



Regular Council Meeting for Public Hearings

Monday, May 17th, 2004

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

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

David Weber, Acting City Clerk

Absent: Councillor Rob Howard

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

1. **Temporary Commercial Use Permit 04-264071**
(12631 Vulcan Way; Applicant: Target Event Productions Ltd.)

Applicant's Comments:

Mr. Raymond Chu, the applicant, advised that he had provided a full traffic and management plan to staff. He stated that he had hired 2 RCMP officers as well as six other security staff for the duration of the event, as well, he had submitted a Fire Safety Plan to the Fire Department and was awaiting acceptance of this plan. He noted that the policing costs associated with last year's event had been paid to the City. In response to a query from Council, he advised that he had a cell phone and his staff had walkie talkies so that they can easily be reached in the event of an emergency, or any other problem.



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Written Submissions:

Carla Bilojelic, 12751 Vulcan Way, Richmond (attached as Schedule 1 and forms a part of these minutes).

Submissions from the floor:

None.

PH04/5-1

It was moved and seconded

“That a Temporary Commercial Use Permit be approved to Target Event Production Ltd. for property at 12631 Vulcan Way to permit the operation of a summer night market during the months of June to September, 2004 and June to September, 2005, upon fulfillment of the following conditions:

- (a) ***Submission of a Traffic and Parking Management Plan to the satisfaction of the Director of Transportation;***
- (b) ***Submission of a Fire Safety Plan to the satisfaction of the Fire Chief***
- (c) ***Payment of \$30,000 for policing costs associated with last year's market; and***
- (d) ***Deposit of a Letter of Credit for \$50,000, as security for terms outlined in the Undertaking attached to the Permit as Schedule B.”***

CARRIED

- 2. Zoning Amendment Bylaw 7689 (RZ 04-265929)**
(7111/7131 Lucas Road; Applicant: Les Cohen & Azim Bhimani)

Applicant's Comments:

The applicant was not present.

Written Submissions:

Mrs. Gisela Meier, 74 East 40th Avenue, Vancouver (attached as Schedule 2 and forms a part of these minutes)

Submissions from the floor:

None.



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PH04/5-2 It was moved and seconded
 That Zoning Amendment Bylaw 7689 be given second and third readings.
CARRIED

PH04/5-3 It was moved and seconded
 That Zoning Amendment Bylaw 7689 be adopted.
CARRIED

3. **Zoning Amendment Bylaw 7690 (RZ 04-265452)**
(4891 Dunccliffe Road; Applicant: Woodcrest Development/Top Profit Enterprise)

Applicant's Comments:

The applicant was not present.

Written Submissions:

None.

Submissions from the floor:

None.

PH04/5-4 It was moved and seconded
 That Zoning Amendment Bylaw 7690 be given second and third readings.
CARRIED

PH04/5-5 It was moved and seconded
 That Zoning Amendment Bylaw 7690 be adopted.
CARRIED

4. **Zoning Amendment Bylaw 7691 (RZ 04-266769)**
(7611 Eperson Road; Applicant: Rav Bains)

Applicant's Comments:

The applicant stated that he was available to answer questions.



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Written Submissions:

None.

Submissions from the floor:

Mr. Brian Avent, 7831 Willowfield Drive, was concerned that the lots were too narrow and that six houses were sharing 3 driveways. He stated that this would seriously impact parking in the area.

Councillor McNulty requested that staff monitor parking in this area during construction.

Mr. Murray Iseli, 7591 Eperson Road, stated his concerns that 3 driveways were being shared by six houses, the size of the lots, and the impact this development would have on parking in the neighbourhood. He queried whether the proposed roadworks would occur before or after the development of the site. In response to this query, Mr. Allueva, Director of Development, advised that the roadwork would occur concurrently.

Mrs. Audrey Iseli, 7591 Eperson Road, was concerned about six homes being crowded onto 3 lots. She stated that she was also concerned about parking during construction. She advised that there was a school zone at the end of the street, and that previously, during construction periods, cars were parked in ditches, and double parked on boulevards, which had been wrecked and were covered in mud.

Mr. Brian Avent, speaking for a second time, stated that he was concerned about parking in the area on an ongoing basis, not just during the construction period. He noted that this was a relatively tight corner of the subdivision and parking spilled over on the remainder of the street.



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Mr. Rav Bains, the applicant, advised that each of the six houses would have their own driveways and would share three access driveway outlets. The issue of parking for trades people, would be addressed and the development of the proposed cul de sac would provide more off-street parking. Each home had a 10 metre setback which would also provide on site parking. He would ensure that roads were cleaned and garbage picked up during the construction period. He also stated that he would install, at his expense, sidewalks up to the point where Willowfield Drive and Eperson Road meet. In response to a query from Council, he advised that the three joint access driveways created more street parking in between these driveways. The longer driveways would provide more parking and should lessen the need for on street parking. The houses were approximately 2600-2700 sq.ft , and there would be no rental suites.

- PH04/5-6 It was moved and seconded
That Zoning Amendment Bylaw 7691 be given second and third readings.
CARRIED
- PH04/5-7 It was moved and seconded
(1) *That staff look at similar pie shaped lots with cul de sacs to see if these could be addressed differently if and when they were developed; and*
(2) *that staff monitor the site during the course of construction to see if there were problems in the area and how they were resolved.*
CARRIED
- PH04/5-8 It was moved and seconded
That Zoning Amendment Bylaw 7691 be adopted.
CARRIED

5. **Zoning Amendment Bylaw 7693 (RZ 04-265089)**
 (4711 Dunfell Road; Applicant: Nobuye Ohara)

Applicant's Comments:

The applicant was not present.



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5. **Zoning Amendment Bylaw 7693 (RZ 04-265089)**
(4711 Dunfell Road; Applicant: Nobuye Ohara)

Applicant's Comments:

The applicant was not present.

Written Submissions:

None.

Submissions from the floor:

None.

PH04/5-9 It was moved and seconded
That Zoning Amendment Bylaw 7693 be given second and third readings.

CARRIED

PH04/510 It was moved and seconded
That Zoning Amendment Bylaw 7693 be adopted.

CARRIED

6. **Zoning Amendment Bylaw 7694 (RZ 03-236509)**
(8171 and 8191 No. 2 Road; Applicant: Harminder Sian)

Applicant's Comments:

The applicant stated that he was available to answer questions.

Written Submissions:

None.

Submissions from the floor:

Mrs. Dorothy Norton, 8200 Cantley Road, queried exactly where the proposed lane would exit on Cantley Road.

PH04/5-11 It was moved and seconded
That Zoning Amendment Bylaw 7694 be given second and third readings.

CARRIED



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7. **Zoning Amendment Bylaw 7695 (RZ 03-250878)**
(9491 No. 3 Road; Applicant: Rocky Sethi)

Applicant's Comments:

The applicant advised that he was available to answer questions.

Written Submissions:

None.

Submissions from the floor:

None.

PH04/5-12

It was moved and seconded

That Zoning Amendment Bylaw 7695 be given second and third readings.

CARRIED

PH04/5-13

That Zoning Amendment Bylaw 7695 be adopted.

CARRIED

8. **Official Community Plan Amendment Bylaw 7696 and Zoning Amendment Bylaw 7684 (RZ 03-246394)**
(6111, 6225 and 6233 London Road; Applicant: Oris Development (London Landing) Corporation)

Applicant's Comments:

The applicant advised that he was available to answer questions.

Written Submissions:

None.

Submissions from the floor:

None.

PH04/5-14

It was moved and seconded

That Official Community Plan Amendment Bylaw 7696 and Zoning and Amendment Bylaw 7684 be given second and third readings.



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CARRIED

In response to a query from Councillor McNulty, Mr. Crowe advised that staff had been meeting with developers, as well as other stakeholders concerning Light Industrial/commercial land uses in this area.

9. **Zoning Amendment Bylaw 7697 (RZ 03-252558)**
(7311, 7331, 7351, 7371, 7391 Heather Street and 9111, 9131, 9151 General Currie Road; Applicant: Ledingham McAllister Homes Ltd.)

Applicant's Comments:

Mr. Paul Fabish, the applicant, introduced the members of his team. He advised that the site was within the MacLennan South sub-area plan, and stated that he was available to answer questions.

Written Submissions:

None.

Submissions from the floor:

None.

PH04/5-15

It was moved and seconded

That Zoning Amendment Bylaw 7697 be given second and third readings.

CARRIED

10. **Zoning Amendment Bylaws 7698 AND 7699 (RZ 03-254763)**
(6180 and 6200 Garden City Road and 9020, 9040, 9060, 9100, 9140 and 9200 Ferndale Road.; Applicant: Ledingham McAllister Homes Ltd).

Applicant's Comments:

The applicant advised that he was available to answer questions.

Written Submissions:

None.



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Submissions from the floor:

None.

PH04/5-16

It was moved and seconded

That Zoning Amendment Bylaws 7698 and 7699 be given second and third readings.

CARRIED

11A Zoning Amendment Bylaw 7700 (RZ 04-010768)

(All Existing or Potential Two-Family Housing District (R5) zoned lots.;
Applicant: Jan W. Knap/City of Richmond

11B Zoning Amendment Bylaw 7702 (RZ 04-010768)

(10420 and 10440 Odlin Road; Applicant: Jan W. Knap)

Applicant's Comments:

The applicant advised that he was available to answer questions.

Written Submissions:

None.

Submissions from the floor:

None.

PH04/5-17

It was moved and seconded

That Zoning Amendment Bylaws 7700 and 7702 be given second and third readings.

CARRIED

PH04/5-18

It was moved and seconded

That Zoning Amendment Bylaw 7700 be adopted.

CARRIED



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12. **Zoning Amendment Bylaw 7703 (RZ 03-251948)**
(9251 General Currie Road; Applicant: William R. Rhone)

Applicant's Comments:

The applicant advised that he was available to answer questions.

Written Submissions:

None.

Submissions from the floor:

None.

PH04/5-19

It was moved and seconded

That Zoning Amendment Bylaw 7703 be given second and third readings.

CARRIED

13. **Zoning Amendment Bylaw 7704 (RZ 04-267174)**
(9411 No. 1 Road; Applicant: Khalid Hasan)

Applicant's Comments:

The applicant was not present.

Written Submissions:

None.

Submissions from the floor:

None.

PH04/5-20

It was moved and seconded

That Zoning Amendment Bylaw 7704 be given second and third readings.

CARRIED

PH04/5-21

It was moved and seconded

That Zoning Amendment Bylaw 7704 be adopted.

CARRIED



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14. **Zoning Amendment Bylaw 7705(RZ 02-207795)**
(9051, 9111, 9151 and 9171 No. 1 Road; Applicant: Charan Sethi)

Applicant's Comments:

The applicant advised that he was available to answer questions.

Written Submissions:

None.

Submissions from the floor:

None.

PH04/5-22 It was moved and seconded
That Zoning Amendment Bylaw 7705 be given second and third readings.

CARRIED

ADJOURNMENT

PH04/5-23 It was moved and seconded
That the meeting adjourn (8:00 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 17th, 2004.

Mayor (Malcolm D. Brodie)

Acting City Clerk (David Weber)

To Public Hearing	
Date:	May 17, 2004
Item #	1
Re:	TU 04-264071
12631 Vulcan Way (Night Market)	



Doman Forest Products Limited

RICHMOND LUMBER SALES

12751 VULCAN WAY, RICHMOND, B.C. V6V 1J7
TEL (604) 273-0320 FAX (604) 273-8274

Attention: City Clerk
6911 No. 3 Road
Richmond, B.C. V6Y 2C1

May 17, 2004

Re: TU 04-264071

Temporary Commercial Use Permit Application for Richmond Night Market

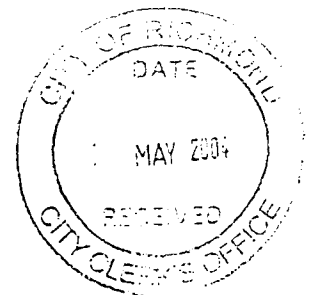
I manage the Doman Forest Products Limited, Richmond Lumber Sales Yard. We are located at 12751 Vulcan Way, Richmond, B.C. We are neighbours to where the Richmond Night Market will be held at 12631 Vulcan Way, Richmond, B.C.

I have been in contact with Mr. Raymond Cheung who is organizing this event. Mr. Cheung will be addressing our security issues by installing a fence and gate adjoining our properties. Mr. Cheung has also advised me that 4 RCMP officers will be on site each night of the event. I am pleased to know Mr. Cheung is taking such a responsible position by ensuring his neighbours will not be disrupted by the Night Market. He has addressed our concerns regarding parking and most importantly security.

We hope this event will be well received and Mr. Cheung has given me all assurances that he will respond to any concerns we may have down the road, immediately.

Sincerely,

Carla Bilojelic
Manager
Doman Forest Products Limited
Richmond Lumber Sales Division



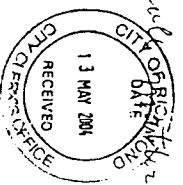
Schedule 1 to the Minutes of the
Public Hearing meeting held on
Monday, May 17th, 2004.

Attention: City Clerk.

This is an answer to your letter concerning property at 7111 / 7131 Lucas Rd, Richmond I received on Friday May 7, 2004.

I agree to remove the property from the Family Housing (Duplex) into two single family Housing, as long as there is no cost for me involved.

At the moment, the property is still in my name. But I sold it on February 24, 2004 when the Byers and I signed the Contract of Purchase and Sale. The sale will be completed on June 1, 2004. The Byers Name is Kujit Dhillon. The Applicants Lee Chen and Azim Bhimani are the Real Estate agents of Kujit Dhillon as far as I see it. Now concerning this matter, I have something else to explain.



over please

VAN CO Public Hearing 12, 2004

Date:	May 17, 2004
Item #	2
Re: Bylaws	7681
7111/7131 Lucas Rd	

INT	RM	DM	RV	AS	SS	MS

0426929

Please send the property Tax bill of the about property for 2004, to the new owner Kujit Dhillon of the above property.

I will not be the owner anymore of said property since June 1, 2004.

Thank you very much. If you should have more questions please do not let me know.

Please forgive my poor English, it is not my mother language. Please read the enclosed literature. It explains in an easy way how we get to Heaven when we die, and how we get to Heaven when we die. And we all have to die and meet God one day. HE wants us all to go to Heaven. His Son, the Lord Jesus Christ died for us. He died for all the sins of the whole world. But we have to come to Him with faith and repentance. God love and bless you. With Christian love and much prayer, Linda Meier

their need as He was when He was here among men. If, as a sinner, you will come to Jesus and trust Him as your Savior, you have God's word for it that your sins will be forgiven and you will go to heaven (Acts 10:43). THE WAY TO HEAVEN IS JESUS, and there is no other.

—F. W. C. Wurst.

please read and believe
these words of our Holy
God. And you are saved
for time and Eternity
God bless you.
HE loves us.

Printed in Canada
EVANGELICAL TRACT DISTRIBUTORS
P.O. Box 146, Edmonton, AB., Canada T5J 2G9

To My Fellow Traveler
on Life's Journey:

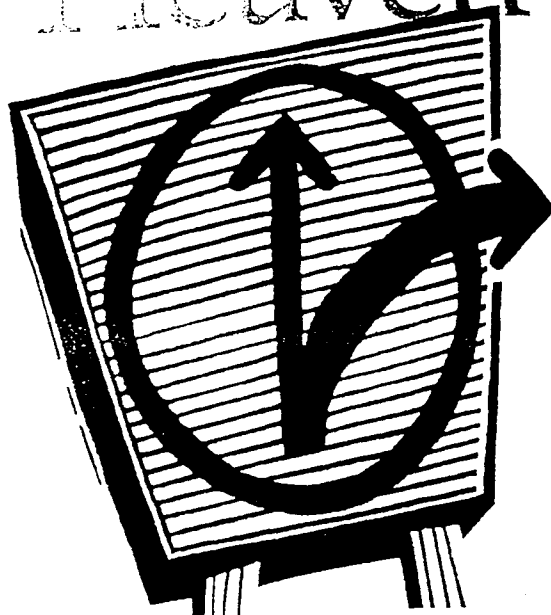
One of these days you and I are going to leave here — maybe sooner than we realize. Do you know the way to heaven?

Many well meaning persons think they will get to heaven by doing good or by being good, by going to church or by being religious. They hope to merit heaven by something they can do or be, but that is not God's way. Good as these things are in their place, they are not the way to heaven.

The way to heaven is Jesus. He said: "I am the way, the truth, and the life: no man cometh unto the Father, but by Me" (John 14:6).

One sin shut Adam and Eve out of the Garden of Eden forever, and one sin will shut you out of heaven forever — unless you trust the Lord Jesus Christ as your Savior. Have you trusted Him? If not, why not now? Satan says: "Wait awhile." God says: "Now."

God's Way to Heaven



If I could take you by the hand and lead you to the brink of hell where you could have just one look at the eternal portion of the damned, and then take you to the portals of heaven and show you the happy lot of the redeemed, I am sure you would quickly make up your mind to which place you wanted to go, and you would not rest satisfied until you were sure of going there.

I cannot show you either of these places, but I can point you to the Lord Jesus Christ (who has told us about both places) suffering, bleeding, dying, on the cross of Calvary, under the judgment of God, to save you from hell and fit you for heaven (Matthew 27; Mark 15; Luke 23; John 19).

When Jesus was on earth He said: "Come unto Me, all ye that labour and are heavy laden, and I will give you rest" (Matthew 11:28). "Him that cometh to Me I will in no wise cast out" (John 6:37). Jesus, the risen Savior, is just as eager today to have sinners come to Him with all their sins and