



## Regular Council Meeting for Public Hearings

### Monday, June 21<sup>st</sup>, 2004

- Place: Council Chambers  
Richmond City Hall  
6911 No. 3 Road
- Present: Mayor Malcolm D. Brodie  
Councillor Linda Barnes  
Councillor Evelina Halsey-Brandt  
Councillor Sue Halsey-Brandt  
Councillor Rob Howard  
Councillor Kiichi Kumagai (7:37 p.m.)
- David Weber, Acting City Clerk
- Absent: Councillor Derek Dang  
Councillor Bill McNulty  
Councillor Harold Steves
- Call to Order: Mayor Brodie opened the proceedings at 7:00 p.m.

- Zoning Amendment Bylaw 7596 (RZ 03-236469)**  
(7660 No. 2 Road; Applicant: Syeda Huma Shah)

*Applicant's Comments:*

The applicant indicated that he was available to answer questions.

*Written Submissions:*

John Cameron, 7731 No. 2 Road (Schedule 1)

*Submissions from the floor:*

Jack Kowarsky, of 7640 No. 2 Road, expressed support of the application.

Roger Barnes, of 7620 No. 2 Road, spoke briefly in support of the application.

PH04/6-1

It was moved and seconded

*That Zoning Amendment Bylaw 7596 be given second and third readings.*

**CARRIED**



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- 2. **Zoning Amendment Bylaw 7708 (RZ 03-252974)**  
(4006 Tyson Place; Applicant: Les Cohen & Azim Bhimani)

*Applicant's Comments:*

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

*Written Submissions:*

None.

*Submissions from the floor:*

None.

PH04/6-2

It was moved and seconded

***That Zoning Amendment Bylaw 7708 be given second and third readings.***

**CARRIED**

PH04/6-3

It was moved and seconded

***That Zoning Amendment Bylaw 7708 be adopted.***

**CARRIED**

- 3. **Zoning Amendment Bylaw 7709 (RZ 04-255134)**  
(8631 Heather Street; Applicant: Azim Bhimani & Jeff Doubleday)

*Applicant's Comments:*

The applicant was not in attendance.

*Written Submissions:*

None.

*Submissions from the floor:*

None.

PH04/6-4

It was moved and seconded

***That Zoning Amendment Bylaw 7709 be given second and third readings.***

**CARRIED**



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- PH04/6-5            It was moved and seconded  
*That Zoning Amendment Bylaw 7709 be adopted.* **CARRIED**
4.    **Zoning Amendment Bylaw 7710 (RZ 04-263874)**  
(6291 No. 4 Road; Applicant: Rocky Sethi)  
*Applicant's Comments:*  
The applicant indicated he was available to answer questions.  
*Written Submissions:*  
None.  
*Submissions from the floor:*  
None.
- PH04/6-6            It was moved and seconded  
*That Zoning Amendment Bylaw 7710 be given second and third readings.* **CARRIED**
5.    **Zoning Amendment Bylaw 7715 (RZ 04-268290)**  
(4180 Garry Street; Applicant: G & R Basra)  
*Applicant's Comments:*  
The applicant was not present.  
*Written Submissions:*  
Blaine Booth, #6 – 4111 Garry Street (Schedule 2)  
Richard Hunter, 4180 Garry Street (Schedule 3)  
*Submissions from the floor:*  
None.
- PH04/6-7            It was moved and seconded  
*That Zoning Amendment Bylaw 7715 be given second and third readings.* **CARRIED**





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PH04/6-11

It was moved and seconded

*That Zoning Amendment Bylaw 7717 be given second and third readings.*

**CARRIED**

8. **Zoning Amendment Bylaw 7718 (RZ 04-267891)**  
(8511 No. 1 Road; Applicant: Fantasy Homes Ltd.)

*Applicant's Comments:*

The applicant was not in attendance.

*Written Submissions:*

None.

*Submissions from the floor:*

None.

PH04/6-12

It was moved and seconded

*That Zoning Amendment Bylaw 7718 be given second and third readings.*

**CARRIED**

PH04/6-13

It was moved and seconded

*That Zoning Amendment Bylaw 7718 be adopted.*

**CARRIED**

9. **Zoning Amendment Bylaw 7719 (RZ 04-267776)**  
(4860 Garry Street; Applicant: Les Cohen & Azim Bhimani)

*Applicant's Comments:*

The applicant was not in attendance.

*Written Submissions:*

None.

*Submissions from the floor:*

None.



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PH04/6-14            It was moved and seconded  
*That Zoning Amendment Bylaw 7719 be given second and third readings.*  
**CARRIED**

PH04/6-15            It was moved and seconded  
*That Zoning Amendment Bylaw 7719 be adopted.*  
**CARRIED**

10. **Zoning Amendment Bylaw 7720 (RZ 03-254766)**  
(8280 No. 5 Road; Applicant: Matthew Cheng Architect)

*Applicant's Comments:*

The applicant indicated that he was available to answer questions.

*Written Submissions:*

None.

*Submissions from the floor:*

None.

PH04/6-16            It was moved and seconded  
*That Zoning Amendment Bylaw 7720 be given second and third readings.*  
**CARRIED**

11. **Zoning Amendment Bylaw 7728 (RZ 04-268666)**  
(9631 No. 4 Road; Applicant: Gurmeet Jagde)

*Applicant's Comments:*

The applicant was not in attendance.

*Written Submissions:*

Doug McLeod, 9920 Glendower Gate (Schedule 4)

Michael Simics, 9611 No. 4 Road (Schedule 5)



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### *Submissions from the floor:*

Dennis Christianson, 9411 No. 4 Road, expressed his opposition to the proposed rezoning, stating that the proposed 6 metre lane was totally inappropriate when the properties fronting No. 4 Road were only 90 feet deep; a rear lane would add significantly to the current security problems being experienced in the City; property values would be significantly impacted in a negative way as a result of the construction of the lane; and that he was concerned about the type of dwelling which was proposed for the property.

Mr. Christianson also asked that Council consider (i) the process by which only residents located within 50 metres of a subject property were notified of the rezoning application, and (ii) the brevity of the process because of the 'fast-tracking' of the application in question. He then referred to the City's Lane Policy, and spoke further on the requirement for a lane in the area of the subject property.

Tom Jackholm, of 9571 No. 4 Road, spoke in opposition to the redevelopment of 90 foot lots on No. 4 Road, and to the provision of a lane behind his home.

(Councillor Kumagai entered the meeting – 7:37 p.m., during the above submission.)

Eva Humhej, of 9791 Bakerview Drive, expressed concern about an increase in crime as a result of the construction of the proposed lane. She voiced her objection to the proposed development because of the 6 metre dedication for a lane along the west property line and the resulting garages which would be constructed adjacent to her rear property line.

Eva Spiroch, 9811 Bakerview Drive, spoke in opposition to the proposed lane because of the potential for increased crime in the area.

Louis Smith, 9831 Bakerview Drive, voiced opposition to the proposed development, and to the requirement for a lane because of the potential for garbage collecting in the lane which could attract rats; and to the fact that the configuration of his property could be impacted by the lane requirement.

Dhari Manohar, of 9851 Bakerview Drive, expressed opposition to the location of a lane at the rear of his property because of the impact on his privacy and potential difficulties in selling his property.



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PH04/6-17

It was moved and seconded

*That Zoning Amendment Bylaw 7728 be given second and third readings.*

The question on Resolution No. PH04/6-17 was not called, as the following **referral** motion was introduced:

PH04/6-18

It was moved and seconded

*That Zoning Amendment Bylaw 7728 be referred to staff for a report to the appropriate committees on (i) the lane requirement, and (ii) the feasibility of accommodating a townhouse development on the subject property.*

**CARRIED**

- 12. Zoning Amendment Bylaw 7729 (RZ 04-269065)**  
(5220 Blundell Road; Applicant: Max World Enterprises Ltd.)

*Applicant's Comments:*

The applicant was not in attendance.

*Written Submissions:*

None.

*Submissions from the floor:*

Neil Lenobel, of 11080 Kingfisher Drive, representing his mother-in-law, Dorothy M. Ellis, of 5208 Blundell Road, advised of her concerns about the impact resulting from shadowing which the proposed development would have on her back garden due to the height and placement of the coach house on the subject property, and he questioned whether the proposal could be reconfigured to a single family dwelling with a driveway turn-around in the front yard.

Doreen Lenobel, of 11080 Kingfisher Drive, provided information on the front and rear yard dimensions of her mother's property and questioned whether the corresponding dimensions had been reflected on the subject property.





**Regular Council Meeting for Public Hearings**

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PH04/6-19

It was moved and seconded

*That Zoning Amendment Bylaw 7729 be given second and third readings.*

**CARRIED**

OPPOSED: Cllr. E. Halsey-Brandt  
S. Halsey-Brandt

**13A Official Community Plan Amendment Bylaw 7731**

(McLennan South Sub-Area; Applicant: City of Richmond)

**13B. Zoning Amendment Bylaws 7732 & 7733 (RZ 03-254898)**

(7760, 7780, 7800, and Back Half of 7740 Ash Street; Applicant: Tien Sher Investment Group Inc.)

*Applicant's Comments:*

The applicant indicated that he was available to respond to questions.

*Written Submissions:*

None.

*Submissions from the floor:*

Irma Bublitz, of 7720 Bridge Street, expressed concern that her property would be impacted by the proposed change to the Official Community Plan Bylaw.

Doug Nazareth, of 7480 Ash Street, questioned (i) the status of the proposed ring road, and (ii) whether the ring road would still provide demarkation for the various proposed residential densities.

(Councillor E. Halsey-Brandt left the meeting – 8:37 p.m.)

Derek James, of 7420 Bridge Street, questioned the intent of the proposed amendment to the Official Community Plan.

(Councillor Halsey-Brandt returned to the meeting – 8:39 p.m.)



**Regular Council Meeting for Public Hearings**

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PH04/6-20      It was moved and seconded  
*That Official Community Plan Amendment Bylaw No. 7331 and Zoning  
Amendment Bylaw Nos. 7732 and 7733 each be given second and third  
readings.*

**CARRIED**

PH04/6-21      It was moved and seconded  
*That Official Community Plan Amendment Bylaw No. 7331 and Zoning  
Amendment Bylaw No. 7732 each be adopted.*

**CARRIED**

**14. Zoning Amendment Bylaw 7734 (RZ 02-218186)**  
(7131 Bridge Street; Applicant: Amar Sandhu)

*Applicant's Comments:*

The applicant was not in attendance.

*Written Submissions:*

Elinna & Victor Choy, 7211 Bridge Street (Schedule 6)

David Yu, 7151 Bridge Street (Schedule 7)

*Submissions from the floor:*

Jean James, of 7420 Bridge Street, questioned the number of townhouse units which were to be constructed.

Derek James, 7420 Bridge Street, voiced concern about the changes to the proposed development, and in particular, to the removal of the existing trees from the subject property, and about the lack of plans on the final design of the project.

PH04/6-22      It was moved and seconded  
*That Zoning Amendment Bylaw 7734 be given second and third readings.*

**CARRIED**



## Regular Council Meeting for Public Hearings

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15. **Official Community Plan Amendment Bylaw 7738**  
(McLennan South (Section 15-4-6); Applicant: City of Richmond)

*Applicant's Comments:*

Mr. Eric Fisk, City Planner, reviewed the proposed amendments with Council.

*Written Submissions:*

Elinna & Victor Choy, 7211 Bridge Street (see Schedule 6)  
David Yu, 7151 Bridge Street (see Schedule 7, Schedule 8)

*Submissions from the floor:*

Richard Symington, of Re/max Real Estate Services, representing Mr. Tod Dusanj's application for the rezoning and subdivision of 7360 and 7380 Bridge Street, voiced opposition to the proposed change to the Official Community Plan as it applied to the abandonment of the "R1/B" zoning designation in favour of Comprehensive Development zoning and the parameters which control garage size. (Schedule 8)

(Councillor Howard left the meeting – 8:57 p.m., during the above presentation, and returned at 8:59 p.m..)

(Councillor Barnes left the meeting – 9:26 p.m., during the above presentation, and returned at 9:27 p.m..)

Charon Sethi, #185 – 4631 Shell Road, spoke in opposition to the proposed amendment, and in particular to (i) the requirement for the provision of tandem garages on single-family homes and townhouses; and (ii) comprehensive developments. He talked about affordability of housing and the cost of construction as it compared to the subject area and the difficulties in marketing homes with 'tandem parking'.

James Watson, of 7680 Ash Street, questioned the rationale for the proposed amendment and in particular whether 12 metre wide lots could be created on Bridge Street and Ash Street. He expressed concern that the proposed amendments would have a negative impact on the future redevelopment of McLennan South, if 18 metre lots were created.



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Jean James, of 7420 Bridge Street, noted that 88% of the residents on Bridge Street and Ash Street who had been surveyed previously wished to retain the large lots. She also spoke about the lack of tree protection, and indicated that residents did not want the front portion of the properties on Bridge Street and Ash Street developed with smaller lots and dwellings.

PH04/6-23

It was moved and seconded

*That Official Community Plan Amendment Bylaw 7738 be given second and third readings.*

The question on Resolution PH04/6-23 was not called, as the following referral motion was introduced:

PH04/6-24

It was moved and seconded

*That Official Community Plan Amendment Bylaw No. 7738 be referred to staff to consult with the development community and the residents on (i) the minimum width of two car garages which would be acceptable on 40 foot wide lots; (ii) the design and configuration of these type of garages to conform with the existing neighbourhood; and (iii) the general parameters of the Comprehensive Development zone.*

The question on Resolution PH04/6-24 was not called, as staff were also asked to examine the design of a double garage with a view to improving the appearance of the frontage where the garage accounted for 50% or more of the face of the house.

The question on Resolution No. PH04/6-24 was then called, and it was **CARRIED**

## ADJOURNMENT

PH04/6-25

It was moved and seconded

*That the meeting adjourn (10:10 p.m.).*

**CARRIED**



**Regular Council Meeting for Public Hearings**

**Monday, June 21<sup>st</sup>, 2004**

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 21<sup>st</sup>, 2004.

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Mayor (Malcolm D. Brodie)

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Acting City Clerk (David Weber)

To Public Hearing	
Date:	JUNE 21/04
Item #	1
Re:	Bylaw 7596

*John Cameron*  
 7731 No. 2 Road  
 Richmond, B.C.  
 V7C3M1

Attention: City Clerk  
 City of Richmond  
 6911 No. 3 Road  
 Richmond, B.C.

SCHEDULE 1 TO THE MINUTES  
 OF THE REGULAR MEETING  
 FOR PUBLIC HEARINGS HELD  
 ON JUNE 21<sup>ST</sup>, 2004.

		INT
	ARM	
✓	DW	DW
	KY	
	AS	
	DB	
	WB	

20 June 2004  
 Dear Sirs:

Re. Zoning Amendment Bylaw 7596  
 (RZ03-236469) - 7660 No. 2 Road.

As a resident who lives near the  
 proposed development, I endorse and  
 support the proposal. It provides  
 increased density with lane access  
 near the No. 2 Rd a Steadell shopping  
 mall.

*John Cameron*



8000-20-75

<b>To Public Hearing</b>
Date: <u>June 21, 2004</u>
Item # <u>5</u>
Re: <u>Bylaw 7715</u>
<u>4180 Garry St.</u>

June 14, 2004

City Clerk's Office  
6911 No. 3 Road  
Richmond, B.C  
V6Y 2C1

Via Fax: (604) 278-5139

**Re: 4180 Garry Street**

SCHEDULE 2 TO THE MINUTES OF  
THE REGULAR MEETING FOR  
PUBLIC HEARINGS HELD ON  
JUNE 21<sup>ST</sup>, 2004.

✓	DW	DW
	AS	
	DB	
	WB	

8060-20-771

Attn: City Clerk

My concern is the unfortunate change rapidly occurring along Garry Street. What was once a street lined with homes with front yards and gardens is quickly becoming a street lined with garage doors and concrete.

I've looked directly across the street at the home located at 4180 Garry for the past 5 years. It is an older character home with several gardens and grass surrounding the home. There is a big beautiful tree in the front yard. My concern is that I know I will be staring out at 2 garage doors and a dual concrete driveway where the grass once was. I'm sure the tree will go as well.

Is there not a way to create a shared driveway between the two properties that will lead to garages in the back allowing for green space and gardens in the front of the properties?

I'm worried that eventually most of Garry Street will be lined with garage doors. This is not a good approach to creating a community neighborhood. Everybody will be hiding behind their garages.

Regards,

Blaine Booth  
#6 - 4111 Garry Street  
Richmond, B.C., V7E 2T9



**MayorandCouncillors**

To Public Hearing  
Date: June 21, 2004  
Item # 5  
Re: Bylaw 7715  
4180 Garry St.

From: web2@city.richmond.bc.ca  
Sent: June 21, 2004 2:00 PM  
To: MayorandCouncillors  
Subject: 4180 Garry Street, Richmond

\*\*\*\*\*

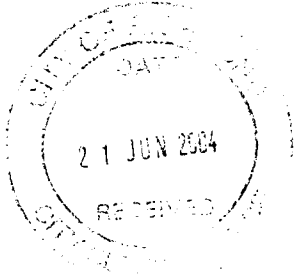
Name: Richard Hunter  
Address: 11720 Yoshida Court, Richmond  
SubjectProperty\_Bylaw: 4180 Garry Street, Richmond

Comments:

I live on the property immediately to the back of 4180 Garry St., and I share the same concerns as Mr. Blaine Booth regarding the possible loss of trees and green space to garage doors and concrete in the redevelopment of this property. In Steveston, on narrow lots, many houses have been built with a double garage blocking a view of the house and with a wide concrete driveway covering what might otherwise be lawn and garden. Is there no way of legislating an end to such ugliness??

While I doubt that all the trees on the property will be saved, I hope there is some way of ensuring that most of them will be. My favourite tree is the large pine in the back. The birds and squirrels rely on it as a food source. The birds also feast on the pears on the tall pear tree in the back when they are ripe. There are also a cherry tree and a number of beautiful fir trees in the yard.

SCHEDULE 3 TO THE MINUTES  
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FOR PUBLIC HEARINGS HELD  
ON JUNE 21<sup>ST</sup>, 2004.





MayorandCouncillors

<b>To Public Hearing</b>
Date: June 21, 2004
Item # 11
Re: Bylaw 7728
9631 No. 4 Rd

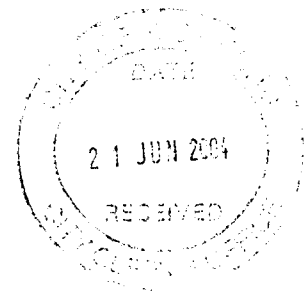
From: web2@city.richmond.bc.ca  
Sent: June 21, 2004 3:30 PM  
To: MayorandCouncillors  
Subject: Bylaw 7728

\*\*\*\*\*  
Name: Doug McLeod  
Address: 9920 Glendower Gate  
SubjectProperty\_Bylaw: Bylaw 7728

Comments:

Not in favour of rezoning 9631 No. 4 Road due to the addition of a No. 4 Road access lane, which will infringe on properties along the west property line. Unclear as to the course of the path of the proposed lane, if it parallels the west property line of lots to the north, they are 90ft, not 120ft as lots to the south, therefore the required space may not exist. Even if the proposed lane is not constructed until after the sale of neighbouring lots, values of said lots will be affected.

**SCHEDULE 4 TO THE MINUTES  
OF THE REGULAR MEETING  
FOR PUBLIC HEARINGS HELD  
ON JUNE 21<sup>ST</sup>, 2004.**



City of Richmond  
Urban Development Division  
Attn: City Clerk

<b>To Public Hearing</b>	
Date:	June 21, 2004
Item #	11
Re:	Bylaw 7728
	9631 No. 4 Rd

		INT
	JRM	
✓	DW	DW
	KY	
	AS	
	DB	
	WB	

Attn: Mr. Kevin Eng and Mr. Richard McKenna  
  
Subject: Zoning Amendment Bylaw 7728 (RZ 04-268666)  
Location: 9631 No. 4 Road, Richmond  
Applicant: Gurmeet Jadge

SCHEDULE 5 TO THE MINUTES  
OF THE REGULAR MEETING  
FOR PUBLIC HEARINGS HELD  
ON JUNE 21<sup>ST</sup>, 2004.

8060-20-7728

Dear Mr. Eng and Mr. McKenna,

Please find herein my feedback regarding the above rezoning application. I tried to call your office, but it was disappointing to learn that no one took my phone call regarding this application. However, I left you a short notice

I am glad hear that the Gurmeet Jadge Family decided to build a house next to mine. I am happy to support any single or double house arrangement they may wish to build. However, communicating with number of residents around the area, I do not support the opening of a new future lane at the rear. Communicating with the Gurmeet Jadge Family, it was not they idea at all.

It is my feedback, that in the last five weeks we had four burglaries around the No. 4 Road, Francis and Willims intersection. Opening a back lane would greatly increase the crime rate around this area. In numerous cases I saw late nights young guys jumping over my back fence coming from other properties. With the opening of a back lane there would be an open house for those already have trouble with the law. I am not sure your department would be willing to contribute to the increased of crime or prevention, or provide compensation for the victims and property owners because of loss as the result of your decision. Police can do very little here. Is your department prepared for compensation from non city-tax revenues, --- like gambling revenues? I don't think so.

It is my understanding that the City of Richmond owns no land at the rear end of my property. This makes me wander how do you want to open a lane there if you don't have land? Who's idea is this back lane project any way?

To "offer" a small fraction of my property is not an option and is the feedback of those I had the opportunity to communicate as well.

In summary, I am glad that the Gurmeet Jadge family applied for a permit and wish to build a family home here. However, I do not give my permission and support - I don't know who's idea is - to the opening a future lane at the rear.

It is my understanding that you and your department work for the taxpayers of the City of Richmond. The decision your department makes behalf the residents serves the interest of the residents only, and when it is made, it should be parts of a solution and not parts of a problem. I am looking forward to hear more about the decision of your department in regards to the dismissal of the opening of a future rear lane blended into this application.

Thank you for your attention and consideration in this matter.

Sincerely yours,

*Michael Simics*

Michael Simics  
9611 No. 4 Road  
Richmond, BC V7A 2Z1  
Tel: (604) 271-9414



<b>To Public Hearing</b>	
Date:	<u>June 21, 2004</u>
Item #	<u>14</u>
Re:	<u>Bylaw 7734</u> <u>7131 Bridge St</u>

/		INT
/	JFM	
✓	DW	Dw
	KY	
	AS	
	DB	
	WB	

Date: June 5/04

Attn: Mayor & Councillors  
City of Richmond  
6911 No. 3 Road  
Richmond, BC, V6Y 2C1

SCHEDULE 6 TO THE MINUTES  
OF THE REGULAR MEETING  
FOR PUBLIC HEARINGS HELD  
ON JUNE 21<sup>ST</sup>, 2004.

8020-20-277

Dear Mesdames and Sirs:

**Re: Bridge Street lot size policy**

As owners of properties on Bridge Street, we are sure that you will be interested in our further opinions as to the desired lot sizes proposed for this street. We have been aware of and have answered surveys presented by the City of Richmond in regards to this question. It is our understanding that City staff will be recommending that the lot frontage for Bridge St. be not less than 59 feet. However, we believe that many of the opinions expressed in the past survey have changed, as many of the owners have sold their properties and have left the area and others have just reconsidered their opinions.

We believe that the lot frontage on Bridge Street, should be reduced to allow a higher density allowing R1-A allowing a minimum width of 9 meters (29.567 ft) size or R1-B zoning allowing a minimum width of 12 meters (39.73 ft). We believe that this would maintain the single family aspect of the neighbourhood, allow for a more efficient use of space, and allow for more affordable housing and a better use of our large properties.

With all the higher density development approved and proposed properties on Ash Street, and on the proposed new road to be built between Bridge and Ash, as well as, on the east side of Bridge Street and the surrounding streets we believe this zoning would be more appropriate. We strongly feel that you reconsider your proposal to only allow larger lots.

Yours truly,

Signed by *Elinna Choy*

ELINNA CHOY  
Print Name

*Victor Choy*

VICTOR CHOY  
Print Name

Owner(s) of 7211 Bridge St

cc. Eric Fiss, City of Richmond  
Susanne Carter-Huffman, City of Richmond



**David Yu**  
7151 Bridge Street, Richmond, BC V6Y 2S6  
Tel 604-270-3566

June 18, 2004  
City Clerk's Office  
City of Richmond  
6911 No. 3 Road  
Richmond BC  
V6Y 2C1

**SCHEDULE 7 TO THE MINUTES OF  
THE REGULAR MEETING FOR  
PUBLIC HEARINGS HELD ON  
JUNE 21<sup>ST</sup>, 2004.**

<b>To Public Hearing</b>	
Date:	<u>JUNE 21/04</u>
Item #:	<u>14</u>
Re:	<u>Bylaw 7734</u>

		IN
	JRM	
	DW	
	KY	
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	DB	
	WB	

8000-20-77

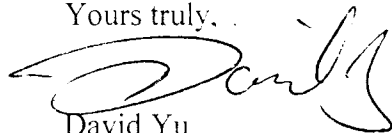
**Re: Written submission to Zoning Amendment Bylaw 7734 (RZ 02-218186)**

This submission is not an objection to the zoning application for 7131 Bridge Street. This submission presents an alternative to the current zoning application. The property owners of the lots immediately north and south of the subject property are willing to work with the developer to assemble all three properties together as one development project. The new option offers a number of benefits to the City and the residents of Bridge Street and Ash Street.

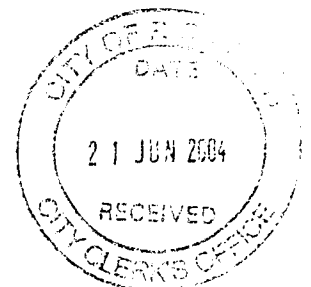
- 1) The new Sills Avenue can be built as a complete road instead of a half road in the current application. A completed road is safer for vehicles and pedestrians.
- 2) The City own property on 7180 Ash Street can be used to extend Sills Avenue all the way to Ash Street.
- 3) Backhands of properties immediately south of the new Sills Avenue can be developed once the new east-west ring road is completed.
- 4) There is no longer a need for the City to buy land from the developer of 7131 Bridge Street for the north-south ring road. The new development eliminated the need for it.
- 5) The combined property will be twice the size of the current development and allows for much better building design and landscaping.
- 6) The new development will provide a more gradual transition of housing density from townhouses to single family homes. Townhouses will be place on the north edge of the new property and less dense coach houses on the south edge.

The new proposal will enhance the neighbourhood as well as enable other property owners wanting to develop their land. Please take these factors into consideration during the public hearing.

Yours truly,



David Yu  
Property owner of 7151 Bridge Street



David Yu  
7151 Bridge Street, Richmond, BC V6Y 2S6  
Tel 604-270-3566

June 18, 2004  
City Clerk's Office  
City of Richmond  
6911 No. 3 Road  
Richmond BC  
V6Y 2C1

SCHEDULE 8 TO THE MINUTES  
OF THE REGULAR MEETING  
FOR PUBLIC HEARINGS HELD  
ON JUNE 21<sup>ST</sup>, 2004.

<b>To Public Hearing</b>	
Date:	JUNE 21 / 04
Item #:	15
Re:	Bylaw 7538

		INT
	JRM	
	DW	DW
	KY	
	AS	
	DB	
	WB	

8060-20-77

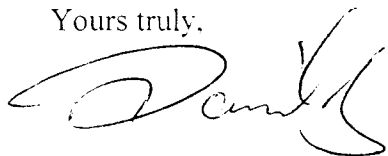
**Re: Written submission to Zoning Amendment Bylaw 7738**

The proposed amendment to McLennan South Sub-Area Plan will slow down or even stop further development on Bridge Street and Ash Street. We would like to see a consistent zoning throughout this area. Having a large lot size requirements in the front and a smaller lot size requirement for the back lands do not make sense. The new proposal require the agreement of at least two side by side properties in order to subdivide and meet the 39 ft frontage requirement. The reality is it is far more difficult to get two property owners to agree selling their back lands than you think. People have different priorities, different needs, and different expectations in terms how much they want to sell their land for.

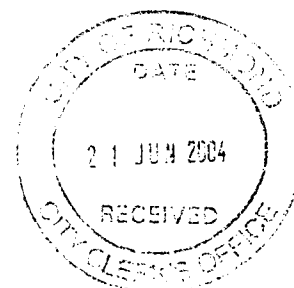
If the objective of the proposed land use policy is to increase density and speed up development we will need a different approach. In view of all the townhouse developments surrounding this small pocket of single-family homes we should look for a zoning that is in line of the whole area. I would like to propose to the Urban Development Division to consider rezoning this area to duplex zoning with a minimum of 59 ft frontage. The duplex zoning will allow ANY property owner to begin development without needing his/her neighbour to participate. Duplex units can take the form of side-by-side, up and down, or front and back layout. From the street front it can look like any other single-family house. The higher density is achieved without complicated subdivision, cost and delays.

I strongly recommend the City Council members to take this suggestion into consideration.

Yours truly,



David Yu  
Property owner of 7151 Bridge Street



**Submission of Objection to proposed changes to McLennan  
South Sub-Area Plan: Single-Family Lot Size Policy**

**Prepared For: City of Richmond**

**SCHEDULE 9 TO THE MINUTES  
OF THE REGULAR MEETING  
FOR PUBLIC HEARINGS HELD  
ON JUNE 21<sup>ST</sup>, 2004.**

**Prepared By: Richard Symington  
Re/max Real Estate Services  
Representing Mr. Tod Dusanj's  
Application for the Rezoning and Subdivision  
of 7360 and 7380 Bridge Street**

**Date: June 21, 2004**

**Objection:**

**We are apposed to the proposed changes to the Official Community Plan, specifically as it applies to the proposed abandonment of R1B zoning in favour of Comprehensive Development Zoning or the proposed building scheme to be registered.**

**The Comprehensive Development Parameters that control garage size, although a lofty ideal, are not consistent with the demands of the market place for medium size homes.**

**In our application for zoning of 7360-7380 Bridge Street, we have tried our best to conform to these design parameters for 12 meter frontage lots, but have been unable to achieve a functional end product that the market would accept.**

**Market Segment:**

**Buyers of medium sized homes 2600-2800 sq. ft. in the \$575,000 to \$650,000 price range, tend to be larger established families requiring four bedroom, three bathrooms, main floor living with access to a reasonable size backyard and a two car garage.**

**Reference to Examples A, B, C attached.**

**Example 'A' 1 ½ Car Garage:**

**Provides for these parameters except for the 1 ½ Car Garage CD zoning requirement, which would not be acceptable to this market segment especially since this size of home is available throughout the rest of Richmond with a full two car garage.**

**Example 'B' 2 Car Tandem Garage:**

**Offered as an alternative in the proposed CD zoning, this option is completely unacceptable in this size of home and price range. Tandem parking has only been successfully used for low cost entry level small townhouses to date.**

**Example 'C'            Shared Driveway Two Car Garages at Rear of Property:**

**This option while having merit for small 2100-2200 sq. ft. houses that are basically an upgrade option to larger townhouses, does not work for medium sized houses because:**

- **The house produced becomes long and narrow with poor layout functionality.**
- **Driveway and turning circle required produce minimum size and utility of rear yard.**

**In all other areas of Richmond, zoning deals with lot size and not Design and Functionality. The market place is left to decide on what is esthetically pleasing and functional. In the last six months, 42 homes have been sold with two car garages at the front of the house with lot frontage between 30 feet and 40 feet. All areas are represented in the attached data on sample sales.**

**Example 'D'**

**Shows a Medium Sized Home with two car front entrance garage.**

**This plan satisfies the demands of the market place for families in this price range. They can obtain this product everywhere else in Richmond and it would disastrous for any builder that ignored the demand and the completion.**

**The proposed Comprehensive Development plan that goes with this Bylaw amendment ignores these market demands in the pursuit of obtaining greater street appeal; forcing owners to park their cars and boats in driveways and on the street.**

**Furthermore, it is prejudicial to those owners in South McLennan who wish to develop there backlands; placing owners, developers and builders at a decided disadvantage when compared to the competition.**



**In summary:**

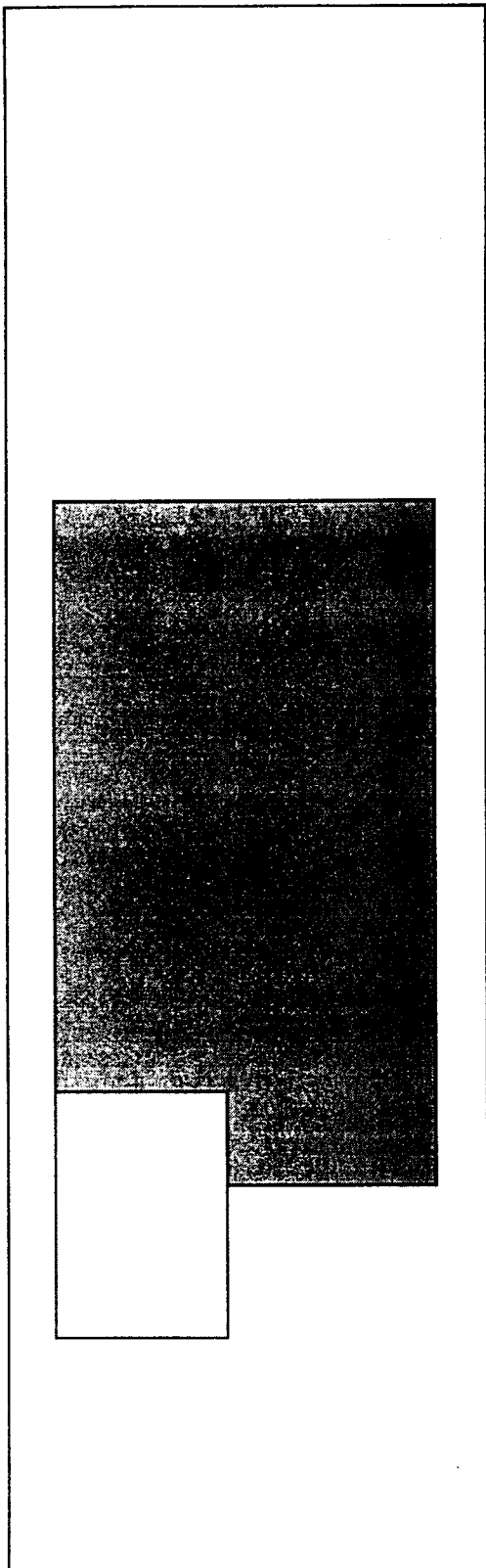
**Should this Bylaw go ahead with the proposed Comprehensive Development Plan, everyone will be the loser because the market place is unforgiving:**

- **Buyers will not purchase an inferior product as long as alternatives exist.**
- **Intelligent builders will not build product they cannot sell.**
- **Developers will not invest their time, money and expertise to create lots that cannot be sold.**
- **Owners who wish to develop their backlands will not be able to do so.**
- **The City of Richmond will not get Roads and Services built in South McLennan or increase the size of their tax base.**

**In Conclusion:**

**We ask that the proposed changes to the South McLennan Sub-Area Plan be set back to Staff to either:**

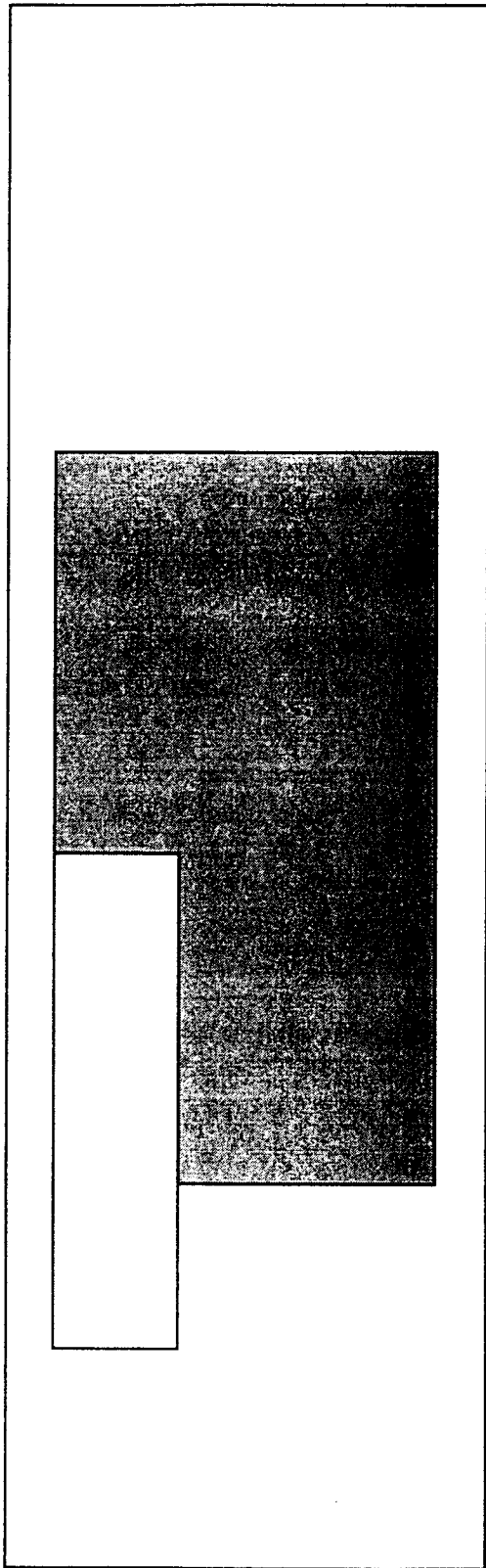
- **Re-adopt the proposed R1B Zoning alternative or**
- **Revise the proposed Comprehensive Development Zoning to ensure that real function and utility are maintained when considering imposing design limitations. Ensuring market demands are met and owner, developers and builder remain competitive with other areas of Richmond.**



## Example 'A'

### 1 ½ Front Garage Option

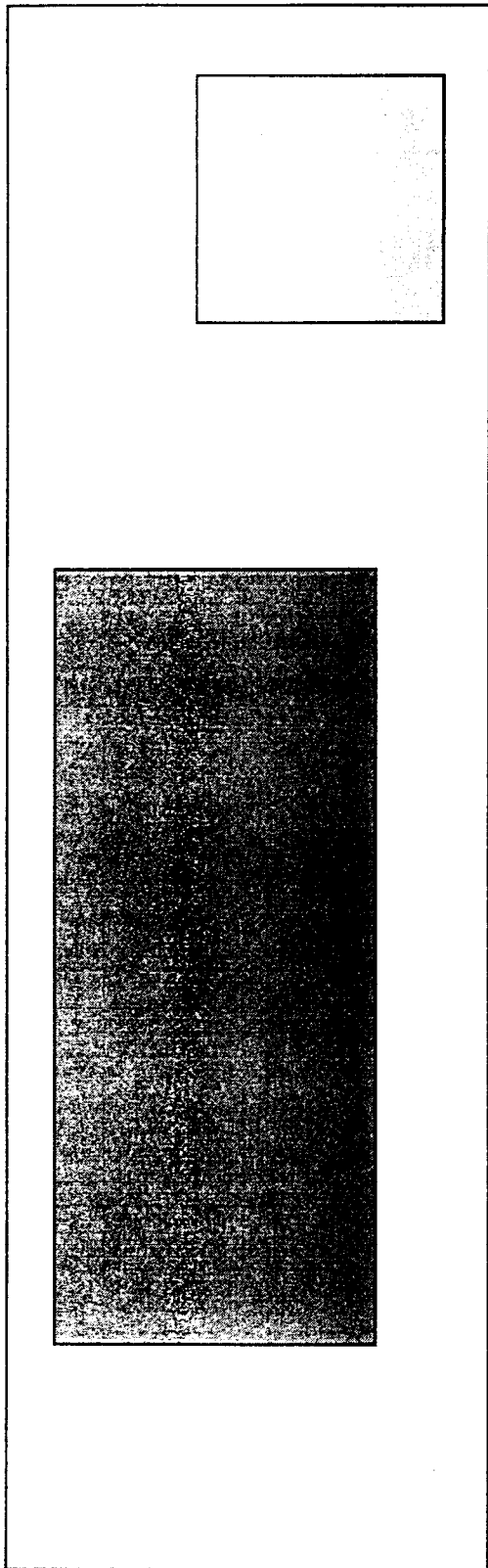
- Medium Sized Home (2700+ sq ft)
- Lot ( 39' X 126.5')
- Two Level Home
- Main Living Area Access to Backyard
- One and a Half Front Car Garage
  
- Larger Two Car Families Buying Home
  
- This Market Will Not Accept Garage Size



## Example 'B'

### Front Tandem Two Car Garage Option

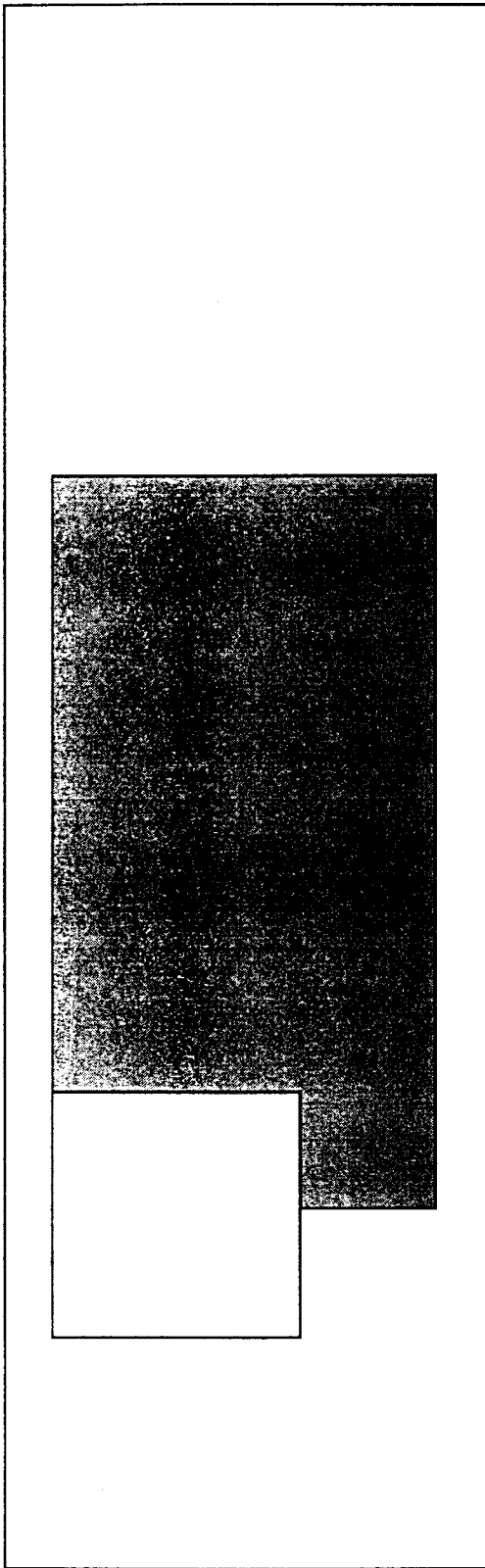
- Medium Sized Home (2700+ sq ft)
- Lot ( 39' X 126.5')
- Two Level Home
- Main Living Area Access to Backyard
- Two Car Garage
  
- Garage not Acceptable to this Market Segment



### Example 'C'

#### Shared Driveway Option To Car Rear Garage

- Medium Sized Home (2700+ sq ft)
  - Lot ( 39' X 126.5')
  - Two Level Home
  - Main Living Area Access to Backyard
  - Two Car Garage
- 
- Non-functional layout—Long and Narrow House
- 
- Minimal Yard Space Due Required Turning Area



## Example 'D'

### Front Two Car Garage Option

- Medium Sized Home (2700+ sq ft)
- Lot ( 39' X 126.5')
- Two Level Home
- Main Living Area Access to Backyard
- Two Car Garage
  
- This is currently what the market is demanding for Function and Design
- Other Areas with 30' to 40' Frontages Allowed this Option

Search Name: Richard  
Date: 20-Jun-2004 01:11:44 PM

Page: 1

<u>Search Criteria Field</u>	<u>Operator</u>	<u>Criteria</u>
Status	Equals	A , S
Region Code	Equals	REBGV
Area	Equals	VRI
Search Date mm/dd/yyyy	Between	6/1/2003 - 6/15/2004
Type of Dwelling	Equals	HOUSE
Age	Maximum	0
Frontage	Between	30 - 40
Parking Places - Covered	Minimum	2

**Sub Area 4 Steveston 4960 DUNCLIFFE RD**

**LP: \$ 459000**

No Photo Available

# Rooms: 10      Type: House/Single Family  
Bedrooms: 3      Style:  
Baths: 2 / 1      Bsmnt:  
Fin Flr Area: 1980.0      Exter:  
Appx Yr Blt: 2003      Parking: Tot: 2 /Cov: 2  
Lot Size: 30.0 X 120  
Listing Broker: RE/MAX WESTCOAST

Sold  
ML#: V362147  
List Date: 18-Sep-03  
Roof: Asphalt  
Sold Dt: 21-Mar-04  
SP: \$ 488000

**Sub Area 4 Steveston 4968 DUNCLIFFE RD**

**LP: \$ 459000**

No Photo Available

# Rooms: 10      Type: House/Single Family  
Bedrooms: 3      Style:  
Baths: 2 / 1      Bsmnt:  
Fin Flr Area: 1980.0      Exter:  
Appx Yr Blt: 2003      Parking: Tot: 2 /Cov: 2  
Lot Size: 30.0 X 120  
Listing Broker: RE/MAX WESTCOAST

Sold  
ML#: V362145  
List Date: 18-Sep-03  
Roof: Asphalt  
Sold Dt: 19-Sep-03  
SP: \$ 459000

**Sub Area 4 Steveston 4920 DUNCLIFFE RD**

**LP: \$ 459900**



# Rooms: 10      Type: House/Single Family  
Bedrooms: 3      Style:  
Baths: 2 / 1      Bsmnt:  
Fin Flr Area: 1980.0      Exter:  
Appx Yr Blt: 2004      Parking: Tot: 2 /Cov: 2  
Lot Size: 30.0 X 120  
Listing Broker: RE/MAX WESTCOAST

Sold  
ML#: V380214  
List Date: 16-Feb-04  
Roof: Asphalt  
Sold Dt: 19-Mar-04  
SP: \$ 487000

**Sub Area 4 Steveston 4928 DUNCLIFFE RD**

**LP: \$ 459900**

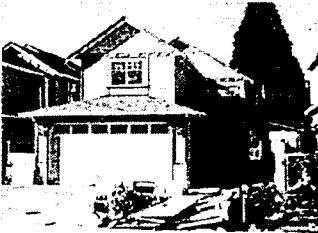


# Rooms: 10      Type: House/Single Family  
Bedrooms: 3      Style:  
Baths: 2 / 1      Bsmnt:  
Fin Flr Area: 1980.0      Exter:  
Appx Yr Blt: 2004      Parking: Tot: 2 /Cov: 2  
Lot Size: 30.0 X 120  
Listing Broker: RE/MAX WESTCOAST

Sold  
ML#: V380219  
List Date: 16-Feb-04  
Roof: Asphalt  
Sold Dt: 17-Feb-04  
SP: \$ 490000

**Sub Area 4 Steveston 4753 GARRY ST**

**LP: \$ 459900**

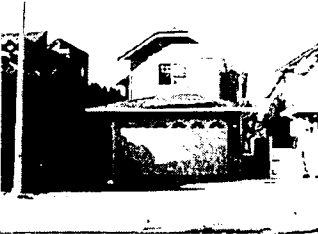


# Rooms: 10      Type: House/Single Family  
Bedrooms: 4      Style:  
Baths: 3 / 1      Bsmnt:  
Fin Flr Area: 2318.0      Exter: Vinyl  
Appx Yr Blt: 2003      Parking: Tot: 4 /Cov: 2  
Lot Size: 33.0 X 130  
Listing Broker: RE/MAX WESTCOAST

Sold  
ML#: V359517  
List Date: 04-Sep-03  
Roof: Asphalt  
Sold Dt: 12-Sep-03  
SP: \$ 477700

**Sub Area 4 Steveston 4751 GARRY ST**

**LP: \$ 459900**



# Rooms: 10      Type: House/Single Family  
Bedrooms: 4      Style: 2 Storey  
Baths: 3 / 1      Bsmnt:  
Fin Flr Area: 2318.0      Exter: Vinyl  
Appx Yr Blt: 2003      Parking: Tot: 4 /Cov: 2  
Lot Size: 33.0 X 130  
Listing Broker: RE/MAX WESTCOAST

Sold  
ML#: V359508  
List Date: 04-Sep-03  
Roof: Asphalt  
Sold Dt: 15-Sep-03  
SP: \$ 475500



**Sub Area 9 McLennan 9382 DIXON AV**

**LP: \$ 468000**

# Rooms: 13 Type: House/Single Family  
Bedrooms: 4 Style:  
Baths: 3 / 1 Bsmnt:  
Fin Flr Area: 2042.0 Exter: Stucco  
Appx Yr Blt: 2003 Parking: Tot: 2 /Cov: 2  
Lot Size: 37.0 X 97

Sold  
ML#: V338229  
List Date: 12-Apr-03  
Roof: TILE

Sold Dt: 19-Jun-03  
SP: \$ 466800

Listing Broker: MACDONALD REALTORS WESTMAR



**Sub Area 9 McLennan 9408 DIXON AV**

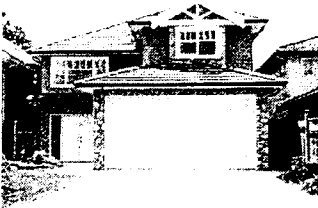
**LP: \$ 468000**

# Rooms: 10 Type: House/Single Family  
Bedrooms: 4 Style:  
Baths: 3 / 1 Bsmnt:  
Fin Flr Area: 2008.0 Exter: Stucco, Stone  
Appx Yr Blt: 2003 Parking: /Cov: 2  
Lot Size: 37.0 X 97

Sold  
ML#: V327258  
List Date: 18-Feb-03  
Roof: TILE

Sold Dt: 13-Jun-03  
SP: \$ 465000

Listing Broker: MACDONALD REALTORS WESTMAR



**Sub Area 9 McLennan 9380 DIXON AV**

**LP: \$ 468000**

# Rooms: 12 Type: House/Single Family  
Bedrooms: 4 Style:  
Baths: 3 / 1 Bsmnt:  
Fin Flr Area: 2042.0 Exter: Stucco  
Appx Yr Blt: 2003 Parking: Tot: 2 /Cov: 2  
Lot Size: 37.0 X 97

Sold  
ML#: V343092  
List Date: 12-Apr-03  
Roof: TILE

Sold Dt: 14-Jul-03  
SP: \$ 468000

Listing Broker: MACDONALD REALTORS WESTMAR



**Sub Area 9 McLennan 9388 DIXON AV**

**LP: \$ 469900**

# Rooms: 10 Type: House/Single Family  
Bedrooms: 4 Style:  
Baths: 3 / 1 Bsmnt:  
Fin Flr Area: 2008.0 Exter: Stucco, Stone  
Appx Yr Blt: 2003 Parking: /Cov: 2  
Lot Size: 37.0 X 97

Sold  
ML#: V327288  
List Date: 18-Feb-03  
Roof: TILE

Sold Dt: 16-Jul-03  
SP: \$ 465000

Listing Broker: MACDONALD REALTORS WESTMAR



**Sub Area 3 Seafair 7986 FROBISHER DR**

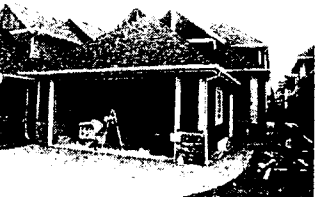
**LP: \$ 474800**

# Rooms: 11 Type: House/Single Family  
Bedrooms: 4 Style:  
Baths: 3 / 1 Bsmnt:  
Fin Flr Area: 2084.0 Exter:  
Appx Yr Blt: 2003 Parking: Tot: 2 /Cov: 2  
Lot Size: 36.0 X 104

Sold  
ML#: V362267  
List Date: 26-Sep-03  
Roof: TILE

Sold Dt: 24-Nov-03  
SP: \$ 473000

Listing Broker: MACDONALD REALTORS WESTMAR



**Sub Area 5 Blundell 6786 LIVINGSTONE PL**

**LP: \$ 478000**

# Rooms: 10 Type: House/Single Family  
Bedrooms: 4 Style:  
Baths: 3 / 0 Bsmnt:  
Fin Flr Area: 2229.0 Exter: Stucco  
Appx Yr Blt: 2003 Parking: /Cov: 2  
Lot Size: 33.0 X 15

Sold  
ML#: V365475  
List Date: 14-Oct-03  
Roof: Asphalt

Sold Dt: 22-Oct-03  
SP: \$ 511460

Listing Broker: CATHAY PACIFIC REALTY LTD.





**Sub Area 5 Blundell 6782 LIVINGSTONE PL LP: \$ 478000**  
 # Rooms: 10 Type: House/Single Family Sold  
 Bedrooms: 4 Style: ML#: V365480  
 Baths: 3 / 0 Bsmnt: List Date: 14-Oct-03  
 Fin Flr Area: 2229.0 Exter: Stucco Roof: Asphalt  
 Appx Yr Blt: 2003 Parking: /Cov: 2  
 Lot Size: 33.0 X 115 Sold Dt: 10-Nov-03  
 Listing Broker: CATHAY PACIFIC REALTY LTD. SP: \$ 512460



**Sub Area 5 Blundell 6780 LIVINGSTONE PL LP: \$ 483000**  
 # Rooms: 11 Type: House/Single Family Sold  
 Bedrooms: 4 Style: ML#: V365468  
 Baths: 3 / 0 Bsmnt: List Date: 14-Oct-03  
 Fin Flr Area: 2229.0 Exter: Stucco Roof: Asphalt  
 Appx Yr Blt: 2003 Parking: /Cov: 2  
 Lot Size: 33.0 X 115 Sold Dt: 15-Dec-03  
 Listing Broker: CATHAY PACIFIC REALTY LTD. SP: \$ 516810



**Sub Area 5 Blundell 6715 COMSTOCK RD LP: \$ 493000**  
 # Rooms: 10 Type: House/Single Family Sold  
 Bedrooms: 4 Style: 2 Storey ML#: V383643  
 Baths: 3 / 0 Bsmnt: None List Date: 04-Mar-04  
 Fin Flr Area: 2229.0 Exter: Stucco Roof: Asphalt  
 Appx Yr Blt: 2004 Parking: /Cov: 2  
 Lot Size: 33.0 X 115 Sold Dt: 13-Mar-04  
 Listing Broker: LUCKY REALTY LTD. SP: \$ 493000



**Sub Area 9 McLennan 8417 HEATHER ST LP: \$ 498000**  
 # Rooms: 11 Type: House/Single Family Sold  
 Bedrooms: 5 Style: ML#: V362713  
 Baths: 4 / 0 Bsmnt: List Date: 01-Oct-03  
 Fin Flr Area: 2693.0 Exter: Roof: TILE  
 Appx Yr Blt: 2003 Parking: Tot: 6 /Cov: 2  
 Lot Size: 33.0 X 148 Sold Dt: 07-Oct-03  
 Listing Broker: SUTTON GROUP - SEAFAIR REALTY SP: \$ 510000



**Sub Area 9 McLennan 8411 HEATHER ST LP: \$ 498000**  
 # Rooms: 11 Type: House/Single Family Sold  
 Bedrooms: 5 Style: ML#: V363150  
 Baths: 4 / 0 Bsmnt: List Date: 01-Oct-03  
 Fin Flr Area: 2693.0 Exter: Roof: TILE  
 Appx Yr Blt: 2003 Parking: Tot: 6 /Cov: 2  
 Lot Size: 33.0 X 148 Sold Dt: 03-Oct-03  
 Listing Broker: SUTTON GROUP - SEAFAIR REALTY SP: \$ 496000



**Sub Area 5 Blundell 6080 FRANCIS RD LP: \$ 498800**  
 # Rooms: 12 Type: House/Single Family Sold  
 Bedrooms: 5 Style: ML#: V315109  
 Baths: 4 / 1 Bsmnt: List Date: 02-Nov-02  
 Fin Flr Area: 2810.0 Exter: Roof: TILE  
 Appx Yr Blt: 2002 Parking: Tot: 2 /Cov: 2 / Add. Parking Avail.  
 Lot Size: 40.0 X 129.55 Sold Dt: 26-Sep-03  
 Listing Broker: MACDONALD REALTORS WESTMAR SP: \$ 483000



**Sub Area 5 Blundell 5393 WOODWARDS RD LP: \$ 499000**  
**# Rooms:** 11 **Type:** House/Single Family **Sold**  
**Bedrooms:** 4 **Style:** 2 Storey **ML#:** V364253  
**Baths:** 2 / 1 **Bsmnt:** None **List Date:** 08-Oct-03  
**Fin Flr Area:** 2115.0 **Exter:** Wood **Roof:** TILE  
**Appx Yr Blt:** 2003 **Parking:** Tot: 2 /Cov: 2  
**Lot Size:** 39.37 X 98.4 **Sold Dt:** 13-Oct-03  
**Listing Broker:** ROYAL PACIFIC RIVERSIDE REALTY **SP:** \$ 499000



**Sub Area 11 Cambie 10260 BIRD RD LP: \$ 499000**  
**# Rooms:** 14 **Type:** House/Single Family **Sold**  
**Bedrooms:** 6 **Style:** Basement Entry **ML#:** V350595  
**Baths:** 5 / 0 **Bsmnt:** **List Date:** 11-Jul-03  
**Fin Flr Area:** 2942.0 **Exter:** Stucco **Roof:** Asphalt  
**Appx Yr Blt:** 2003 **Parking:** Tot: 4 /Cov: 2 / Add. Parking Avail.  
**Lot Size:** 40.0 X 140.97 **Sold Dt:** 17-Dec-03  
**Listing Broker:** RE/MAX WESTCOAST **SP:** \$ 486000



**Sub Area 11 Cambie 4528 WYNE CR LP: \$ 499800**  
**# Rooms:** 12 **Type:** House/Single Family **Sold**  
**Bedrooms:** 5 **Style:** 2 Storey **ML#:** V381066  
**Baths:** 4 / 1 **Bsmnt:** **List Date:** 23-Feb-04  
**Fin Flr Area:** 2180.0 **Exter:** Stucco **Roof:** TILE  
**Appx Yr Blt:** 2004 **Parking:** /Cov: 2  
**Lot Size:** 33.0 X 119.9 **Sold Dt:** 04-Mar-04  
**Listing Broker:** MULTIPLE REALTY LTD. **SP:** \$ 490000



**Sub Area 4 Steveston 4437 GARRY ST LP: \$ 499900**  
**# Rooms:** 11 **Type:** House/Single Family **Sold**  
**Bedrooms:** 4 **Style:** 2 Storey **ML#:** V375779  
**Baths:** 3 / 0 **Bsmnt:** **List Date:** 19-Jan-04  
**Fin Flr Area:** 2485.0 **Exter:** Wood, Vinyl **Roof:** Asphalt  
**Appx Yr Blt:** 2004 **Parking:** Tot: 4 /Cov: 2  
**Lot Size:** 30.0 X 150 **Sold Dt:** 15-Mar-04  
**Listing Broker:** ROYAL LEPAGE WESTSIDE **SP:** \$ 500000



**Sub Area 4 Steveston 3259 HUNT ST LP: \$ 509000**  
**# Rooms:** 10 **Type:** House/Single Family **Sold**  
**Bedrooms:** 4 **Style:** 2 Storey **ML#:** V368676  
**Baths:** 3 / 1 **Bsmnt:** **List Date:** 10-Nov-03  
**Fin Flr Area:** 2176.0 **Exter:** Wood, Vinyl **Roof:** Asphalt  
**Appx Yr Blt:** 2003 **Parking:** Tot: 4 /Cov: 2  
**Lot Size:** 33.0 X 120 **Sold Dt:** 01-Mar-04  
**Listing Broker:** RE/MAX WESTCOAST **SP:** \$ 499000



**Sub Area 4 Steveston A 4415 STEVESTON HY LP: \$ 538000**  
**# Rooms:** 12 **Type:** House/Single Family **Active**  
**Bedrooms:** 5 **Style:** **ML#:** V378418  
**Baths:** 4 / 0 **Bsmnt:** **List Date:** 04-Feb-04  
**Fin Flr Area:** 3051.0 **Exter:** **Roof:** Asphalt  
**Appx Yr Blt:** 2004 **Parking:** /Cov: 2  
**Lot Size:** 40.0 X 150  
**Listing Broker:** SUTTON GROUP - SEAFAIR REALTY



**Sub Area 4 Steveston B 4417 STEVESTON HY LP: \$ 538000**

# Rooms: 12 Type: House/Single Family Active  
 Bedrooms: 5 Style: Active  
 Baths: 4 / 0 Bsmnt: ML#: V378421  
 Fin Flr Area: 3051.0 Exter: List Date: 04-Feb-04  
 Appx Yr Blt: 2004 Parking: /Cov: 2 Roof: Asphalt  
 Lot Size: 40.0 X 150  
 Listing Broker: SUTTON GROUP - SEAFAIR REALTY



**Sub Area 5 Blundell 9382 PAULESHIN CR LP: \$ 549000**

# Rooms: 9 Type: House/Single Family Active  
 Bedrooms: 4 Style: 2 Storey ML#: V400124  
 Baths: 2 / 1 Bsmnt: List Date: 14-May-04  
 Fin Flr Area: 2128.0 Exter: Other Roof:  
 Appx Yr Blt: 2004 Parking: Tot: 2 /Cov: 2 / Other, Add. Parking Avail.  
 Lot Size: 39.37 X 98.42  
 Listing Broker: ROYAL LEPAGE WESTSIDE

No Photo Available

**Sub Area 8 Shellmont 11182 KINGCOME AV LP: \$ 559000**

# Rooms: 12 Type: House/Single Family Active  
 Bedrooms: 4 Style: 2 Storey ML#: V393352  
 Baths: 3 / 1 Bsmnt: List Date: 22-Apr-04  
 Fin Flr Area: 2881.0 Exter: Stucco Roof: Asphalt  
 Appx Yr Blt: 2004 Parking: Tot: 2 /Cov: 2 / Add. Parking Avail.  
 Lot Size: 40.0 X 136.6  
 Listing Broker: RE/MAX WESTCOAST



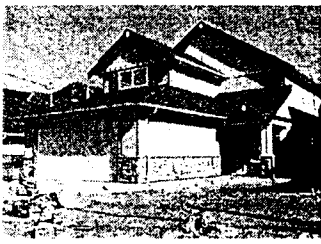
**Sub Area 4 Steveston 3233 REGENT ST LP: \$ 569900**

# Rooms: 11 Type: House/Single Family Sold  
 Bedrooms: 4 Style: ML#: V366225  
 Baths: 3 / 0 Bsmnt: None List Date: 20-Oct-03  
 Fin Flr Area: 2643.0 Exter: Vinyl, Mixed Roof: Asphalt  
 Appx Yr Blt: 2003 Parking: Tot: 6 /Cov: 2  
 Lot Size: 37.0 X 130 Sold Dt: 09-Feb-04  
 Listing Broker: RE/MAX WESTCOAST SP: \$ 550000



**Sub Area 3 Seafair 7780 MONTANA RD LP: \$ 578000**

# Rooms: 11 Type: House/Single Family Sold  
 Bedrooms: 5 Style: ML#: V335958  
 Baths: 4 / 1 Bsmnt: None List Date: 07-Apr-03  
 Fin Flr Area: 2876.0 Exter: Stucco, Brick Roof: TILE  
 Appx Yr Blt: 2003 Parking: Tot: 2 /Cov: 2  
 Lot Size: 39.61 X 137.71 Sold Dt: 02-Oct-03  
 Listing Broker: MACDONALD REALTORS WESTMAR SP: \$ 555000



**Sub Area 4 Steveston 4631 GARRY ST LP: \$ 585000**

# Rooms: 13 Type: House/Single Family Active  
 Bedrooms: 4 Style: 2 Storey ML#: V397404  
 Baths: 3 / 1 Bsmnt: List Date: 07-May-04  
 Fin Flr Area: 2681.0 Exter: Vinyl, Stone Roof: Asphalt  
 Appx Yr Blt: 2004 Parking: Tot: 2 /Cov: 2  
 Lot Size: 37.5 X 130  
 Listing Broker: RE/MAX WESTCOAST