



Regular Council Meeting for Public Hearings

Monday, May 15, 2006

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 Evelina Halsey-Brandt
Councillor Sue Halsey-Brandt
Councillor Bill McNulty

Gail Johnson, Acting Corporate Officer

Absent: Councillor Rob Howard

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

- 1. Zoning Amendment Bylaws 7948 and 8052 (RZ 04-271196)**
(9000 Granville Avenue and 7040 Garden City Road; Applicant: Gurmeet S. Jagde)

Applicant's Comments:

The applicant advised he was available to answer questions.

Written Submissions:

Kam Wong, #38 – 9133 Sills Avenue, Richmond (Schedule 1)

Submissions from the floor:

None.

PH06/5-1

It was moved and seconded

That Zoning Amendment Bylaws 7948 and 8052 each be given second and third readings.

CARRIED



Regular Council Meeting for Public Hearings

Monday, May, 15, 2006

2. Zoning Amendment Bylaw 8036 (RZ 05-321067)
(5491 Walton Road; Applicants: Hari & Mohinder Gill)

Applicants' Comments:

The applicants were not present.

Written Submissions:

Ash Khosia, 5471 Walton Road, Richmond (Schedule 2)

Submissions from the floor:

None.

PH06/5-2

It was moved and seconded

That Zoning Amendment Bylaw 8036 be given second and third readings.

CARRIED

3. **Official Community Plan Amendment Bylaw 8050**
(11380 and 11488 Eburne Way on Mitchell Island; Applicant: City of Richmond)

Applicant's Comments:

Jean Lamontagne, Director of Development, representing the City of Richmond was in attendance.

Written Submissions:

None.

Submissions from the floor:

None.

PH06/5-3

It was moved and seconded

That Zoning Amendment Bylaw 8050 be given second and third readings.

CARRIED

PH06/5-4

It was moved and seconded

That Zoning Amendment Bylaw 8050 be adopted.

CARRIED



Regular Council Meeting for Public Hearings

Monday, May, 15, 2006

4. **Zoning Amendment Bylaw 8053 (RZ 06-326332)**
(10400 Aragon Road; Applicant: Ranjit Singh)

Applicant's Comments:

The applicant advised he was available to answer questions.

Written Submissions:

None.

Submissions from the floor:

None.

PH06/5-5

It was moved and seconded

That Zoning Amendment Bylaw 8053 be given second and third readings.

CARRIED

5. **Zoning Amendment Bylaw 8054 (RZ 06-328448)**
(8400 Heather Street; Applicant: Rav Bains)

Applicant's Comments:

The applicant was not present.

Written Submissions:

None.

Submissions from the floor:

None.

PH06/5-6

It was moved and seconded

That Zoning Amendment Bylaw 8054 be given second and third readings.

CARRIED

6. **Zoning Amendment Bylaw 8056 (RZ 06-328453)**
(4520 and 4522 Steveston Highway; Applicant: 578547 BC Ltd.)

Applicant's Comments:

The applicant advised he was available to answer questions.



Regular Council Meeting for Public Hearings

Monday, May, 15, 2006

Written Submissions:

None.

Submissions from the floor:

None.

PH06/5-7

It was moved and seconded

That Zoning Amendment Bylaw 8056 be given second and third readings.

CARRIED

7A. Proposed Single-Family Lot Size Policy 5408

(For the area bounded by Comstock Road, Gilbert Road, Blundell Road and No. 2 Road; Applicant: City of Richmond)

Cllr. Dang, in accordance with Section 100 of the Community Charter, declared himself to be in a conflict of interest because of business interests in this area, and he then left the meeting at 7:15 p.m.

7B. Zoning Amendment Bylaw 8059 (RZ 06-326949)

(6611/6631/6671/6691 Blundell Road; Applicant: Sal Bhullar)

Applicant's Comments:

Ms. Sal Bhullar stated that the proposed affordable single-family homes along arterial roads are ideal to achieve balance in the community so that neighbourhoods have a mixture of homes of various sizes and prices.

In answer to an inquiry from Council the applicant stated that the single family homes would have approximately 2500 sq. ft. plus a double garage and would sell for \$650,000 – 680,000.

Written Submissions:

Marilyn and Tony Baker, 6591 Chelmsford Street (Feb. 21, 2006)
(Schedule 3)

Shan Ton Yang and Sui Chen Yang, 6395 Blundell Road (Schedule 4)



Regular Council Meeting for Public Hearings

Monday, May, 15, 2006

Sofia and Roman Volpov, Grigori Paller and Inna Paller, 6920, 6928 and 6960 Chelmsford Street (Schedule 5)

Constance Lau, 6611 Chelmsford Street (Schedule 6)

Jeannie and Frank Lee, 6671 Chelmsford Street (Schedule 7)

Terry Nisbett, 6691 Blundell Road (Schedule 8)

Lamai Shale, 6671 Blundell Road (Schedule 9)

Edward Shale (Schedule 10)

Berta and Victor Verdenik, 6611 Blundell Road (Schedule 11)

Victor Verdenik, 6611 Blundell Road (Schedule 12)

Glenn W. Shale, #20 – 10177 Pugwash Place (Schedule 13)

Donna and Simon Austin, 6900 Chelmsford Street (Feb. 27, 2006) (Schedule 14)

Berta Verdenik, 6611 Blundell Road (Schedule 15)

Bon Bon Su, 6631 Blundell Road (Schedule 16)

Maggie Su, 6631 Blundell Road (Schedule 17)

Mary T. Dickson, 6520 Chelmsford Street (Feb. 28, 2006) (Schedule 18)

Maud Cummings and Jean Cummings-Stanley, 6731 Blundell Road (Schedule 19)

Wilma and John Poirier, 6380 Chatsworth Road (Schedule 20)

Garson Sam, 6611 Mang Road (Schedule 21)

Frank Lee, 6671 Chelmsford Street (Schedule 22)

Marilyn and Tony Baker, 6591 Chelmsford Street (May 10, 2006) (Schedule 23)

Barbara J. Avitan and Laura F. Oliver, 6540 Chelmsford Street (Schedule 24)

Sal Bhullar, 184-185-9040 Blundell Road (Schedule 25)

Mary T. Dickson, 6520 Chelmsford Street (May 13, 2006) (Schedule 26)



Regular Council Meeting for Public Hearings

Monday, May, 15, 2006

Donna and Simon Austin, 6900 Chelmsford Street (Schedule 27)

Annette Lum, 6408 Chelmsford Street (Schedule 28)

Submissions from the floor:

Dave Morley, 6320 Chelmsford stated he bought a home in the neighbourhood because of the large lot sizes and that the City would be prudent in subdividing lots around the entire perimeter of the neighbourhood. He added that lots without lanes have a lower crime rate than those that do back onto lanes. He believed that \$650,000 was not affordable for families looking for new homes.

Mary Dickson, 6520 Chelmsford Street stated that she felt the new lots should be no smaller than 39 square feet, and that \$600,000 houses were not affordable.

Donna Austin, 6900 Chelmsford Street stated that she had canvassed the neighbourhood and that those she questioned did not like the proposed 29 sq. feet lots. She expressed a desire to see the status quo of the area remain for a further five years, after which changes should reflect the new Arterial Road and Lane Policy.

In response to a question from Council, Ms. Austin said she would like to see 8 new homes built where four now stand, but that 11 new homes on those lots are too many.

In response to a question Jean Lamontagne, Director of Development stated that the sewer system servicing this area is in need of upgrading.

Leo Au, 6791 Chelmsford Street stated that drivers in lanes may encounter blind spots and that this will endanger children in the neighbourhood. He further stated that a single family home priced at \$600,000 negates the applicant's argument that young families will be able to purchase the proposed single-family homes.



Regular Council Meeting for Public Hearings

Monday, May, 15, 2006

Garson Sam, 6611 Mang Road stated his opposition to the proposal and mentioned that smaller lots in this neighbourhood would make this premium area look less attractive. He did not believe that \$650,000 for a house was affordable.

Patricia Whittaker, spoke in support of small single-family homes, as well as affordable housing options for all Richmond residents.

Michael Tilbe, 10531 No. 1 Road questioned whether a lane would be mandatory and staff confirmed this is a requirement along Blundell Road as it is designated an arterial road.

Terry Nisbett, 6691 Blundell Road supported the proposal, pointing out that the neighbourhood has undergone subdivisions in the past which were much more of a shock. He believed that the proposed single-family homes would be an asset and bring a good mix of housing to the area.

Wilma Poirier, 6380 Chatsworth Road commented that the height of new homes is more of a problem than the width of the lot sizes. New homes that are taller than surrounding ranch-style homes affect the amount of sunlight that neighbours enjoy.

In response to a query, Mr Lamontagne stated that the City's height restrictions regulate single-family homes, and that measured from the crest of the street, the height restriction is 90 metres, consistent across the whole neighbourhood.

Chris Kang, 5791 Easterbrook Road expressed his support for aggressive subdivision along Richmond's main roads in order to relieve pressure on the development of Richmond's remaining farmland. Changing demographics in Richmond means that houses in the \$600,000 - \$700,000 range are affordable.



Regular Council Meeting for Public Hearings

Monday, May, 15, 2006

Glen Shale, accompanied by his father Edward Shale, 6691 Blundell Road stated that homeowners like his father who have lived in the neighbourhood for 52 years and who have seen their lots developed over the past 35 years, are the reason that many people expressing opposition to this recommendation now enjoy the homes they live in. He and his father expressed support for the proposal.

Martin Dukinoff, formerly of 9411 Glendower Drive stated the City should develop more townhouses, which would be affordable for young families who may have to move to Langley or to Surrey if Richmond does not have an inventory of mixed housing.

Sal Banjaji, 7326 No. 2 Road stated that multi-family housing is needed to allow prospective homeowners to stay in Richmond.

Peter Mitchell, 6271 Nanika Crescent stated that families can no longer afford to live in the neighbourhood in question, yet it is serviced well by transit and shopping facilities.

James McLellan, a former Richmond resident, stated that young professional couples with families will want to live in nice neighbourhoods in Richmond and that Council should look at putting affordable housing on Blundell Road and other major roads.

Ms. Ravi Lali spoke in favour of Richmond developing a mix of housing options in order to attract a diversity of family types. She supported the proposal as subdivision means that more family homes can be built.

Bob Williamson, 8166 Mirabel Court stated that in his mind, compatible development for the neighbourhood in question is the issue. He believed that R1/B zoning is better for this area.

Several speakers then addressed Council for the second time raising the following points:

- will there be adequate parking for the new houses;
- the proposed houses will not be affordable for most families;



Regular Council Meeting for Public Hearings

Monday, May, 15, 2006

- compatible housing is essential for the neighbourhood;
- the proposal will create lots and homes and lots that are of a good size;
- larger lots will see larger, more expensive homes being built on them which will not address the need for additional housing types;
- arterial roads can provide diverse housing choices, not just townhouses.

PH06/5-8

It was moved and seconded

That Single-Family Lot Size Policy 5408 for the area bounded by Comstock Road, Blundell Road, Gilbert Road, and No. 2 Road, be amended to:

- (a) permit rezoning and subdivision to Single-Family Housing District (R1-0.6) or Coach House District (R9) along Blundell Road and Gilbert Road provided that access is to a constructed lane and not to either arterial road;*
- (b) restrict all other properties to the Single-Family Housing District, Subdivision Area E (R1/E) zone;*
- (c) delete the properties fronting Blundell Road between Cheviot Place and No. 2 Road; and*
- (d) restrict development to single-family residential only and no multi-family residential development shall be permitted.*

CARRIED

OPPOSED: Cllr. Evelina Halsey-Brandt

PH06/5-9

It was moved and seconded

That Zoning Amendment Bylaw 8059 be given second and third readings.

CARRIED

OPPOSED: Cllr. Evelina Halsey-Brandt

Cllr. Dang returned to the meeting at 9:01 p.m.



Regular Council Meeting for Public Hearings

Monday, May, 15, 2006

- 8. **Zoning Amendment Bylaw 8061 (RZ 05-319170)**
(8120 No. 2 Road; Applicant: Conway Richmond Ltd.)

Applicant's Comments:

The applicant advised that he was available to answer questions.

Written Submissions:

None.

Submissions from the floor:

None.

PH06/5-10 It was moved and seconded
That Zoning Amendment Bylaw 8061 be given second and third readings.
CARRIED

PH06/5-11 It was moved and seconded
That Zoning Amendment Bylaw 8061 be adopted.
CARRIED

ADJOURNMENT

PH06/5-12 It was moved and seconded
That the meeting be adjourned (9:03 p.m.).
CARRIED



Regular Council Meeting for Public Hearings

Monday, May, 15, 2006

Certified a true and correct copy of the Minutes of the Regular Meeting for Public Hearings of the City of Richmond held on Monday, May 15, 2006.

Mayor (Malcolm D. Brodie)

Corporate Officer, City Clerk's Office
(Gail Johnson)

To Public Hearing	
Date:	May 15 2006
Item #	1
Re:	Bylaws 7949 AND 8052

		INT
	DW	
✓	GJ	✗
	KY	
	DAW	
	DB	
	WB	

May 12, 2006

Mr. David Weber
 Director, City Clerk's Office
 Richmond

Dear Sir,

SCHEDULE 1 TO THE MINUTES
 OF THE REGULAR MEETING OF
 COUNCIL FOR PUBLIC
 HEARINGS HELD ON MONDAY,
 MAY 15, 2006.

000 Granville Ave & 7040 Garden City Road
 RZ 04-271196
 Notice of Public Hearing
 Monday, May 15, 2006 - 7pm

8060-20-7948/8052

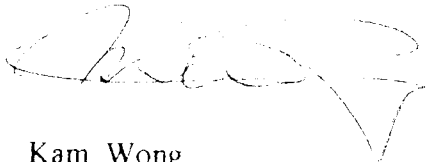
With reference to the subject matter, I am writing in furtherance of my letter dated Aug 22, 2005 addressed to Mr. Eric Fiss for and on behalf of a group of concerned Residents of Leighton Green, 9133 Sills Avenue (a copy is attached for easy reference).

Without prejudice to any other aspects we touched upon previously, this letter is designed to re-register and spotlight our grave concern over the possibility of drastic degradation of neighborhood environment and quality of livelihood as a result of the impending massive cutting down of the existing trees and bushes.

In support of our renewed registration of concerns and objection, please find enclosed herewith pictures (numbered #1- #24). You will find from the self-explanatory notes on the back of Pictures #1 through #6 why we believe strongly the degree of PRIVACY and sense of TRANQUILLITY we are enjoying (thanks to the very existence of the trees and bushes) are being severely threatened by the proposed rezoning. You will also notice from the back-notes on pictures #7 through #24 why we believe preservation not only is practicable, but may also make more business sense.

I hope therefore you will examine and process the rezoning application with a strict criteria balancing the concerns of the neighborhood vs the pocket book of the developers

Yours truly,



Kam Wong
 #38 - 9133 Sills Avenue
 Richmond, BC V6Y 4H6

Encl. 24 pictures * on file City Clerk's Office

Date: 22 Aug 2005

Mr. Eric Fiss,
Planner – Urban Design
City Of Richmond
Policy Planning Department
6911 No. 3 Road, Richmond
BC V6Y 2C1
Canada

Dear Sir,

Petition Against Issues On Rezoning Of McLennen North

We, the undersigned, would like to address a number of principle issues, but not amounting to opposing the rezoning of the below location:

**McLennen North
7400 Garden City Road &
9000 Granville Avenue
File No: DP-05-296823**

This petition is supported by concerned residents of **Leighton Green, 9133 Sills Avenue, Richmond B.C. V6Y4H6 Canada.**

The rezoning project would dramatically affect residents of Leighton Green whose back yards are adjoined with the rezoning boundary. The main concern would be the total loss of open space and landscaping. There are numerous mature, semi-mature trees and hedge that give special character to the nature and neighborhood landscaping. However, this natural landscaping would be dreadfully altered if these trees and hedge are removed for the purpose of this rezoning project. It not only would cause violation to the neighborhood privacy but also destroy the natural canopy and landscaping that these trees provide. We stress the importance of preserving these trees and portions of the hedge and that visual access would be provided to remaining opening space.

We would also stress the importance of not approving the new housing establishment to be drawn closer than the current perimeter between our estate and the present houses in the rezoning area. We hope that by having this perimeter, the ensuing housing development would not disrupt our personal lifestyle and privacy that we have enjoyed so far since we moved into this neighborhood.

Our hope is that as community leaders and officials, you will look into and evaluate the concerns of this petition.

We trust and thank you for your time and effort in looking into this matter.

Respectfully yours,

Concerned residents of Leighton Green

C/o

Kam Wong
38-9133 Sills Avenue
Richmond
B.C. V6Y 4H6
Canada

OR:

Lawrence Gian
36-9133 Sills Avenue
Richmond
B.C. V6Y 4H6
Canada
Email: lawrencegian@shaw.ca

P.S. please turn over next page for signatories

Unit No: 36

Lawrence Gian

Print Name:
LAWRENCE GIAN

Unit No: 38

~~*Kam Wong*~~

Print Name:
KAM WONG

Unit No: 34

Philip Xs. Ma

Print Name:
PHILIP XS. MA

Unit No: 39

Jerry Lau

Print Name:
JERRY LAU

Unit No: 32

Yu Wang

Print Name:
YU WANG

Unit No: 45

Winnie

Print Name:
WINNIE

Unit No: 41

K.W. Law

Print Name:
K. W. LAW

Unit No: 42

~~*Michelle Wang*~~

Print Name:
MICHELLE WANG

Unit No: 31

Miranda Chan

Print Name:
MIRANDA CHAN

Unit No: 37

S.Y. Cheng

Print Name:
S. Y. CHENG

Unit No: 35

Lidan Li

Print Name:
LIDAN LI

Unit No: 30

Raymond Woo

Print Name:
RAYMOND WOO

Unit No: 29

~~*James Li*~~

Print Name:
JAMES LI

Unit No: 23

Paul Yung

Print Name:
PAUL YUNG

Unit No: 49

Frank Yang

Print Name:
FRANK YANG

Unit No: 25

Eliza Li

Print Name:
ELIZA LI

Unit No: 40

~~*Dim Bergen*~~

Print Name:
DIM BERGEN

Unit No: 39

Wally

Print Name:
WALLY

SCHEDULE 2 TO THE MINUTES
OF THE REGULAR MEETING OF
COUNCIL FOR PUBLIC HEARINGS
HELD ON MONDAY, MAY 15, 2006.

To Public Hearing
Date: <u>May 15 2006</u>
Item # <u>2</u>
Re: <u>Bylaw 8036</u>

Ash Khosla
5471 Walton Road
Richmond, B.C.
Canada V7C 2L7

MAY 15 - 2006
604-275-7311

To City of Richmond,

Attn: Edwin Lee OR DIRECTOR, City Clerk Office.
URBAN Development DIV.

Re Zoning Location of 5491 Walton Rd.

We have all other neighbours who has a concern on the following issues.

a) parking in front of houses of cars & trucks & dropping of Nails etc.

(B) The damage to the Road on Black top, who repairs & how it is being monitor for damages

(C) The noise & the fence should be installed on all four side so there is privacy etc.

(D) I think city Inspector should check with neighbour adjacent to the development any damage or concern before a Security deposit is refunded by city Hall.

(E) Main concern is large houses & small houses is a mix which brings property values down.

Yours truly,
A. Khosla

Marilyn and Tony Baker
6591 Chelmsford Street
Richmond, B.C. V7C 4J1
(604) 271-0246

February 21, 2006

City of Richmond
Planning Dept
6911 No 3 Road
Richmond BC V6Y 2C1

Re: File # RZ 05-321176 Lot Size Policy 5408

We are very concerned about the proposed rezoning change along Blundell Road west of Gilbert to R1-0 6, with frontage reduced to approximately 31.5 feet width. We feel that this size of frontage is too small, and will create tiny 22 foot wide houses not in keeping with the area. We are in an area where the smallest lot size width is 44 feet, and at present the zoning only permits the smallest lot size width to be 39 feet. Equally objectionable is the proposed plan to create a back lane leading east from Curzon Street, which will directly affect our residential neighbourhood. Public lane access from Curzon will impact privacy and security for the immediate neighbours as well as increase noise, pollution and traffic in our quiet residential neighbourhood.

While we are not against controlled and properly planned development on busy city arteries, we are very concerned that this proposed development goes too far. We urge the Planning Department to find a way to develop this Blundell Road property within existing zoning bylaws and without creating a new public laneway from Curzon Street

Sincerely

Marilyn and Tony Baker

Lee, Edwin

From: Yymeg [yymeg@yahoo.com]
Sent: Tuesday, 21 February 2006 9:45 AM
To: Lee, Edwin
Subject: RE: Single-Family Lot Size Policy 5408

Dear Sir/Madam,

I am writing this letter on behalf of all the family members in 6395 Blundell Road to show our opinion on the rezoning application-- that we strongly traverse the rezoning application (RZ 06-326949).

As we know, the whole district of RI/E is single family area, and almost all the houses have the similar lot size and market value - at least in a reasonable range of the value. And this is the most important attractive point made us decided to purchase a house in this area. We had benefit from it with the quiet, less people and high quality of life, which worthy the house price we paid.

As a community, we hope it can keep the original design style and a united appearance, also we hope all the changes should be based on a theory--that will benefit the whole community, but not hurt--no matter from the market value nor the community healthy.

We are expressing our comments here and hope to hear from you with each step in this rezoning application, and if possible, please inform us the public hearing, we will go to show our opinion.

Should you have any question regarding this, please feel free to contact us at 604- 277- 3827 (prefer Mandarin or Portuguese)

Best regards,
Mr. Shan Tong Yang
Mrs. Sui Chen Yang
Kelvin, Kelly, Kimberly
6395 Blundell Road
Richmond BC V7C 1H7
Tel: 604 277- 3827

Lee, Edwin

m.
nt: 1010tires.com team [sales@1010tires.com]
To: Tuesday, 21 February 2006 11:04 AM
Subject: Lee, Edwin
Re: rezoning application RZ 06-326949 and policy 5408

SCHEDULE 5 TO THE MINUTES
OF THE REGULAR MEETING OF
COUNCIL FOR PUBLIC HEARINGS
HELD ON MONDAY, MAY 15, 2006.

Edward,

This is the official submission of our collective opinions from the owners of 6920, 6928 and 6960 Chelmsford St

We are in support of the rezoning application from the subject properties provided that there are two conditions to be met:

1. 10' right of way to be removed from 6928 and 6960 and the existing sewer to be moved to the proposed back lane allowing for re-developing of these properties with the access to the future garages from the proposed back lane
2. Restrict access to the proposed back lane by remote opening gate

Sofia Volpov
Roman Volpov
Grigori Paller
Inna Paller
604-275-3301

Lee, Edwin

From: Constance Ma [conlauma@yahoo.com]
Sent: Tuesday, 21 February 2006 12:37 PM
To: Lee, Edwin
Subject: File RZ05-321176 - Single Family Lot Size Policy 5408

SCHEDULE 6 TO THE MINUTES
OF THE REGULAR MEETING OF
COUNCIL FOR PUBLIC HEARINGS
HELD ON MONDAY, MAY 15, 2006.

Dear Mr Lee,

In reference to your letter dated Feb 15, 2006, following feedback represents the owner in 6611 Chelmsford St, Richmond, B.C.

- 1 Rezoning of 6611, 6631, 6671 & 6691 Blundell - Not Agree
- 2 Rezoning of 7271 & 7311 Gilbert Road - Not Agree
- 3 Lot Size Policy 5408 - Shall remain the same as other lot requirement in this area in order to maintain its overall value in the neighbourhood

Yours truly,

Constance Lau
6611 Chelmsford St
Richmond, B.C.
Tel: 604-275-3313

Yahoo! Autos Looking for a sweet ride? Get pricing, reviews, & more on new and used cars.

Lee, Edwin

From: Jeannie Lee [jeannie.lee@shaw.ca]
Sent: Tuesday, 21 February 2006 8:15 PM
To: Lee, Edwin
Subject: Proposed by-law changes on Blundell Road

Dear Edwin,

We currently reside at 6571 Chelmsford Street and have had a chance to review your letter advising of proposed by-law changes to lots on Blundell and Gilbert with rear lane access from Curzon.

PLEASE KNOW THAT WE ARE VERY OPPOSED TO THESE CHANGES.

We love our neighborhood and would not like to see it changed so drastically. The proposed lots are too small and will change the overall look of the neighborhood currently housing many large luxury homes. Such changes will definitely decrease our property value.

However, if these changes were to also apply to our home, then that would be a different story, but as I understand, the City is not supporting subdivision in the interior streets.

Jeannie and Frank Lee

SCHEDULE 8 TO THE MINUTES
OF THE REGULAR MEETING OF
COUNCIL FOR PUBLIC
HEARINGS HELD ON MONDAY,
MAY 15, 2006.

To Whom It May Concern

I TERRY NISBET
Of address 16691 Blundell Rd

Would like the City of Richmond to know that I support the 11 lot rezoning / subdivision at 6611, 6631, 6671, 6691 Blundell Rd. With the city acknowledging that more affordable housing that these smaller lots would allow is needed. These smaller lots should help those that cannot afford the larger luxurious houses that cost over \$1 million. I also agree with the back lane allowing no access off of Blundell Rd. to these properties. With no more land being available going to a smaller more affordable house makes sense rather than large mega houses.

I am also in support of the rezoning for Gilbert Rd properties of 7271 & 7311

Signed T.M. Nisbet

Date Feb 23 / 06

SCHEDULE 9 TO THE MINUTES
OF THE REGULAR MEETING OF
COUNCIL FOR PUBLIC HEARINGS
HELD ON MONDAY, MAY 15, 2006.

To Whom It May Concern

I LAMAI SHAHE
Of address 6671 BLUNDELL RD

Would like the City of Richmond to know that I support the 11 lot rezoning / subdivision at 6611, 6631, 6671, 6691 Blundell Rd. With the city acknowledging that more affordable housing that these smaller lots would allow is needed. These smaller lots should help those that cannot afford the larger luxurious houses that cost over \$1 million. I also agree with the back lane allowing no access off of Blundell Rd. to these properties. With no more land being available going to a smaller more affordable house makes sense rather than large mega houses.

I am also in support of the rezoning for Gilbert Rd properties of 7271 & 7311

Signed Lamai Shahe

Date FEB 23/06

SCHEDULE 10 TO THE MINUTES
OF THE REGULAR MEETING OF
COUNCIL FOR PUBLIC
HEARINGS HELD ON MONDAY,
MAY 15, 2006.

To Whom It May Concern

I EDWARD SHALE

Of address _____

Would like the City of Richmond to know that I support the 11 lot rezoning / subdivision at 6611, 6631, 6671, 6691 Blundell Rd. With the city acknowledging that more affordable housing that these smaller lots would allow is needed. These smaller lots should help those that cannot afford the larger luxurious houses that cost over \$1 million. I also agree with the back lane allowing no access off of Blundell Rd. to these properties. With no more land being available going to a smaller more affordable house makes sense rather than large mega houses.

I am also in support of the rezoning for Gilbert Rd properties of 7271 & 7311

Signed Edward Shale

Date FEB 23/06

SCHEDULE 11 TO THE MINUTES
OF THE REGULAR MEETING OF
COUNCIL FOR PUBLIC
HEARINGS HELD ON MONDAY,
MAY 15, 2006.

To Whom It May Concern

I Berta - Victor Kenderuk

Of address 6611 Blundell Rd

Would like the City of Richmond to know that I support the 11 lot rezoning / subdivision at 6611, 6631, 6671, 6691 Blundell Rd. With the city acknowledging that more affordable housing that these smaller lots would allow is needed. These smaller lots should help those that cannot afford the larger luxurious houses that cost over \$1 million. I also agree with the back lane allowing no access off of Blundell Rd. to these properties. With no more land being available going to a smaller more affordable house makes sense rather than large mega houses.

I am also in support of the rezoning for Gilbert Rd properties of 7271 & 7311

Signed Berta Kenderuk

Date 23/2/06

SCHEDULE 12 TO THE MINUTES
OF THE REGULAR MEETING OF
COUNCIL FOR PUBLIC HEARINGS
HELD ON MONDAY, MAY 15, 2006.

To Whom It May Concern

I Victo VERDENIK

Of address 6611 BLUNDELL RD. RICHMOND-BC-V2C-1H2

Would like the City of Richmond to know that I support the 11 lot rezoning / subdivision at 6611, 6631, 6671, 6691 Blundell Rd. With the city acknowledging that more affordable housing that these smaller lots would allow is needed. These smaller lots should help those that cannot afford the larger luxurious houses that cost over \$1 million. I also agree with the back lane allowing no access off of Blundell Rd. to these properties. With no more land being available going to a smaller more affordable house makes sense rather than large mega houses.

I am also in support of the rezoning for Gilbert Rd. properties of 7271 & 7311

Signed Fictor Ferland

Date FEB 23/06

SCHEDULE 13 TO THE MINUTES
OF THE REGULAR MEETING OF
COUNCIL FOR PUBLIC
HEARINGS HELD ON MONDAY,
MAY 15, 2006.

To Whom It May Concern

I GLEN W SHAFER

Of address 1120-11177 PUGHASH PLACE, RICHMOND

Would like the City of Richmond to know that I support the 11 lot rezoning / subdivision at 6611, 6631, 6671, 6691 Blundell Rd. With the city acknowledging that more affordable housing that these smaller lots would allow is needed. These smaller lots should help those that cannot afford the larger luxurious houses that cost over \$1 million.

I also agree with the back lane allowing no access off of Blundell Rd. to these properties. With no more land being available going to a smaller more affordable house makes sense rather than large mega houses.

I am also in support of the rezoning for Gilbert Rd. properties of 7271 & 7311

Signed 

Date 25.02.06

February 27, 2006

Mr Edwin Lee
Planning Technician - Design
Via Email elee@richmond.ca

Re: Proposed Amendment to Lot Size Policy 5408 and
Rezoning applications on Blundell and Gilbert Road
File RZ 05-321176

Dear Mr Lee -

We are writing in response to yours of February 15 requesting feedback on the above noted applications both along Blundell and Gilbert Roads. We are opposed to such a revision to the policy to allow for the applications before you to proceed.

Rezoning of 7271 and 7311 Gilbert Road The size of lot proposed is completely inconsistent with those in the blocks to the north and south of these properties. With the exception of these 2 properties and perhaps 1 or 2 more, the existing houses in this area are well over double the proposed lot width and newer in vintage. The houses are very large in this area along Gilbert as well in the surrounding side streets. Also, while there is lane access off Chatterton Road, (and one assumes you would insist on lane access off Mang road,) you are completely isolating the property at 7291 Gilbert. We fail to see what the benefit would be to the neighbourhood to change the style and scope of the housing in this area.

Rezoning of 6611, 6631, 6671 and 6691 Blundell Road. While we applaud your decision not to allow multi-family residential, we still protest greatly the application to subdivide to R1-06 allowing for 31 ft lots in this area. To put 11 row houses where presently there are 4 houses goes against the overall size and style of the houses in the area. (we believe Councillor McNulty referred to them as "rabbit-warrens" at the last meeting). Houses one block west are on at least 44' frontage, more of them being on 60' lots or more. It is also inconsistent with the interior side streets of this quadrant, with more recent teardowns and rebuilds being of larger sized homes than smaller. As well, having that many extra houses accessing a back lane off Curzon will impact the traffic in an already dangerous turning corner - Curzon being in the middle of an elementary school zone and busy intersection at Gilbert.

In the City council meeting of Sept 19, 2005 this area along Blundell was discussed and the minutes noted (Resolution PH05/9-2)

'The Single-Family Lot Size Policy 5408 (Section 18-4-6) be referred back to staff for further consultation with the neighbourhood residents to find a mutually agreeable solution for this area. Prior to the question being called, staff were directed to provide visual storyboards during the public consultation process so that residents will be clear about what to expect in the future as potential redevelopment occurs. All options, including a no change, no development option should be explained. Staff were also directed to have a color-coded map of the notification area with the responses received, when this matter is brought back to Council via the Planning Committee. The question on Resolution PH05/9-2 was then called and it was CARRIED'

Mr Lee, following this question and motion as quoted from last September, we have never heard another word from anyone on this subject until this new rezoning application and your letter of Feb 15. We can assure you that our neighbours are following this with great interest and looking to the information and consultation as called for back in September.

While not specifically opposed to any redevelopment of this area, we feel the present applications are completely out of character for the area and pose no benefit to anyone other than the developers and those profiting from the sale of these properties. For the sake of those of us who value a decent sized lot and house, and who wish to remain in a neighbourhood with thought and character we urge you to not support these proposals at hand.

If you would please keep us informed as to the status of this application and amendment to policy it would be greatly appreciated and we would be willing to attend any meetings or provide any assistance or feedback as may be requested.

Yours Truly

Donna & Simon Austin
6900 Chelmsford Street
Richmond, B.C. V7C 4J2

Email sdaustin@shaw.ca

To Whom It May Concern:

I BERTA VORDENIK

Of address 6611 BLUNDELL

Would like the City of Richmond to know that I support the 11 lot rezoning / subdivision at 6611, 6631, 6671, 6691 Blundell Rd. With the city acknowledging that more affordable housing that these smaller lots would allow is needed. These smaller lots should help those that cannot afford the larger luxurious houses that cost over \$1 million.

I also agree with the back lane allowing no access off of Blundell Rd. to these properties. With no more land being available going to a smaller more affordable house makes sense rather than large mega houses.

I am also in support of the rezoning for Gilbert Rd. properties of 7271 & 7311

Signed Berta Vordenik

Date 28 Feb 06

SCHEDULE 16 TO THE MINUTES
OF THE REGULAR MEETING OF
COUNCIL FOR PUBLIC
HEARINGS HELD ON MONDAY,
MAY 15, 2006..

To Whom It May Concern:

I Bon Bon Su

Of address 6631 Blundell

Would like the City of Richmond to know that I support the 11 lot rezoning / subdivision at 6611, 6631, 6671, 6691 Blundell Rd. With the city acknowledging that more affordable housing that these smaller lots would allow is needed. These smaller lots should help those that cannot afford the larger luxurious houses that cost over \$1 million.

I also agree with the back lane allowing no access off of Blundell Rd. to these properties. With no more land being available going to a smaller more affordable house makes sense rather than large mega houses.

I am also in support of the rezoning for Gilbert Rd. properties of 7271 & 7311

Signed 

Date FEB 28, 2006

SCHEDULE 17 TO THE MINUTES
OF THE REGULAR MEETING OF
COUNCIL FOR PUBLIC HEARINGS
HELD ON MONDAY, MAY 15, 2006.

To Whom It May Concern:

I MAGGIE SU

Of address 6631 Blundell

Would like the City of Richmond to know that I support the 11 lot rezoning / subdivision at 6611, 6631, 6671, 6691 Blundell Rd. With the city acknowledging that more affordable housing that these smaller lots would allow is needed. These smaller lots should help those that cannot afford the larger luxurious houses that cost over \$1 million.

I also agree with the back lane allowing no access off of Blundell Rd. to these properties. With no more land being available going to a smaller more affordable house makes sense rather than large mega houses.

I am also in support of the rezoning for Gilbert Rd. properties of 7271 & 7311

Signed Maggie Su

Date FEB 28 2006

City of Richmond
6911 No 3 Road
RICHMOND, B. C.
V6Y 2C1
February 28th, 2006.

Attention Edwin Lee, Planning Technician -Design

I received your letter on February 17 and some neighbours received it as late as Feb. 20. Your letter was muddled in order and it looked at first as if it dealt only with a few individual rezonings.

Only after careful reading did it become clear that a major rezoning to lots along Blundell between Gilbert and Cheviot was included in the rezoning plan. Apparently new houses built could be approximately 2,700 square feet and 30 feet high plus a 2 and a half foot soil lift, so the height would be 32 and a half feet, This current height causes the following issues for existing homeowners:

- Disturbs the look of present homes on Chelmsford Street
- The busy alley will be the main entrance to new homes and will result in much greater noise and safety issues for children
- Possible crime issues as houses will be accessible from the alley far more than currently from the rear
- Potential loss of privacy in backyards, along with loss of shade due to the removal of trees that would be necessary to construct an alley

My husband and I bought on Chelmsford Street because it was a nice quiet neighbourhood. Many local people worked their way up to afford these kinds of homes. We moved here to be near to wonderful parks and amenities of central Richmond and to have a quiet setting.

I strongly disagree with having such small lots rezoned along Blundell. I do not feel it is at all necessary to make lots smaller and then have a huge house built on each one.

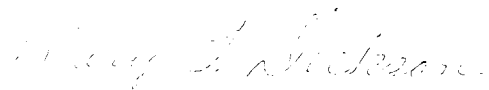
I also feel that the term "Coach House" is very deceiving to many people. When the city classified a lot as having a coach house on it does it really mean that a suite will be built above the garage on the very small lot together with the extremely high new home?

I have done some canvassing in this area and everyone I talked to was not in favour of the 29 foot lots being created on Blundell. Also, some of the residents did not understand English and I am wondering if they were given notices in their language. Other people were not home. At your last council meeting regarding the above rezoning many people

were not aware of the meeting being held, so kindly provide sufficient notice of any future meetings being held on this matter.

It is extremely important that everyone who lives anywhere near these proposed zone changes are made aware of any such meetings with ample notice.

Sincerely,



Mary T. Dickson
6520 Chelmsford Street,
Richmond, B. C.
V7C 4H9
Telephone 604 275 9890

Lee, Edwin

From: Jean Stanley [jeaniewas@shaw.ca]
Sent: Tuesday, 28 February 2006 7:18 PM
To: Lee, Edwin
Subject: Single-Family Lot Size Policy 5408
Follow Up Flag: Follow up
Flag Status: Red

February 28, 2006

To Whom It May Concern

We, Maud Cummings and Jean Cummings-Stanley of 6731 Blundell Road, would like the City of Richmond to know that we support the new proposed amended Policy 5408 and do not support multiple-family residential development.

Sincerely,

Maud Cummings
Jean Cummings-Stanley

Lee, Edwin

From: Wilma R Poirier [wpoirier@telus.net]
Sent: Wednesday, 1 March 2006 3:47 PM
To: Lee, Edwin
Subject: RE: Rezoning of Blundell and Gilbert Roads (Single Family Lot Size Policy 5408)

We are quite concerned at the amendment being requested regarding the rezoning of Blundell and Gilbert Roads from single family lot sizes.

The main concern is the extra traffic that would be generated on Blundell and Gilbert. It is hard enough to get out of our side streets now.

Another concern is - we would hope that there would be a height restriction regarding any building along either of these roads. Our property butts against property on No. 2 Road and the plan is to build 6 townhouse on the duplex property of 7560 and 7580 No 2 Road with an easement of only 14 feet between the houses and our property. The houses would be 2 stories. A solid 6 foot fence is also planned. This in effect is cutting off a lot of sun to our back yard and we will have to change a well established garden. I am sure that anyone who is in the same situation would agree with us that a well established property should not be penalized by progress (if you can call it that).

We would be interested in being kept aware of any other plans to this area.

Thank you,

Wilma and John Poirier
6380 Chatsworth Road,
Richmond, BC, V7C 3S3
604-277-5802

wpoirier@telus.net
wpoirier65@hotmail.com

Lee, Edwin

From: Garson Sam [gksam@shaw.ca]
Sent: Monday, 6 March 2006 8:29 AM
To: Lee, Edwin
Subject: 7271 & 7311 Gilbert Rd Rezoning Application

SCHEDULE 21 TO THE MINUTES
OF THE REGULAR MEETING OF
COUNCIL FOR PUBLIC
HEARINGS HELD ON MONDAY,
MAY 15, 2006.

Attachments: chatterton.JPG



chatterton.JPG (30
KB)

Dear Mr. Lee,

I am writing on behalf of my family (registered owner: Calvin Sam), who have been long time residents of 6611 Mang Road (~10 years). As well as Richmond (20+ years).

Thus far, we believe that the City has done an excellent job in ensuring that our area continues to be an attractive place to live. Maintenance/upkeep issues on our road are always dealt with in a timely and responsive manner whenever they are brought forward. We have previously dealt with Bill Jones at the City ~8-9 years ago in having our road upgraded with sidewalks, trees, and street lamps, and he has been very attentive and helpful in that matter.

Today we would like to express our opinion on the rezoning applications presented to the City regarding addresses 7271 & 7311 Gilbert Road (RZ 04-273100 & RZ 05-321176). We feel that subdivision of the land to the narrow lots (32 ft - 36 ft) will detract from the area, and do not have the long-term viability of the area, and interest of the homeowners in mind.

The two parcels of land border along an area of Richmond which is considered as (by many realtors) one of the most desirable areas in Richmond, due to its central location, and easy access to the bridges and major transportation. This is no doubt true as the real estate market in the area is very active -- i.e. 6600 Mang Road (asking \$1.38M) sold in 3 days. 6700 Chatterton Road (asking \$1.36M) sold in roughly 2 weeks. We feel that the subdivision and use of the land in this manner will detract from the area as it will place an "eye-sore" on the road. With prices of new houses in the area (Donald/Mang/Chatterton) on the 67x170 lots rising upward of \$1.5M (one on Donald sold recently asking \$1.498M, and one was recently listed for \$1.598M), we do not believe that such a development is suited for these areas.

We have not realized this until this past weekend while driving around Richmond. We noticed the same arrangement performed on the corner of Cooper & Francis road (North West corner). In this area, lots were subdivided in a similar manner with detached garages with dwelling units above these garages. It is our opinion that these structures are an eyesore as they are usually designed without street appeal in mind. These structures look very awkward as they are very plain, and tall, narrow structures, with the appearance of a small high-rise. This would no doubt add clutter and would not be consistent with the rest of the area. The side of the house for such a long structure would not look attractive with such a long side on Mang Road.

We would like to draw the City's attention to other large houses on Gilbert Road (~7600 block) which are appropriate for the area. These have ranged in price from \$900,000-\$1.3M when on the market. These houses when set back from the main road, are very quiet (similar to Granville Street in Vancouver). While our family was looking for a home in the past, we had made an offer on one of these houses.

We do not believe that the above is the only option for the use of such land. We would like to draw the City's attention to where Chatterton Road (parallel to Mang, but one road South) where two lots were divided to create room for 4 smaller houses. This was done on the North as well as south sides of the street. In our opinion, this arrangement is much more attractive in terms of street appeal. (Please refer to attachment) It

should also be noted that one of these properties has sold last year very quickly.

We have also consulted with the Tan family @ 6651 Mang Road (also residents of the street for over 10 years), and they also have the similar feelings. If you wish for them to also write in and/or present a case, then please let me know and I can speak with them again.

In conclusion, we thank-you for your time and consideration in hearing our opinions. We appreciate the City's concern and effort in soliciting our opinions as we do not believe that developers (who may not have any intention in living in the area themselves) should be allowed to make such drastic developments in an area without consultation.

Please feel free to contact me at 604-727-1885 if you have any further questions.

Sincerely,

Garson Sam (on behalf of the Sam Family)
6611 Mang Road
Richmond, BC V7C 2Y1

SCHEDULE 22 TO THE MINUTES
OF THE REGULAR MEETING OF
COUNCIL FOR PUBLIC HEARINGS
HELD ON MONDAY, MAY 15, 2006.

To City of Richmond

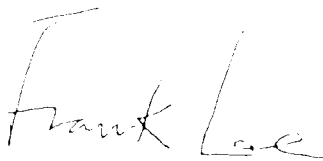
March 8, 2006.

Planning dept

Re Rezoning of 6611, 6631, 6671, and 6691 Blundell road
RZ06-326949

We are the resident of 6671 Chelmsford street, Richmond and we would like to inform
The City of Richmond - Planning Department that we are NOT supporting the rezoning
Application of above address because of the lot size R1-0.6 is too small and we do not
like to have back lane in this neighborhood. We would like to keep the existing lot size
policy. All my neighbors in this area do not like the proposed changes in lot size. The
City should find a way let them have a combined access to Blundell instead of diverting
Traffic to Curzon street.

Regards,



Frank Lee
6671 Chelmsford street,
Richmond, B.C.

To Public Hearing	
Date:	May 15, 2006
Item #	7A + 7B
Re:	Policy 5408 + Bylaw 8059

MayorandCouncillors

From: Webgraphics
 Sent: Wednesday, 10 May 2006 5:21 PM
 To: MayorandCouncillors
 Subject: Send a Submission Online (response #75)

SCHEDULE 23 TO THE MINUTES
 OF THE REGULAR MEETING OF
 COUNCIL FOR PUBLIC
 HEARINGS HELD ON MONDAY,
 MAY 15, 2006.

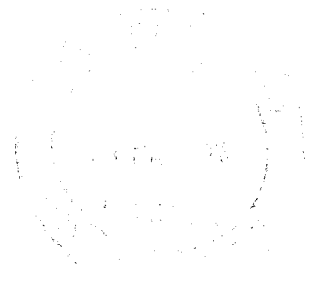
Send a Submission Online (response #75)

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	2006-05-10 5 20 26 PM

Survey Response

Your Name:	Marilyn and Tony Baker
Your Address:	6591 Chelmsford Street
Subject Property Address OR Bylaw Number:	8059
Comments:	<p>We are very concerned about the proposal to subdivide four lots (6611, 6631, 6671 and 6691 Blundell Road) to build 11 single family lots. We believe that the huge increase in the number of homes will increase noise, traffic and pollution in our residential neighbourhood. Of particular concern is the proposal to create a "back lane" access road leading off Curzon Road. This would cause a great many cars to enter and exit from Curzon, very near homes on Curzon and Chelmsford. We feel that this would be a dangerous situation and would negatively affect the quality of life in our residential neighbourhood. Any subdivision of these properties should make provision for their vehicular access from their Blundell Road frontage, and not through others' back yards. Thank you. Sincerely Marilyn and Tony Baker</p>



To Public Hearing	
Date:	May 15 2006
Item #	7A + 7B
Re:	Policy 5408 + Bylaw 8059

		INT
	DW	
✓	GJ	JS
	KY	
	DAW	
	DB	
	WB	

Mr. Edwin Lee
 Urban Development Division,
 The City of Richmond,
 6911 No. # Road,
 Richmond, B.C.,
 V6Y 2C1

SCHEDULE 24 TO THE MINUTES
 OF THE REGULAR MEETING OF
 COUNCIL FOR PUBLIC
 HEARINGS HELD ON MONDAY,
 MAY 15, 2006.

LETTER OF OPPOSITION

8060-20-8059

RE: **Zoning Amendment Bylaw 8059 File # RZ06-326949
 & Proposed Single-Family Lot Size Policy 5408**

I wish to add my voice to the unanimity of my Chelmsford Street neighbours in strong opposition to the above noted proposed Bylaw and Policy amendments.

This development will severely impact the quality of life of the residences bordered by this proposed zoning amendment and subsequent redevelopment.

- ❖ Proposed three storey homes would subject residents to fishbowl lifestyle.
- ❖ Lane will in addition to noise and pollution, add to security and safety risks
- ❖ Loss of mature trees which council has undertaken to conserve and protect.
- ❖ Eradication of years of garden and yard development due to reduced sunshine levels.
- ❖ Loss of privacy and quiet enjoyment of my sanctuary, my yard.
- ❖ Unwanted social impact on the mature neighborhood.

This city cannot to continue to burden the undermanned resources of our police and fire departments without benefit to all residents. This zoning amendment will only benefit developers, while further diminishing Richmond as British Columbia's most livable city. Further, council would breach an unwritten but understood covenant with the city for the protection of livable neighborhoods by assenting to a mix of standard and mini lots in the same subdivision.

Yours truly,

Barbara J. Avitan
 Laura F. Oliver
 6540 Chelmsford Street



Trine Developments Ltd
 184-185-9040 Blundell Road
 Richmond BC V6Y 1K2

To Public Hearing
 Date: May 15 2006
 Item # 7A + 7B
 Re: Policy 5408 +
 Bylaw 8059

		IN
✓	DW	
✓	GI	2
	KY	
	DAW	
	DB	
	WB	

SCHEDULE 25 TO THE MINUTES
 OF THE REGULAR MEETING OF
 COUNCIL FOR PUBLIC HEARINGS
 HELD ON MONDAY, MAY 15, 2006.

8000-20-805
 Policy 5408

06 May 2006
 File : RZ 06-326949

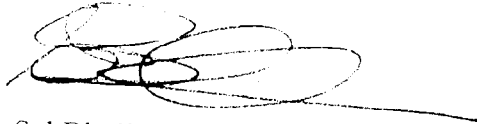
Mayor Malcolm Brodie
 6911 No. 3 Road, Richmond BC
 V6Y 2C1

Dear Mayor:

Having been a resident of Richmond for the past 25 years I am writing to you today for your support for the amendment of lot size policy 5408 for the area bounded by Comstock Road, Blundell Road, Gilbert Road and No. 2 Road. The Planning Committee recommended this in August 2005. It was based upon the results of the public consultation meeting for this area. At the time the south side of Blundell had applied for town-homes and we on the North side had only enquired at the city as to what we could do. After being told to wait for the public hearing and results. We decided to contact the North side to see if they wouldn't mind town homes along Blundell and Gilbert. The Council of Richmond was kind enough to give us time to consult the North side for their input. After consideration and many hours spent with neighbors we realized that they would prefer no town homes and single family homes that are average sized and more affordable was a better option. With that information we applied for what the city had recommended in August 2005. Rezoning for R1-0.6 that would give us 3 extra homes from the present zoning which currently allows 8 homes. We think the council should focus in the fact we are doing exactly what you suggested last year and also we are going with what the residents of Richmond would like. As the city would like to see the back lane extended for less traffic along Blundell and Gilbert, I think that having this (20') lane registered against the properties for the past 50 years by the city was for a reason. As you are also aware that the city is taking an additional 2 meters from the front of the properties for future lane widening and requiring the developer to upgrade the storm sewer along Blundell at no expense to the city Blundell road beautification work and having a professional landscape architect working with the city and developer to enhance street appeal. All these costs have to be paid some how and as you know that the developer pays for all of them. For these reasons asking for rezoning makes it fare to the

developer and the many people who are wishing to live in a single detached home within a reasonable price. I am counting on your support and asking for you to make a fair decision just as you had done back in August 2005. The residents of Richmond accept the councils' decision and agree to go with what you had recommended in August 2005 just before the elections. I thank you for taking the time to read this letter and for keeping our city a home for all. The young and old, white collar and blue collar, for our next generation who have all grown up in this city and made it what it is today.

Yours truly,

A handwritten signature in black ink, appearing to read 'Sal Bhullar', with a long horizontal line extending to the right.

Sal Bhullar,
Director

Submitted with petition containing 405 signatures
supporting the proposals, and 341 form letters
supporting the proposals. (On file City Clerk's Office)

8060-20-8059
policy 5408

Richmond City Council
Mayor Malcolm Brodie
Councilor Linda Barnes
Councilor Cynthia Chen
Councilor Derek Dang
Councilor Evelina Halsey-Brandt
Councilor Sue Halsey-Brandt
Councilor Rob Howard
Councilor Harold Steves
Councilor Bill McNulty
6911 No. 3 Road, Richmond BC

Dear Richmond City Council:

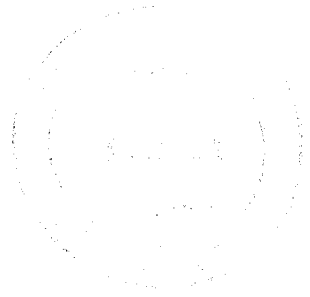
Re: 6611/6631/6671/6691 Blundell Road (RZ06-326949)

As a resident of Richmond I, Arthur Kathareyiah
of address 6580 Delwood Rd Richmond would like
the city to allow the lot size policy 5408 for the area bounded
by Comstock Road, Blundell Road, Gilbert Road and No. 2
Road be amended as the Planning Committee recommended in
August 2005. As you are aware this recommendation to amend
this lot size policy was based upon the results of the public
consultation meeting for this area. Due to the need for
affordable housing in Richmond and limited amounts of space
available to construct an average size home which both the old
and the young can afford. I think the decision made last year
was ideal for this area. I am in full support of this and hope
that the council will see that more affordable homes be con-
structed for the local residents.

Yours truly,



* Note from City Clerk's Office
341 form letters received and on file.



To Public Hearing
Date: May 15, 2006
Item # 7A + 7B
Re: Policy 5408 +
Bylaw 8059

Mr. Edwin Lee
Urban Development Division,
City of Richmond,
6911 No. 3 Road,
Richmond, B.C. V6Y 2C1
May 13th 2006.

	DW	
✓	GS	JS
	KY	
	DAW	
	DB	
	WB	

Re: Zoning Amendment Bylaw 8059 File # RZ06-326949
And Proposed Single-Family Lot Size Policy 5408

8060-20-805
Policy 5408

I am very strongly opposed to the above noted proposed Bylaw and proposed Single Family Lot Size Policy 5408.

I have walked around Chelmsford Street and Curzon and easily found fifty people who were strongly apposed to the above. A copy of this list showing the peoples signatures has been forwarded to you along with further lists from other people in this area.

This letter is in response to what I believe is a phony plan for affordable housing in Richmond.

I am certainly in favour of truly affordable housing in Richmond. The ridiculous Real Estate market has left thousands of people with no access to home ownership and I find that appalling. Home ownership is an important part of citizenship and participation in modern society. The city should be making real efforts in that direction. This current development push is not a true effort to bring in affordable housing but an opportunity for developers to squeeze in a little bit more unaffordable housing with huge profit margins.

The real solution is the development of planned City-driven Co-op Housing in areas where they can be built to fit the "people needs" not the "market needs" of developers.

Many of us in this neighborhood have worked hard all our lives and our homes are a major part of the "reward" for that consistent hard work.

I am not against "up-zoning" where appropriate. I understand, for example that the houses in question are allowed to have somewhat smaller lots, at present 39 feet. There are many neighborhoods in Richmond which have become a little run down and could be looked at for redevelopment. My neighborhood is in very good condition at present. The only exception is a few houses on Blundell where the owners or buyers are hoping for redevelopment and not keeping their houses up.

Richmond is a beautiful community. We have some of the nicest parks and recreation facilities that can be found anywhere. We chose this neighborhood because it is well located for families with school children and seniors, being only a short walk or ride to schools, parks, shopping, medical, dental and other facilities, even City Hall.

We have a community plan which now allows somewhat smaller lots. Did that community plan mean something or was it just put in place to assist developers who could just put several "home owners" together to seek a change when they deemed it "market appropriate"?

I have looked at other neighborhoods where similar "coach houses" have been allowed and I truly find them an eyesore.

Let's let the current owners on Blundell and Gilbert use the current zoning to re-develop within the norms set for this neighborhood. That will not give the "biggest bang for the buck" but it will provide a decent housing development. Let's as a City and a community look for reasonable places to build co-ops and other affordable housing forms. Let's do it as a community driven by social values, not as profit seeking developers,

Most people only want to be treated fairly, unless and until they are "hyped-up" with dreams of huge profits and quick fixes. That is not the way to build a good community.



M. T. Dickson,
6520 Chelmsford Street,
Richmond, B. C.
V7C 4H9

-1-

May 11, 2006

To Public Hearing
Date: <u>May 15 2006</u>
Item # <u>U7A + 7B</u>
Re: <u>Policy 5408 +</u> <u>Bylaw 8059</u>

Director, City Clerk's Office
Richmond City Hall
By fax: 604-278-5139

SCHEDULE 27 TO THE MINUTES OF THE
REGULAR MEETING OF COUNCIL FOR PUBLIC
HEARINGS HELD ON MONDAY, MAY 15, 2006.

**Re: Public Hearing of May 15 concerning the Single Family Lot Size
Policy 5408 and Zoning Amendment Bylaw 8059**

On Sept 19, 2005 the matter of rezoning for the area concerned was given to staff to consult with the neighbourhood. It was expressed at that time that storyboards would be developed and a clear explanation be given to the residents as to what was proposed for the area. This was in response to previous council comment that the residents did not understand what was being proposed and how it affected them. Nothing of this nature was done until the notice of Feb 15 advising us of 3 new rezoning applications that had been received.

The report to committee of April 7, 2006 indicates that there was 50% support from the 20 responses received. (It should be noted that all but one of the comments in favour are the actual residents or family of the properties in question.) It was also stated that there would be no public meeting due to the "low response rate from the residents".

We submit to you that, just as it was back in September, the low response rate is due to the lack of understanding and the confusing information in the materials provided. Technical terms, policy definitions, dark photocopies of "typical" housing are baffling to people not involved in city planning on a regular basis. As well it should be considered that English is not the first language of most of the residents, which makes the reading and comprehension even more difficult.

A number of concerned residences have canvassed the area and have submitted **119 signatures in opposition of this change** in development. Residents are *clearly* not in favour of 9m (29' lots) in an area where the remainder of homes are either 39' (R1/B) or 59' (R1/E). When asked, many of the residents said that while they received the letter from City Hall, they had no idea what it was all about or how it affected them. Once it was explained, without exception the response was not in favour of this proposed change.

-2-

It was also outlined in the report to committee that at present only 1 of the 44 houses fronting Gilbert and Blundell would be able to redevelop based on the existing requirements, but that 36 of the 44 houses could redevelop if the zoning was changed to allow a minimum 29' lot. What was *not* mentioned in this report is that other than the properties in this application, only roughly half of those properties are over 10 years old and highly unlikely to be torn down in the next 10 years much less 5. The area in question has only begun to evolve to R1/B status after the amendment in 2001 and now it is proposed to be changed yet again. We urge you to allow this neighbourhood to continue to evolve to the level of 39' lots (R1/B), which are at least consistent with the housing in this area.

We believe this would still allow the applicant on Blundell to build 8 houses and the back lane under the existing zoning policy. Again though, some of the area residents don't understand that the R1/B zoning already provides the ability to do this.

The proposed new Arterial Road and Lane establishment policy (8063) is to be applauded in the guidelines it sets out for this sort of change to a neighbourhood and that the issues outlined in this new proposal address many of the concerns we have for redevelopment of an existing area. The non-sequential rezoning of properties would consider properties such as 7291 Gilbert which under these applications would have their family home squeezed between 4 tiny coach houses, virtually rendering that property invaluable to anyone but a developer and a drastic living environment change.

We urge that the applications and policy change be denied at this time and the status quo be maintained for a further period of 5 years, after which time future change would be as per the guidelines outlined in the new Arterial Road and Lane Establishment policy 8063. As written earlier, we are not against redevelopment but urge that the neighbourhood as a whole, and the size, vintage and character of the existing housing be considered before adopting such a radical change.

Sincerely

Donna & Simon Austin
6900 Chelmsford Street
Richmond, B.C.

To Public Hearing
Date: <u>May 15 2006</u>
Item # <u>7A + 7B</u>
Re: <u>Policy 5408 +</u>
<u>Bylaw 8059</u>

Director, City Clerk's Office
Richmond City Hall
By fax: 604-278-5139

**Re: Submission for Public Hearing of May 15 concerning
the Single Family Lot Size Policy 5408 and Zoning
Ammendment Bylaw 8059**

Please find following 119 signatures in opposition to the proposed change to the items noted above for submission to the record of the public hearing of May 15, 2006.

They were collected in person in the week of May 8-12, 2006 by concerned residents Garson Sam, Mary Dickson and Donna Austin.

Original copies will be available on request.


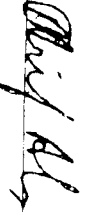







14 pages follow. *

* Petition is on file in the City Clerk's Office



The undersigned oppose the change to the Single-Family Lot Size Policy 5408. This includes opposition to the:

- Rezoning of 6611, 6631, 6671, and 6691 Blundell Road (RZ 06-326949)
- Rezoning of 7271 and 7311 Gilbert Road (RZ 04-273100, RZ 05-321176)

Name(s)	Address	Signature
V. LOELD BAWM	7291 Hillcrest Rd	
Daidis (Aer Aci)	7191 GILBERT RD	
John Lee	6720 Blundell RD	
Sarah Lee	6720 Blundell RD	
David Lee	6720 Blundell Rd	
J GOURCHARRICK	8010 MILLER RD	
J G Gourcharrick	8010 Miller Rd	
M Schware	7691 Lincoln Blvd	
K. Tibberty	12226 BOCCARDI ST	

* Remaining pages of petition are on file in the Clerk's Office

To Public Hearing
Date: <u>MAY 15 2006</u>
Item # <u>7A + 7B</u>
Re: <u>Lot Size Policy</u>
<u>5408 + Bylaw</u>
<u>8059</u>

MayorandCouncillors

From: Webgraphics
 Sent: Friday, 5 May 2006 10:28 PM
 To: MayorandCouncillors
 Subject: Send a Submission Online (response #74)

SCHEDULE 28 TO THE MINUTES
 OF THE REGULAR MEETING OF
 COUNCIL FOR PUBLIC
 HEARINGS HELD ON MONDAY,
 MAY 15, 2006.

Send a Submission Online (response #74)

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: 5/5/2006 10:27:39 PM

Survey Response

Your Name: Annette Lum
 Your Address: 6408 Chelmsford Street
 Subject Property Address OR Bylaw Number: Proposed Policy 5408 Section 18-4-6

Comments

My family strongly opposes the proposed rezoning for the following reasons. 1. Majority of the neighbourhood are built on a 60 feet lot. The proposed 31 feet lot are total inconsistent with the existing houses. It will create an awkward and ugly neighbourhood. 2. The proposed rezoning will create a lot of traffic on our back lane, and there will be associated security issues and noises with the increase in traffic. 3. I understand that there may be supports for rezoning from some property owners. They are usually the ones who plan to sell their lot to developer to benefit financially from the proposed rezoning. They are also the ones who plan to leave the neighbourhood and do not care about those who remain in the neighbourhood. The city should put more consideration for the people who plan to stay behind. Please DO NOT pass the proposed rezoning. Thank you.
 Yours truly, Annette Lum and all who lives at 6408 Chelmsford Street.