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## Regular Council Meeting for Public Hearings

Monday, February 18, 2002

**3. Zoning Amendment Bylaw 7313 (RZ 01-195817)**  
(10571 Williams Road; Applicant: Baljinder Lally)

*Applicant's Comments:*

The applicant was present to answer any questions that may have come forth.

*Written Submissions:*

None.

*Submissions from the floor:*

Mr. George Smith, 10451 Ainsworth Crescent, expressed a number of concerns relating to the drainage issues experienced in the area south of Williams and to the west of the Shell Road ditch, including i) capacity problems, ii) sewer backups, iii) manholes currently up to two feet below lane grade that are not raised during development, and iv) the increased runoff caused by the sandy material used to raise the grade in new developments. Mr. Smith said that proceeding with the current applications for rezoning along Williams Road would exacerbate an existing condition and that identification of the extent of the infrastructure deficiencies should happen first.



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Joe Erceg, Manager, Development Applications, in response to questions, indicated that a memorandum had been circulated that outlined some of the sanitary sewer and drainage issues in the neighbourhood. The issues were found to be more acute than understood at the time of processing the rezoning applications. It was considered that, with the benefit of some minor improvements, the four applications being discussed for Williams Road, plus two applications to be heard at the March public hearing, could proceed without a major impact on the neighbourhood. Subsequently, a moratorium could be established during which further engineering modelling work could be accomplished.

The Manager, Engineering Planning, Paul Lee, said that staff recognized the problems in the area. Mr. Lee provided the information that the sanitary system had had operational improvements and that assessments of the hydraulic capacity of the drainage system were currently underway. Project Engineer, Sui Tse, said that \$320,000 has been allotted for study and assessment of the area and that answers should be available within the next three to four months.

Mr. Smith concluded his comments by noting the helpful and satisfactory manner by which staff had responded to his questions and concerns.

Mr. Albert Drinovz, 11340 Seaton Road, said that he was concerned that two of the rezoning applications, for 10571 and 11671 Williams Road, did not have Development Permit signs in place. He questioned how many other applications might be in process without community knowledge. Mr. Drinovz also expressed concern with 1) the low grade of some properties, located between Shell Road and No. 5 Road, on Williams Road; 2) the increased lane traffic; 3) the increased burden on the existing infrastructure and schools; and, 4) that 33 foot lots would not blend well with the existing homes.

In response to a question from the Chair, Mr. Lally said that a Development Permit Application sign was indeed on his property.

Councillor Greenhill requested that staff confirm that signs were in place on the subject properties.



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Mr. Archie Roberts, 10695 Aintree Place, said he has lived in his home for fourteen years and was subject to flooding twice a year due to the existing infrastructure's inability to handle heavy rain during high tides. Mr. Roberts said he was not speaking against new development, however, increased development would increase the problems and cause additional, significant costs to the City. Mr. Roberts also said that staff were quick to respond to his complaints in a friendly and sympathetic manner.

PH02-04

It was moved and seconded

*That Zoning Amendment Bylaw 7313 be referred to staff for:*

- 1) *confirmation that a Development Application Permit sign was in place on the subject property; and*
- 2) *a report on the drainage issues of the area which would include:*
  - i) *information on the impact of fill required for new development;*
  - ii) *the street elevations;*
  - iii) *what development can take place without drainage implications;*
  - iv) *a timeline in which the issues would be addressed.*

**CARRIED**

4. **Zoning Amendment Bylaw 7314 (RZ 01-196031)**  
(11191 and 11171 Williams Road; Applicant: International Earthcare)

*Applicant's Comments:*

The applicant was not present.

*Written Submissions:*

None.

*Submissions from the floor:*

None.



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**Regular Council Meeting for Public Hearings**

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PH02-05

It was moved and seconded

*That Zoning Amendment Bylaw 7314 be referred to staff for a report on the drainage issues of the area as outlined under the referral for Bylaw 7313 (Item 3 of these minutes).*

**CARRIED**

5. **Zoning Amendment Bylaw 7317 (RZ 01-197729)**  
(11231 Williams Road; Applicant: MCS Development Ltd.)

*Applicant's Comments:*

The applicant was present to answer any questions that may have come forth.

*Written Submissions:*

None.

*Submissions from the floor:*

Mr. Rocky Sethi, developer, was concerned about the implications a prolonged study might have on development.

Mr. George Smith, 10451 Ainsworth Crescent, reiterated his comments made on Item 3, with the addition that more water could be expected on the properties backing on to the new developments due to the run-off from the elevated rear driveways and paved lanes.

PH02-06

It was moved and seconded

*That Zoning Amendment Bylaw 7317 be referred to staff for a report on the drainage issues of the area as outlined under the referral for Bylaw 7313 (Item 3 of these minutes).*

**CARRIED**



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**Regular Council Meeting for Public Hearings**

**Monday, February 18, 2002**

6. **Zoning Amendment Bylaw 7318 (RZ 01-197785)**  
(11671 Williams Road; Applicant: Unique Developments Ltd)

*Applicant's Comments:*

The applicant was present and acknowledged the lack of signage on the subject property and agreed to install the sign immediately.

*Written Submissions:*

None.

*Submissions from the floor:*

None.

PH02-07

It was moved and seconded

*That Zoning Amendment Bylaw 7318 be referred to staff for a report on the drainage issues of the area as outlined under the referral for Bylaw 7313 (Item 3 of these minutes).*

**CARRIED**



## Regular Council Meeting for Public Hearings

Monday, March 18, 2002

1. **ZONING AMENDMENT BYLAW 7325 (RZ 01-198983)**  
(10091 Williams Road; Applicant: Chane Singh)

*Applicant's Comments:*

The applicant was present to answer any questions that may have come forth.

*Written Submissions:*

None.



## Regular Council Meeting for Public Hearings

Monday, March 18, 2002

### *Submissions from the floor:*

Prior to submissions being heard from the floor staff were requested to provide clarification on how the two applications before Council would proceed due to the status of the four applications heard at the Public Hearing held on February 18, 2002.

Mr. George Smith, 10451 Ainsworth Crescent, referred to the minutes of the February 18, 2002 Public Hearing and said that item (iii) of the comments under his name should have said "two feet below development grade after new infrastructure goes in" and not two feet below lane grade. Mr. Smith also referred to the last paragraph on page two of the staff report and said that he thought that the applicable Lot Size Policy should be Single-Family Lot Size Policy 5433. A cap to a sanitary sewer outlet in the lane was reported to be missing.

Mr. Smith also expressed the following concerns, i) the site remediation and/or mitigation referred to in the report would only affect the immediate site and would not deal with the infrastructure deficiencies; ii) due to the problems identified within the infrastructure it would not be unfeasible for development to wait for the completion of the sanitary and storm water reports. Mr. Smith believed that developers would benefit from waiting for improvements and would not incur future problems as a result of the current deficiencies in the system; iii) that any Development Cost Charges collected would go to General Revenue and not specifically benefit the infrastructure deficiencies; and, iv) whether a risk would be incurred by the City if development was to proceed under the present circumstances.

Mr. Smith concluded his comments by requesting that Council reject the application. Mr. Smith said that he was not opposed to the subdivision philosophy but was concerned about the possible effects the proposed development would have on the existing infrastructure and ultimately on the residents of the area.



## Regular Council Meeting for Public Hearings

Monday, March 18, 2002

In response to a question from the Mayor, the Acting City Clerk, David Weber, provided information on the options open to Council for dealing with this matter. In response to a question from Cllr. Howard, the Manager, Development Applications, Joe Erceg, said that it was the Engineering Department's opinion that the existing infrastructure could accommodate the seven applications currently in process.

Ms. Sandy Hanawalt, 10651 Dennis Crescent, said she has owned her home for twenty four years. Ms. Hanawalt was in favour of new development as she felt that new development, i.e. affordable new housing, would revitalize an area currently going downhill due to the number of rental houses. Ms. Hanawalt requested that the new development occur on Williams Road and No. 4 Road before Shell Road. The drainage problems of the home next door to Ms. Hanawalt, subsequent to the development of the lot adjacent to her neighbour, were mentioned. Ms. Hanawalt also expressed concern about the erosion that occurs in the unpaved alleyways and the effect that the increased number of accesses would have on this. A copy of a letter sent by Mr. and Mrs. Hanawalt to Jenny Beran, Planner, was provided and is attached as Schedule 1.

Ms. Jennifer Rule, 10080 Albion Road, said she was concerned about the drainage issues and traffic safety, ie. the lack of posted speed limits or other signage in the alley ways.

Mr. Archie Roberts, 10695 Aintree Place, said that he was not against the rezoning but that, in addition to his previous experiences with the present infrastructure not being capable of handling peak storm water volumes, he had now had his first encounter with the sanitary sewer system overflowing (into the lane).

Mr. Albert Drinovz, 11340 Seaton Road, said that he was not opposed to the rezoning requests but rather was reiterating the problems with the storm and sanitary sewer infrastructure with the note that nine days out of ten the catch basins are full. Mr. Drinovz said that it was possible that thirty-two new homes could result from the current rezoning applications on Williams Road alone. He also said that some existing homes are 2.5 to 3 feet below street





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grade and would have to be raised for new development. A pump station located behind Mr. Drinovz's property was reported to be working overtime and that a bad smell was noticeable. In addition to the current burden on traffic and sewer systems, Mr. Drinovz questioned whether the schools in the area could accommodate the proposed new development.

Mr. Archie Roberts, speaking for the second time, said that he preferred the low maintenance lanes as the potholes slowed down the traffic in the lanes.

PH03-01

It was moved and seconded

*That Zoning Amendment Bylaw 7325 be tabled and brought back to a future public hearing pending the results of the Planning Committee deliberation of all seven applications.*

CARRIED

2. **ZONING AMENDMENT BYLAW 7326 (RZ 02-199174)**  
(11271 Williams Road; Applicant: Joe Uppal)

*Applicant's Comments:*

The applicant was present to answer any questions that may have come forth.

A discussion then ensued on the appropriateness of proceeding with the public hearing on Zoning Amendment Bylaw 7326 in light of the action undertaken on Zoning Amendment Bylaw 7325. As a result of the discussion:

PH03-02

It was moved and seconded

*That Zoning Amendment Bylaw 7326 be tabled and brought back to a future public hearing pending the results of the Planning Committee deliberation of all seven applications.*

CARRIED

February 23, 2002

Jenny Beran, MCIP  
City of Richmond  
6911 No. 3 Road  
Richmond, BC  
V6Y 2C1

SCHEDULE 1 TO THE MINUTES OF  
THE REGULAR MEETING FOR PUBLIC  
HEARINGS HELD ON MONDAY,  
MARCH 18, 2002.

Ms. Beran:

As residents near the proposed change to the size policy 5443 on Williams Road and Shell Road, we have some concerns about this proposal.

Since the addition of Ironwood and Coppersmith Plaza, the traffic problems around our area have increased dramatically. The area of particular concern is Shell Road as it has already become a thoroughfare from Williams to Steveston Highway. The increased traffic and unsafe speeds have caused concerns to parents who have children attending Thomas Kidd Elementary School. Shell Road is not a main road as it is only 2 lanes and narrow and cannot handle increased traffic. We would prefer you try this new plan on more major roads like Williams first, and then evaluate how it is progressing before expanding to a secondary road like Shell Road.

Also, it is my understanding that houses on Williams Road will be encouraged to use the alleyways to enter their homes. If this were true, I would hope there would be plans to improve the alleyways. The stone/oil/improvements the city does currently once a year does little to help keep the alleyways functioning well. They get deep ruts from rain and are often in poor condition. They need to be paved to support the increased use and traffic and have proper drainage installed. I think there needs to be a fee attached to the granting of the rezoning so that the developer who is subdividing those lots contributes to the cost of improving the alleyways so that it is not passed on to the taxpayers.

We are also concerned about the drainage problems we have experienced due to the influx of building in our area over the last 5 years. It appears to be a problem caused by the new homes being built higher and not being required to install proper drainage at the property lines where the water accumulation goes to the neighboring lots. It would help a great deal if with the new zoning you could require better drainage systems as part of the re-zoning process.

We realize the council and mayor want to encourage building in Richmond, but it looks like from the number of lots that want to be re-zoned, that someone is certain they can make a good deal of money from this rezoning and subdividing. It is only fair that the city and local homeowners gain some benefit from their profits.

Kirby and Sandy Hanawalt  
10651 Dennis Crescent  
Richmond, BC V7A 3R6  
604-271-5476



Regular Council Meeting

March 25<sup>th</sup>, 2002

RES NO. ITEM

23. WILLIAMS ROAD REZONING APPLICATIONS STATUS UPDATE  
(RZ 01-195817; RZ 01-196031; RZ 01-197729; RZ 01-197785; RZ 01-198290; RZ 01-198474;  
RZ 02-200844; RZ 02-201798 - Report: Mar. 6/02, File No.: 8060-20-7313/7314/7317/7318)  
(REDMS No. 640676, 667489, 669207)

R02/6-27

It was moved and seconded

- (1) *That new applicants for rezoning in the 10,000 and 11,000 block of Williams Road, the 10,000 block of Shell Road and the 10,000 block of No. 4 Road be advised that their applications will not be processed until staff report to Council in approximately one year with further information regarding the sanitary sewerage and storm drainage issues in the area;*
- (2) *That the rezoning applications which have not received first reading or proceeded to Committee or Council (11111 Williams Road (RZ 02-201789), 11471 Williams Road (RZ 02-200844), 10120 Williams Road (RZ 01-198290) and 10451 Shell Road (RZ 01-198474)), be given the option of withdrawing their applications with a full refund, or having their applications deferred for approximately one year when staff will report to Council with further information regarding the sanitary sewerage and storm drainage issues in the area.*
- (3) *That the rezoning applications that proceeded to the February and March Public Hearings with the appropriate rezoning signage (10571 Williams Road - RZ 01-195817 - Bylaw 7313; 11171 and 11191 Williams Road - RZ 01-196031 - Bylaw 7314; 11231 Williams Road - RZ 01-197729 - Bylaw 7317) be referred to another Public Hearing, subject to each applicant providing a drainage plan for each lot (showing that there is no substantial increase in runoff over what is permitted under the existing zoning) prior to consideration of adoption.*
- (4) *That the rezoning application that proceeded to the February 2002 Public Hearing without the appropriate rezoning signage (RZ 01-197785 - 11671 Williams Road - Bylaw 7318) be referred to another Public Hearing, subject to the rezoning requirement that the applicant provide a drainage plan for each lot that demonstrates no substantial increase in stormwater runoff over what is permitted under the existing zoning.*

CARRIED

16.



**Richmond Zoning and Development Bylaw 5300  
Amendment Bylaw 7313 (RZ 01-195817)  
10571 WILLIAMS ROAD**

The Council of the City of Richmond, in open meeting assembled, enacts as follows:

1. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning and Development Bylaw 5300, is amended by repealing the existing zoning designation of the following area and by designating it **SINGLE FAMILY HOUSING DISTRICT, SUBDIVISION AREA K (R1/K)**.

P.I.D. 001-921-428

Lot 26 Block 19 Sections 26 and 35 Block 4 North Range 6 West New Westminster District Plan 18548

2. This Bylaw may be cited as **“Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7313”**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

JAN 14 2002

FEB 18 2002

CITY OF RICHMOND
APPROVED for content by originating dept.
HB
APPROVED for legality by Solicitor

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CITY CLERK



**Richmond Zoning and Development Bylaw 5300  
Amendment Bylaw 7314 (RZ 01-196031)  
11171 AND 11191 WILLIAMS ROAD**

The Council of the City of Richmond, in open meeting assembled, enacts as follows:

1. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning and Development Bylaw 5300, is amended by repealing the existing zoning designation of the following area and by designating it **SINGLE FAMILY HOUSING DISTRICT, SUBDIVISION AREA K (R1/K)**.

P.I.D. 003-413-349

Lot 10 Block 2 Section 25 Block 4 North Range 6 West New Westminster District Plan 18935

P.I.D. 009-043-217

Lot 9 Block 2 Section 25 Block 4 North Range 6 West New Westminster District Plan 18935

2. This Bylaw may be cited as “**Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7314**”.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

\_\_\_\_\_ JAN 14 2002 \_\_\_\_\_

\_\_\_\_\_ FEB 18 2002 \_\_\_\_\_

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CITY OF RICHMOND
APPROVED for content by originating dept.
HB
APPROVED for legality by Solicitor

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MAYOR

\_\_\_\_\_  
CITY CLERK



**Richmond Zoning and Development Bylaw 5300  
Amendment Bylaw 7317 (RZ 01-197729)  
11231 WILLIAMS ROAD**

The Council of the City of Richmond, in open meeting assembled, enacts as follows:

1. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning and Development Bylaw 5300, is amended by repealing the existing zoning designation of the following area and by designating it **SINGLE FAMILY HOUSING DISTRICT, SUBDIVISION AREA K (R1/K)**.

P.I.D. 004-315-715

Lot 7 Block 2 Section 25 Block 4 North Range 6 West New Westminster District Plan 18935

2. This Bylaw may be cited as **“Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7317”**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

JAN 14 2002

FEB 18 2002

CITY OF RICHMOND
APPROVED for content by originating dept.
HB
APPROVED for legality by Solicitor
<i>[Signature]</i>

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MAYOR

\_\_\_\_\_  
CITY CLERK



**Richmond Zoning and Development Bylaw 5300  
Amendment Bylaw 7318 (RZ 01-197785)  
11671 WILLIAMS ROAD**

The Council of the City of Richmond, in open meeting assembled, enacts as follows:

- 1. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning and Development Bylaw 5300, is amended by repealing the existing zoning designation of the following area and by designating it **SINGLE FAMILY HOUSING DISTRICT, SUBDIVISION AREA K (R1/K)**.

P.I.D. 000-680-192

Lot 2 Block 1 Section 25 Block 4 North Range 6 West New Westminster District Plan 18935

- 2. This Bylaw may be cited as **“Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7318”**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

JAN 14 2002

FEB 18 2002

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CITY OF RICHMOND
APPROVED for content by originating dept.
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<i>[Signature]</i>

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MAYOR

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CITY CLERK



**Richmond Zoning and Development Bylaw 5300  
Amendment Bylaw 7325 (RZ 01-198983)  
10091 WILLIAMS ROAD**

The Council of the City of Richmond, in open meeting assembled, enacts as follows:

1. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning and Development Bylaw 5300, is amended by repealing the existing zoning designation of the following area and by designating it **SINGLE FAMILY HOUSING DISTRICT, SUBDIVISION AREA K (R1/K)**.

P.I.D. 010-459-847

Lot 5 Block 17 Section 26 Block 4 North Range 6 West New Westminster District Plan 18549

2. This Bylaw may be cited as **“Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7325”**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

FEB 11 2002

CITY OF RICHMOND
APPROVED for content by originating dept
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APPROVED for legality by Schickor

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MAYOR

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CITY CLERK





**Richmond Zoning and Development Bylaw 5300  
Amendment Bylaw 7326 (RZ 02-199174)  
11271 WILLIAMS ROAD**

The Council of the City of Richmond, in open meeting assembled, enacts as follows:

1. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning and Development Bylaw 5300, is amended by repealing the existing zoning designation of the following area and by designating it **SINGLE FAMILY HOUSING DISTRICT, SUBDIVISION AREA K (R1/K)**.

P.I.D. 010-441-573

Lot 5 Block 2 Section 25 Block 4 North Range 6 West New Westminster District Plan 18935

2. This Bylaw may be cited as **“Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7326”**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

FEB 11 2002

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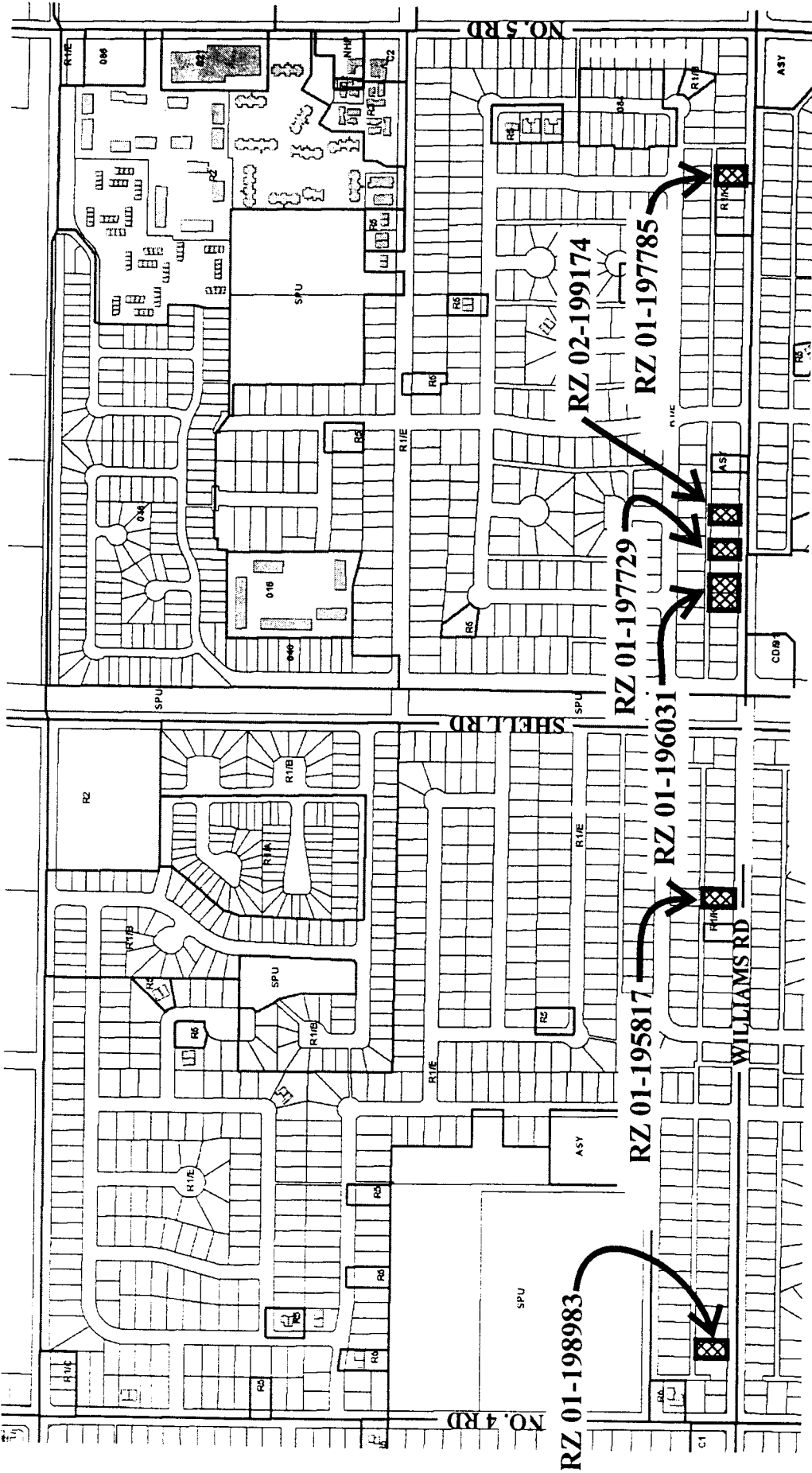
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CITY OF RICHMOND
APPROVED for content by originating dept. <b>HB</b>
APPROVED for legality by Solicitor <i>[Signature]</i>

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MAYOR

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CITY CLERK



Original Date: 01/15/02  
 Revision Date: 06/26/02  
 Note: Dimensions are in METRES

RZ 01-195817, RZ 01-196031, RZ 01-197785  
 RZ 01-197729; RZ 01-198983 & RZ 02-199174

