ND</sup>, 2003

April 19, 2003

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

RE: Townhouse Development in the Trites Area: 12511 No. 2 Road. Richmond

Dear Sirs:

My family and I have lived in this area for more than 40 years. We were told this area would become residential a long time ago and we have supported and looked forward to the redevelopment of this area for over the last 10 years.

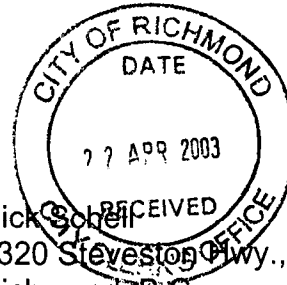
I hope this time around Council will approve the proposed development and continue the change-over to residential.

Yours truly,

A handwritten signature in cursive script that reads "K. Kitade".

Mrs. Kay Kitade

<b>To Public Hearing</b>	
Date:	April 22/2003
Item #	3
Re:	Bylaw 7495+9490



Dick Schell  
 3320 Steveston Hwy.,  
 Richmond, B.C.  
 V7E 2J6  
 Telephone: 604-241-9177

The Rezoning and Planning Committee  
 City of Richmond  
 6911 No. 3 Road  
 Richmond, B.C.  
 V6Y 2C1

SCHEDULE 10 TO THE  
 MINUTES OF THE REGULAR  
 COUNCIL MEETING FOR  
 HOLDING PUBLIC HEARINGS  
 HELD ON TUESDAY, APRIL  
 22<sup>ND</sup>, 2003

April 14, 2003

Dear Sirs,

RE: Proposed rezoning and redevelopment of 12511 No. 2 Road, Richmond

I have seen the plans for the proposed redevelopment of the industrial area at 12511 No. 2 Road to the proposed Townhouse zoning and am in agreement with this.

Yours truly,

Dick Schell



To Public Hearing  
Date: April 22, 2003  
Item # 3  
Re: Bylaws 7495 + 7490

Ales Struna  
95 - 10200 4<sup>th</sup> Avenue  
Richmond, B.C. V7E 1V3  
Tel.: 604-272 1450



SCHEDULE 11 TO THE MINUTES  
OF THE REGULAR COUNCIL  
MEETING FOR HOLDING PUBLIC  
HEARINGS HELD ON TUESDAY,  
APRIL 22<sup>ND</sup>, 2003

City of Richmond  
Richmond City Hall  
Attn.: J. Richard McKenna  
6911 No. 3 Road  
Richmond, B.C. V6Y 2C1

Re.: Proposed townhouse development at 12511 No. 2 Road, Richmond

April 17<sup>th</sup>, 2003

Dear Mr. McKenna,

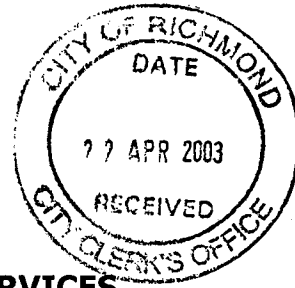
I support the re-development of the property stated above to residential.

I think the proposed townhouse development will be a good addition to the neighborhood.

Sincerely

Ales Struna

**To Public Hearing**  
Date: April 22/2003  
Item # 3  
Re: Bylaws 7495+9+90



**GLEN'S BUILDING AND PROPERTY SERVICES**

Unit D – 12251 No. 2 Road,  
Richmond, B.C.  
V6X 1E1

Tel: 604-247-1740 Pager: 604-640-8146

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The Mayor and Council  
City of Richmond  
6911 No. 3 Road  
Richmond, B.C.  
V6Y 2C1

**SCHEDULE 12 TO THE MINUTES  
OF THE REGULAR COUNCIL  
MEETING FOR HOLDING PUBLIC  
HEARINGS HELD ON TUESDAY,  
APRIL 22<sup>ND</sup>, 2003**

April 15, 2003

Dear sirs:

RE: Public Hearing – Bylaws 7490 & 7495 – 12511 No. 2 Road, Richmond

I am aware of the proposal that has been made to rezone the property at 12511 No 2 Road from Industrial to Residential. I have no objection to such a rezoning.

Yours truly,

Glen Petrie

<b>To Public Hearing</b>
Date: <u>April 22, 2003</u>
Item # <u>3</u>
Re: <u>12511 No. 2 Rd</u> <u>Bylaws 7495, 7490</u>

April 22, 2003


Mayor and Council,  
City of Richmond,  
6911 No. 3 Road,  
Richmond, BC

SCHEDULE 13 TO THE  
MINUTES OF THE REGULAR  
COUNCIL MEETING FOR  
HOLDING PUBLIC HEARINGS  
HELD ON TUESDAY, APRIL  
22<sup>ND</sup>, 2003

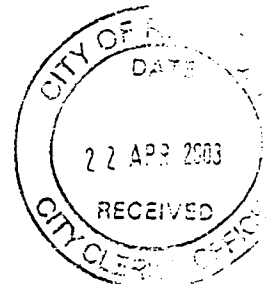
Dear Sirs,

You have a rezoning on the agenda tonight for a property located at 12511 No. 2 Road. I am a Steveston business owner and I am in support of the development. Densifying the area with more residents makes the village more viable commercially, and I am in favour of that.

Yours truly,



Peter Dutzi  
#220 - 3791 Bayview Street,  
Steveston, BC



April 22, 2003

City of Richmond,  
8911 No. 3 Road,  
Richmond, BC  
V6X 2C1

<b>To Public Hearing</b>
Date: <u>April 22, 2003</u>
Item # <u>3</u>
Re: <u>12511 No. 2 Road</u>
<u>Bylaws 7495, 7490</u>

Dear Sirs,

Re: Rezoning 12511 No. 2 Road

SCHEDULE 14 TO THE MINUTES  
OF THE REGULAR COUNCIL  
MEETING FOR HOLDING PUBLIC  
HEARINGS HELD ON TUESDAY,  
APRIL 22<sup>ND</sup>, 2003

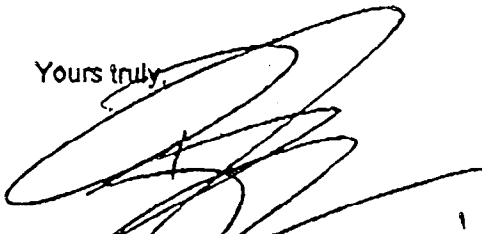
I would like to comment on the rezoning of the property at the corner of No. 2 and Andrews Road.

I have been a Steveston resident all my life. My family has been in Steveston for several generations and used to own and operate a boat-building business in Steveston that built boats for the fishing industry. I used to fish for a living as did many of my other relatives living in Steveston.

I now own a commercial property on Bayview Street. I would like to comment that I welcome additional residents to the area. I don't think the industrial land being rezoned is being used for fishing industry purposes any more, but the new residents do use the hardware store and the other shops in Steveston that were originally intended to serve the fishing industry. More residents will keep the commercial area of Steveston alive.

Thank you for taking my views into consideration.

Yours truly,



Bernie Stoltz  
9380 Railway Avenue,  
Richmond, BC  
V7E 2B6



SCHEDULE 15 TO THE MINUTES  
OF THE REGULAR COUNCIL  
MEETING FOR HOLDING PUBLIC  
HEARINGS HELD ON TUESDAY,  
APRIL 22<sup>ND</sup>, 2003

April 20, 2003

Dear Mayor and Councilors:

**Re: townhouse development @ No.2 Road and Andrews Road**

I will not be able to attend the public hearing but I want to voice my support for the redevelopment of this property. The residential use is more compatible with the condominiums across the street. I live in the developments south of Andrews Road.

I hope you will approve this proposal to start getting the area cleaned up.

Thanks



Shaun Haswell  
127-12633 No.2 Road  
Richmond, B.C.