



Regular Council Meeting for Public Hearings

Monday, May 16th, 2005

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

Present: Councillor Linda Barnes
Councillor Derek Dang
Councillor Sue Halsey-Brandt
Councillor Bill McNulty
Councillor Harold Steves
Acting Mayor Evelina Halsey-Brandt

David Weber, Director, City Clerk's Office

Absent: Mayor Malcolm D. Brodie
Councillor Rob Howard
Councillor Kiichi Kumagai

Call to Order: Acting Mayor Evelina Halsey-Brandt opened the proceedings at 7:00 p.m.

Councillor Sue Halsey-Brandt joined the meeting – 7:03 p.m.

1. **Heritage Designation Bylaw 7701**

(13333 Princess Street; Applicant: Marcia and Dana Westermarck)

Applicant's Comments:

Mr. Dana Westermarck, the applicant, said that misinformation had been presented by the local press and that the purchase price of the house had been based on fair market value as estimated by an appraisal undertaken by the City. Further to this, Mr. Westermarck said that a second mortgage in the amount of \$50,000 had been secured on the property that was to serve as a penalty if the house did not receive a Heritage Designation.

Written Submissions:

None



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Submissions from the floor:

None

PH05/5-1

It was moved and seconded

That Heritage Designation Bylaw 7701 be given second and third readings.

CARRIED

PH05/5-2

It was moved and seconded

That Heritage Designation Bylaw 7701 be adopted.

CARRIED

2. **Zoning Amendment Bylaw 7902 (RZ 04-287669)**
(9200 Granville Avenue; Applicant: Gerry Blonski)

Applicant's Comments:

Mr. Gerry Blonski, the applicant, provided artists' renderings of the project.

Written Submissions:

None

Submissions from the floor:

None

PH05/5-3

It was moved and seconded

That Zoning Amendment Bylaw 7902 be given second and third readings.

CARRIED



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- 3a. **Official Community Plan Amendment Bylaw 7920 and Zoning Amendment Bylaw 7921 (RZ 04-270154)**
(McLennan North Sub-Area 9420 Ferndale Road; Applicant: Am-Pri Construction Ltd.(City of Richmond))
- 3b. ***Zoning Amendment Bylaw 7922 (RZ 04-272343)***
(9440 Ferndale Road; Applicant: Toyu Garden City Development Ltd.

Applicant's Comments:

The applicants were present to answer questions.

Written Submissions:

Mona and Alice Chan (2), 9400 Ferndale Road – Schedule 1

Submissions from the floor:

None

The Director of Development, Raul Allueva, responded to questions of Council regarding the concerns raised in the correspondence during which it was noted that the issues would be addressed during the Development Permit stage.

PH05/5-4

It was moved and seconded

That Official Community Plan Amendment Bylaw 7920 and Zoning Amendment Bylaws 7921 and 7922 each be given second and third readings.

CARRIED

At this point Ms. Chan indicated her wish to address Council. Acting Mayor E. Halsey-Brandt advised Ms. Chan that as Zoning Amendment Bylaw 7922 had received second and third readings no further discussion on the matter could be entertained prior to the adoption of the bylaw. Acting Mayor E. Halsey-Brandt then asked that Ms. Chan speak to the Director of Development at the conclusion of the meeting.



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PH05/5-5

It was moved and seconded

That Official Community Plan Amendment Bylaw 7920 be adopted.

CARRIED

4. **Zoning Amendment Bylaw 7930 (RZ 05-294590)**
(4791 Dunfell Road; Applicant: Pacific Coastal Homes)

Applicant's Comments:

The applicant was not present.

Written Submissions:

None

Submissions from the floor:

None

PH05/5-6

It was moved and seconded

That Zoning Amendment Bylaw 7930 be given second and third readings.

CARRIED

PH05/5-7

It was moved and seconded

That Zoning Amendment Bylaw 7930 be adopted.

CARRIED

5. **Zoning Amendment Bylaw 7931 (RZ 05-294740)**
(11851 Dunavon Place; Applicant: Ken Yoshikawa)

Applicant's Comments:

The applicant was not present.

Written Submissions:

None



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Submissions from the floor:

None

PH05/5-8

It was moved and seconded

That Zoning Amendment Bylaw 7931 be given second and third readings.

CARRIED

PH05/5-9

It was moved and seconded

That Zoning Amendment Bylaw 7931 be adopted.

CARRIED

6. **Zoning Amendment Bylaw 7935 (RZ 05-294809)**
(9251 No. 1 Road; Applicant: Malkiat Bowal)

Applicant's Comments:

The applicant was not present.

Written Submissions:

None

Submissions from the floor:

None

PH05/5-10

It was moved and seconded

That Zoning Amendment Bylaw 7935 be given second and third readings.

CARRIED

7. **Zoning Amendment Bylaw 7936 (RZ 04-278153)**
(11780 Seaton Road; Applicant: Huguette Beauchesne)

Applicant's Comments:

A representative for the applicant was present to answer questions.



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Written Submissions:

None

Submissions from the floor:

None

PH05/5-11

It was moved and seconded

That Zoning Amendment Bylaw 7936 be given second and third readings.

CARRIED

ADJOURNMENT

PH05/5-12

It was moved and seconded

That the meeting adjourn (7:20 p.m.).

CARRIED

Certified a true and correct copy of the
Minutes of the Regular Meeting for Public
Hearings of the City of Richmond held on
Monday, May 16th, 2005.

Acting Mayor Evelina Halsey-Brandt

Corporate Officer (David Weber)

SCHEDULE 1 TO THE MINUTES OF
THE REGULAR MEETING OF COUNCIL
FOR PUBLIC HEARING HELD ON
MONDAY, MAY 16th, 2005.

Via Fax: 604-278-5139

To: Director, City Clerk's Office
City of Richmond

From: Mona Chan and Alice
9400 Ferndale Road

Date: May 16, 2005

Re: Monday, May 16, 2005 - 7pm
Public Hearing
RZ 04-270154

To Public Hearing	
Date:	May 16, 05
Item #	3a
Re:	9420 Ferndale Rd.

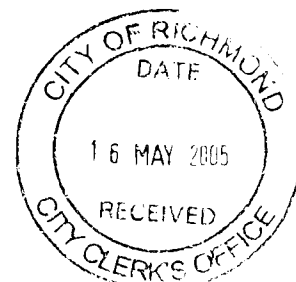
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8060 20 7920/
7921

After we reviewed the Report to Committee (the "Report") attached to the Agenda of the Public Hearing, we bring up **our concerns** as follows:

- The proposed Alder Street between Hemlock Drive and Ferndale Road to be re-designated from "Principal Road" to "Trail":
 - Any bad impacts on our house (i.e. 9400 Ferndale), mainly the security issues?
 - What the width of the Trail will be?
 - Will the trail be connected only from Hemlock to Ferndale? Any sidetrack connected to the neighborhood park next to us?
- Response to our concerns (page 4):
 - Our 2nd letter dated September 30, 2004 was not attached to the Report. Thus, the potential damages risk to our house during their construction is not mentioned in the Report (i.e. The developer should provide certain guarantees to us in writing that, during the demolition and construction process, they will take extensive care to avoid damages to our property as well as the plants which served as the fence for our property. If damages are occurred, they should bear all the costs and fix the damages at once.)
 - Overlook issue - We are not sure whether it is resolved yet without fully understanding their development plan.
 - The treatment of the plants now sharing with 9420 Ferndale is not mentioned in the Report. We do not know what the "proposed landscape screen" will look like.
 - The location of the garbage facilities must not be close to our house.
- Point 4 of Attachment 5 - Registration of a cross access agreement to provide access to 9400 Ferndale Road
 - What is the "cross access agreement" meant?

Mona



**Mona and Alice Chan
9400 Ferndale Road
Richmond
BC V6Y 1X3**

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

Attn: Mr. Eric Fiss
Planner – Urban Design

September 30, 2004

Dear Sirs/Madam:

Rezoning of 9420 Ferndale Road (File no RZ04-270154)

In addition to our letter dated July 26, 2004 (copy attached), we are writing this letter to express more of our concerns and to bring up our requests in respect of above said rezoning application.

As mentioned in our previous letter, when we acquired our house in 1993, the zoning of our neighbourhood was single-family. From the information provided by Eric, we know that the City of Richmond (the "City") has already approved the rezoning of the land behind our backyard for building middle-rise apartments. Therefore, once the rezoning for 9420 Ferndale Road is approved, we will become the only single-family house remaining there.

Because of this awkward situation, no individual Buyer would be interested in purchasing our property or living in a house which is surrounded by multiple-family dwellings. The only potential buyer would be the developer who purchased 9420 Ferndale Road. The developer had made an offer for \$650,000 to purchase our property in July 2004 and the offer was much below market value (it appears that \$650,000 is just the land value but the house value equals nil). We purchased our property in 1993 at about \$850,000 and we may have to lose about \$200,000 due to the City's rezoning decisions.

Based on the preliminary development plan which Eric showed us in our meeting on July 23, 2004, we understand that the developer of 9420 Ferndale Road wants to build 24 3-storey townhouses on that land and most of the townhouses will be built very close to our front yards, house and backyards, resulting in significant negative impacts on our privacy.

Because of the approved McLennan North Sub-area Plan, we understand that it is very difficult to persuade the City not to approve the above said rezoning. But due to the potential significant loss on the sale of our property, we prefer to stay there. However, being as existing residents living right next door, we think we have the right to bring up

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04-270154

