



Regular Council Meeting for Public Hearings

Monday, July 17th, 2006

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

Present: Mayor Malcolm D. Brodie
Councillor Linda Barnes
Councillor Cynthia Chen
Councillor Derek Dang
Councillor Sue Halsey-Brandt
Councillor Rob Howard (arrived at 7:13 p.m.)
Councillor Bill McNulty
Councillor Harold Steves

Gail Johnson, Acting Corporate Officer

Absent: Councillor Evelina Halsey-Brandt

Call to Order: Mayor Brodie opened the proceedings at 7:05 p.m.

1. **Official Community Plan Amendment Bylaw 8000 and Zoning Amendment Bylaws 8072 and 8073 (RZ 04-275910)**
(3031 No. 3 Road, 8200 Corvette Way; Applicant: Lawrence Doyle Architect Inc.)

Applicant's Comments:

The applicant advised he was available to answer questions.

Written Submissions:

None.

Submissions from the floor:

Rick Hogler, 993 Premier Street, North Vancouver; representing a property owner in the vicinity of 8200 Corvette Way, asked if there were any driveways permitted for access to properties on Capstan Way. Jean Lamontagne, Director of Development, stated that Sea Island Way would provide two separate accesses from the development.



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PH06/7-1

It was moved and seconded

That Official Community Plan Amendment Bylaw 8000 and Zoning Amendment Bylaws 8072 and 8073 each be given second and third readings.

CARRIED

2. Zoning Amendment Bylaw 8070 (RZ 06-328088)

(10271 Gilmore Crescent; Applicants: Margrit & Helmut Weber)

Applicant's Comments:

The applicant advised he was available to answer questions.

Written Submissions:

None.

Submissions from the floor:

None.

PH06/7-2

It was moved and seconded

That Zoning Amendment Bylaw 8070 be given second and third readings.

CARRIED

3. Official Community Plan Amendment Bylaw 8074 and Zoning Amendment Bylaw 8039

(Properties zoned Agricultural District (AG1); Applicant: City of Richmond)

Applicant's Comments:

Staff advised they were available to answer questions.

Written Submissions:

None.

Submissions from the floor:

None.



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PH06/7-3

It was moved and seconded

That Official Community Plan Amendment Bylaw 8074 and Zoning Amendment Bylaw 8039 each be given second and third readings.

CARRIED

PH06/7-4

It was moved and seconded

That Official Community Plan Amendment Bylaw 8074 and Zoning Amendment Bylaw 8039 each be adopted.

CARRIED

- 4A. Official Community Plan Amendment Bylaw 8077 (RZ 04-286813)**
(13251 Princess Street, 6211 Dyke Road, 6240 London Road, 13191 Princess Street [the east ± 40 m]; Applicant: Oris Development (London Landing) Corp.
- 4B. Zoning Amendment Bylaw 8078 (RZ 04-286813)**
(13251 Princess Street and 6211 Dyke Road; Applicant: Oris Development (London Landing) Corp.

Applicant's Comments:

Dana Westermarck of Oris Development reviewed the application, noting that the purpose of the OCP amendment is to clarify the vision for the neighbourhood and to ensure uniformity and compatible land uses on both sides of Princess Street.

Written Submissions:

Joe Jay Holdings Ltd, Philip Wong (Owner) and Soo Wong (Owner), 13191 Princess Street (Schedule 1)

K. K. Puri, President, Miracle Mate Superior Systems, 6111 Dyke Road (Schedule 2)



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Submissions from the floor:

Philip Wong, 12151 Trites Road, stated that he owns three properties, located at 13191 Princess Street, 6240 London Road and 6011 Dyke Road and he first learned of the proposed OCP Designation Amendment (Bylaw 8077) which affects his properties on July 7, 2006. This was a surprise to him.

Under the present "mixed use" designation, Mr. Wong plans in the future to combine the three lots into one and develop it into a combination of office space, restaurants and residential units. He believed the proposed OCP Amendment would reduce the value of his properties and restrict the future use as he envisioned.

In response to a question, Terry Crowe, Manager, Policy Planning stated that due notice was given to area property owners.

Mr. Westermarck clarified that his application to the City did not include Mr. Wong's properties and he did not wish to limit Mr. Wong's future plans.

In response to a query about the proposed OCP Amendment, Mr. Crowe advised that the current designation has been in place for many years. Staff felt the broader amendment would provide long term direction for the area which has been moving toward residential use.

PH06/7-5

It was moved and seconded

That the application by Oris Development (London Landing) Corp. for a Steveston Area Plan Amendment and Rezoning at 13251 and 6211 Dyke Road be referred back to staff for review and submission to the July 18, 2006 Planning Committee, if possible; and

That staff's recommendation to amend the Official Community Plan for the Steveston Sub-Area to designate 6240 London Road and the east 40m portion of 13191 Princess from "Mixed-Use" to "Residential" not be supported at this time.

CARRIED



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5. **Zoning Amendment Bylaw 8079 (RZ 06-330497)**
(8311 No. 1 Road; Applicant: Ajit Thaliwal)

Applicant's Comments:

The applicant advised he was available to answer questions.

Written Submissions:

None.

Submissions from the floor:

None.

PH06/7-6

It was moved and seconded

That Zoning Amendment Bylaw 8079 be given second and third readings.

CARRIED

- 6A. **Proposed Amendment to Single-Family Lot Size Policy 5434 (Section 36-4-6)**
(The area bounded by Williams Road, No. 5 Road, Steveston Highway, and Shell Road; Applicant: City of Richmond)
- 6B. **Zoning Amendment Bylaw 8080 (RZ 06-331753)**
(11540 Williams Road; Applicant: Sal Bhullar)
- 6C. **Zoning Amendment Bylaw 8081 (RZ 06-334342)**
(11680 Williams Road; Applicant: Dhinjal Construction Ltd.)



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Applicant's Comments:

Jean Lamontagne provided a summary of the proposed amendments to the lot size policy noting it would permit properties fronting Williams Road, No. 5 Road, and Steveston Highway to subdivide to provide two single-family homes or single-family homes plus coach houses, provided that vehicle accesses are to the existing rear laneways. Mr. Lamontagne circulated a memo (Schedule 15) with five maps attached regarding the lot size survey that was carried out during a public information meeting held on February 16, 2006.

Written Submissions:

Dale Pitts, 11680 Seaton Road (July 8, 2006) (Schedule 3)

Donna and Simon Austin, 6900 Chelmsford Street (July 12, 2006) (Schedule 4)

Carol Day, 11631 Seahurst Road (July 14, 2006) plus 25 form letters from other residents (Schedule 5)

Peter Chu, 10440 Seaham Crescent (July 16, 2006) (Schedule 6)

Khalid Hasan, 10711 Williams Road (July 16, 2006) (Schedule 7)

Moses Kajoba, 10500 Seamount Road (July 17, 2006) (Schedule 8)

Brian Estabrook, 11980 Seabrook Cres. (July 17, 2006) (Schedule 9)

Dale Pitts, 11680 Seaton Road (July 12, 2006) (Schedule 10)

Submissions from the floor:

Ian Macleod, 10920 Seamount Road provided his reasons for believing that vehicles accessing the rear lanes would not work, particularly because of safety concerns. He stated that any homes facing outside, arterial roads should have access to those arterial roads and this would prevent overuse of lanes.

Carol Romas, 10560 Seamount Road, spoke in opposition to the proposal and stated that traffic along No. 5 Road and Steveston Highway is already appalling and the proposal would increase the number of cars on the streets and in the narrow lanes, putting people at risk.



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Vinola Aguilera, 10551 No 5. Road spoke in opposition to the proposal and stated her concern with the existing traffic in the lanes and believed that additional traffic would be a safety hazard.

Paul Lermite, 10860 Seamount Road, spoke in opposition to the proposal, which if approved, could bring an additional 120 vehicles into the neighbourhood. The quality of life would change due to the added cars in the lanes affecting backyards where a lot of family activities take place.

He also believed that to change Williams Road and densify it with more homes would mean less affordable housing options in Richmond. People in the neighbourhood are satisfied with the way it is now.

Michael Penner, 11671 Seahurst Road , spoke in opposition to the proposal, based on safety concerns related to the increased traffic in the lanes and other parts of the neighbourhood.

Carol Day, 11631 Seahurst Road; spoke in opposition to the proposal and said that it would be a nightmare if new cars are directed into the neighbourhood. She suggested that frontage roads, parallel to the arterial roads would be a solution.

Daphne Keith, 10671 No. 5 Road quoted from her email to the city (Schedule 11), and stated that her property, when combined with the property of her two adjacent neighbours, would have a combined acreage that would be well suited to multi-family zoning.

Ms. Keith then read a letter submitted by Gordon Cunningham owner of 10691 and 10711 No. 5 Road (Schedule 12) who was not in attendance. Mr. Cunningham felt that his ½ acre lot should be considered for multi-family housing.

Khalid Hasan, 10711 Williams Road, spoke in support of the proposal. He believed that the safety issue with regard to the use of lanes could be resolved by the City's bylaw or traffic departments. The proposal would mirror developments along the north side of Williams Road. The addition of coach houses would increase the affordable units available in the City.



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Ian Hunter, 10840 Seamount Road, spoke in opposition to the proposal and stated that accessing the neighbourhood from Seaward Gate is dangerous. He said that the neighbourhood is affected by heavy traffic along Steveston Highway.

Sal Bhullar, 11540 Williams Road, spoke in support of the proposal and stated that there is a land shortage in Richmond and she would like to see more affordable homes in the City. She believed this proposal would create new affordable housing choices and would keep Richmond families in Richmond.

Herbert Hinz, 11720 Williams Road spoke in opposition to the proposal. Lanes in the neighbourhood are narrow and are used by children for bicycle riding, and an increase of traffic would lead to safety concerns.

Ranjit Kooner, 5680 Colville Road spoke in support of the proposed amendment to the lot size policy. He stated that subdivision of properties allows family members to live in close proximity to each other.

Jaswant Saran, 11311 Steveston Hwy expressed opposition to the proposal, believing that increased traffic would be a safety concern. She preferred her neighbourhood to remain as it is now.

Several speakers then addressed Council for the second time raising the following points:

- if coach house units were constructed as part of the proposal, the increase in the number of cars accessing the neighbourhood's lanes would be approximately 150, instead of approximately 120;
- there are not a lot of access roads into this quadrant; once traffic accesses the lanes, they will then come into the neighbourhood;
- left turn lanes, using a middle lane on the arterials should be explored;
- No. 5 Road should remain zoned as R1/B.



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PH06/7-7

It was moved and seconded

That Single-Family Lot Size Policy 5434 for the area bounded by Williams Road, No. 5 Road, Steveston Highway, and Shell Road, be amended to:

- (i) Remove all properties fronting on Steveston Highway from Seaward Gate to No. 5 Road;*
- (ii) Permit properties fronting on Williams Road from Shell Road to No. 5 Road, properties fronting on No. 5 Road from Williams Road to Seacliff Road, and properties fronting on Steveston Highway from Seaward Gate to Shell Road, to rezone and subdivide in accordance with the provisions of Single-Family Housing District 0.6 (R1-0.6) or Coach House District (R9), provided that vehicle accesses are to the existing rear laneway only. Multiple-family residential development shall not be permitted in these areas;*
- (iii) Permit properties fronting on No. 5 Road from Seacliff Road to Steveston Highway to rezone and subdivide in accordance with the provisions of Single-Family Housing District 0.6 (R1-0.6) or Coach House District (R9), provided that vehicle accesses are to the existing rear laneway only.*

The question on Resolution No. PH06/7-7 was not called, as the following **referral** motion was introduced during discussion by Council members and staff on various aspects of the Lot Size Policy:



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PH06/7-8

It was moved and seconded

That the proposed amendments to Single-Family Lot Size Policy 5434 (Section 36-4-6) for the area bounded by Williams Road, No. 5 Road, Steveston Highway and Shell Road be referred back to staff for further review taking into consideration the following:

- *ways to restrict access from the lanes to the internal neighbourhood;*
- *retention of the R1/B zoning for the deepest lots along the west side of No. 5 Road, from Steveston Highway north to Seacliff Road;*
- *improved access to arterial roads from the neighbourhood;*
- *the addition of traffic calming measures in the neighbourhood;*
- *utilization of the middle lane on Williams Road for left turns;*
- *the financial consequences for these improvements.*

CARRIED

PH06/7-9

It was moved and seconded

That Zoning Amendment Bylaw 8080 (RZ 06-331753) for the rezoning of 11540 Williams Road from "Single-Family Housing District, subdivision Area E (R1/E)" to "Single-Family housing District (R1-0.6)" be referred back to staff for review.

CARRIED

PH06/7-10

It was moved and seconded

That Zoning Amendment bylaw 8081 (RZ 06-334342) for the rezoning of 11680 Williams Road from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Single-Family Housing district (R1-0.6)" be referred back to staff for review.

CARRIED



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7. **Zoning Amendment Bylaw 8082**
(8680 No. 3 Rd.; Applicant: Peter Yee)

Applicant's Comments:

The applicant advised that he was in attendance to answer questions.

Written Submissions:

Michael J. Cooper, Project Manager, Empress Garden Holdings Ltd., #250
– 8833 Odlin Crescent (July 17, 2006) (Schedule 13)

Submissions from the floor:

None.

In response to a query, Mr. Lamontagne provided responses to the issues raised in Mr. Cooper's letter.

(Cllr. Chen left the meeting at 10:22 p.m.)

It was moved and seconded

That Zoning Amendment Bylaw 8082 be given second and third readings.

CARRIED

(Cllr. Chen returned to the meeting at 10:24 p.m.)

8. **Zoning Amendment Bylaw 8083**
(11388 Steveston Highway; Applicant: Kasian Architecture Interior Design and Planning Ltd.)

Applicant's Comments:

The applicant, Mr. Ken Mah, Kasian Architecture Interior Design and Planning Ltd. referred to plans which outlined new improvements to the façade of the Canadian Tire building (Schedule 14)

Written Submissions:

None.

Submissions from the floor:

None.

PH06/7-11



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In response to a query Mr. Lamontagne reported that staff is satisfied with the improvements.

PH06/7-12

It was moved and seconded

That Zoning Amendment Bylaw 8083 be given second and third readings.

CARRIED

ADJOURNMENT

PH06/7-13

It was moved and seconded

That the meeting adjourn (10:37 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, July 17, 2006.

Mayor (Malcolm D. Brodie)

Acting Corporate Officer,
City Clerk's Office
(Gail Johnson)

SCHEDULE 1 TO THE MINUTES
OF THE REGULAR MEETING OF
COUNCIL FOR PUBLIC
HEARINGS HELD ON MONDAY,
JULY 17, 2006.

1/1

	INT
DW	
GJ	<i>JS</i>
KY	
DAW	
DB	
WB	

Joe Jay Holdings Ltd.
13191 Princess Street
Richmond, BC V7E 3S1

(Tel) 604-272-5758
(Fax) 604-272-0901
(e-mail) phillpwong@soojerky.com

July 7, 2006

Cecilia Achiam
Urban Development Division
Richmond City Hall
6911 No. 3 Road
Richmond, BC V6Y 2C1

To Public Hearing
Date: <u>July 17, 2006</u>
Item # <u>4</u>
Re: <u>Bylaw 8077 +</u>
<u>Bylaw 8078</u>

8060-20-8078
8060-20-8077

Dear Cecilia Achiam,

CC: David Weber, Director, City Clerk's Office
RE: OCP Designation Amendment (Bylaw 8077), Zoning Amendment (Bylaw 8078)
RZ 04-286813
Received July 7, 2006

We, the owners of the three properties 13191 Princess Street, 6240 London Road, and 6011 Dyke Road oppose the following OCP Designation Amendment:

Locations: 13251 Princess Street, 13191 Princess Street [the east ±40 m], 6211 Dyke Road and 6240 London Road

Applicant: Oris Development (London Landing) Corp

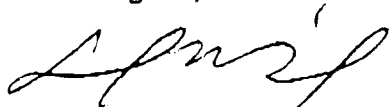
Purpose: to amend to designate the aforementioned locations from "Mixed Use" to "Residential" to permit the construction of a 16 unit over parkade multi-family residential development

We feel that our intended use of the land will be affected by the proposed bylaw change, as it will restrict us from future development of the properties as well as expansion on our current businesses, notwithstanding the fact that the OCP Designation Amendment includes our properties and yet was submitted without our knowledge.

Furthermore, regarding the Zoning Amendment (Bylaw 8078) RZ 04-286813, this does not directly affect our properties and business and so leave the issue of the Zoning Amendment to the City of Richmond.

Thank you for considering our opposition to the above matter (OCP Designation Amendment). Kindly respond to confirm receipt of this letter as soon as possible, as well as the result of the hearing on Monday, July 17, 2006.

Best Regards,



Philip Wong, President (Owner)
Joe Jay Holdings Ltd.



Soo Wong, Secretary (Owner)
Joe Jay Holdings Ltd.

Johnson, Gail

From: Weber, David
Sent: Wednesday, 12 July 2006 9:59 AM
To: Johnson, Gail
Subject: FW: Opposition to OCP Designation Amendment for 13251 PRincess Street and 6211 Dyke Road (RZ 04-286813)

From: Achiam, Cecilia
Sent: Wednesday, 12 July 2006 9:53 AM
To: 'Joseph Wong'
Cc: Lamontagne, Jean; Philip Wong; Crowe, Terry; Weber, David
Subject: RE: Opposition to OCP Designation Amendment for 13251 PRincess Street and 6211 Dyke Road (RZ 04-286813)

Joseph,

I spoke with Mr. Philip Wong, owner of 13191 Princess St. and 6240 London Rd, this morning. He indicated that he would like to preserve the "mixed use" option for these two sites and will be objecting to the OCP land use amendment to "residential" at the Public Hearing on Monday, July 17. The Public Hearing is the opportunity for the public to speak directly to Council about concerns with respect to an OCP amendment. Mr. Wong confirmed that he and Mr. Dana Westermarck, the applicant for the proposed rezoning at 13251 Princess Street and 6211 Dyke road, spoke yesterday. I have no information on the content of their conversation.

The gentleman who came in to the City to inquire about building a suite above the beef jerky factory was David Ho, an architect also representing Philip Wong. This was confirmed by Mr. Wong.

I have clarified with Mr. Wong that I will not be responding separately to his various representatives to minimize miscommunication since he and I have spoken directly this morning. A copy of your letter has been forwarded to City Clerks to ensure that it would be included in the package for Council.

Regards,

Cecilia Achiam, BCSLA, MCIP
Senior Planner, Urban Design
City of Richmond
p. (604) 276-4122
f. (604) 276-4052

From: Joseph Wong [mailto:joseph@soojerky.com]
Sent: Tuesday, 11 July 2006 9:42 AM
To: Achiam, Cecilia
Cc: Lamontagne, Jean; Craig, Wayne; Philip Wong
Subject: Re: Opposition to OCP Designation Amendment for 13251 PRincess Street and 6211 Dyke Road (RZ 04-286813)

Hi Cecilia,

Thank you very much for your prompt response to this issue. I do have some questions - who is this

2006-07-12

realtor whom you are referring? I am not aware that we have a realtor.

Also, why does the OCP land use amendment apply to our properties (13191 Princess Street, 6240 London Road)? Why was this amendment made without or prior knowledge or authorization? We had went to city hall regarding this issue last week and we were informed that this would have a significant impact on our properties - you would probably understand my deep concern over receiving two different pieces of information.

Finally, who is attempting to build a residential suite beyond the permitted caretaker's unit on my property? Or are you referring to the property owner of 13251 Princess Street and 6211 Dyke Road? Please note that there are two separate entities here - we are not associated or affiliated with the owners of 13251 Princess Street and 6211 Dyke Road.

We have no issues with the rezoning of the two properties 13251 Princess Street and 6211 Dyke Road, but we do oppose the OCP land use amendment change proposal that affects our properties (13191 Princess Street, 6240 London Road).

Thank you and best regards,

Joseph

Achiam, Cecilia wrote:

Joseph,

I have just met with your realtor and responded to his inquiries. Just for clarification, please note the following:

1. the proposed Official Community Plan (OCP) Land Use amendment from "Mixed-Use" to "Residential" does NOT "rezone" your site (13191 Princess Street) to a different land use. The zoning of your site remains Light Industrial (I-2). The zoning and the permitted land uses on your site are based on the I-2 zoning, and will not be affected by the proposed rezoning and OCP land use amendment.
2. Your realtor indicated that the owner is interested in building a residential suite beyond the size of the permitted caretaker's unit in the current I-2 zone. A rezoning application will be required to pursue this proposal.

A copy of the staff report is available on line:

http://www.richmond.ca/cityhall/council/agendas/hearings/2006/071706_agenda.htm for your reference. Please follow the link and click on Item 4.

If you have further questions prior to the Public Hearing, please do not hesitate to contact me.

Regards,

Cecilia Achiam, BCSLA, MCIP
Senior Planner, Urban Design
City of Richmond
p. (604) 276-4122
f. (604) 276-4052

From: Joseph Wong [mailto:joseph@soojerky.com]
Sent: Monday, 10 July 2006 12:00 PM
To: Achiam, Cecilia
Cc: Philip Wong
Subject: Opposition to OCP Designation Amendment

Hi Cecilia,

Philip is out of town at present, so I am forwarding to you the letter that we had sent via courier to you (the letter was also faxed to the number provided on the Notice of Public Hearing we received in the mail). Please contact me if you have any further information regarding our concerns, or if we should have any further discussion on this issue; otherwise, I shall be attending the public hearing to represent Philip and Soo on the 17th.

Thank you and best regards,

Joseph

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Joseph Wong, Assistant General Manager
Soo Singapore Jerky Ltd.
www.soojerky.com
office: 604-272-5758 mobile: 604-889-6357 fax: 604-272-0901

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Joseph Wong, Assistant General Manager
Soo Singapore Jerky Ltd.
www.soojerky.com
office: 604-272-5758 mobile: 604-889-6357 fax: 604-272-0901

SCHEDULE 2 TO THE MINUTES
OF THE REGULAR MEETING OF
COUNCIL FOR PUBLIC HEARINGS
HELD ON MONDAY, JULY 17,
2006.

To Public Hearing	
Date:	July 17, 2006
Item #	4
Re:	Bylaw 8077
	Bylaw 8078

Miracle Mate Superior Systems (Division of Citywide Machine Wholesale Inc.)
6111 Dyke Road Richmond, BC V7E 3R3
Tel: (604) 448-9070 Fax: (604) 448-9050

		INT
	DW	
/	GJ	/
	KY	
	DAW	
	DB	
	WB	

July 12, 2006

Cecilia Achiam
Urban Development Division
Richmond City Hall
6911 No. 3 Road
Richmond, BC V6Y 2C1

8060-20-8078
8060-20-8077

Dear Cecilia Achiam,

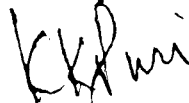
CC: David Weber, Director, City Clerk's Office

RE: OCP Designation Amendment (Bylaw 8077)
Zoning Amendment (Bylaw 8078) RZ 04-286813

I am opposed to the OCP Designation Amendment affecting the properties: 13251 Princess Street, 13191 Princess Street [the east ±40 m], 6211 Dyke Road and 6240 London Road. I am concerned that the amendment to designate the aforementioned locations from "Mixed Use" to "Residential" may complicate my future plans to invest and redevelop my property, and thus devalue my property from what it would be worth if the entire section of the land between Princess Street and Dyke Road were designated for "Mixed Use".

Thank you for taking into account my opposition.

Sincerely,



K. K. Puri, President
Miracle Mate Superior Systems

MayorandCouncillors

From: Webgraphics
Sent: Wednesday, 12 July 2006 9:01 PM
To: MayorandCouncillors
Subject: Send a Submission Online (response #80)

To Public Hearing	
Date: <u>July 17, 2006</u>	SCHEDULE 4 TO THE MINUTES OF THE REGULAR MEETING OF COUNCIL FOR PUBLIC HEARINGS HELD ON MONDAY JULY 17, 2006.
Item # <u>6A + 6B</u>	
Re: <u>Policy 5434</u> <u>Bylaw 8080</u>	

Send a Submission Online (response #80)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.city.richmond.bc.ca/CM/WebUI/PageTypes/Survey/Survey.aspx?PageID=1793&PageMode=Hybrid
Submission Time/Date:	2006-07-12 9:01:08 PM

Survey Response

Your Name:	Donna & Simon Austin
Your Address:	6900 Chelmsford Street
Subject Property Address OR Bylaw Number:	Proposed Single-Family Lot Size Policy 5434 and Bylaw 8080
Comments:	<p>We are writing in opposition to the proposed amendment to change the lot sizes from R1E in the area mentioned to R1.06. The applicant Ms Bhullar recently spoke passionately at another public hearing about how she wanted to see affordable housing in OUR neighbourhood and had over 400 people (who didnt live anywhere near here) sign in favour of ammending the lot size to her benefit. We shall await with interest to see how many of these attend the hearing and sign their intent to see another neighbourhood change versus the wishes of those who actually live there. We hope that council listens to the constituents who voted for them rather than the developers who profit from these proposals.</p>

To Public Hearing
Date: <u>July 17, 2006</u>
Item # <u>6A, 6B + 6C</u>
Re: <u>Policy 5434</u>
<u>Bylaws 8080 + 8081</u>

SCHEDULE 5 TO THE MINUTES
OF THE REGULAR MEETING OF
COUNCIL FOR PUBLIC HEARINGS
HELD ON MONDAY, JULY 17,
2006.

To City Council
City of Richmond

July 13th , 2006

8080 20-2080
8080 20-8081

Bylaw 5434 RZ 06 331753 and RZ 06 334342

I am writing once again to request that you do not allow the deterioration of our neighbourhood.

Allowing small lots on Steveston Hwy, Number five road and Williams road will greatly increase the vehicular traffic in our very narrow lanes. Right now two cars cannot pass each other, it is necessary for someone to pull over. Many Children use the lanes to walk to school and people with pets walk the lanes and it can be very hazardous now, imagine what it will be like with many many more houses and these people having no access to the frontage roads.

My neighbours have contacted me and asked me to forward their comments to you , please find the attached their letters of objection.

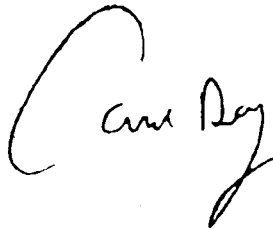
The residents of the area bordered by Gilbert, Blundell, No 2nd and Comstock , have been kind enough to alert us, these voters are very unhappy that their voices where not heard when you voted to increase the density in their neighbourhood.

Before you alienate another neighbourhood to benefit another developer, please stop and think what did this neighbourhood do to deserve increased density and increased traffic ?

The people of Richmond are speaking to you and asking you to maintain our lifestyle, our neighbourhood and above all to listen to us.

Thank you for your time

Carol Day
11631 Seahurst Rd.
Richmond, B.C.
V7A 4K1



To Public Hearing
Date: July 17, 2006
Item # 6A, 6B + 6C
Re: Policy 5434
Bylaws 8080 + 8081

File: 00-8080
000-00-8081

Notice of Objection

My name is IAN MACLEOD (please print)

I live at 10920 SEAMOUNT (please print)

To Richmond City Council:

I would like to express my objection to the Application for Rezoning POLICY 5434
(RZ 06 - 331753) AND (RZ 06 - 334342)

Date: JULY 13, 2006

Signature: 

Please mail the Notice of Objection to:
Richmond City Council
6911 No. 3 Road
Richmond, BC V6Y 2C1

You may also visit Richmond City Council website for the details of Council meeting

<http://richmond.ca/cityhall/council/agendas/>

REASONS:

SEAMOUNT & SEAHURST ARE NOT
SUITED FOR MAJOR INCREASES IN
TRAFFIC - LAST WINTER CARS
TWICE HIT LAMP STANDARDS
RIGHT IN FRONT OF MY HOUSE

Notice of Objection

My name is Paul W. Lermine (please print)

I live at 10860 SEAMOUNT RD (please print)

To Richmond City Council:

I would like to express my objection to the Application for Rezoning • POLICY 5434
(RZ 06 - 331753) AND (RZ 06 - 334342)

Date: JULY 13/06

Signature: 

Please mail the Notice of Objection to:
Richmond City Council
6911 No. 3 Road
Richmond, BC V6Y 2C1

You may also visit Richmond City Council website for the details of Council meeting

<http://richmond.ca/cityhall/council/agendas/>

REASONS :

KEEP FAMILY LOTS

AND DONOT USE OUR

LANES FOR 2 WAY TRAFFIC

Notice of Objection

My name is WIAN HAN (please print)

I live at 11611 SEAHURST ROAD (please print)

To Richmond City Council:

I would like to express my objection to the Application for Rezoning POLICY 5434
(RZ 06-331753) AND (RZ 06-334342)

Date: 13 JULY 2006

Signature: 

Please mail the Notice of Objection to:
Richmond City Council
6911 No. 3 Road
Richmond, BC V6Y 2C1

You may also visit Richmond City Council website for the details of Council meeting

<http://richmond.ca/cityhall/council/agendas/>

REASONS :

Notice of ObjectionMy name is Jan Hunter (please print)I live at 10840 SEAMOUNT RD (please print)**To Richmond City Council:**I would like to express my objection to the Application for Rezoning • **POLICY 5434**
(RZ 06 - 331753) AND (RZ 06 - 334342)

Date: _____

Signature: _____

Please mail the Notice of Objection to:
Richmond City Council
6911 No. 3 Road
Richmond, BC V6Y 2C1

You may also visit Richmond City Council website for the details of Council meeting

<http://richmond.ca/cityhall/council/agendas/>**REASONS :**

increased density resulting in
increased traffic.

Notice of Objection

My name is Janet Lermite (please print)

I live at 10860 Seamount Rd. (please print)

To Richmond City Council:

I would like to express my objection to the Application for Rezoning • Policy 5434

(RZ 06 - 331753) AND (RZ 06 - 334342)

Date: July 13/06

Signature: 

Please mail the Notice of Objection to:
Richmond City Council
6911 No. 3 Road
Richmond, BC V6Y 2C1

You may also visit Richmond City Council website for the details of Council meeting

<http://richmond.ca/cityhall/council/agendas/>

REASONS :

Increase in traffic in my lane
is unacceptable.

Notice of Objection

My name is Lilly Voth (please print)

I live at 10900 Seamount Rd (please print)

To Richmond City Council:

I would like to express my objection to the Application for Rezoning • POLICY 5434
(RZ 06 - 331753) AND (RZ 06 - 334342)

Date: July 13, 2006

Signature: Lilly Voth

Please mail the Notice of Objection to:
Richmond City Council
6911 No. 3 Road
Richmond, BC V6Y 2C1

You may also visit Richmond City Council website for the details of Council meeting

<http://richmond.ca/cityhall/council/agendas/>

REASONS:

I do not wish my lane
to become a regular street.

Notice of Objection

My name is Reene Riley (please print)

I live at 10980 SEAMOUNT RD (please print)

To Richmond City Council:

I would like to express my objection to the Application for Rezoning • POLICY 5434
(RZ 06 - 331753) AND (RZ 06 - 334342)

Date: July 13, 2006

Signature: Reene Riley

Please mail the Notice of Objection to:
Richmond City Council
6911 No. 3 Road
Richmond, BC V6Y 2C1

You may also visit Richmond City Council website for the details of Council meeting

<http://richmond.ca/cityhall/council/agendas/>

REASONS: INCREASED TRAFFIC IS NOT
ACCEPTABLE FOR THIS AREA!

Notice of Objection

My name is SHERMAN KWAN (please print)

I live at 11680 SEAHURST RD (please print)
RICHMOND

To Richmond City Council:

I would like to express my objection to the Application for Rezoning POLICY 5434
(RZ 06-331753) AND (RZ 06-334342)

Date: JULY 13, 2006

Signature: Sherman Kwan

Please mail the Notice of Objection to:
Richmond City Council
6911 No. 3 Road
Richmond, BC V6Y 2C1

You may also visit Richmond City Council website for the details of Council meeting

<http://richmond.ca/cityhall/council/agendas/>

REASONS :

Object to excessive traffic through
Seahurst and Seamount.

Notice of ObjectionMy name is PAUL RILEY (please print)I live at 10980 SEAMOUNT RD (please print)**To Richmond City Council:**

I would like to express my objection to the Application for Rezoning • POLICY 5434

(RZ 06 - 331753) AND (RZ 06 - 334342)

Date: July 13/06Signature: [Signature]

Please mail the Notice of Objection to:
Richmond City Council
6911 No. 3 Road
Richmond, BC V6Y 2C1

You may also visit Richmond City Council website for the details of Council meeting

<http://richmond.ca/cityhall/council/agendas/>

REASONS :

Notice of Objection

My name is BRIAN ITO (please print)

I live at 11651 SEAKURST RD (please print)

To Richmond City Council:

I would like to express my objection to the Application for Rezoning POLICY 5434
(RZ 06-331753) AND (RZ 06-334342)

Date: July 13/06

Signature: B I T O

Please mail the Notice of Objection to:
Richmond City Council
6911 No. 3 Road
Richmond, BC V6Y 2C1

You may also visit Richmond City Council website for the details of Council meeting

<http://richmond.ca/cityhall/council/agendas/>

REASONS: TOO MUCH TRAFFIC IN
LANE AND LOCAL ROADS.

Notice of ObjectionMy name is AGNES KLOEGER (please print)I live at 11640 SEAHURST RD. (please print)**To Richmond City Council:**I would like to express my objection to the Application for Rezoning •POLICY 5434
(RZ 06-331753) AND (RZ 06-334342)Date: July 13/06Signature: AKloeger

Please mail the Notice of Objection to:
Richmond City Council
6911 No. 3 Road
Richmond, BC V6Y 2C1

You may also visit Richmond City Council website for the details of Council meeting

<http://richmond.ca/cityhall/council/agendas/>**REASONS:**

we don't want more traffic on our
local roads. keep our family lots
as is.

Notice of ObjectionMy name is CYNOLYN KUAN (please print)I live at 11680 Seahurst Rd. (please print)
Richmond**To Richmond City Council:**I would like to express my objection to the Application for Rezoning • POLICY 5434
(RZ 06 - 331753) AND (RZ 06 - 334342)Date: JULY 13 2006Signature: CYNOLYN KUAN

Please mail the Notice of Objection to:
Richmond City Council
6911 No. 3 Road
Richmond, BC V6Y 2C1

You may also visit Richmond City Council website for the details of Council meeting

<http://richmond.ca/cityhall/council/agendas/>**REASONS :**

Object to excessive traffic through
Seahurst and Seamount.

Notice of Objection

My name is Joanne Penner (please print)

I live at 11671 Seahurst Road (please print)

To Richmond City Council:

I would like to express my objection to the Application for Rezoning **POLICY 5434**
(RZ 06 - 331753) AND (RZ 06 - 334342)

Date: July 13, 2006

Signature: Joanne Penner

Please mail the Notice of Objection to:
Richmond City Council
6911 No. 3 Road
Richmond, BC V6Y 2C1

You may also visit Richmond City Council website for the details of Council meeting

<http://richmond.ca/cityhall/council/agendas/>

REASONS :

Notice of Objection

My name is Timber Chen (please print)

I live at 11430 Seahurst Rd (please print)

To Richmond City Council:

I would like to express my objection to the Application for Rezoning POLICY 5484

(RZ 06 - 331753) AND (RZ 06 - 334372)

Date: July 13th, 2006

Signature: 

Please mail the Notice of Objection to:
Richmond City Council
6911 No. 3 Road
Richmond, BC V6Y 2C1

You may also visit Richmond City Council website for the details of Council meeting

<http://richmond.ca/cityhall/council/agendas/>

REASONS: Will increase traffic
too much in a family area
w/ children

Notice of Objection

My name is JOYCE CHEN (please print)

I live at 11480 Seahurst Road (please print)

To Richmond City Council:

I would like to express my objection to the Application for Rezoning • POLICY 5434
(RZ 06 - 331753) AND (RZ 06 - 334342)

Date: July 13, 2006

Signature: Joyce Chen

Please mail the Notice of Objection to:
Richmond City Council
6911 No. 3 Road
Richmond, BC V6Y 2C1

You may also visit Richmond City Council website for the details of Council meeting

<http://richmond.ca/cityhall/council/agendas/>

REASONS :

Notice of Objection

My name is GARRY PETERSON (please print)

I live at 10631 SEAWAY RD (please print)

To Richmond City Council:

I would like to express my objection to the Application for Rezoning • POLICY 5434
(RZ 06 - 331753) AND (RZ 06 - 334342)

Date: July 13/06

Signature: [Signature]

Please mail the Notice of Objection to:
Richmond City Council
6911 No. 3 Road
Richmond, BC V6Y 2C1

You may also visit Richmond City Council website for the details of Council meeting

<http://richmond.ca/cityhall/council/agendas/>

REASONS: TRAFFIC CONGESTION ON ARTERIES
CONNECTING TO STEVESTON HIGHWAY AND
NUMBER 5 ROAD.

Notice of Objection

My name is DAN PAINTER (please print)

I live at 11531 Seabrook Rd. (please print)

To Richmond City Council:

I would like to express my objection to the Application for Rezoning **POLICY 5434**
(RZ 06 - 331753) AND (RZ 06 - 334342)

Date: 2006-07-13

Signature: D. Painter

Please mail the Notice of Objection to:
Richmond City Council
6911 No. 3 Road
Richmond, BC V6Y 2C1

You may also visit Richmond City Council website for the details of Council meeting

<http://richmond.ca/cityhall/council/agendas/>

REASONS: too much traffic in a residential area.

Notice of Objection

My name is Sharon Newman (please print)

I live at 11401 Seafield Cres. Rmd (please print)

To Richmond City Council:

I would like to express my objection to the Application for Rezoning • POLICY 5434
(RZ 06 - 331753) AND (RZ 06 - 334342)

Date: July 13, 2006

Signature: Sh Newman

Please mail the Notice of Objection to:
Richmond City Council
6911 No. 3 Road
Richmond, BC V6Y 2C1

You may also visit Richmond City Council website for the details of Council meeting

<http://richmond.ca/cityhall/council/agendas/>

REASONS :

Notice of ObjectionMy name is Ruth Han (please print)I live at 11611 Seaburn Rd., (please print)**To Richmond City Council:**I would like to express my objection to the Application for Rezoning **POLICY 5434**
(RZ 06 - 331753) AND (RZ 06 - 334342)Date: July 13/06Signature: Ruth Han

Please mail the Notice of Objection to:
Richmond City Council
6911 No. 3 Road
Richmond, BC V6Y 2C1

You may also visit Richmond City Council website for the details of Council meeting

<http://richmond.ca/cityhall/council/agendas/>**REASONS :**

PARKING & TRAFFIC ARE
A PROBLEM.

Notice of Objection

My name is BRENT CALVERT (please print)

I live at 11391 SEAFIELD CRESC (please print)
RICHMOND BC V7A 3J1

To Richmond City Council:

I would like to express my objection to the Application for Rezoning POLICY 5434
(RZ 06 - 331753) AND (RZ 06 - 334342)

Date:

July 13/06

Signature:

Brent Calvert

Please mail the Notice of Objection to:
Richmond City Council
6911 No. 3 Road
Richmond, BC V6Y 2C1

You may also visit Richmond City Council website for the details of Council meeting

<http://richmond.ca/cityhall/council/agendas/>

REASONS: WILL BECOME
TOO BUSY, TRAFFIC, NOISE,

Notice of Objection

My name is Thad Newman (please print)

I live at 11400 Seafeld Cres (please print)

To Richmond City Council:

I would like to express my objection to the Application for Rezoning • POLICY 5434

(RZ 06 - 331753) AND (RZ 06 - 334342)

Date: July 13/06

Signature: [Signature]

Please mail the Notice of Objection to:
Richmond City Council
6911 No. 3 Road
Richmond, BC V6Y 2C1

You may also visit Richmond City Council website for the details of Council meeting

<http://richmond.ca/cityhall/council/agendas/>

REASONS: Safety + congestion

Notice of Objection

My name is Kyle Neuman (please print)

I live at 11400 Seafield Cres. (please print)

To Richmond City Council:

I would like to express my objection to the Application for Rezoning • POLICY 5434
(RZ 06 - 331753) AND (RZ 06 - 334342)

Date: July 13 / 2006

Signature: KJN

Please mail the Notice of Objection to:
Richmond City Council
6911 No. 3 Road
Richmond, BC V6Y 2C1

You may also visit Richmond City Council website for the details of Council meeting

<http://richmond.ca/cityhall/council/agendas/>

REASONS :

Notice of ObjectionMy name is Elaine Peterson (please print)I live at 10631 Seaway Rd (please print)**To Richmond City Council:**I would like to express my objection to the Application for Rezoning • POLICY 5434
(RZ 06 - 331753) AND (RZ 06 - 334342)Date: July 13 / 06Signature: Elaine Peterson

Please mail the Notice of Objection to:
Richmond City Council
6911 No. 3 Road
Richmond, BC V6Y 2C1

You may also visit Richmond City Council website for the details of Council meeting

<http://richmond.ca/cityhall/council/agendas/>**REASONS :**

Too much traffic.
Dangerous for kids.

Notice of ObjectionMy name is Helen Painter (please print)I live at 11531 Seabird Rd Rmd (please print)**To Richmond City Council:**I would like to express my objection to the Application for Rezoning • POLICY 5434
(RZ 06 - 331753) AND (RZ 06 - 334342)Date: July 13/06Signature: H Painter

Please mail the Notice of Objection to:
Richmond City Council
6911 No. 3 Road
Richmond, BC V6Y 2C1

You may also visit Richmond City Council website for the details of Council meeting

<http://richmond.ca/cityhall/council/agendas/>**REASONS :**

too much traffic in residential
area

--Neighbours--

A Frontal Attack is occurring that will affect 'All' our properties in the Shellmont area!!

Monday, July 17th @ 7 pm

**Council Chambers 1st Floor
Richmond City Hall**

The Planning Committee has once again instructed staff to "ensure that the developments have appropriate vehicular access to the rear laneway only."

**THIS IS CONTRARY TO THE REDEVELOPMENT IN
FEBRUARY 2004 ON STEVESTON HIGHWAY!
WHY CAN WE NOT HAVE 'NORMAL FAMILY LOTS'
IN OUR COMMUNITY? MUST WE STUFF OUR
LOTS AND LANES 'FULL TO OVERFULL'??**

Lane access = traffic on both sides of our lots—
especially if high density housing is approved. We
need to let our voices be heard on this issue.

Be At This Extremely Important Meeting

Main Identity

From: "Simon & Donna" <sdaustin@shaw.ca>
To: <wynnepowell@hotmail.com>; <carolday@shaw.ca>; <lermittefamily@shaw.ca>
Sent: Wednesday, July 12, 2006 8:41 PM
Subject: Proposed Change to Single Lot Size Policy in your area

Dear Richmond neighbours -

I was reading the agenda and minutes regarding the Public Hearing of July 17 and got your emails from letters in recent protest to the change proposed to happen in your area. (www.richmond.ca public hearing agendas)

The reason it caught my eye in the newspapers was that earlier this year my neighbourhood (boundaries of Gilbert, Blundell, 2Rd and Comstock) went through the same Public Hearing process and despite us getting over 120 signatures from homeowners in the area, we lost and now have our lot sizes changed from R1E to R.06

The ironic thing is the developer was none other than Sal Bhuller who is the same person now wanting to change the face of your neighbourhood. Although we had our 120 signatures of people who actually RESIDED in the area, Ms Bhuller gathered over 400 signatures of people in favour of "affordable housing" in our area. None of these people actually LIVE in this area but signed in favour of wanting more affordable housing in Richmond. Many of these people were 'parachuted' in to speak about how they would like to live in our neighbourhood but they couldn't afford our 'million dollar homes'. (They not only don't live anywhere near here, but they don't know our neighbourhood - very few of them are in that price range!)

When asked at the Public hearing how much the proposed dwellings were to sell for, Ms Bhuller advised they would be in the range of \$650,000. (This is affordable?)

Only one of the city councillors (Evalina Halsey-Brandt) voted against the change - citing she thought it would be better to actually listen to the people living in the area. The other councillors voted in the change, and soon the construction will begin.

I write only to let you know what happened with the same situation, by the same developer so that you know what you may be up against. I hope that perhaps this time those who reside in your area speak up, attend the meeting - but more importantly are listened to, as such was not the case in ours. Best of luck to you in keeping your neighbourhood the way you want it to be!

To Public Hearing
Date: <u>July 17, 2006</u>
Item # <u>6A,B+C</u>
Re: <u>Policy 5434</u>
<u>Bylaws 8080+8081</u>

Mayor and Councillors

From: Webgraphics
Sent: Sunday, 16 July 2006 8:27 PM
To: Mayor and Councillors
Subject: Send a Submission Online (response #81)

**SCHEDULE 6 TO THE MINUTES
 OF THE REGULAR MEETING OF
 COUNCIL FOR PUBLIC HEARINGS
 HELD ON MONDAY, JULY 17,
 2006.**

Send a Submission Online (response #81)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.city.richmond.bc.ca/CM/WebUI/PageTypes/Survey/Survey.aspx?PageID=1793&PageMode=Hybrid
Submission Time/Date:	2006-07-16 8:27:00 PM

Survey Response

Your Name:	peter chu
Your Address:	10440 seaham crescent
Subject Property Address OR Bylaw Number:	11540 williams road , 11680 williams road and policy 5434
Comments:	i am e mailing my PROTEST to subdividing the two above lots from single lots into double lots. at the same time i am PROTESTING POLICY 5434. i do not want all these single houses double in size with two houses. this area is a great place to live. by doubling the lots there will be more traffic, more accidents and most likely crime. no to the above changes. council has already railroading the steveston hwy project and the pub at 5 and steveston hwy. stop this insanity. peter chu

MayorandCouncillors

From: Khalid Hasan [info@khalidhasan.com]
Sent: Sunday, 16 July 2006 11:56 PM
To: MayorandCouncillors
Cc: CityClerk
Subject: RE: Lot Size Policy 5434 & Zoning amendment bylaw 8080 & 8081

To Public Hearing
Date: <u>July 17 2006</u>
Item # <u>6A, B + C</u>
Re: <u>Lot Size Policy 5434</u> <u>Bylaws 8080 + 8081</u>

SCHEDULE 7 TO THE MINUTES
OF THE REGULAR MEETING OF
COUNCIL FOR PUBLIC
HEARINGS HELD ON MONDAY
JULY 17, 2006.

To,
Respected City Council Members.

From K. Hasan
R/O 10711 Williams Road
604-786-8960

RE: Lot Size Policy 5434 & Zoning Bylaw 8080 & 8081

I am writing today with respect to the above mentioned lot size policy amendment & zoning bylaws. I will support these amendments & bylaws to be approve tonight as they are required now with the increased demand of affordable housing in Richmond & will be a move in right direction.

I will SUPPORT it because;

- * It is the best way to create new single family affordable lots.
- * Also to keep development on main roads having back lane access so the traffic flow can be safely maintained.
- * Best way to protect our farmland & keep our ALR reserves protected & keep developers away from it.
- * Accomodate growth on arterial roads/Consistent with our policies.
- * Consistent with the development across the street(On williams Road). Keep mirror image from across the street.
- * Close to iron wood shopping mall & bus route, Easy to commute for lots of people. More people living in these new developed homes can walk to the shopping.
- * 2 lots subdivision on a 66' lot is much better then having lots of townhomes.
- * Prevent having mega homes built on main & busy street(No economic sense)
- * Having proffesional Landscaping in front yards will improve street scape.
- * Majority of the home owners on these portions of arterial street were waiting for this to happen for long time.

At last I will request all the council members to please support these zoning applications & ammendments which are by all means for the betterment of our proud City.

Thanx

Sent via the WebMail system at khalidhasan.com

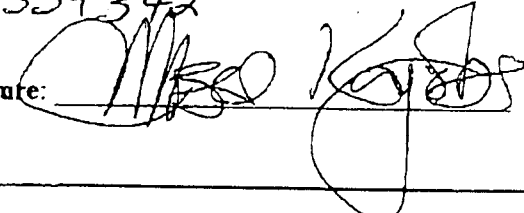
SCHEDULE 8 TO THE MINUTES
OF THE REGULAR MEETING OF
COUNCIL FOR PUBLIC
HEARINGS HELD ON MONDAY
JULY 17, 2006.

To Public Hearing
Date: July 17 2006
Item # 6A, B+C
Re: Lot Size Policy 5434
Bylaws 8080+8081

604-278-5739.

Notice of ObjectionMy name is MOSES KAJOBA (please print)I live at 10500 SEAMOUNT RD (please print)**To Richmond City Council:**

I would like to express my objection to the Application for Rezoning POLICY 5434
(RZ 06-331753) AND (RZ 06-334342)

Date: JULY 16th / 2006Signature: 

Please mail the Notice of Objection to:
Richmond City Council
6911 No. 3 Road
Richmond, BC V6Y 2C1

You may also visit Richmond City Council website for the details of Council meeting

<http://richmond.ca/cityhall/council/agendas/>

REASONS:

- This is a quiet-family oriented neighbourhood.
- The proposed change affects this neighbourly look and increases density to almost double its size. This destroys the neighbourhood and turns it into a Zoo-like environment with a lot of traffic with a potential to harm our children.

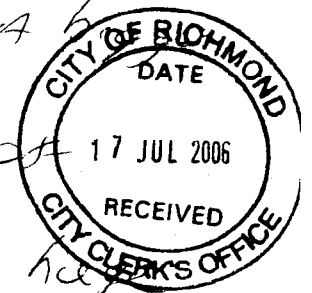
Moses Kajoba

July 17/06

ATT City Clerk's Office

MY NAME IS Brian Estabrook of
11980 Seabrook Cr Rmd. I do not
Agree with Any changes to the bylaws
RZ 06-331753, RZ 06-334342. Policy 5434.
MY REASON ARE AS FOLLOWS.

The traffic on 5 Rd + my neighbour hood
IS UNREAL. I HAVE to plan my
way out in the AM OR in Rush hour.
WE HAVE CARS SPEEDING AROUND OUR
Neighbourhood Allready! And I feel with
more housing it will become a b
problem. WE HAVE A number of
churches on 5 Rd. with bring's A big
Amount OF CARS on the weekend.

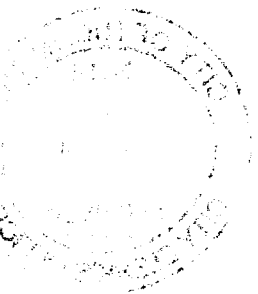


The people who ARE trying to
change the bylaws will only profit
from this.

Thank you - for your time

BEA

604 275-9611-



To Public Hearing
Date: July 17, 2006
Item # 6C
Re: Bylaw 8081

July 8, 2006

7060-20 7071

1. That the cutting to permit installation and repaving of the gas and water connections made on Williams Road for the above noted address be constructed in a manner as to prevent vibration to adjacent properties after the installations have been completed. Curb to curb paving as previously enforced will help the end result.
2. That the demolition of the existing building be completed in a healthy and safe manner as to prevent excess air pollution due to building material debris being deposited on adjacent property and on the lanes.
3. That the lanes be kept free and clear of debris, sand and other soils and that the contractors remove them until occupancy of the new buildings is completed.
4. That the City of Richmond enforces the no parking bylaw in the lanes to permit free access for current residences, for emergency vehicles and for garbage collection during the construction period.
5. That the sanitary sewer be subjected to final inspection by the City of Richmond to prevent backup and contamination of the lane as previously experienced for adjacent completed rezoned properties.
6. That the City of Richmond and the contractors maintain an amenable attitude during construction to permit existing enjoyable adjacent residential living to be maintained.

Dale Pitts ASCT

SCHEDULE 11 TO THE MINUTES
OF THE REGULAR MEETING OF
COUNCIL FOR PUBLIC
HEARINGS HELD ON MONDAY,
JULY 17, 2006.

I am the resident owner of the property at 10671 #5 Road. As a brief check of your street map will indicate, this property is located directly across the street from Fantasy Gardens where a proposal is being considered for the building of a hotel and shopping complex. consider also that my property is within one block of Ironwood Mall and the new shopping plaza located on the south-east corner of Steveston Highway and Number 5 Road.

A policy decision arrived at by the City of Richmond in August, 2004, determined that all properties in close proximity to shopping complexes would be rezoned for multi-family housing. For example, around the corner on Steveston Highway you have permitted the construction of a townhouse development. I respectfully draw your attention to the fact that my property falls within the definition of "close proximity" and when combined with the property of my two adjacent neighbours the area becomes one and a half acres, having a depth of 182 feet. It would seem reasonable that such a combined acreage would be well suited for a multi-family zoning, resulting in higher property tax revenues for the city.

It should be redundant to point out that Richmond is rapidly running out of land suitable for housing, especially lower cost housing. The only other option is to begin removing land from the ALR which option would result in an unnecessary, negative political reaction from the citizens of Richmond.

Please give this matter some further consideration.

I would appreciate a response to this email, indicating some time frame within which I could expect a response.

Most sincerely,
Daphne Keith,
10671 Number 5 Road,
Richmond, B.C., V7A 4E6
604-275-4169

--

No virus found in this incoming message.

Checked by AVG Free Edition.

Version: 7.1.394 / Virus Database: 268.9.9/382 - Release Date: 7/4/2006



7/17/2006

SCHEDULE 12 TO THE MINUTES
OF THE REGULAR MEETING OF
COUNCIL FOR PUBLIC HEARINGS
HELD ON MONDAY, JULY 17,
2006.

July 17, 2006
10691 Number 5 Road,
Richmond, B.C.

Your Honour, Mayor Brodie and City Councillors,

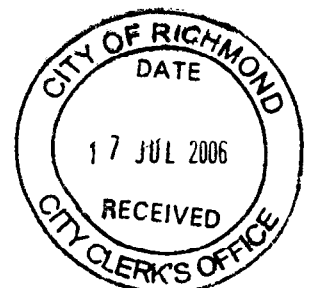
My name is Gordon Cunningham and I am the resident owner of 10691 and 10711 Number 5 Road, Richmond, B.C. I have lived in my home for over 50 years, I built it for my bride and, of coarse, there are many memories. But, now I am an old man, over 80 years old, my health is failing and my wife is in Rosewood Manor, a nursing home here in Richmond. I'm at the time of my life when I must start to make plans for my future. I am no longer able to take proper care of my home and must rely on others for assistance. I would like to sell my property but feel as though I am in limbo because I do not know what the zoning is, or will be. I think, that due to do the size of my combined properties, (1/2 acre), that it should be considered for multi-family housing. There is already multi-family housing underway just around the corner from my house on Steveston Highway. As a matter of fact, as I look out my rear windows I can see the land-fill and I am only a few steps from Ironwood Centre.

It was stated a few years ago that City policy was for the construction of multi-family housing on arterial roads and in close proximity to shopping. Well, I am in such a position. I would respectfully request that you carefully consider your decision respecting my property and that of my two neighbours to my north because combined we form 1 1/2 acres. Our combined road frontage is almost 400 feet with a property depth of 184 feet. Surely this would be better suited to multi-family residences.

Sincerely,

Gordon Cunningham

G.A. Cunningham



Empress Garden Holdings Ltd.

8060-20-8082

#250 - 8833 Odlin Crescent, Richmond, B.C., V6X 3Z7 • Tel: (604) 214-8833 • Fax: (604) 214-8844 • Email: westernmba@telus.net

July 17, 2006

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

To Public Hearing	
Date:	July 17, 2006
Item #	7
Re:	Bylaw 8082

Attn: Director, City Clerk's Office

Dear Sirs:

Re: Zoning Amendment Bylaw 8082 (RZ05-294804)
Located at 8680 No. 3 Road, Richmond, B.C.

Thank you for sending our firm the Notice of Public Hearing for Zoning Amendment Bylaw 8082 (RZ 05-294804).

We are writing this letter as owner of the project to the north located at 8660 No. 3 Road, Richmond BC. We have reviewed the report to committee and have the following concerns in regards to the proposed development:

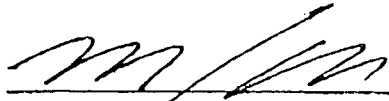
- 1- Construction traffic and parking. As mentioned, in the analysis section of the report to committee, a cross access agreement has been registered by our firm in favor of the proposed development. It is clearly stated in section 1(a) of the attached agreement, that there are to be no vehicles accessing the proposed development in respect to construction traffic. We would like to ensure that the impending construction traffic management plan addresses this issue, and the effect of construction traffic on our project is kept to a minimum.
- 2- The location of the recycle area and the impending structure. Our buildings are 3 stories in height with windows located on the south elevation. If the recycle structure stays in it's current location it would be in direct view from our units. From our buyers stand point this could be visually impairing. Also, if the windows are open there could be some problems with odor traveling from this area. We would request that an alternate location be found, or at a bare minimum the structure be fully enclosed with a roof.

We would like to thank you for taking the time to review our concerns, if we can assist you in any way through this process, please contact me. My direct number is 604-214-8848.

Empress Garden Holdings Ltd.

#250 - 8833 Odlin Crescent, Richmond, B.C., V6X 3Z7 • Tel: (604) 214-8833 • Fax: (604) 214-8844 • Email: westernmba@telus.net

Yours truly,



Michael J. Cooper
Project Manager

MC/mc
Encl.

LAND TITLE ACT

FORM C

(Section 233)

Province of British Columbia

GENERAL INSTRUMENT - PART 1

(This area for Land Title Office use)

Page 1 of 6 pages

1. APPLICATION: (Name, address, phone number and signature of applicant, applicant's solicitor or agent)

Allison MacInnis, Fasken Martineau DuMoulin LLP
Suite 2100 - 1075 West Georgia Street, Vancouver, B.C.
V6E 3G2

Phone: (604) 631-3131 Client No. 11565

Signature of Applicant's Solicitor, Allison MacInnis

2. PARCEL IDENTIFIER(S) AND LEGAL DESCRIPTION(S) OF LAND:*

(PID)

(LEGAL DESCRIPTION)

See Schedule

3. NATURE OF INTEREST:*

DESCRIPTION

DOCUMENT REFERENCE
(PAGE AND PARAGRAPH)

PERSON ENTITLED TO INTEREST

See Schedule

4. TERMS: Part 2 of this instrument consists of (select one only):

(a) Filed Standard Charge Terms ☐

D.F. Number:

(b) Express Charge Terms ☒

Annexed as Part 2

(c) Release ☐

There is no Part 2 of this instrument.

A selection of (a) includes any additional or modified terms referred to in Item 7 or in a schedule annexed to this instrument. If (c) is selected, the charge described in Item 3 is released or discharged as a charge on the land described in Item 2.

5. TRANSFEROR(S):*

EMPRESS GARDEN HOLDINGS LTD. (Inc. No. BC699170)

6. TRANSFEREE(S): (including postal address(es) and postal code(s)):

See Schedule

7. ADDITIONAL or MODIFIED TERMS:*

N/A

8. EXECUTION(S):** This instrument creates, assigns, modifies, enlarges, discharges or governs the priority of the interest(s) described in Item 3 and the Transferor(s) and every other signatory agree to be bound by this instrument, and acknowledge(s) receipt of a true copy of the filed standard charge terms, if any.

USE BLACK INK ONLY

Officer Signature(s)

Execution Date

Y M D

05

06

13

USE BLACK INK ONLY

Party(ies) Signature(s)

EMPRESS GARDEN HOLDINGS LTD.

by its authorized signatory:

THOMAS LEUNG

VINCENT M. H. LAW
BARRISTER & SOLICITOR
#3305-8888 OOLIN CRESCENT
RICHMOND, B.C. V6X 3Z8
TEL: 717-1362 FAX: 717-1363

OFFICER CERTIFICATION: Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the Evidence Act, R.S.B.C. 1996, c.124, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the Land Title Act as they pertain to the execution of this instrument.

* If space insufficient, enter "SEE SCHEDULE" and attach schedule in Form E.
** If space insufficient, continue executions on additional page(s) in Form D.

LAND TITLE ACT
FORM E

SCHEDULE

Page 2 of 6 pages

ENTER THE REQUIRED INFORMATION IN THE SAME ORDER AS THE INFORMATION MUST APPEAR ON THE FREEHOLD TRANSFER FORM,
MORTGAGE FORM OR GENERAL DOCUMENT FORM.

2. PARCEL IDENTIFIER(S) AND LEGAL DESCRIPTION(S) OF LAND:
(PID) (LEGAL DESCRIPTION)

N/A

**Part of Lot 1 Section 21 Block 4 North Range 6 West New Westminster
District Plan BCP**

3. NATURE OF INTEREST:
DESCRIPTION

DOCUMENT REFERENCE
(PAGE AND PARAGRAPH)

PERSON ENTITLED TO INTEREST

**Easement as shown on
Explanatory Plan
BCP**

Pages 3 – 6

**Registered Owners of
PID: 003-391-027**

**Lot 3 Section 21 Block 4 North Range
6 West New Westminster District Plan
12591**

6. TRANSFEREE(S): (including postal address(es) and postal code(s)):

578547 B.C. LTD. (Inc. No. 578547), 3080 Plateau Boulevard, Coquitlam, B.C., V3B 2Y8

CROSS ACCESS EASEMENT AGREEMENT

THIS AGREEMENT made as of the ____ day of June, 2005,

BETWEEN:

EMPRESS GARDEN HOLDINGS LTD. (Inc. No. 694749),
of Unit 250 – 8833 Odlin Crescent, Richmond, B.C., V6X 3Z7

(the “Transferor”)

AND:

578547 B.C. LTD. (Inc. No. 578547) of 3080 Plateau
Boulevard, Coquitlam, B.C., V3B 2Y8

(the “Transferee”)

AND:

CITY OF RICHMOND, having its City Offices at 6911 No. 3
Road, Richmond, B.C., V6Y 2C1

(the “City”)

WHEREAS:

A. The Transferor is the registered owner of in fee simple of all and singular that certain parcel or tract of land and premises situate in the City of Richmond, British Columbia, and more particularly known and described as:

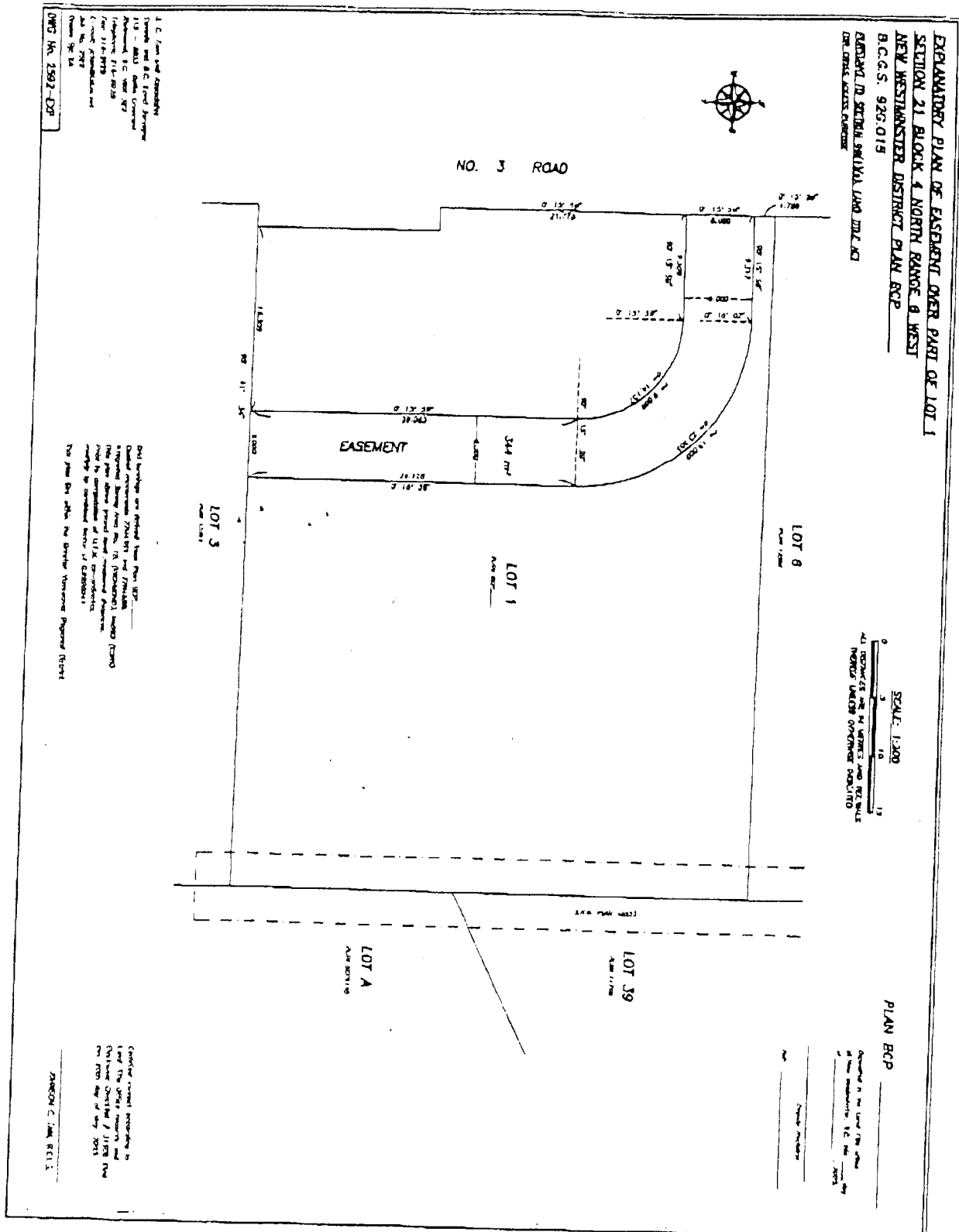
Parcel Identifier: N/A
Part of Lot 1 Section 21 Block 4 North Range 6 West New
Westminster District Plan BCP _____

(hereinafter called the “Servient Tenement”);

B. The Transferee is the registered owner in fee simple of all and singular that certain parcel or tract of land and premises situate in the City of Richmond, British Columbia, and more particularly known and described as:

3. The Easement granted in Section 1 shall not provide any right to enter, go, pass or repass on any part of the Servient Tenement outside of the Easement Area, nor enter onto the Easement Area for any purpose other than as specifically provided herein.
4. The rights hereby conferred shall be deemed to be covenants running with the Servient Tenement and shall be deemed to be appurtenant to and for the benefit of the Dominant Tenement but no part of the fee of the Servient Tenement shall pass to or be vested in the Transferee under or by these presents.
5. The Transferor shall, upon the request of the Transferee, execute such further and other documents and assurances in respect of the rights hereby conferred as may reasonably be required.
6. The Transferee shall exercise the rights hereby conferred so as not to unreasonably interfere with the Transferor's use and enjoyment of the Easement Area.
7. The Transferor shall not do or permit to be done any act or thing which may unreasonably limit or prevent the reasonable use and enjoyment for access purposes of the Easement Area as contemplated hereunder.
8. The Transferee shall indemnify and save harmless the Transferor from and against all liabilities, obligations, claims, damages, penalties, costs and expenses arising by reason of or in connection with the exercise by the Transferee of the rights hereby conferred.
9. Notwithstanding anything set out to the contrary herein, the Transferee and their respective servants, agents, tenants, invitees and all others now or hereafter having the like right shall not exercise their rights set out in Section 1 herein until development of the strata title project on the Servient Tenement has been substantially completed.
10. The parties agree that this Agreement may only be modified or discharged with the consent of the City.
11. All notices, demands and other communications hereunder shall be in writing and shall be deemed to have been properly given if delivered or if sent by registered mail, postage prepaid, addressed to the other party at its address herein set forth or at such other address as such party may have furnished to the other as herein provided. Any such notice, demand or other communication shall be deemed to have been given when received if delivered and, if mailed, on the second business day following mailing.
12. This Agreement shall enure to the benefit of and be binding upon the parties hereto and their respective heirs, executors, administrators, successors and assigns.

Schedule "A" Reference Plan



END OF DOCUMENT



City of Richmond

Planning and Development Department

SCHEDULE 14 TO THE MINUTES
OF THE REGULAR MEETING OF
COUNCIL FOR PUBLIC
HEARINGS HELD ON MONDAY,
JULY 17, 2006.

Memorandum

To: David Weber
From: Edwin Lee
Planning Technician - Design
Date: July 12, 2006
File: ZT 06-337686
Re: Canadian Tire Expansion Project at 11388 Steveston Highway

David:

In response to the comments from the Planning Committee, the applicant has been working with staff to improve the proposed façade of the existing Canadian Tire building and the proposed addition to match with the rest of the retail environment at the Coppersmith Mall.

On the North (front) elevation :

- Extend the eastern canopy and stone colonnade across the elevation to the end of the building;
- Add a spandrel glass window beneath the canopy at the east end of the building; and
- Include a large panel of ledgerstone at the front entry feature of the building

On the East elevation (fronting Coppersmith Place) :

- Retain the existing fence and stone colonnade along Coppersmith Place;
- Remove the plexiglass clad garden centre and replace with an expansion of the main building;
- Include a combination of clear and spandrel glass and feature doors that exit onto an outdoor garden centre; and
- Enhance the landscaping along Coppersmith Place.

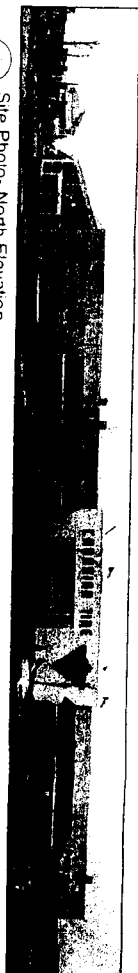
The new paint colour (Putnam Ivory) is a subtle beige colour that complement with the colour of the rest of the shopping centre.

The applicant would like to present the revised proposed elevations to Council at the July 17 Public Hearing. Please kindly include the attached drawing to the Public Hearing Package. Thank you.

Regards,

Edwin Lee
Planning Technician - Design

EL:el
Att. 1



Site Photo - North Elevation
DP-02
Ratio to Scale

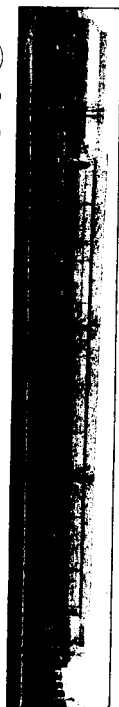
Existing North Elevation
DP-02
Scale 1:150

Proposed North Elevation
DP-02
Scale 1:150

Existing East Elevation
DP-02
Scale 1:150

Proposed East Elevation
DP-02
Scale 1:150

Site Photo - East Elevation
DP-02
Ratio to Scale



KASIAN
ARCHITECTURAL
AND PLANNING INC.

3555 Steeles Avenue E.
Suite 200
Markham, ON L3R 9V7
Tel: (905) 479-1111
Fax: (905) 479-1112
www.kasian.ca

Canadian
Tire



Existing &
Proposed
Elevations

#610
Steeles Highway,
Richmond

Scale 1:150
Project: 5236
Revised for DP
Submission: Revising
July 10, 2006
DP-02:7



City of Richmond

SCHEDULE 15 TO THE MINUTES
OF THE REGULAR MEETING OF
COUNCIL FOR PUBLIC
HEARINGS HELD ON MONDAY,
JULY 17, 2006.

Memorandum

To: Mayor and Council
From: Jean Lamontagne
Director of Development

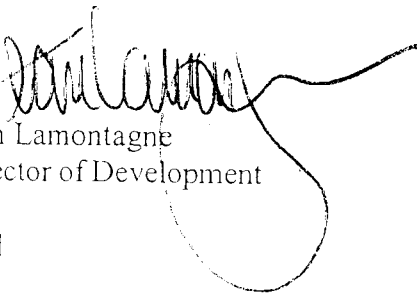
Date: July 17, 2006

File:

Re: Public Hearing July 17, 2006, Item 6A, Proposed Lot Size Policy 5434

Please find attached 5 maps showing the location of respondents to the lot size survey that was carried out during a public information meeting held at Kidd Elementary School on February 16, 2006 to discuss and review lot size policy 5434.

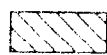
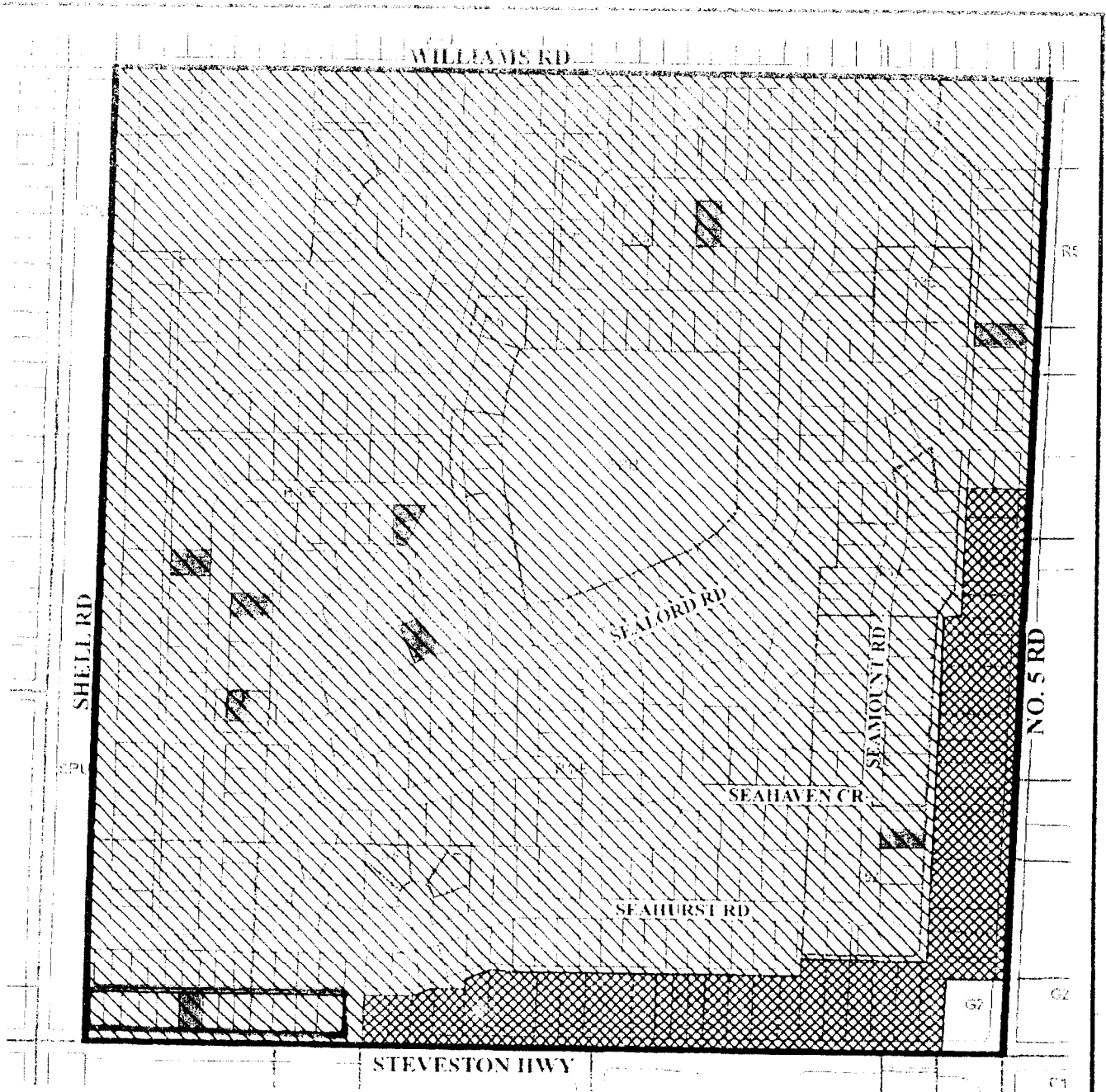
There were 5 questions that were asked of residents (as per the survey attached to the rezoning report). The questions have been highlighted on top of each map for your reference.



Jean Lamontagne
Director of Development

JL:jl

Section 36 Subdivision Ordinance Amendment



Subdivision permitted as per **R1/E**



Subdivision permitted as per **R1/B**

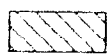
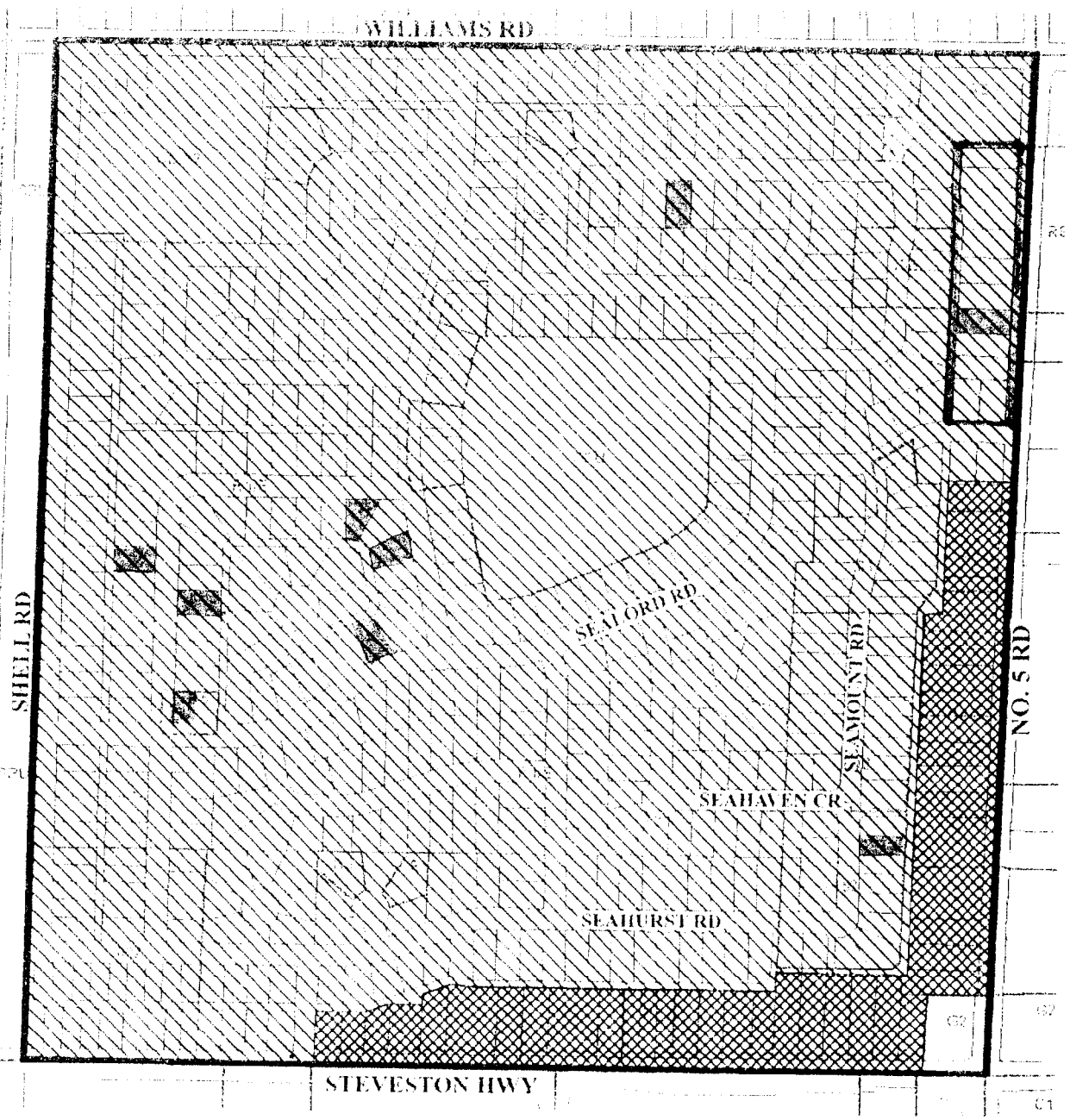


POLICY 5434
SECTION 36, 4-6

Adopted Date: 02/19/90

Amended Date: 11/18/91

ORDINANCE NO. 2 R1/E R1/B



Subdivision permitted as per **R1/E**



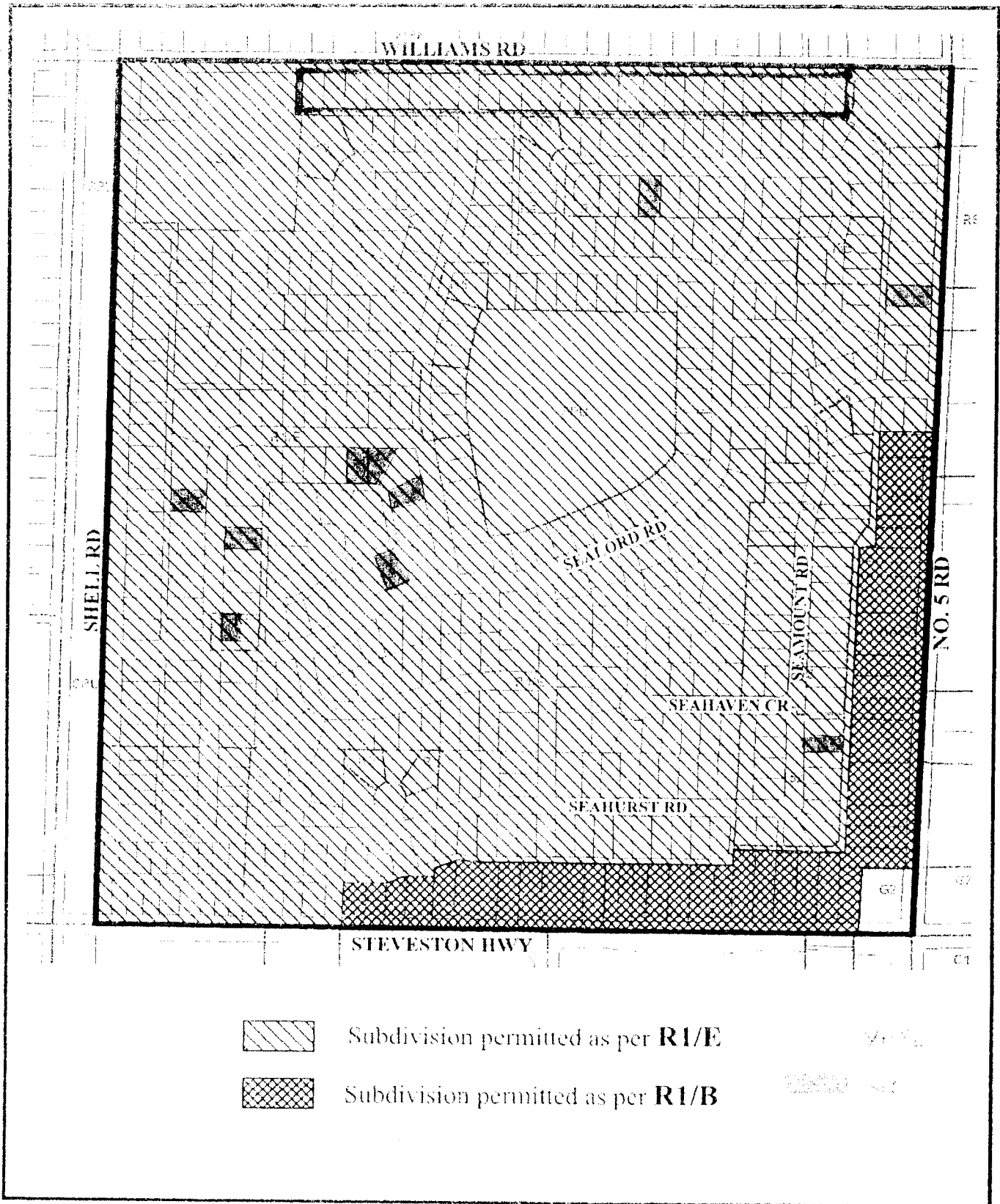
Subdivision permitted as per **R1/B**



POLICY 5434
SECTION 36, 4-6

Adopted Date: 02/19/90
Amended Date: 11/18/91

Amended Williams Road Improvement

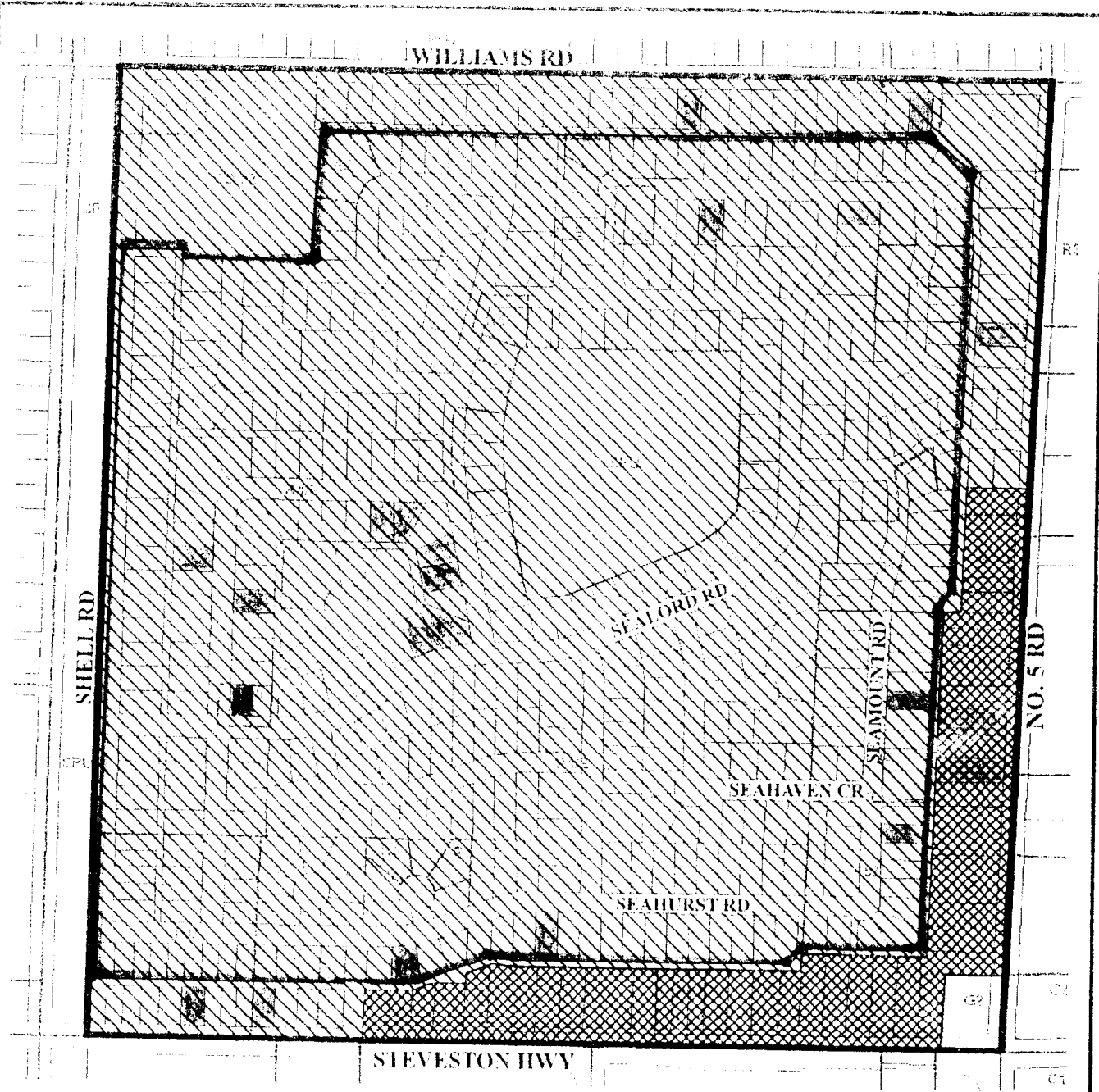








POLICY 5434
SECTION 36, 4-6

Adopted Date: 02/19/90

Amended Date: 11/18/91

Question of the Atlantic seab



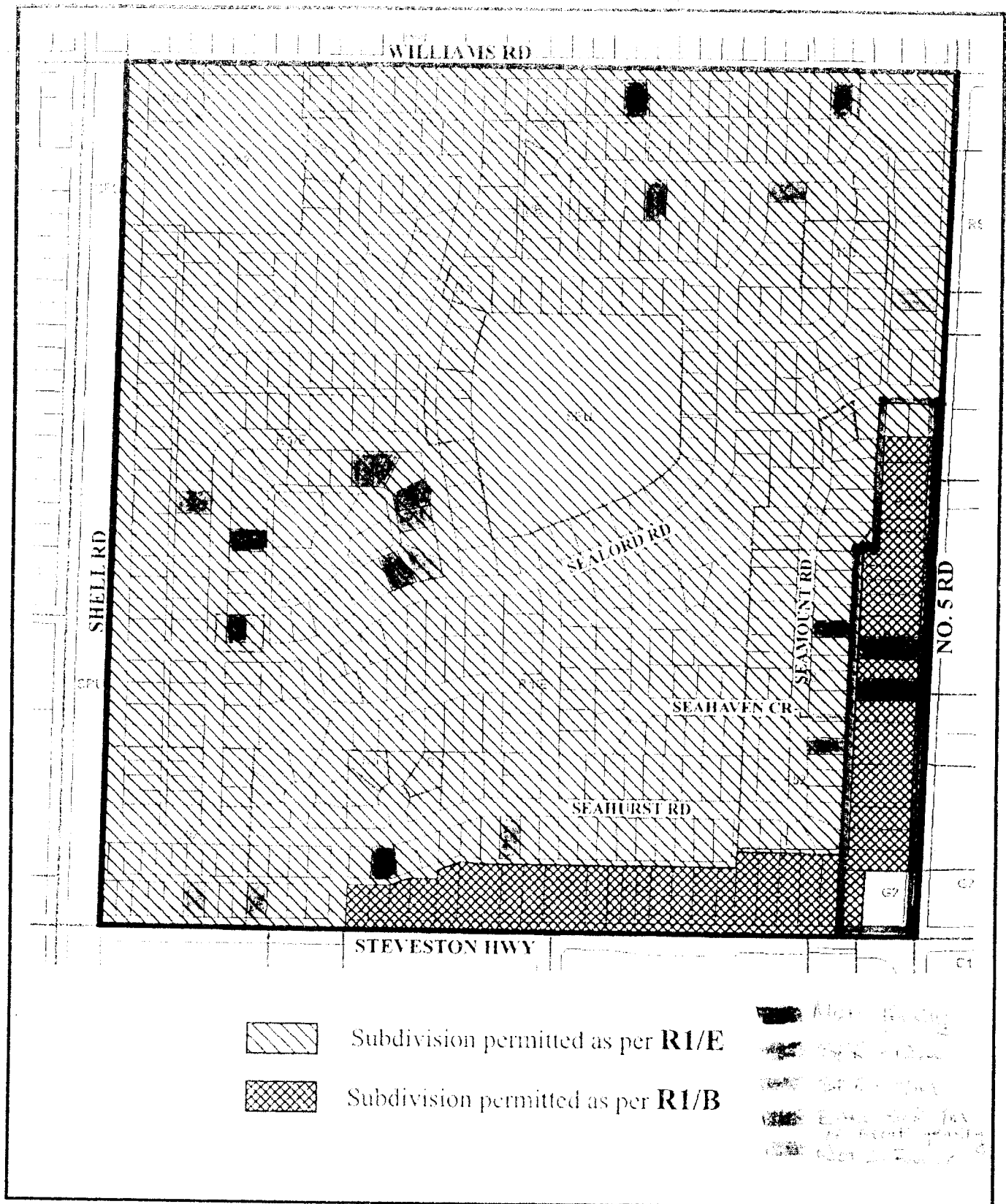
-  Subdivision permitted as per **R1/E**
-  Subdivision permitted as per **R1/B**
-  15m
-  15m
-  15m
-  15m



POLICY 5434
SECTION 36, 4-6

Adopted Date: 02/19/90
 Amended Date: 11/18/91

QUESTIONS TO MULTIPLE FAMILY OPTIONS ALONG PART OF NO 5 ROAD



POLICY 5434
SECTION 36, 4-6

Adopted Date: 02/19/90

Amended Date: 11/18/91