



Regular Council Meeting for Public Hearings

Monday, June 20th, 2005

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 Rob Howard
Councillor Kiichi Kumagai
Councillor Bill McNulty
Councillor Harold Steves

David Weber, Director, City Clerk's Office

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

1. **Zoning Amendment Bylaw 7896 (RZ 04-274399)**
(6340 Williams Road; Applicant: Raman Kooner)

Applicant's Comments:

The applicant was present but indicated that he did not wish to make a submission.

Written Submissions:

None.

Submissions from the floor:

None.

PH05/6-1

It was moved and seconded

That Zoning Amendment Bylaw 7896 be given second and third readings.

CARRIED



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- 2. **Zoning Amendment Bylaw 7919 (RZ 04-287217)**
(9180, 9186, 9200, and 9220 Westminster Highway; Applicant: Adera Equities Inc.)

Applicant's Comments:

The applicant was present but indicated that he did not wish to make a submission.

Written Submissions:

None.

Submissions from the floor:

None.

PH05/6-2

It was moved and seconded

That Zoning Amendment Bylaw 7919 be given second and third readings.
CARRIED

- 3. **Zoning Amendment Bylaw 7938 (RZ 04-274200)**
(10871 Gilbert Road; Applicant: Ajit Thaliwal)

Applicant's Comments:

The applicant was not present.

Written Submissions:

None.

Submissions from the floor:

None.

PH05/6-3

It was moved and seconded

That Zoning Amendment Bylaw 7938 be given second and third readings.
CARRIED



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- 4. **Zoning Amendment Bylaw 7941 (RZ 04-275631)**
(8300 Francis Road; Applicant: Mandeep Nijjar and Jatinder Johal)

Applicant's Comments:

The applicant was present but indicated that he did not wish to make a submission.

Written Submissions:

None.

Submissions from the floor:

None.

PH05/6-4

It was moved and seconded

That Zoning Amendment Bylaw 7941 be given second and third readings.
CARRIED

- 5. **Zoning Amendment Bylaw 7942 (RZ 05-298161)**
(8351 No. 1 Road; Applicant: Tara Developments Ltd.)

Applicant's Comments:

The applicant was not present.

Written Submissions:

None.

Submissions from the floor:

None.

PH05/6-5

It was moved and seconded

That Zoning Amendment Bylaw 7942 be given second and third readings.
CARRIED

PH05/6-6

It was moved and seconded

That Zoning Amendment Bylaw 7942 be adopted.

CARRIED



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Cllr. Linda Barnes, in accordance with Section 100 of the *Community Charter*, declared herself to be in a conflict of interest because she owned property on Garry Street, and she then left the meeting – 7:06 p.m.

- 6. **Zoning Amendment Bylaw 7943 (RZ 05-296867)**
(4431 Garry Street; Applicant: Elegant Developments Inc.)

Applicant's Comments:

The applicant was not present.

Written Submissions:

None.

Submissions from the floor:

None.

PH05/6-7

It was moved and seconded

That Zoning Amendment Bylaw 7943 be given second and third readings.
CARRIED

PH05/6-8

It was moved and seconded

That Zoning Amendment Bylaw 7943 be adopted.
CARRIED

Cllr. Barnes returned to the meeting – 7:07 p.m..

- 7. **Zoning Amendment Bylaw 7945 (RZ 05-295550)**
(7320 Bridge Street; Applicant: Dreambuilt Estates Inc.)

Applicant's Comments:

The applicant was in attendance but indicated that he did not wish to make a submission.

Written Submissions:

None.



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Submissions from the floor:

None.

PH05/6-9

It was moved and seconded

That Zoning Amendment Bylaw 7945 be given second and third readings.

CARRIED

PH05/6-10

It was moved and seconded

That Zoning Amendment Bylaw 7945 be adopted.

CARRIED

8. **Zoning Amendment Bylaw 7946 (RZ 05-298445)**
(3180 Granville Avenue; Applicant: Parminder Rishi)

Applicant's Comments:

The applicant was in attendance but indicated that he did not wish to make a presentation.

Written Submissions:

None.

Submissions from the floor:

Mr. John Silver, #3 – 3511 Granville Avenue, questioned the outcome of staff advising the applicant to investigate the potential for tree retention on the subject property, and a response was provided by staff. Mr. Silver then circulated photographs of the subject property (on file in the City Clerk's Office) which showed the removal of all vegetation, and he expressed concern about the removal of specific trees from the property. He also commented on the proposed re-orientation of houses along Granville Avenue and Marrington Road, and voiced concern about the impact which this re-orientation would have on the character of the neighbourhood.

The applicant, Parminder Rishi, in response to the comments made by the previous speaker, spoke about the removal of trees from the subject property.



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PH05/6-11

It was moved and seconded

That Zoning Amendment Bylaw No. 7946 be referred to staff to discuss with the applicant, measures which can or should be taken in relation to the trees on the subject property.

Prior to the question on Resolution No. PH05/6-11 being called, staff were requested to (i) provide information on the action taken by staff to inform the applicant of the need to investigate the potential for tree retention on the subject property, (ii) ensure that the proposed tree retention bylaw would provide a process to retain existing trees on a property until after the issuance of a building permit for that a property, and that these trees would be protected.

The question on Resolution No. PH05/6-11 was then called, and it was **CARRIED.**

9. **Zoning Amendment Bylaw 7947 (RZ 05-298266)**
(12300 Woodhead Road; Applicant: Julie Le Hoa Chan)

Applicant's Comments:

Applicant present, no submission

Written Submissions:

Simon and Lena Ginn, of 12260 Woodhead Road (Schedule 1)

Submissions from the floor:

None.

PH05/6-12

It was moved and seconded

That Zoning Amendment Bylaw 7947 be given second and third readings.

CARRIED



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ADJOURNMENT

PH05/6-13

It was moved and seconded

That the meeting adjourn (7:36 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, June 20th, 2005.

Mayor (Malcolm D. Brodie)

Director, City Clerk's Office
(David Weber)

Schedule 1 to the minutes of the Regular Meeting of Council for Public Hearings held on Monday, June 20th, 2005.

To Public Hearing
Date: June 20, 2005
Item # 9
12300 Woodhead Rd
cc Bylaw 7947

To :
Director, City of Richmond
Fax No.: 604-278-5139

From : Simon Ginn & Lena Ginn
Owners of 12260 Woodhead Road, Richmond

Date : June 16, 2005.

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	ARM	
✓	DW	DW
	KY	
	AS	
	DB	
	WB	

8000-20
7947

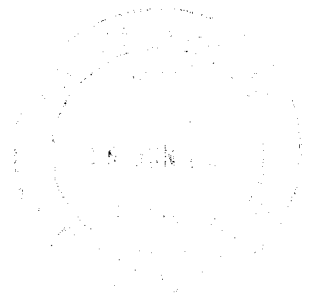
RE PUBLIC HEARING, MONDAY, JUNE 20, 2005, 7 P.M.
COUNCIL CHAMBERS, 1ST FLOOR, RICHMOND CITY HALL

We regret we are unable to attend the said Meeting regarding the rezoning application of Julie Le Hoa Chan on the property at 12300 Woodhead Road.

However, we have, earlier today, presented our comments, in writing, to the Reception of Richmond City Hall, by hand. The follow-up page is copy of our comments presented.

Your attention to our comments is appreciated.

Simon Ginn Lena Ginn



To Public Hearing	
Date:	_____
Item #	_____
Re:	_____

12260 Woodhead Road
 Richmond
 B.C. V6V 1G3

June 16, 2005

		INT
✓	JRM	
✓	DW	DW
	KY	
	AS	
	DB	
	WB	

8000-20-2947

BY HAND

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

Dear Mr. Weber,

RE NOTICE OF PUBLIC HEARING - PER COPY

Thank you for the service of a copy of the subject Notice.

We wish to comment that we intend, in the near future, to apply to rezone our property known as 12260 WOODHEAD ROAD into three(3) lots; and therefore need additional 0.64M x 40.23M from the owner of the property now applying for rezoning, namely 12300 WOODHEAD ROAD.

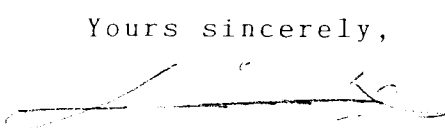
We have had a meeting with your Mr. Wayne Craig regarding the subject and the possibility of acquiring 0.64M x 40.23M from the owner, Ms. Julie Le Hoa Chan. Regretfully, we have not been contacted, nor been able to contact her.

We wish to confirm that we are definitely in need of the additional portion of land, enabling us to meet the Bylaw for rezoning of our property, and would accept a fair price of not more than 125% of Ms. Chan's purchase price, average per square metre, or arbitrated value.

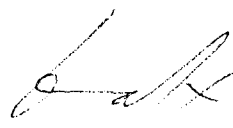
As you may see, we are short of 0.64M frontage for our lot to be divided into three(3) lots, which means we are 0.21M or 8 3/8" short in each.

We would very much appreciate if our Councillors may see to our problem and help us to fulfill our wish to comply with the City's Bylaw and obtain the additional land from our neighbour in a fair way and at a fair price.

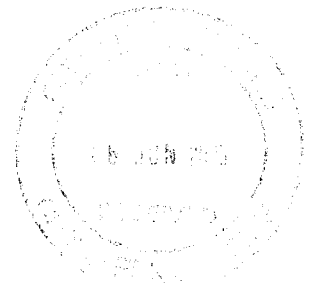
Yours sincerely,



Simon Ginn



Lena Ginn





Monday, June 20, 2005 – 7 pm

**Council Chambers, 1st Floor, Richmond City Hall
6911 No. 3 Road, Richmond, BC V6Y 2C1**

Zoning Amendment Bylaw 7947 (RZ 05-298266)

- Location/s:** 12300 Woodhead Road
- Applicant/s:** Julie Le Hoa Chan
- Purpose:** To rezone the subject property from “Single-Family Housing District, Subdivision Area F (R1/F)” to “Single-Family Housing District, Subdivision Area B (R1/B)”, to permit the subject site to be subdivided to create two (2) single-family residential lots.
- City Contact:** Kevin Eng at 604-247-4626 Urban Development Division

How to obtain further information:

- **By Phone:** If you have questions or concerns, please call the CITY CONTACT shown above.
- **On the City Website:** Public Hearing Agendas, including staff reports and the proposed bylaws, are available on the City Website at <http://www.richmond.ca/cityhall/council/agendas/hearings/2005.htm>
- **At City Hall:** Copies of the proposed bylaw, supporting staff and Committee reports and other background material, are also available for inspection at the Urban Development Division at City Hall, between the hours of 8:15 am and 5 pm, Monday through Friday, except statutory holidays, commencing June 10, 2005 and ending June 20, 2005, or upon the conclusion of the hearing.
- **By FAX or Mail:** Staff reports and the proposed bylaws may also be obtained by FAX or by standard mail, by calling 604-276-4007 between the hours of 8:15 am and 5 pm, Monday through Friday, except statutory holidays, commencing June 10, 2005 and ending June 20, 2005.

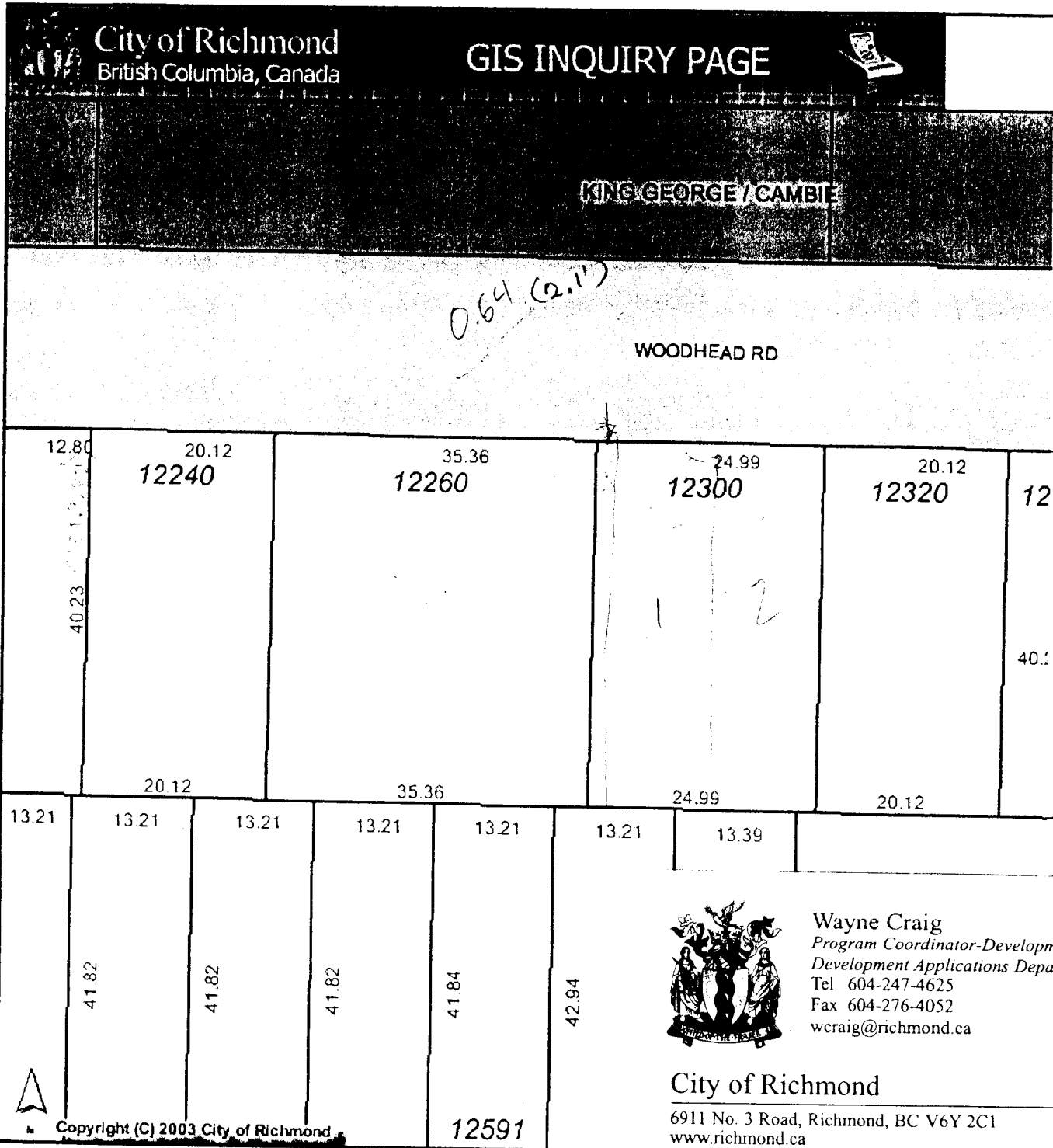
Participating in the Public Hearing process:

The Public Hearing is open to all members of the public. If you believe that you are affected by the proposed bylaw, you may make a presentation or submit written comments at the Public Hearing. If you are unable to attend, you may send your written comments to the City Clerk's Office by 4 pm on the date of the Public Hearing as follows:

- **By E-mail:** using the on-line form at <http://www.richmond.ca/cityhall/council/hearings/about.htm>
- **By Standard Mail:** 6911 No.3 Road, Richmond, BC, V6Y 2C1, Attention: Director, City Clerk's Office
- **By Fax:** 604-278-5139, Attention: Director, City Clerk's Office

All submissions will form part of the record of the hearing. **Once the Public Hearing has concluded, no further information or submissions can be considered by Council.** It should be noted that the rezoned property may be used for any or all of the uses permitted in the “new” zone.

David Weber
Director, City Clerk's Office



Disclaimer

GIS information is provided as a public resource for general information purposes only. The information shown on this map is compiled from various sources and the City makes no warranties, expressed or implied, as to the accuracy or completeness of the information. Users are reminded that lot size and legal description must be confirmed at the Land Title office in New Westminster. These maps are NOT a legal document, and is published for information and convenience purposes only.

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Julie Le Hoa Chan