



**Regular Council Meeting for Public Hearings**

**Monday, July 18<sup>th</sup>, 2005**

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

Present: Mayor Malcolm D. Brodie  
Councillor Derek Dang  
Councillor Rob Howard  
Councillor Kiichi Kumagai  
Councillor Bill McNulty  
Councillor Harold Steves

David Weber, Director, City Clerk's Office

Absent: Councillor Linda Barnes  
Councillor Evelina Halsey-Brandt  
Councillor Sue Halsey-Brandt

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

**1A. Single-family Lot Size Policy 5411 (Section 11-4-7) Reconfirmation**  
(Granville Avenue and No. 1 Road area; Applicant: City of Richmond)

**1B. Proposed Single-Family Lot Size Policy (Section 11-4-7 & 14-4-7)**  
(Granville Avenue and No. 1 Road area; Applicant: City of Richmond)

*Applicant's Comments:*

The Acting Director, Development, Holger Burke, reviewed the proposed recommendations. He also reported on the status of the development applications for the subject area, advising that of the five applicants, the two applicants for townhouse developments had withdrawn their applications, and that two of the three single-family rezoning applications had agreed to withdraw their applications as well.

*Written Submissions:*

John & Jane Bouma, 4120 Granville Avenue, Richmond (Schedule 1)  
Frank & Edith Foster, 4420 Stonecrop Avenue, Richmond (Schedule 2)  
Marlene & Ken Hart, 6691 Gibbons Drive, Richmond (Schedule 3)



## Regular Council Meeting for Public Hearings

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Elton Hsu and Janeis Yang, 4231 Tucker Avenue (Schedule No. 4)  
Danny C. Chung, 4471 Tiffin Crescent (Schedule No. 5)  
Linda and Brian Harvey, 6111 Forsyth Crescent (Schedule No. 6)

### *Submissions from the floor:*

Mr. Maurice White, 6791 Gamba Drive, representing his neighbourhood, spoke in support of maintaining single-family development in the area. (Schedule No. 7)

Ms. Barbara Kelm, 6640 Gamba Drive, voiced her opposition to (i) townhouses and lanes in the area, and (ii) the continuation of the moratorium which prevented area property owners from subdividing their properties into two single-family lots for another five years. She expressed concern about the inability of the owners of the large properties in the area to subdivide their lots into more manageable sizes.

Mr. Azim Juma, 6660 No. 1 Road, spoke in agreement with the previous speaker, and asked that owners of the larger properties be permitted to subdivide these lots into two smaller parcels.

Mr. Michael Thomas, 4451 Stonecrop Avenue, spoke in support of maintaining the area as single-family rather than allowing redevelopment to townhouses. (Schedule No. 8)

Ms. Marlene Hart, 6691 Gibbons Drive, representing the residents of the Thompson/Gibbons community, spoke in support of single-family zoning for the area. (Schedule No. 9) (See also Schedule No. 3)

Mr. Ken Hart, 6691 Gibbons Drive, commented on the character of the Thompson/Gibbons area, and spoke in support of the continuation of single-family dwellings in the area. (Schedule No. 10) (See also Schedule No. 3)

Ms. Dianna Thomas, 4451 Stonecrop Avenue, talked about living in the Thompson/Gibbons area and the ambience offered by the existing single-family homes in the area. She spoke in support of retaining the current single-family zoning for the neighbourhood. (Schedule No. 11)



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Mr. Paul Dylla, 6526 Gibbons Drive, spoke about the single-family lot size policy which was being considered this evening and the related wording in the City's Official Community Plan. He offered a number of suggestions regarding the (i) Lot Size Policy and the OCP; (ii) declassification of Granville Avenue in this area as a major arterial road; and (iii) OCP growth targets. (Schedule No. 12)

Ms. Marion Smith, 6580 Mayflower Drive, spoke in support of maintaining the current single-family zoning for the area, and submitted a survey completed by 189 residents regarding the rezoning applications for 4111 and 4093 Granville Avenue, and 4611 and 4451 Granville Avenue. (Schedule No. 13)

Ms. Amina Summers, 6231 Nicolle Place, spoke about the special ambiance and spaciousness of the Thompson/Gibbons area properties. She spoke about the property owners who wished to subdivide their properties and whether their choices were in alignment with the long term goals of the City. Ms. Summers concluded her presentation by expressing support for continuing single family development in the area.

Mr. Mike Puttonen, 6711 Gamba Drive, spoke about the impact which the proposed developments would have had on his property, had they proceeded.

Ms. Waltraut Horstmann, 6631 Gamba Drive, spoke in opposition to the proposed rezoning applications which would have resulted in multi-family developments in the area.

Ms. Barbara Kelm (supplementary presentation), reiterated that she did not support townhouse developments or the construction of lanes in her neighbourhood. She indicated that she only wished to determine the feasibility of subdividing her property at some point in the future.

PH05/7-1

It was moved and seconded

*That Single-family Lot Size Policy 5411 for the westerly portion of the Granville Avenue and No. 1 Road Area (Section 11-4-7) which permits existing Single-Family Housing District, Subdivision Area E (R1/E), be reconfirmed.*

CARRIED



## Regular Council Meeting for Public Hearings

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PH05/7-2

It was moved and seconded

*That a new Single-Family Lot Size Policy for the easterly portion of Granville Avenue and No. 1 Road area (Section 11-4-7) and for the lots on the south side of Granville Avenue between Railway Avenue and No. 1 Road (Section 14-4-7) restricting rezoning and subdivision to Single-Family Housing District, Subdivision Area E (R1/E), be adopted.*

**CARRIED**

2. **Zoning Amendment Bylaw 7886 (RZ 04- 271116)**  
(8580, 8600 and 8680 Cambie Road; Applicant: Paul Leong Architect Inc.)

*Applicant's Comments:*

The applicant was in attendance to respond to questions.

*Written Submissions:*

None.

*Submissions from the floor:*

None.

PH05/7-3

It was moved and seconded

*That Zoning Amendment Bylaw 7886 be given second and third readings.*

**CARRIED**

3. **Zoning Amendment Bylaw 7926 (RZ 04-277069)**  
(9800 Alberta Road; Applicant: Matthew Cheng Architect)

*Applicant's Comments:*

The applicant indicated that he was available to answer questions.

*Written Submissions:*

Richard Singh, 9821 Alberta Road (Schedule 14)

Prabha Singh, 9821 Alberta Road (Schedule 15)

Gurmel Singh, 9821 Alberta Road (Schedule 16)

Asha Singh, 9821 Alberta Road (Schedule 17)



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Michael Lee, 9831 Alberta Road (Schedule 18)

*Submissions from the floor:*

Ms. Asha Singh, 9821 Alberta Road, read aloud correspondence received from Michael Lee (see Schedule No. 18), who expressed concern about the negative impact which the proposed development would have on the property, particularly with respect to increased traffic and on-street parking.

Ms. Asha Singh, 9821 Alberta Road, (see Schedule No. 17), spoke in support of single-family development for her neighbourhood. She commented on the impact which current construction projects have had on the area, and the difficulties encountered by residents trying to access and exit their driveways because of the increase in traffic and on-street parking.

Mr. Fred Carron, 9820 Alberta Road, spoke about the many townhomes which had been constructed along Alberta Road. He also spoke about the proposed development and he questioned the provision of access; the rationale for the difference in densities of those developments located on both sides of Alberta Road, and whether the subject property could adequately accommodate the density being proposed. Mr. Carron also commented on increased traffic congestion being caused by on-street parking, and questioned the need for a fence around the School Board property. He also questioned whether a buffer would be placed between his home and the subject property to reduce the impact of the development on his home.

Mr. Dave Szabo, of 9760 Alberta Road, spoke about the design plan which was chosen for the neighbourhood, and the need for the fence around the School Board property at MacNeill School.

Ms. Asha Singh (supplementary presentation), spoke further on the mix of townhouses and single-family developments in the neighbourhood. She questioned whether a developer of a multi-family project would receive automatic approval of the proposal, based on the area plan adopted by Council.

PH05/7-4

It was moved and seconded

*That Zoning Amendment Bylaw 7926 be given second and third readings.*

**CARRIED**



## Regular Council Meeting for Public Hearings

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Cllr. Howard, in accordance with Section 100 of the *Community Charter*, declared himself to be in a conflict of interest because of previous business matters relating to the following property, and he then left the meeting – 8:55 p.m.

4. **Zoning Amendment Bylaw 7944 (RZ 04-277620)**  
(Portion of 12251 No. 2 Road; Applicant: Patrick Cotter Architect Inc.)

*Applicant's Comments:*

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

*Written Submissions:*

D. Wong & Associates, 444 South Flower Street, #3860, Los Angeles, California, representing the owners of the property at 12280-12320 Trites Road. (Schedule 19)

Amin Bardai, 12231 No. 2 Road. (Schedule No. 20)

Patrick Cotter, #235, 11300 No. 5 Road, in response to the concerns expressed by Mr. Bardai. (Schedule No. 21)

*Submissions from the floor:*

Mr. Amin Bardai, 12231 No. 2 Road, voiced concern about the proposed development and the damage which was occurring to his home and property (see Schedule No. 20) He suggested that Council give consideration to requiring the posting of a bond by a developer which would cover the cost of damage to properties.

Mr. Greg Rafter, 5740 Moncton Street, questioned the timing of improvements to No. 2 Road and spoke about the need to address the increase in traffic resulting from the new developments at the south end of No. 2 Road sooner rather than later. He also voiced concern about the overall height of the developments backing onto Moncton Street and whether these buildings would be two or three stories in height.



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Mr. Raj Bains, 5706 Moncton Street, questioned whether the developer would be replacing the fencing along the rear of his property, and information was provided by the Mayor on this matter.

Mr. Bardai (supplementary presentation), questioned at what time the design of the building would be considered, and advice was given that the design and format of the townhouse would be addressed as part of the Development Permit process.

Mr. Patrick Cotter, architect for the project, provided clarification on the difference in the letter in the possession of Mr. Bardai as compared to the letter sent to the Mayor and Council. With reference to the proposed development, he indicated that the new development would have a building height of 9 metres (two storeys) along the north side and that the rear of the homes would be similar in appearance to two storey single family homes. He further indicated that the building height would shift to three storeys along the south side of the project.

Mr. Jay Minhas, President, Elegant Development Inc., indicated that he would be addressing Mr. Bardai's concerns and he apologized for any miscommunication between Mr. Bardai and himself about his concerns. He indicated that the existing fence on Mr. Bardai's property would be replaced with a totally new structure.

PH05/7-5

It was moved and seconded

*That Zoning Amendment Bylaw 7944 be given second and third readings.*

**CARRIED**

PH05/7-6

It was moved and seconded

*That staff review:*

- (1) *the Capital Plan to consider the widening of No. 2 Road and other improvements south of Moncton Street;*
- (2) *the buffering provided along on No. 2 Road, south of Moncton Street; and*
- (3) *the feasibility of installing a full traffic signal at the intersection of No. 2 Road and Moncton Street.*

**CARRIED**



## Regular Council Meeting for Public Hearings

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Cllr. Howard returned to the meeting – 9:40 p.m.

Cllr. Kumagai left the meeting – 9:41 p.m.

- 5. **Zoning Amendment Bylaw 7957 (RZ 05-299525)**  
(8391 No. 1 Road; Applicant: Medina Construction)

*Applicant's Comments:*

The applicant was not in attendance.

*Written Submissions:*

Harold H. Baba, 8380 Alanmore Place (Schedule No. 22)

*Submissions from the floor:*

None.

PH05/7-7

It was moved and seconded

*That Zoning Amendment Bylaw 7957 be given second and third readings.*

**CARRIED**

PH05/7-8

It was moved and seconded

*That Zoning Amendment Bylaw 7957 be adopted.*

**CARRIED**

Cllr. Kumagai returned to the meeting – 9:42 p.m.

- 6. **Zoning Amendment Bylaw 7958 (RZ 05-295609)**  
(8899 Odlin Crescent; Applicant: Malcolm Elliot of Endall Elliot Associates)

*Applicant's Comments:*

The applicant was present to respond to questions.

*Written Submissions:*

None.





**Regular Council Meeting for Public Hearings**

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*Submissions from the floor:*

None.

PH05/7-9

It was moved and seconded

*That Zoning Amendment Bylaw 7958 be given second and third readings.*

**CARRIED**

**7A. Zoning Amendment Bylaw 7959 (RZ 04-286382)**  
(8040 Garden City Road; Applicant: Farrell Estates Ltd.)

**7B. Zoning Amendment Bylaw 7960 (RZ 04-286382)**  
(Various locations; Applicant: City of Richmond)

*Applicant's Comments:*

The applicant indicated that he was present to answer questions.

*Written Submissions:*

None.

*Submissions from the floor:*

None.

PH05/7-10

It was moved and seconded

*That Zoning Amendment Bylaw Nos. 7959 and 7960 each be given second and third readings.*

**CARRIED**

PH05/7-11

It was moved and seconded

*That Zoning Amendment Bylaw Nos. 7959 and 7960 each be adopted.*

**CARRIED**



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**Regular Council Meeting for Public Hearings**

**Monday, Monday, July 18th, 2005**

8. **Zoning Amendment Bylaw 7964 (RZ 05-296540)**  
(4240 and 4260 Garry Street; Applicant: Elegant Development Ltd.)

*Applicant's Comments:*

The applicant indicated that he was available to answer questions.

*Written Submissions:*

None.

*Submissions from the floor:*

None.

PH05/7-12

It was moved and seconded

*That Zoning Amendment Bylaw 7964 be given second and third readings.*

**CARRIED**

PH05/7-13

It was moved and seconded

*That Zoning Amendment Bylaw 7964 be adopted.*

**CARRIED**

**ADJOURNMENT**

PH05/7-14

It was moved and seconded

*That the meeting adjourn (9:43 p.m.).*

**CARRIED**



**Regular Council Meeting for Public Hearings**

**Monday, Monday, July 18th, 2005**

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 18<sup>th</sup>, 2005.

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Mayor (Malcolm D. Brodie)

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Director, City Clerk's Office  
(David Weber)

		INT
	✓ DW	
✓	GJ	✓
	KY	
	DAW	
	DB	
	WB	

July 4, 2005

**To Public Hearing**  
 Date: JULY 18/2005  
 Item # 1  
 Re: SINGLE FAMILY  
LOT SIZE POLICIES  
RECONFIRMATION/PRESERVED

The Mayor and City Councillors  
 City of Richmond  
 6911 No. 3 Road  
 Richmond, B.C.  
 V6Y 2C1

77 01-275922  
 77 01-272729

**Re: Public Hearing on re-zoning applications in Gibbons/Thompson/Riverdale  
 neighbourhood, July 18, 2005**

To Members of City Council:

This letter is sent with reference to a rezoning application for 4111 and 4093 Granville Avenue as well as 6840 and 6880 No. One Road. Unfortunately, due to a previous commitment, we will not be able to attend the public hearing meeting scheduled for July 18<sup>th</sup> at City Hall.

By way of this letter we would like to let you know that we are against both of the above noted rezoning applications. We would like to keep the character of the single family neighbourhood. The increase in traffic and density will be disruptive. Many students walk to Burnett School using this street – let’s keep it as safe as possible.

The application for rezoning for 6840 and 6880 No. One Road should also be rejected as we already have townhouses on the west side on No. One Road – please keep the east side as a buffer zone.

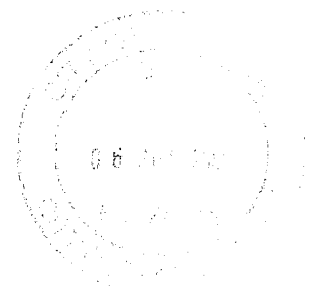
As our elected representatives, we trust you to keep our neighbourhood zoned for single family dwellings and to remove Granville Avenue from the Arterial Road Classification. Please reject the above noted applications.

Sincerely,



John and Jane Bouma  
 4120 Granville Avenue  
 Richmond, B.C.  
 V7C 1E4

cc The City Clerk



**MayorandCouncillors**

**From:** Webgraphics  
**Sent:** Wednesday, 13 July 2005 5:02 PM  
**To:** MayorandCouncillors  
**Subject:** Send a Submission Online (response #34)

<b>To Public Hearing</b>
Date: <u>July 18, 2005</u>
Item # <u>1</u>
Re: <u>SINGLE FAMILY</u> <u>LOT SIZE POLICY</u>

SCHEDULE 2 TO THE MINUTES  
OF THE REGULAR MEETING OF  
COUNCIL FOR PUBLIC HEARINGS  
HELD ON MONDAY, JULY 18<sup>TH</sup>,  
2005.

**Send a Submission Online (response #34)**

## Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	<a href="http://cms.city.richmond.bc.ca/CM/WebUI/PageTypes/Survey/Survey.aspx?PageID=1793&amp;PageMode=Hybrid">http://cms.city.richmond.bc.ca/CM/WebUI/PageTypes/Survey/Survey.aspx?PageID=1793&amp;PageMode=Hybrid</a>
Submission Time/Date:	7/13/2005 5:01:31 PM

## Survey Response

Your Name:	Frank A. Forster & Edith E. Forster
Your Address:	4420 Stonecrop Ave.
Subject Property Address OR Bylaw Number:	Re Policy 5411 (Section 11-4-7) & (Section 14-4-7)
Comments:	We strongly urge you to reconfirm policy 5411 for section 11-4-7, and to adopt the new single family lot size policy (R1/E) for section 14-4-7. Rezoning proposals for conco developments, and down sizing of lot size requirements should be rejected. We are living here since 1983 and love the area and its rural character. Thank you, Edith & Frank Forster

Tuesday, July 12, 2005.

<b>To Public Hearing</b>	
Date:	<u>July 18, 2005</u>
Item #	<u>ITEM 1</u>
Re:	<u>SINGLE</u> <u>FAMILY LOT</u> <u>SIZE POLICY</u>

Page 1 of

pc: Acting Dir.  
Development  
Kevin Eng.  
for response

		INT
	DW	
	KGJ	<u>31</u>
	KY	
	DAW	
	DB	
	WB	

ATTENTION: Kevin Eng  
Richmond City's URBAN T  
PH: 604-247-4626 ; FAX

SCHEDULE 3 TO THE MINUTES  
OF THE REGULAR MEETING OF  
COUNCIL FOR PUBLIC  
HEARINGS HELD ON MONDAY,  
JULY 18<sup>TH</sup>, 2005.

4100.00

Dear Mr, Eng, RE: Clarification of NOTICE OF PUBLIC HEARING

announcement printed in Richmond Review, July 8/05.

ITEM 1-A You refer to "...westerly portion of the Granville Ave and No. 1 Road area (Section 11-4-7) ".  
Should this not be the north-east portion of Section 11-4-7 from No. 1 Rd east to the rear of the east-side Gibbons Drive lots and North from Granville Ave to Westminster Hwy? Is this correct?

ITEM 1-B You refer to "...easterly portion of Granville Ave, and No 1 Rd area (Section 11-4-7).  
Should this not be the north-east portion: from Gibbons Drive's eastern boundary to the McCallum Rd easement and north from Granville Ave to Westminster Hwy? Correct?

RE: 1-A "Subdivision Area E (R1/E) be reconfirmed. For how long, At least one councillor is seeking a term longer than five years, much longer. Since the reconfirmation period was not spelled out in the announcement what time period is proposed and how could this be lengthened?

Will this reconfirmed zoning also mean that the proposed 2 for 1 subdivisions and lanes on Granville Ave (2) and Tucker Road (1) have been rejected? Please clarify

Page 2 of 2

Re Item 1 B's "Proposed Policy". Is this new  
Single Family Lot Size Policy (R1/E) mean that this  
area is to be zoned the same as the Gibbons Drive area?  
PLEASE FAX YOUR REPLY. THANKS!

Sincerely,

Marlene and Ken Hart  
6691 Gibbons Drive  
Richmond, B.C.  
FAX: 604-272-1736

A handwritten signature in black ink that reads "Marlene and Ken Hart". The signature is written in a cursive style with a long horizontal flourish extending to the right.



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

To Public Hearing	
Date:	JULY 18, 2005
Item #:	1
Re:	SINGLE FAMILY LOT SIZE POLICY

FAKED

### Fax Cover Sheet

<b>To:</b>	Name: Marlene and Ken Hart Company:	<b>File:</b> 08-4105-20-AMANDA #/2005-Vol 01 <b>Date:</b> July 14, 2005 <b>Fax:</b> 604-272-1736
<b>From:</b>	Department: Urban Development Division Name: Kevin Eng Planning Technician - Design	<b>Phone:</b> (604) 247-4626 <b>Fax:</b> (604) 276-4052

If you have any problems with this fax, contact: Kevin Eng at (604) 247-4626

Total no. of pages, including cover sheet: 1  
 Mailed original to follow:  No  
 in response to your request

Message: July 18, 2005 Public Hearing for Single-Family Lot Size Policy 5411 (Section 11-4-7) and Proposed Lot Size Policy (Section 11-4-7 and 14-4-7)

Thank for your Public Hearing submission. A copy has been forwarded to the City Clerk's office for inclusion in Public Hearing agenda.

This fax is in response to the questions of clarification you had in the fax dated July 13, 2005 submitted to myself and our City Clerks office for consideration by Council at the July 18, 2005 Public Hearing. I shall try to provide clarification to the five questions raised in the fax.

- **Item 1-A** (Question regarding the boundary of Lot Size Policy 5411 – Westerly Portion of the Granville Avenue and No. 1 Road area)
  - The staff recommendation is *to reconfirm the existing Lot Size Policy (5411)*, thus limiting subdivision to Single-Family Housing District, Subdivision Area E (R1/E) according to the boundaries of Westminster Highway, No. 1 Road, Granville Avenue and the property line to the rear of the properties on the east side of Gibbons Drive. The Public Hearing Notice you received outlines the boundaries of the existing Lot Size Policy proposed to be reconfirmed.
- **Item 1-B** (Question regarding the boundary of the proposed new Lot Size Policy – Easterly Portion of the Granville Avenue and No. 1 Road Area and lots on the south side of Granville Avenue between No. 1 Road and McCallan Road)
  - This is a new proposed Lot Size Policy, which limits residential rezoning and subdivision to Single-Family Housing District, Subdivision Area E (R1/E). The western boundary of the proposed new Lot Size Policy immediately abuts the existing boundary of Lot Size Policy 5411 (generally the shared rear property line for lots abutting Gibbons Drive and the lots along Mayflower and Riverdale Drive). The Public Hearing Notice also shows the boundaries of the proposed new Lot Size Policy to be considered at Public Hearing.

**IMPORTANT - CONFIDENTIAL INFORMATION**

THIS MESSAGE IS INTENDED ONLY FOR THE USE OF THE INDIVIDUAL OR ENTITY TO WHICH IT IS ADDRESSED AND MAY CONTAIN INFORMATION THAT IS PRIVILEGED, CONFIDENTIAL AND EXEMPT FROM DISCLOSURE UNDER APPLICABLE LAW. Any other distribution, copying, or disclosure is strictly prohibited. If you have received this message in error, please notify us immediately by telephone and return the original transmission to us by mail without making a copy.

1615207





- **Item 1-A** (Question regarding the length of term of Lot Size Policies)
  - If ratified by Council, both the existing Lot Size Policy to be reconfirmed and proposed new Lot Size Policy will be for a term of 5 years as required in the City's zoning bylaw regulating the terms and conditions of Lot Size Policies. In regards to the question about lengthening the time period – The City has existing Lot Size Policies adopted over 15 years ago that staff still utilize to inform property enquiries and subsequent rezoning applications in that policy area. Any subsequent lengthening beyond the required 5 years needs to be initiated by Council to direct staff to look into ways to amend the Lot Size Policy process outlined in the City's Zoning and Development Bylaw.
- **Item 1-A** (Question regarding existing residential rezoning and subdivision applications within the existing and proposed Lot Size Policy Areas)
  - If both Lot Size Policies are ratified by Council at the Public Hearing, the three single-family residential rezoning applications (1 on Tucker Avenue; 2 on Granville Avenue) will **not be in compliance** with the Lot Size Policies recently approved by Council at Public Hearing and will not be supported by staff. No specific rezoning applications are being considered at the Public Hearing.
- **Item 1-B** (Question about the new proposed Lot Size Policy and zoning in that area)
  - The proposed new Lot Size Policy does not implement Single-Family Housing District, Subdivision Area E (R1/E) zoning for the area (most of the properties within the policy area are already zoned Single-Family Housing District, Subdivision Area E (R1/E)). The proposed new Lot Size Policy states that single-family properties can only develop in accordance with R1/E zoning, which will generally maintain the large lot single-family character of the neighbourhood. Generally the new proposed Lot Size Policy is very similar to the existing Lot Size Policy 5411 in the Gibbons Drive area.

I trust this response addresses all of your questions. Please feel free to contact me should you require further clarification.



Kevin Eng  
Planning Technician – Design  
(604) 247-4626

cc: Gail Johnson  
Holger Burke  
Terry Crowe

Tuesday, July 12, 2005.

Page 1 of 2

ATTENTION: Kevin Eng

Richmond City's URBAN DEVELOPMENT DIVISION

PH: 604-247-4626 , FAX: 604-278-5139

Dear Mr, Eng, RE: Clarification of NOTICE OF PUBLIC HEARING

annoucement printed in Richmond Review, July 8/05.

ITEM 1-A You refer to "...westerly portion of the Granville Ave and No. 1 Road area (Section 11-4-7) "

Should this not be the north-east portion of Section 11-4-7 from No. 1 Rd east to the rear of the east-side Gibbons Drive lots and North from Granville Ave to Westminster Hwy? Is this correct?

ITEM 1-B You refer to "...easterly portion of Granville Ave, and No 1 Rd area (Section 11-4-7).

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RE: 1-A "Subdivision Area E (R1/E) be recomfirmed. For how long, At least one councillor is seeking a term longer than five years, much longer, Since the reconfirmation period was not spelled out in the annoucement what time period is proposed and how could this be lengthened?

Will this reconfirmed zoning also mean that the proposed 2 for 1 subdivisions and lanes on Granville Ave (2) and Tucker Road (1) have been rejected? Please clarifi

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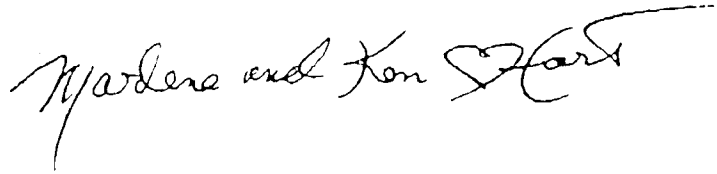
Re Item 1 B's "Proposed Policy". Is this new  
Single Family Lot Size Policy (R1/E) mean that this  
area is to be zoned the same as the Gibbons Drive area?

PLEASE FAX YOUR REPLY. THANKS!

Sincerely,

Marlene and Ken Hart  
6691 Gibbons Drive  
Richmond, B.C.

FAX: 604-272-1736

A handwritten signature in cursive script that reads "Marlene and Ken Hart". The signature is written in black ink and is positioned to the right of the typed name and address.

<b>To Public Hearing</b>
Date: <u>July 18, 2005</u>
Item # <u>1</u>
Re: <u>SINGLE FAMILY</u> <u>LOT SIZE POLICY</u>

**MayorandCouncillors**

**From:** Webgraphics  
**Sent:** Friday, 8 July 2005 10:54 PM  
**To:** MayorandCouncillors  
**Subject:** Send a Submission Online (response #30)

SCHEDULE 4 TO THE MINUTES OF THE REGULAR MEETING OF COUNCIL FOR PUBLIC HEARINGS HELD ON MONDAY, JULY 18<sup>TH</sup>, 2005.

Send a Submission Online (response #30)

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:	7/8/2005 10:53:10 PM

Survey Response

Your Name:	Elton Hsu & Janeis Yang
Your Address:	4231 Tucker Ave Richmond
Subject Property Address OR Bylaw Number:	Single Family Lot size policy 5411 (section 11-4-7)
Comments:	Unfortunately, our household is not going to be able to attend the public hearing that takes place on July 18th. However, we do want to make a point of our great disagreement of the proposal. We are part of the residents who will be affected once the proposal has passed. We like the way our neighbourhood is right now. We do not want and will not enjoy once the proposal has passed; our market value will decrease; more traffic and more noises will then disturb our original orientation we have maintained these years. Please do understand and try to predict the consequences from our point of view. We appreciate your time and please do take our comment under consideration. Thank you!

<b>To Public Hearing</b>
Date: <u>July 18, 2005</u>
Item # <u>1</u>
Re: <u>SINGLE LOT SIZE</u> <u>FAMILY POLICY</u>

**MayorandCouncillors**

**From:** Webgraphics  
**Sent:** Monday, 11 July 2005 10:46 AM  
**To:** MayorandCouncillors  
**Subject:** Send a Submission Online (response #33)

SCHEDULE 5 TO THE MINUTES  
 OF THE REGULAR MEETING OF  
 COUNCIL FOR PUBLIC HEARINGS  
 HELD ON MONDAY, JULY 18<sup>TH</sup>,  
 2005.

Send a Submission Online (response #33)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	<a href="http://cms.city.richmond.bc.ca/CM/WebUI/PageTypes/Survey/Survey.aspx?PageID=1793&amp;PageMode=Hybrid">http://cms.city.richmond.bc.ca/CM/WebUI/PageTypes/Survey/Survey.aspx?PageID=1793&amp;PageMode=Hybrid</a>
Submission Time/Date:	7/11/2005 10:45:23 AM

Survey Response

Your Name:	Danny C. Chung
Your Address:	4471 Tiffin Crescent, Richmond, B.C.
Subject Property Address OR Bylaw Number:	4471 Tiffin Crescent, Richmond, B. C.
Comments:	Re: Public Hearing to be held on July 18, 2005. 1A. Single-Family Lot Size Policy 5411 (Sec. 11-4-7) Reconfirmation 1B. Proposed Single-Family Lot Size Policy (Sec. 11-4-7 & 14-4-7) I strongly support the two recommendations on the above issues put forward by the City of Richmond. It is that the existing neighbourhood character can be maintained. I also support the Option 1 as outlined and recommended in the related Staff Report dated May 20, 2005. Danny Chung, owner occupier

<b>To Public Hearing</b>	
Date:	July 18, 2005
Item #	1
Re:	Single Family Lot Size Policy

**MayorandCouncillors**

**From:** Webgraphics  
**Sent:** Friday, 15 July 2005 4:08 PM  
**To:** MayorandCouncillors  
**Subject:** Send a Submission Online (response #39)

SCHEDULE 6 TO THE MINUTES  
 OF THE REGULAR MEETING OF  
 COUNCIL FOR PUBLIC  
 HEARINGS HELD ON MONDAY,  
 JULY 18<sup>TH</sup>, 2005.

Send a Submission Online (response #39)

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:	7/15/2005 4:08:00 PM

Survey Response

Your Name:	Linda & Brian Harvey
Your Address:	6111 Forsyth Crescent, Richmond, B.C. V7C 2C4
Subject Property Address OR Bylaw Number:	1A & 1B Single-Family Lot Size Policy 5411 and Section 11-4-7 7 14-4-7
Comments:	<p>We are unable to attend the Public Hearing regarding the whole of the Thompson Area of Richmond. We have been happy residents of the area for 30 years, and wish to continue to live in our home as long as we can, without it being surrounded by massive townhouse complexes. We are hoping that good sense prevails and our area is left as is and not rezoned in any shape or form for a very, very long time. At the same time we understand the difficulty there is to find affordable housing for new couples, but one day these couples really want to live in homes like they grew up in not row housing and have backyards for their children to play in and pets to roam in. Please vote in favor of leaving it as is. Thank you very much! We would attend but I am out of town that night helping my own daughter find affordable housing in Saskatchewan. Thank you. my email address is: lindamtharvey@shaw.ca</p>

1-

SCHEDULE 7 TO THE MINUTES  
OF THE REGULAR MEETING OF  
COUNCIL FOR PUBLIC  
HEARINGS HELD ON MONDAY,  
JULY 18<sup>TH</sup>, 2005.

**PRESENTATION TO THE 'PLANNING  
COMMITTEE' CITY OF RICHMOND**

**WHAT THE GIBBONS/THOMPSON  
NEIGHBORHOOD WANTS**

**FROM THE GIBBONS/THOMPSON NEIGHBORHOOD  
ASSOCIATION.**

## WHAT THE GIBBONS/THOMPSON NEIGHBORHOOD WANTS!

1. We want the multiple-family rezoning application at 4111 and 4093 Granville file RZ04-275922 and rezoning application at 6840 and 6880 No. 1 Road file RZ04-272729 rejected.
2. We want our neighborhood to remain as single family with a R1-E zoning.
3. We want no multiple- family or small 30-33 foot housing on the East side of No.1 Road, between Granville Ave. and Westminster Hwy.
4. We want No. 1 Road to remain as a buffer between our single family neighborhood and the corridor of 654 high density townhouses on the West side of No.1 Road.
5. We want Granville Avenue West of Railway removed from the Arterial Road classification and to remain single family zoning.
6. We want to preserve the character of our neighborhood which reflects the Veteran's Land Act history.
7. We want the single family zoning made permanent so that our neighborhood does not have to fight to protect ourselves every time some developer puts in an application for zoning that does not fit and that is not wanted.



**WHAT THE GIBBONS/THOMPSON  
NEIGHBORHOOD DOES NOT WANT!**



View from single family back yard – three storey wall, windows and entrance.  
3773 Granville Ave.



View from front – entrance driveway next to front door and living room window.  
Townhouses are closer to road and have different setback.  
3773 Granville Ave.



Small 30 – 33 foot lots with row housing. This does not fit into our neighborhood. On Cambie near No. 4 Road.



Townhouses built right next door to and across the back of a new attractive single family home - with no buffer. 9211 Blundell Rd.



Expensive single family home walled in on three sides by three storey high density townhouses. 7591 Heather St.

**PETITION RESULTS**

**And**

**MAP**

**2005**

**PETITION CONDUCTED BY THE GIBBONS/THOMPSON NEIGHBORHOOD**  
21/03/05

<b>OVERALL SUPPORT MAP AREA</b>	
TOTAL PROPERTIES IN MAP AREA	221
TOTAL PROPERTIES SUPPORTING THE PETITION	179
PERCENTAGE SUPPORTING THE PETITION	81%

PROPERTIES UNABLE TO CONTACT MAP AREA	29
Note below	13%

PROPERTIES THAT WOULD NOT SIGN MAP AREA	13
Note below	6%

**TOTAL 100%**

<b>SUPPORT FROM PROPERTIES THAT WERE CONTACTED</b>	
TOTAL PROPERTIES CONTACTED IN MAP AREA	192
TOTAL PROPERTIES SUPPORTING THE PETITION	179
	93%

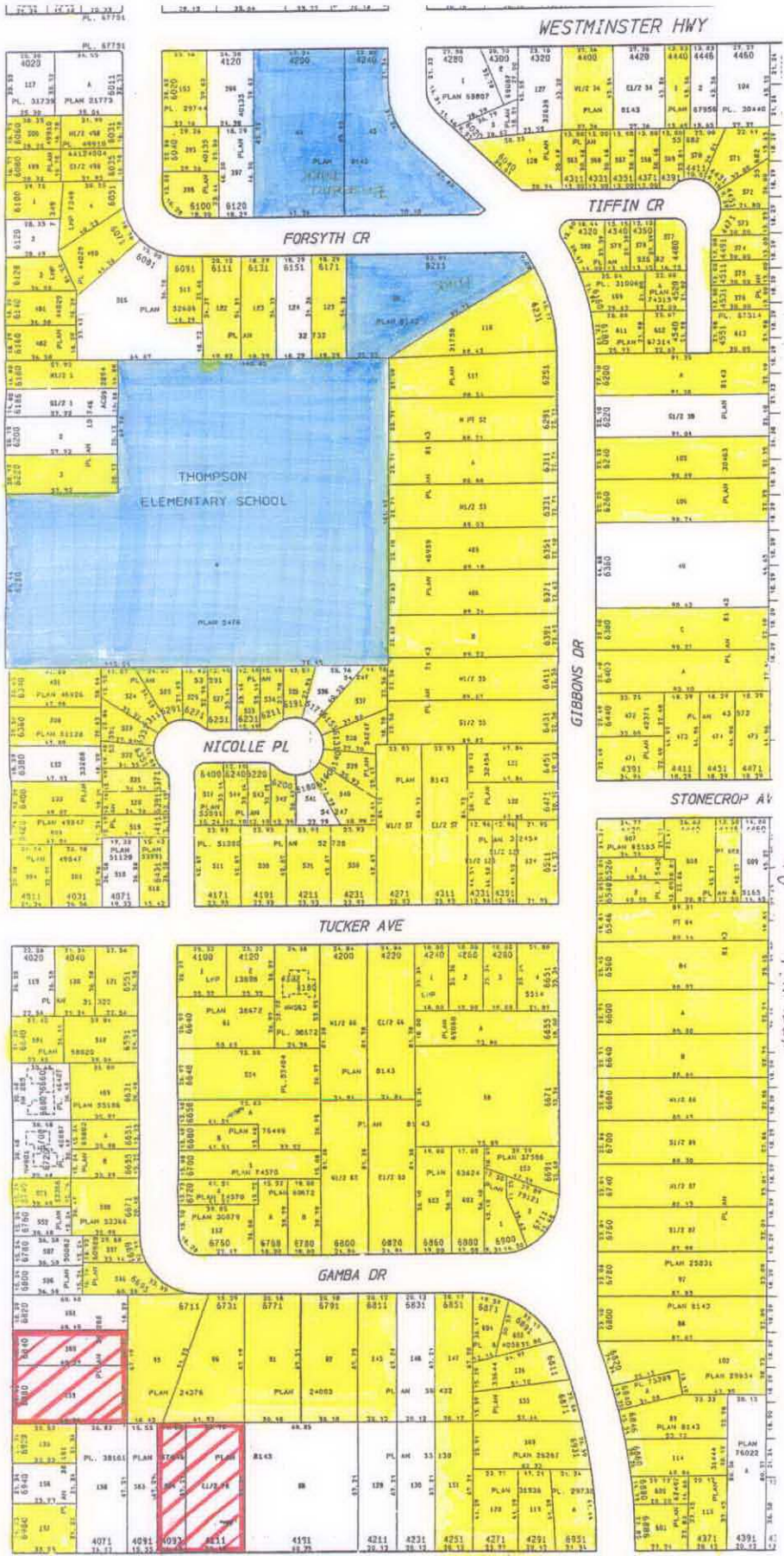
<b>PROPERTIES SUPPORTING PETITION OUTSIDE MAP AREA</b>	15
13 on the south side of Granville Ave, 1 on No. 1 Road and 1 on Wintergreen Ave	

**TOTAL NEIGHBORHOOD PROPERTIES SUPPORTING PETITION 194**

**Note: Properties the would not sign the petition had the following reasons:**

- 2 Properties are owned by the developer and were not canvassed
- 1 Property was not in favor of Multiple Family but would not sign because his best friend was a real estate agent for the Developer
- 1 Property gave no position but refused to sign saying that we were making a mountain out of a mole hill.
- 1 Property was not sure of the zoning and wanted to find out more information
- 7 Properties would not sign because they felt they would eventually get a higher price for their property.
- 1 Property wanted to stay neutral neither for or against

Note: Because of the high support from properties that were contacted, we expect to get a high percentage of support from the 29 properties that we have as yet not contacted, For example, if 2/3 of the properties that are uncontacted support the petition, then  $198/221 = 90\%$  of our neighborhood in the map are would support the petition.



NO 1 RD

4371 Wintgreen Ave.

3700 4060 4700 4120 4140 480 4400 4460 4200 4300 4340 4368  
 7000 No.1

# **PETITION RESULTS**

**1996**



### ATTACHMENT 1

## SURVEY RESULTS FOR SECTION 11-4-7

The results of the survey are indicated below and are illustrated on the map included with this attachment. A total of 74 surveys were received from 223 households of the study area.

RESPONSE RATE				
TOTAL HOUSEHOLDS IN THE STUDY AREA	TOTAL NO. OF RESPONDENTS		ATTENDANCE AT MEETING	
#223	#74	33%	#30	
RESPONDENTS' LOT SIZE PREFERENCE				
SUBDIVISION CATEGORY (LOT WIDTH)	RESIDENT PROPERTY OWNER	NON-RESIDENT PROPERTY OWNER	RENTER	TOTAL NO. HOUSEHOLDS
R1/A (9 m/29.53 ft.)	3			3
R1/B (12 m/39.37 ft.)	5		1	6
R1/C (13.5 m/44.29 ft.)	3			3
R1/D (15 m/49.21 ft.)	2	2		4
R1/E (18 m/59.05 ft.)	54	1	2	57
R1/H (16.5 m/54.13 ft.)				
No Preference	1			1
TOTAL	68	3	3	74
RESPONDENTS' ATTITUDE TOWARD REZONING				
Only applicant's rezoning to be considered for smaller lots?				
YES	8	NO	66	
RESPONDENTS' ATTITUDES TOWARDS EXISTING DUPLEXES				
RETAIN AS DUPLEXES		SUBDIVIDE INTO SINGLE-FAMILY DWELLING LOTS		
40		25		

**PROPERTY VALUES**  
**SINGLE FAMILY RISK CAPITAL AND**  
**POTENTIAL LOSS**

**TOTAL INVESTMENT VALUE OF THE  
GIBBONS/THOMPSON SINGLE FAMILY PROPERTY  
OWNERS SUPPORTING PETITION.** of March 21, 2005.

**Value Supporting the Petition**

**Within Map Area**

Tucker Avenue	\$ 13,831,400
Gamba Drive	16,613,700
Granville Avenue (North)	2,322,200
Forsyth Crescent	4,716,500
No. 1 Road	6,215,600
Nicolle Place	7,486,000
Tiffin Crescent	7,591,700
Gibbons Drive	32,740,600
Stonecrop Avenue	3,300,500
Westminster Hwy	748,400

Sub Total	95,566,600
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**Off Map Area**

Granville Avenue (South)	7,122,200
Wintergreen Avenue	377,200
No. 1 Road	<u>346,800</u>
Sub Total	7,846,200

**Grand total all Properties**      \$103,412,800 Value at Risk

Estimated Market Value      \$ 110,651,696 Value at Risk

**Potential Property Value loss if multiple family rezoning approved is 10 Percent \$11,065,169.**

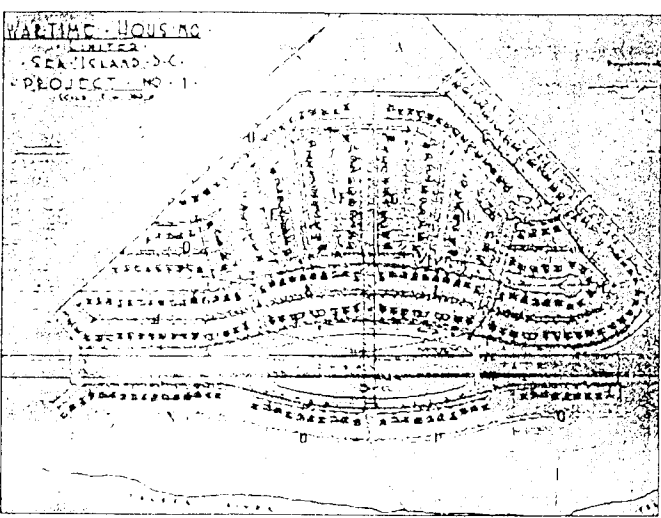
BC Assessment use 97% of market value as of July 1, 2004. The market has raised 3-5% since then. For this analysis we will use 3% plus 4% for a total of 7% to calculate Estimated Market Value.

Source: BC Assessment. Note: 6111 and 6100 Forsyth and 6371 Nicolle Place are not included in the above.

## HISTORY OF THE AREA

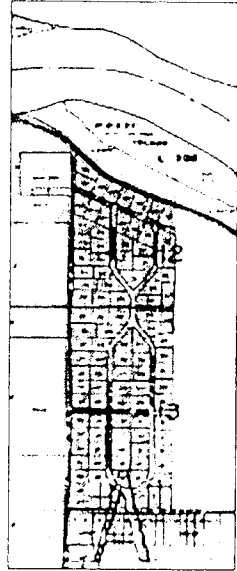


Burkeville 2002

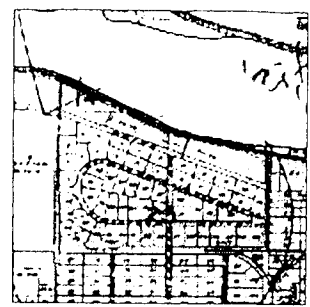


Design plan for Burkeville. 1943 CRA 1985 103 1

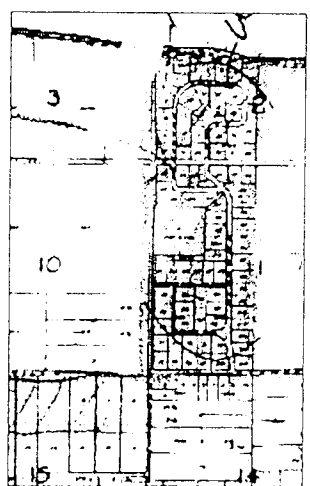
Each of these subdivision has a unique layout as seen in the following three examples. The locations of the VLA subdivisions shown below can be found on the location plan in Appendix 1.



Cora Brown subdivision



Grauer subdivision



Thompson subdivision

### Veteran's Land Act Subdivisions

These subdivisions were constructed with grants from the federal government to house the influx of servicemen and women returning from World War II. The Veterans Land Act was enacted in 1942, with the intention of rehabilitating Canadian veterans by resettling them on the land. The scheme involved both housing and made provisions of small holdings for part time farmers. This would explain the one-acre parcels established in Richmond. There were a number of VLA subdivisions in Richmond, including Thompson, Cora Brown, Tait, Gray, and Grauer. The Tait, Gray and Grauer subdivisions were built in 1945 by the Bennett & White Construction Company.

The Thompson farm on River Road was purchased by the Veteran's Land Act and sub-divided into one acre parcels for sale to veterans. Land was set aside for a park and a leftover half acre site was given to the community by the VLA for a community building. The Director of the Veterans Land Act owned a number of lots on Sea Island according to a 1945 property plan but only the Cora Brown subdivision was developed here.

These subdivisions are immediately identifiable on a 1946 airphoto, in contrast to the large rectangular lots and smaller grids. The larger, one-acre building lots are evident, there is the beginning of internal road construction within a section. and the influence of the garden city style of subdivision is evident in the road and lot layout. Today, most of these areas have had their density increased by infill housing, although the occasional large lot is still in existence.

The distinctive patterns of the VLA subdivisions are lost in the many developments that now surround them. The Cora Brown subdivision no longer exists, due to airport expansion. These early, low-density subdivisions were the precursor to Richmond's urban sprawl of the 1950's.



Thompson subdivision showing original building stock and undeveloped lot on the left, a reminder of the early large lot VLA subdivisions

A significant characteristic of Richmond's subdivisions is their inward focus. This is a result of the early section lines becoming major arterial roads. In some areas of Richmond, along the major roadways, the rear of the houses and the back yards front the arterial roadway, which has a profound effect of the streetscape.

An important character defining element of Richmond's residential areas as a whole is the patterns of parks and schools. Within each section of the regular grid, there is an area of green usually representing a park with a school associated with it. This pattern was implemented fully in the late 1950's, but is a continuation of an earlier pattern where schools were constructed in areas of new residential development according to need.

Richmond's suburbs represent a type of cultural landscape: a place created by planned intervention, by the social forces of the day, and by people going about their everyday lives. These residential areas were developed and marketed as places where people wanted to live.

Richmond's subdivisions are part of the evolution of Richmond as a community and tell a story about a particular period in its history. Richmond's subdivisions are a product of their own time, the result of a combination physical setting, social development, planning decisions, and politics. As planning concepts change over time, these subdivisions will be an indicator, as historic sites are, of the conditions and thinking of the time in which they were created. Richmond contains a mix of early, young and mature suburbs, each of which has its individual characteristics.

**Primary contributors to character include:**

- Housing types
- Street trees and/or mature vegetation
- Road widths
- Type of drainage
- One developer/builder or several builders

**Secondary contributors to character include:**

- Lot size
- Subdivision layout
- Ditch infill

**Character Defining Elements of Individual Developments**

**Early Subdivisions**

**Steveston**

- distinctive character which first appeared during the farming era and continued with the establishment of the canning industry

- archetypal 'main street' pattern of commercial development
- grid pattern of small blocks divided into long thin lots between 25-30 feet
- 6 metre roads, square blocks, back lanes and residential ditches

**Alexandra**

- represents the transition from Crown Grant farmland to large lot subdivision or smaller agricultural holdings,
- 6 metre road widths
- adherence to the original grid pattern, large lots, ditches
- mix of housing types ranging from early Craftsman style homes, to bungalow, split-level and new larger housing styles
- strong sense of place

**Burkeville**

- curving, narrow streets
- wartime bungalow housing styles
- street tree planting

**Veterans Land Act Subdivisions**

- original unique road layout
- original narrow road widths – 6 metres of roadway, ditches on each side
- infill housing of different ages and styles
- some large lots remain, particularly in the Thompson subdivision

**Subdivisions after 1950**

These are subdivisions which were developed during the post-war housing boom and after. The look of each subdivision has much to do with the process by which it was developed, and by the individual who developed it. Those companies, such as Conway Richmond, J.S. Wood, and Jack Wells, who saw the process through from land acquisition and development, housing design, construction and sales developed areas much more consistent in plan and built form. Other firms developed and sold the lots to individual builders, later selling the houses once they had been constructed, resulting in a less homogeneous area.

**1940-1960 subdivisions**

These subdivisions include Gilmore and Richmond Parks (Hullah Corporation), Twin Cedars, Broadmoor, Sunnymede, Athlone and Edgemere (Fraser Valley Lands), and Mowbray Road (J.S. Woods)

**Broadmoor, Fraser Valley Lands 1956**

- grid layout
- originally ditches, now curb and gutter
- many builders/mix of housing types

**Sunnymede, Fraser Valley Lands 1958-65**

- wide curving streets
- curb and gutter
- many builders/mix of housing types
- entry boulevard

**Gilmore Park, Hullah Corporation, 1956**

- narrow road width - 6 metres
- filled in ditches, therefore larger front yards, and no planting at the curb
- some street trees
- smaller homes - some bungalows

**Richmond Park, Hullah Corporation, 1958-59**

- wider roads - 10 metres
- originally ditches, now curb and gutter
- mature vegetation, street trees in recognizable groupings
- larger homes

**Mowbray Road, J.S. Wood, 1958**

- one major housing type evident - Woods bungalow
- narrow road - 6 metres - and ditch
- little mature vegetation
- one developer - consistency/harmony
- grid layout, straight streets

**1960-1970 subdivisions**

These later subdivisions include Seafair and Bakerview (J.M. Wells), Richmond Gardens (Consolidated Building Company) and Montrose Gardens and Westwind (E.H. Greczmiel).

**Seafair, J.M. Wells Construction, 1963-64**

- one developer
- choice of several housing styles
- consistent housing styles
- wide road - 10 metres, curb & gutter

**Bakerview, J.M. Wells Construction, 1959-65**

- older subdivision, ditches, narrow road width - 6 metres
- consistent housing types
- curved layout
- no street trees, little vegetation

**Richmond Gardens, Consolidated Building Company, 1963-67**

- unique street layout
- wide road standard - 10 metres - gives the subdivision a less compact feel

- one builder (Consolidated), and a mix of housing types - a series of one type of house, then another, although most are split level or full basement
- no street trees, some mature vegetation

**Montrose (1966-75) and Westwind (1969-72), E.H.Greczmiel**

- both consistent with the company's policy of buying and developing the land, designing the buildings, supervising the construction and selling the homes
- street trees in the boulevards, mature vegetation
- consistency in the overall subdivision
- mix of lot sizes
- larger homes in a newer style; Montrose has unique front to back split level

**Conclusion**

This document is an overview of the City of Richmond's suburban history and the built form that has resulted from development in the recent past. The City and the Heritage Advisory Commission were interested in the more contemporary aspects of Richmond, realizing that suburban development was an important component of the City's evolution, and was a type of cultural landscape that may become important heritage features in the future.

Documenting Richmond's suburban history involved taking a look at Richmond as a whole. From a heritage perspective, these marks of human settlement that remain in the landscape are an important physical and visual part of Richmond's historical development. This not-so-distant heritage is important in the ways in which it has affected our lifestyles, work, response to our surroundings, and our view of the environment.

As we move forward, the lessons we have learned from the way we have developed our land become important. This type of information can connect both residents and visitors with their immediate surroundings, promote an understanding of Richmond's city form, provide an historic connection to both the past and future history of Richmond as a city and community, and identify early on areas of importance in Richmond's suburban development for future use as research and development tools.

**HIGH DENSITY TOWNHOUSE CORRIDOR**  
**WEST SIDE OF NO.1 ROAD**



**MULTIPLE FAMILY HIGH DENSITY TOWNHOUSE  
CORRIDOR BORDERING ON THE  
GIBBONS/THOMPSON NEIGHBORHOOD – WEST SIDE  
OF NO. 1 ROAD.**

1. Salisdury Lane	6111 No. One Road	34
Salisbury Lane	6179 No. One Road	35
2. London Mews	6331 No. One Road	33
London Mews	6333 No. One Road	33
3. Venice Court	6511 No. One Road	12
4. Under Construction	6891 No. One Road	12
5. Camberley	6588 Barnard Drive	114
6. Terra Nova	6000 Barnard Drive	43
Housing Co-Operative		
7. Mayflower	3880 Westminster Hwy	156
8. Tennyson Garden	3711 Robson Court	94
9. Stafford Place	6888 Robson Drive	92
	Total	<u>654</u>

THE GIBBONS/THOMPSON NEIGHBORHOOD ALREADY SHARES THE LOCAL AREA WITH 654 HIGH DENSITY TOWNHOUSES. THIS HAS BEEN ACCEPTABLE BECAUSE OF THE NO.1 ROAD 'BUFFER ZONE'.

EACH TOWNHOUSE HAS ONE CAR AND AN ESTIMATED 50% WOULD HAVE TWO CARS. THIS TOTALS 981 CARS IN THE IMMEDIATE AREA. THERE IS ALREADY OVERFLOW STREET PARKING ON NO.1 ROAD AND ON BARNARD DRIVE. THE

2.

VISITOR SPOTS ARE MOSTLY FULL AT NIGHT WITH RESIDENTS CARS.

THE PERCENTAGE OF PEOPLE THAT USE CARS AS COMPARED TO PUBLIC TRANSIT HAS NOT CHANGED APPRECIABLY. THIS DEVELOPMENT HAS CREATED MASSIVE TRAFFIC FOR THE LOCAL AREA.

Source: BC Assessment.



**COPY OF PETITION SIGNITURES**

# Petition to maintain our neighbourhood zoning

We the undersigned wish to maintain the R1-E single-family zoning that we now have in our neighbourhood, and reject any applications for multi-family and small lot rezoning in our area, including the following rezoning applications:

- # RZ04-275922 4111 and 4093 Granville
- # RZ04-272729 6840 and 6880 No. One Road

Name	Address	Phone No.	Signature
MAUREEN COYLE	6811 GIBBONS DRIVE	272-2484	Maureen Coyle
MARILYN BORDEN	6846 GIBBON DR	272-8993	M. Borden
Phil BURROWSKY	6931 GIBBONS DR	275-6799	Phil
Janya Spagnol	6871 Gamba DR	272-5015	J. Spagnol
LUCY WONG	6840 GIBBONS DR	271-0605	Lucy Wong
Yi-chun CHEN	6860 Gibbons DR.	277-4486	Yi-chun Chen
BILLY CHENG	6880 GIBBONS DR.	277-2921	Billy Cheng
IAN THOMAS	6880 " "	274-4466	Ian Thomas
Diana Andreichikova	4291 Granville AVE	241 7104	Diana Andreichikova
SATNAM DHILLON	4260 Granville Ave	241-1024	Satnam Dhillon
Sara Newman	4271 Granville Ave	276-8474	Sara Newman
Cheryl Dickhaut	4251 Granville Ave	275-5202	Cheryl Dickhaut
Stephanie Juola	4200 Granville AVE.	271-6623	Stephanie Juola
Paul Holt	4180 GRANVILLE	2771727	Paul Holt
JANE BOUMA	4120 GRANVILLE	227-4764	Jane Bouma
DON WALLIS	4100 GRANVILLE	271-9844	Don Wallis
ZAK RIEHA	6780 Gibbons	241-7060	Zak Rieha
ADA LAMP	6700 Gamba DR	277-5066	Ada Lamp

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- # RZ04-272729 6840 and 6880 No. One Road

Name	Address	Phone No.	Signature
LAURIE GODDARD	6860 GAMBIA DR.	<sup>6011</sup> 275-0319	L. Goddard
CHRIS HAWRYLUK	6880 Granville Dr	277-8084	[Signature]
SHANE SHELMAN	6851 GAMBIA DR	275-2527	[Signature]
SOPHIA WHITE	6791 Gambia DR	271-4474	[Signature]
SCOTT W. BLOOM	6771 GAMBIA DR	760-9954	[Signature]
<del>6780 GAMBIA DR</del> KEE LEONISIT	6780 GAMBIA DR	275-9468	[Signature]
CARLYN CRAIG	6711 GAMBIA DR	271-8252	Carly Craig
L. C. Bessmer	6691 GAMBIA DR	778-8937187	[Signature]
JON KANNERT	6671 GAMBIA DR	277-1088	[Signature]
JAMIE LIVINGSTON	6720 GAMBIA DR	275-0204	[Signature]
ANJIAN SANDU	6700 GAMBIA DR	275-3119	[Signature]
Ruth Wilson	6680 GAMBIA DR.	274-3509	[Signature]
BRIAN BUCHANAN	6651 GAMBIA DR	277-9865	[Signature]
Michael Chung	6658 Gambia Dr.	272-5690	[Signature]
Catherine Bradley	6591 Gambia Dr	275-3238	Catherine E. Bradley
DONNA MURIN	6648 GAMBIA DR	277-6294	[Signature]
Rhonda Hubbard	6871 Gibbons Dr	277-6274	[Signature]
[Signature]	4331 Jiffy Lanes	271-3860	[Signature]

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- # RZ04-275922 4111 and 4093 Granville
- # RZ04-272729 6840 and 6880 No. One Road

Name	Address	Phone No.	Signature
DIANA THORNHILL	6891 GAMBIA DR	271-1642	Diana Thornhill
GEORGE TSO	6160 GIBBONS DR.	272-1880	
Eric Wolf	6180 Gibbons Dr.	241-0402	
CHRIS KYLE	6200 GIBBONS DR	231-0686	
KICK ERIKSEN	4551 TIFFIN CR.	244 9441	
	6526 Gibbons Dr.	275-8160	J.K. DYLLA
PAUL DYLLA	6526 GIBBONS DR.	275-8160	
	6655 Gambia Dr	277-7778	
George Swan	6811 Gambia Dr	241-0360	
BILLY HELM	6040 GAMBIA DR.	277-3621	B. Helm
Yanlong Huang	4371 TUCKER AVE	275-6697	Yanlong Huang
MARLEIA WITT	6351 GIBBONS DR.	272-7844	
Stephen W TSAI	6200 GIBBONS DR	277-5236	
CRAIG FAULAYSON	4531 TIFFIN CRESCENT	604-214-0771	
KATHY JUKES	4391 TIFFIN CR.	604-277-7856	Katherine Jukes
BONITA KATN	6731 GAMBIA DR	604-671-2732	
GIDEON LEOBANJA	6680 GIBBONS DR	604-275-5787	
DHOUT	6431 Gibbons Dr	604-272-5468	

# Petition to maintain our neighbourhood zoning

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- # RZ04-275922 4111 and 4093 Granville
- # RZ04-272729 6840 and 6880 No. One Road

Name	Address	Phone No.	Signature
G. Rae	4320 Tiffin Cres	271-7797	<i>G. Rae</i>
Gayle Morris	4531 Tiffin Cres	2140771	<i>Gayle Morris</i>
Jean Curson	4551 Tiffin Cres	241-9641	<i>Jean Curson</i>
Danny Chung	4471 TIFFIN CRES	241-0962	<i>Danny Chung</i>
CAI HO MA	4311 TIFFIN CRE	271-0803	<i>Cai Ho Ma</i>
E. Ruppel + A. Ruppel	6760 Gibbons Dr.	—	<i>E. Ruppel</i>
Colin Sze	4351 TIFFIN CRES	277-9657	<i>Colin Sze</i>
Phil Morgan	4411 TIFFIN CRES	272-6598	<i>Phil Morgan</i>
KETON TANG	4360 TIFFIN CRES	270-8748	<i>Keton Tang</i>
Doris Johnson	4757 TIFFIN CR.	277 5026	<i>Doris Johnson</i>
PAUL MARSTERS	4451 TIFFIN CR.	2775026	<i>Paul Marsters</i>
FLORIAN SCHMIDT	4480 TIFFIN CR.	274-4240	<i>Florian Schmidt</i>
MICHAEL YOUNG	4340 TIFFIN CR.	274-7618	<i>Michael Young</i>
SHIRLEY PIERS	4491 TIFFIN CR.	274-2061	<i>S. Piers</i>
Edward Piers	4491 Tiffin Cresc.	274-2061	<i>Edward Piers</i>
TYLER GIBSON	6171 FORSYTH CRES	278-5877	<i>Tyler Gibson</i>
Debby Janda	6131 Forsyth Cres	273-4679	<i>Debby Janda</i>
IVAN JANDA	6131 FORSYTH CR	273-4679	<i>Ivan Janda</i>





# Petition to maintain our neighbourhood zoning

We the undersigned wish to maintain the R1-E single-family zoning that we now have in our neighbourhood, and reject any applications for multi-family and small lot rezoning in our area, including the following rezoning applications:

- # RZ04-275922 4111 and 4093 Granville
- # RZ04-272729 6840 and 6880 No. One Road

Name	Address	Phone No.	Signature
Ken + MARLENE HART	6691 Williams Dr.	604-272-1713	<i>Ken Hart</i>
WALLY FOMENTO	6600 GIBBONS DR	604-274-6413	<i>Wally Fomento</i>
ANNE MURRAY	6640 GIBBONS DR	604 271 0284	<i>Anne Murray</i>
LEON CLISOR	6540 GIBBONS DR	604-274-1787	<i>Leon Clisor</i>
DON BEAUPRE	6331 GIBBONS DR	604 277-5553	<i>Don Beaupre</i>
Tom Collins	6546 Gibbons Dr	604 271 3172	<i>Tom Collins</i>
DON NEAL	6231 GIBBONS DR	604 275-5742	<i>Don Neal</i>
STEPHANIE PRINCE	6231 GIBBONS DR	604 275-5742	<i>Stephanie Prince</i>
MR. GUY MANKHATA	6380 Gibbons Dr	(604) 271-7381	<i>Guy Mankhata</i>
John Bisson	6280 Gibbons Dr	(604) 271-7381	<i>John Bisson</i>
ROSA PERONE	6400 GIBBONS DR	(604) 272 7247	<i>Rosa Perone</i>
PIETRO PERONE	6600 GIBBONS DR	(604) 272 7247	<i>Pietro Perone</i>
Alexandre Tsui	6440 Gibbons Dr	(604) 272 0277	<i>Alexandre Tsui</i>
Denise Stephens	6471 Gibbons Dr	271-4907	<i>Denise Stephens</i>
J. Bateson	6560 Gibbons Dr	277-7539	<i>J. Bateson</i>
DAVID HUFFER	6655 GIBBONS DR	272 35 14	<i>David Huffer</i>
Marilyn Huffer	6655 Gibbons Dr	272 35 14	<i>Marilyn Huffer</i>
Al Isaac	6451 Gibbons DR.	271 9509	<i>Al Isaac</i>
DON BEAUPRE	6311 GIBBONS DR	272 5303	<i>Don Beaupre</i>

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- # RZ04-272729 6840 and 6880 No. One Road

Name	Address	Phone No.	Signature
DAVE LISTER	6451 GIBBONS DR	271-1966	
JUANITA LISTER	✓ ✓	271-1966	
Paul & Kim	6651 " " Dr	448-1789	
Anique Lee	6068 Gibbons Dr	204-2028	
Eno Lee	✓ ✓	204-2028	
JEFF SIMUS	6391 GIBBONS DR	604-448-6655	
MARCIE SIMUS	6391 GIBBONS DR	448-0604	
RONALD CHANG	6040 GIBBONS DR	275-6878	
LINDA CHANG	" "	" "	
PRITAM ATHWAL	6291 GIBBONS DR	604-272-4946	
Mitchell Witkowski	6351 Gibbons Dr	604 2721981	
LO TUNG WEN	6251 GIBBONS DR	604-2758666	
ADELAIDE FUNG	6240 GIBBONS DR	604-277-1816	
Yasuhiko Nakatsuka	6140 Gibbons Drive	604-275-5127	
Hiroshi Nakatsuka	" "	" "	
Connie Kuro	6371 Gibbons Drive	604-2773668	
Janison Feng	" "	" "	

WILL PUT MOUNT TOWARD  
SUEING THE CITY  
IF ZONING CHANGES





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- # RZ04-272729 6840 and 6880 No. One Road

PRINT Name	Address	Phone No.	Signature
LAW FRIER	4140 TUCKER AVE	604 274-2842	Law Frier
Barbara Frier	4240 Tucker Ave	604 274 2862	Barbara Frier
Randy Zindler	4351 Tucker Ave	604 275-0336	Randy Zindler
GARY SILVERBERG	4331 Tucker Ave	604 277-7711	G. Silverberg
BERT SVERDRUP	4311 TUCKER AVE	604-275-6715	Bert Sverdrup
Aldere Poon	4271 Tucker Ave	604 270-9228	Aldere Poon
CECILIA POON	" "	" "	Cecilia Poon
Janeis Young	4271 Tucker Ave	604 261-5757	Janeis Young
ALTON HSU	" "	604 261-1887	Alton Hsu
LI MAO YUK	4011 TUCKER AVE	604 274 3630	Li Mao Yuk
LAURENCE DICKINS	4152 TUCKER AVE	604 274 7447	Laurence Dickins
G. J. MARTIN	4180 TUCKER AVE	604 271 2554	G. J. Martin
G. J. MARTIN	4191 Tucker Ave	604-274-3555	G. J. Martin
A. L. MARTIN	4191 TUCKER AVE	604-274-3555	A. L. Martin
STEPHAN ALEXANDER	4040 TUCKER AVE	604 413-5273	Stephan Alexander
Susana Li	4120 Tucker Ave	604 271-6801	Susana Li
George Montgomery	4171 Tucker Ave	604-272-4795	George Montgomery
NADINE MONTGOMERY	4171 TUCKER AVE	604-272-4795	Nadine Montgomery



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- # RZ04-272729 6840 and 6880 No. One Road

PRINT Name	Address	Phone No.	Signature
Kaori Kuroyama	6431 NICOLE PLACE	604 202 8151	Kaori Kuroyama
ROSBITA HO	6391 NICOLE PLACE	604-271-8869	Rosita Ho
Stephanie Beatty	6311 NICOLE PLACE	604-274-1168	Stephanie Beatty Signing for Cynthia Beatty
Peterina Williams	6291 Nicole Place	604 275 2794	June Stuckey
KAREN CHAN	6271 Nicole Place	604 277 7751	Karen Chan
FRANCIS CHAN	6251 Nicole Pl.	(604) 275-7782	Francis Chan
LIMING SUMMERS	623 Nicole Pl.	604 537 7609	Liming Summers
Stephanie Summers	6231 Nicole Pl.	604 309 5156	Stephanie Summers
Junming Chan	6211 Nicole Pl.	604-233-0522	Junming Chan
LISA CHAN	6191 NICOLE PLACE	604-724-1003	Lisa Chan
Edy Gold	6151 N COLE PLACE	604 649 2095	Edy Gold
CINDY GOLD	6131 Nicole Place	604-277-3955	Cindy Gold
Raymond Ho	# 6140 Nicole Place	604 241-1293	Raymond Ho
Amy Ng	6160 Nicole Pl.	604-448-8913	Amy Ng
Guo Ping Ho	6110 Nicole Pl.	604-275-5447	Guo Ping Ho
Reshma Uppe	6420 No 1 Rd	604-274-9236	Reshma Uppe
NATALIE CHAN	6360 No 1 RD	604-275-3316	Natalie Chan









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- # RZ04-272729 6840 and 6880 No. One Road

PRINT Name	Address	Phone No.	Signature
Gay	6060 No. 1 Rd	274-2257	
Miracle Low	6000 Nicole Place	272-2787	
Kim Wall	4031 - 4040 St	274-3631	
...	...	...	...
...	6540 # 1 Rd	272-1376	
...	...	...	...
...	...	...	...
...	6140 No. 1 Rd	272-7411	
<del>Frank K Low</del>	6128 No. 1 Rd	271-8072	
Sakineh ...	6100 No. 1 Rd	244-5808	
Sakineh-Bedelaghian	6030 No. 1 Rd	604-2794931	
Rebecca Wan	6031 Forsyth Cres	604-273-2936	
Tony Ants	6220 # 1 Rd	778-358, 7470	

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**Mr. Mayor and Councillors.**

My name is Michael Thomas. I reside at 4451 Stonecrop Avenue in the neighbourhood of Gibbons and Thompson where I have lived for almost 9 years, and in the City of Richmond for over 31 years.

I would like to paint for you a picture of Richmond, and more importantly that of the Gibbons and Thompson neighbourhood.

Gibbons and Thompson is an area bounded by Granville Avenue on the south side, No. 1 Road on the west side, and Westminster Highway on the north side.

The area consists of many new and older single-family homes of different styles and sizes that are located on narrow quiet roads and avenues. Many of the properties have large treed and well kept landscaped gardens both at the front and rear of the homes that give the area its character. This character is further enhanced by various wildlife such as families of Raccoons, Squirrels and other creatures that manage to live in harmony with the neighbourhood residents.

The junction of Granville Avenue and Railway has been re-aligned with traffic lights, and the Avenue between Railway and No.1 Road has been upgraded with sidewalks and the planting of trees on either side. The road consists of two traffic lanes, one in each direction, with a central two-way turning lane.

Burnett Secondary School is located immediately next to the junction of Railway and Granville Avenue. It was completely renovated a few years ago, and the main entrance to the school was re-aligned within 50 yards of the traffic lights. Every school day, morning and afternoon there is chaos and traffic congestion as students and parents vie with each. Students are either racing in to or out of the school parking lot. Parents and others are parked in both of the single traffic lanes opposite the school entrance, making it extremely difficult for other vehicle drivers.

Any increase in traffic along Granville Avenue will not solve the downtown commute, but it will lead to a major increase in the traffic chaos and congestion at the junction of Railway and Granville Avenue.

It is only a matter of time before there is a major accident.

## GIBBONS AND THOMPSON COMMUNITY CONCERNS

Thompson Elementary School is located near to Gibbons Drive and Westminster Highway. The main access to the school for traffic and the children is off Gibbons Drive. Gibbons Drive is a very narrow road and barely wide enough for traffic to pass in either direction. A sidewalk near to the school is only defined in part by a painted white line that traffic inevitable ignores when passing in opposite directions. The school authorities and the police have had problems for years trying to prevent children walking on the road, and speeding and other dangerous drivers driving on the sidewalk.

As the population of Terra Nova has continued to grow to the west of No.1 Road, so too has the population to the south and west of Richmond. This has resulted in a considerable increase in the volume of traffic along No. 1 Road that connects with Westminster Highway.

At peak hours drivers are now seeking alternative short cuts to beat the increasing congestion and at the junction of No. 1 Road and Westminster Highway. The only real alternative is through the Gibbons and Thompson area, and as previously stated, the roads are narrow. It is only a matter of time before there is a serious accident, especially near to the Thompson Elementary School.

Already there are increasing numbers of vehicles parked along No. 1 Road that reduces the steady flow of traffic from two lanes in either direction to single lanes. As time progresses, the potential for many accidents to occur, increases as drivers weave their way around parked vehicles.

With the increasing size of the population in Richmond, so to has the demand for more land to be made available for housing and other related facilities.

In the wake of this growth and demand, has come a change in attitude, as to how to gain a large financial profit by changing the allocation and zoning regulations of the existing land whether it is already in use for housing, commercial usage, or agriculture.

Land owners, property developers, and many others are constantly applying to the City of Richmond to change the rules and zoning regulations so that just about anything can be built, regardless of how high, wide, big, and how ugly it may be.

## **GIBBONS AND THOMPSON COMMUNITY CONCERNS**

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We have all seen in the many areas of Richmond where existing houses, one after another have been sold, demolished, and land assembly taken place. Various developers continue to construct, row after row of two and three level town houses, and other properties that are identical in design and appearance. Many of the properties being built today are so designed that they use the maximum amount land possible with no regard or concern for children and where they can grow up and play.

Does anybody give any real thought about the dangers of and how quickly a fire can spread in wooden structures. It can and does at an alarming rate. Many of the smaller townhouse complexes have been designed and constructed with very narrow access lanes to garages at the rear of the properties. These lanes are so narrow that in many instances it is impossible for fire trucks to safely drive in and out. It would seem that nothing has been learned?

This "pack them in" attitude is very obvious from the massive on-going construction activity, and is worsening with total disregard toward the feelings and concerns of the residents of Richmond.

Nobody likes the old ideas of "Ribbon Development", "Row Houses", and "Condominium City". But this is exactly what is happening in Richmond along many of the arterial roads, and is now encroaching into existing single-family neighbourhoods.

The two, three and more levels of this ribbon form of development are isolating one neighbourhood block after another. Each neighbourhood is faced with the same issue of loss of privacy, depletion in property values and an increase in traffic.

With this form of enclosure it is becoming more difficult to appreciate what is happening within each neighbourhood and what other changes have occurred caused by re-zoning and sub division.

### **IT IS NOT A PLEASANT PICTURE.**

Neighbourhoods such Gibbons and Thompson have houses situated on large lots. These lot sizes represent to existing landowners, especially if the land was acquired many years ago, when land was relatively inexpensive, a wonderful opportunity in today's market place to sell for a large financial profit.

## GIBBONS AND THOMPSON COMMUNITY CONCERNS

Unfortunately, the sale of the land to a Land Developer triggers off two things. The first is to see whether it is possible to acquire the land on either side, and the second is an immediate application to the City of Richmond for the lot or lots to be re-zoned and/or to be sub divided.

If successful either way, the developer stands to make a greater profit by having multiple dwellings instead of one.

Unfortunately, there appears to be little effort or the will by the planners of the City of Richmond to enforce there own regulations and turn down these many attempts by the Land Developers to change or bend the rules.

The re-zoning and sub division of property lots from single-family to multiple family dwellings along Granville Avenue, No. 1 Road, and Westminster Highway, could lead to the creation of an enclosure of two, and most likely three level townhouses on the three sides of the Gibbons and Thompson area. This would result in the loss of privacy enjoyed by the existing single-family homes, the reduction in property values, and finally the destruction of the Gibbons Thompson neighbourhood character.

It would only be a matter of time before the lots within the Gibbons and Thompson area are also re-zoned and sub-divided that would result in the ultimate destruction of the quiet roads, avenues, loss of wildlife, and the character of the community atmosphere.

### **Mr. Mayor and Councillors.**

I am therefore requesting on behalf of all of the residents who support my concerns, to vote against the re-zoning applications and the sub division of the property lots from single family to multiple family dwellings in the Gibbons and Thompson neighbourhood, and especially along Granville Avenue, No.1 Road, and Westminster Highway that bound this area.

I am also requesting on behalf of other neighbourhoods throughout Richmond that the Counsel Members of the City of Richmond, to stop and think more clearly about "Ribbon Development", "Row Houses", and Condominium City. To listen to the concerns of the residents of Richmond who are weary of having to constantly bring these types of concerns to the City of Richmond Council, only to find that in many instances their efforts have fallen on deaf ears. Make better decisions. Call a halt to such rampant forms of development before it is too late to rectify the mistakes that are happening as we now speak.

My name is Marlene Hart. I live at 6691 Gibbons Drive.

SCHEDULE 9 TO THE MINUTES  
OF THE REGULAR MEETING OF  
COUNCIL FOR PUBLIC  
HEARINGS HELD ON MONDAY,  
JULY 18<sup>TH</sup>, 2005.

Page 1

We represent the residents of the THOMPSON/GIBBONS area who treasure its fascinating history!

Richmond's Heritage Inventory in Richmond Archives states:  
"It is interesting to note that, as early as 1938 Richmond Council was aware of the need for planning and zoning policies to qualify for loans under the Federal Housing Act, and for some form of architectural control WHICH WOULD ALLOW THE REFUSAL OF A PERMIT FOR ANY BUILDING CONSIDERED DETRIMENTAL TO NEIGHBOURING BUILDINGS".

The Heritage Inventory also pointed out that the Veterans Land Act of 1942 was enacted to help rehabilitate Canadian war veterans by resettling them on the land.

One of these VLA subdivisions was created when the THOMPSON FARM, stretching from River Road south to Granville Ave., was purchased by the Veterans Land Act and subdivided into one-acre parcels for sale to the Veterans, repayable at very low mortgage rates.

They built homes on the one-acre lots and some of these bungalows still remain.

Two of these homes are still occupied by the original veterans who built there,  
*and family of the veterans.*

Over time, many of the Veterans took advantage of the agreement which allowed them to subdivide off a half-acre,

page 2

These half-acre lots were quickly snapped up by people who wished to build family homes on spacious lots. The current RIE zoning allowing for a minimum frontage of 59.055 feet must be preserved!

The Gibbons Drive-area's location was ideal! It was a short hop to the main "Downtown Richmond" facilities, very close to the Oak Bridge and, later, the even more convenient No. 2 Road Bridge to the Airport & downtown Vancouver.

Unlike most half-acre lots in other parts of Richmond, which are on peat land, this was solid clay loam soil, as demanded by the VLA,

Some owners loved the location so much that they had new homes designed and built cleverly around the basic bungalow as the nucleus. They continued to live in their homes during the transition stage.

The four main roads in the Thompson/Gibbons area were named to commemorate four young Richmond servicemen who lost their lives in action in World War II,

They were: James Walter Gibbons, a pilot officer in the Royal Canadian Airforce and three soldiers who served with the Seaforth Highlanders: Lieutenant Lewis Ord Riddell Tucker, Private Reginald Forsyth & Private Louis Pete Gamba.

The Thompson/Gibbons community has developed as a beautiful mosaic of people of all ages and all occupations and professions.

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Page 3,

There is also a wide variety of home styles. Some are graced with sidewalks and curbs and covered ditches. Others have landscaping around the ditches with their boulevards on city land lovingly cared for by the occupants. There is lots of mature vegetation, including many types of trees and even some Heritage Trees beautifying the area.

One anonymous neighbour arranges for his gardener to trim the lawn triangle at the junction of Gibbons and Gamba. We all look forward to having a passive rest area with benches and a small garden located there in the future. Beautifying this median (possibly <sup>one of</sup> Richmond's largest) would be a happy extension of the city's impressive floral displays existing in other medians in the city.

Sounds like Camelot? Well, it is to us! As varied as we and our homes are, we all agree on one thing: There must not be any deviation from single family zoning that would allow a multi-family development to ruin the character of this precious neighbourhood. Important also is that rezoning now would open the door to other such projects in the future.

The residents of Thompson/Gibbons are back to tell you that we are adamant this shall remain an area of single family homes. Our unified voices echo for the Thompson/Gibbons ~~area~~ area:  
KEEP THE STATUS QUO!      KEEP THE STATUS QUO!      KEEP THE STATUS QUO!



My name is Ken Hart. I reside at 6691 Gibbons

SCHEDULE 10 TO THE MINUTES  
OF THE REGULAR MEETING OF  
COUNCIL FOR PUBLIC  
HEARINGS HELD ON MONDAY,  
JULY 18<sup>TH</sup>, 2005.

Back in 1956, Richmond received "bad press" in a Vancouver Sun newstory which reported that Clive Justice (a consultant to the newly-minted Richmond Town Planner) criticized the lack of planning and urban sprawl in Richmond.

In 1957, the Vancouver Sun established a Richmond Bureau. It consisted of one man, myself, Ken Hart. My mandate was to report positive news about Richmond. This I did for many years, including covering the farmer-dominated Council and watching it change completely to its current mix.

Our first residence in Richmond, also known as the Sun's Richmond Bureau, was a rental third floor walk-up suite in the still standing Heritage farm home at River Rd & Gibbons Drive.

I had embarked on my real estate career by the time that we chose Gibbons Drive as the location for the home we built to house our family of three teen-agers.

The Thompson/Gibbons area is the perfect micro community. Just across No. 1 Rd to the west is a mix of high density townhomes & apartments and also the Terra Nova Shopping Centre. We most certainly do not need more high density development in the Thompson/Gibbons area.

East of No. 1 Road, the continuation of this micro community, are freehold single family homes. To complete the mix are the Thompson Elementary School and Gibbons Park, the well-used baseball diamond. Last, but not least, the renowned Burnett High School and the beautiful (and long awaited) Thompson Community Centre.

During my 35 years selling real estate in Richmond, I have seen many changes in real estate development in our city.

At one time, developers were content to abide by existing single family zonings. Slowly, but surely, with the encouragement of city planners, development morphed into as high a density as the developers could achieve, planting townhomes and condominiums, not only in the town centre where our city fathers originally wanted them, but anywhere in the city!

The Developers were really flexing their muscles. Their attitude could be summed up by paraphrasing an outrageous statement by an ex General Motors president: "What's good for the Developers is good for Richmond City."

We are here today to say: "NO...WILLY-NILLY high density development is NOT GOOD for our city!!"

Residents of the Gibbons/Thompson area hereby underline the fact that we are adamantly against changing our present single family zoning, in any way.

In other words: "If it ain't broke...don't fix it!!"

SUBJECT: Multiple – family rezoning application at  
4111 and 4093 Granville Avenue RZ04-275922  
6840 and 6880 No.1 Road RZ04-272729

**THIS IS A STATEMENT**

My name is Dianna Thomas I live at 4451 Stonecrop Avenue Richmond

I have lived within Richmond for 31 years and have resided at the Stonecrop residence for almost 9 years.

My first memories of Gibbons, Gamba, Tucker etc. would have been within one month of setting up home here in Richmond. The recollections of turning off Granville Avenue whilst on a long jaunt walk of discovery and coming upon a most charming area, with a variety of beautifully groomed homes, ditches most natural, which had such a tranquil appearance. My first thoughts were the people here care very much for there environment, and since then I have traveled through this area just to absorb the ambiance it creates with birds wildlife so natural and smashing for families and only a step from the dyke and all that can be offered to a newcomer to this area.

Now I am most fortunate to reside close by and I mean most fortunate. The neighbourhood has become part of my life. When I was advised of the applications taking place for rezoning on Granville Avenue and No.1 Road, I immediately signed the petition. And the following day took a walk around Granville Avenue and No1 Road to read the posted signs.

My concerns are that our City which when I arrived was a small town of 50,000 people and is now quite a large city with approximately 200,000 people. Yes homes must be provided, but in a balanced and well planned manner. This is a tremendous task, but with forethought and considering the past and the future one can retain some of the old and provide new areas on different scales. So surely keeping the status quo in zonings for some areas best suited, would be far better for our city in the future. The area in question must be retained with the zoning it already has in place.

“Terra Nova” on the west side of No 1 Road has diversification, High density and other. So to create a good balance it stands to reason to keep the zoning which is already in place on the east

side of No1 Road, Gibbons Drive, Granville Avenue, Westminster Highway and all that encompasses.

Larger lots. "Keep existing zoning and other in said area"

Traffic is also a most important consideration and the building of smaller dwellings such as "High Density" Town homes would not enhance this problem but create a monumental one. Parked cars in side roads etc. This statement is from the heart but I do believe that such consideration must also be given elsewhere in Richmond where appropriate with agreement of Richmond residents. We all love our city and wish for it to grow in a balanced fashion for all.

Dianna Thomas

Paul Dylla  
6526 Gibbons Drive, Richmond, V7C 2E1

I want to thank you, our elected Council representatives for listening to the overwhelming outcry against the Arterial Roads and Lane policy, and for moving forward the recommendations from your Planning Committee to protect our neighbourhood's character.

I have three recommendations to you regarding:

1. The consultation process
2. The status Granville Avenue between Railway and No.1 Road.
3. The 60% / 40% growth strategy.

I was shocked when I first read the proposed Arterial Roads and Lane policy in January to find out that the general public had not been consulted.

1. First, it circumvented the OCP process which clearly states that all stakeholders need to be openly engaged in the definition of their neighbourhood<sup>1</sup>. Potential development plans were presented at the Thompson Community Centre that targeted specific lots for redevelopment without prior knowledge of the property owners.
2. Second, your staff only consulted developers and the realtors. These are the people who stood to gain the most financially, and had no long-term commitment to the neighbourhoods they were changing. Consequently, roads were included in the plan as arterial not based on transportation needs, but rather on development potential.
3. Third, the perception was that this policy was being developed under the covers, with the hope of getting council approval without having to go through the tedious public participation process. It was only through the vigilance of Richmond residents that the enormity of the impact to our lives was brought to your attention.
4. Fourth, had it snuck through, it would have significantly changed the OCP... and this is not my personal interpretation... this was stated in the goals of the proposed policy.

Considering that the City of Richmond website states that "The OCP provides certainty for residents, land owners and the City about the future"<sup>2</sup> I personally have to admit that I felt betrayed.

Like many of my fellow residents, I purchased my single largest investment based on the information in the OCP and confirmation from city staff that there were no changes being planned for our community.

So my first recommendation is that you review the stakeholder engagement process to ensure that it truly supports the wording in your OCP policy, and that in the future you won't have to worry about policies being drafted without appropriate consultation.

I want to express my support for your recommendation to take Granville Avenue, [between Railway and No.1 Road], out of the Arterial Road and Lane policy. I can confidently state that the large majority of residents in our area support this recommendation, as demonstrated by the significant feedback you received from the Thompson Community Centre Open House on April 27<sup>th</sup> and at the June 1<sup>st</sup> Special Planning Committee Meeting.

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<sup>1</sup> "The OCP is a long-range vision that reflects overall community values that have been determined through the public participation process". From the City of Richmond OCP, Schedule 1 Community Plan, Plan Interpretation.

<sup>2</sup> City of Richmond website <http://www.richmond.ca/services/planning/ocp/history/ocp200.htm>, OCP History, Why is the OCP important.

Allowing this section of Granville Avenue to remain in the Arterial Road & Lane policy, and thereby introducing high density will affect our community as follows:

1. It will significantly increase the automobile traffic, adding between 500 and 700% more vehicles to the Richmond's road systems.
2. It will result in more cars using non-arterial roads, such as Gibbons and Riverdale, to bypass the designate arterial roads and their traffic controlled intersections, to travel between Westminster Hwy and Granville Avenue.
3. It will significantly compromise the safety of children, pedestrians and cyclist using Granville Avenue to travel to the Thompson Community Centre, the Burnett High School or the Thompson Elementary School at the north end of Gibbons.

We have already seen an increase in traffic and speeding in our neighbourhood, and have started to work with your staff to implement traffic calming features, so that we can once again enjoy the pleasure of walking and cycling on our neighbourhood streets.

My second recommendation to you is that in addition to taking Granville Avenue between Railway and No.1 Road out of the Arterial Roads and Lane policy, you also consider reclassifying this section as a non-arterial road.

I base this recommendation on the following:

1. According to your own traffic engineering department, the number of daily trips does not support this being an arterial road. The number of car trips is about 1/5 of the traffic along Westminster Hwy and No. 1 Road. Comparatively, it is about the same or less than the traffic on the major streets in Terra Nova, none of which are designated as arterial.
2. TransLink does not consider this section of Granville to be an arterial road, and has no plans to put any transit services on this road.
3. This street is not suitable for high volumes of automotive traffic. It has one lane going each way, with cycling paths on both sides and a central left turn lane the whole length.
4. Children and adults use the cycling path not only for cycling, but for rollerblading and skateboarding.
5. It is the only people friendly road that directly connects the communities living West of No. 1 Road with their Community Centre and local high school.
6. Two main arteries already exist that move the traffic reasonably well towards the south-western section of Richmond:
  - Westminster and No. 1 Road
  - And Granville which curves into Railway.

Leaving this section of Granville Avenue defined as an arterial road will mean that the Urban Development Department staff might once again target the properties on this street for densification in the future.

My third recommendation is that you review and reconsider the OCP growth targets of 60% for the city centre and 40% outside of the city centre.

This growth target was established in the late 90's, and might have been appropriate then, but times have changed. We now have the RAV line coming into our city centre, and what an opportunity to leverage this to build a vibrant city centre. I would suggest that an 80/20 split between city centre and the rest of Richmond would serve our community much better.

Considering that your recently sponsored IPSOS-REID survey confirmed that *traffic and transportation are the most important issues facing our community, and should receive the greatest attention from our local leaders*, I urge you to take further steps to

1. Review your consultation process to achieve broader stakeholder participation
2. Reclassify our section of Granville as non-arterial
3. Change your growth strategy to focus 80% of new residences in the city centre.

Thank you.

Paul Dylla

**Public Hearing**  
**Single-Family Lot Size Policy 5411, Sections 11-4-7 and 14-4-7**  
July 18, 2005

Marion Smith  
6580 Mayflower Drive  
Richmond, BC V7C 3X6  
(604) 277-0259

SCHEDULE 13 TO THE MINUTES  
OF THE REGULAR MEETING OF  
COUNCIL FOR PUBLIC  
HEARINGS HELD ON MONDAY,  
JULY 18<sup>TH</sup>, 2005.

In the past few weeks, we have canvassed the south Riverdale subdivision. This is the worst time of year to do this, but even so, more than half the neighbourhood has indicated that it is opposed to rezoning. There are 293 houses in the Riverdale subdivision. We have signatures from 157, or 53.5%, who are opposed to a zoning change. When we add the people who had already signed in April at Thompson Community Centre, the total comes to 56.6% against re-zoning. We have a count of just over 200 signatures, although this would have been much higher if we had tried to maximize the number of signatures.

Of the properties on the north side of Granville, those that would be directly affected by arterial road rezoning, six did not want to be rezoned. One favoured rezoning. There are five other residents in the strip between McCallan and Mayflower from whom we do not have a response.

The Riverdale residents who did not sign are not necessarily in favour of rezoning. They are people who:

- were not at home after two, three and four visits;
- do not speak English;
- identified themselves as renters;
- did not answer the door; or
- were not informed enough to have an opinion.



A very small minority did indicate that they were in favour of rezoning. However, overall, residents on every street in the Riverdale subdivision are opposed to rezoning on Granville.

These people are your constituents. At least some of them voted for you, expecting you to look after their interests. Certainly, this process, in which neighbourhoods have to organize, canvas every household, and attend multiple meetings, is a flawed process. It is extremely time consuming, it costs money, and it causes a huge amount of distress for people whose homes are threatened with rezoning.

The Riverdale subdivision is a very stable neighbourhood. Original owners occupy many of the houses. The area is going through a natural progression in which people move out and new young families move in. These new families move in precisely because the houses are a decent size, and have yards large enough for children to play in. Some of these new residents are spending a great deal — \$100,000 and more — in renovations. This is the way that neighbourhoods should change, with people moving in and renovating.

Neighbourhood renewal should not mean tearing down perfectly good houses so that someone can make a profit.

Richmond's current growth policies are counter to what many people want for this city. Yes, we want our neighbourhoods to be left alone. However, people are also appalled at the density of developments such as those in Steveston and the Garden City area. Many do not agree with the plans for the realignment of River Road. And many more will disagree when they find out about the density planned for the area along the river between the Dinsmore Bridge and Capstan Way.

I don't want to live in a renegade city that thumbs its nose at the rest of the region. I want my city to follow the GVRD's livable region plan. I want my city council to concentrate on making Richmond more livable, not swamping us with overdevelopment.

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## A message to the residents of Riverdale subdivision

There currently are rezoning applications for Granville Avenue that will affect this neighbourhood.

The rezoning applications are for:

- 4111 and 4093 Granville Ave from single family R1-E to Townhouse zoning.
- 4611 and 4451 Granville Ave from single family R1-E to R1-0.6 — 2 small lots with lane (under the Lane Establishment and Arterial Road Redevelopment Policy).

**It is important that the Richmond City Mayor and Council hear what the residents of Riverdale want for their neighbourhood.**

**There will be a Public Hearing at City Hall on Monday, July 18, 2005 at 7:00 pm**  
[Date to be confirmed at the council meeting of June 27<sup>th</sup>]

- **Please sign the Riverdale neighbourhood survey**
- **Please attend the July 18<sup>th</sup> Public Hearing**
- **Contact the mayor and councillors with your opinion on these rezoning applications**

### **What has happened so far?**

Rezoning applications have been made for properties on Granville Avenue. These rezonings follow the Lane Establishment and Arterial Road Redevelopment Policy. Under this policy, lots along major arterial roads are rezoned to allow small lots (30 – 33 foot) accessed by a back lane..

A neighbourhood group in the Gibbons Road area has opposed these rezonings in order to preserve the single family character of the neighbourhood. Lots in the Gibbons and Riverdale subdivisions are zoned R1-E (60 foot lots). Riverdale area duplexes are zoned R5 (strata title lots).

### **Public meetings held:**

**Public Consultation Meeting**, Thompson Community Centre, Wednesday April 27, 2005.

- Over 200 attendees, 85% opposed to rezoning.

**Planning Committee Meeting**, City Hall, Wednesday, June 1, 2005

- Council chambers were filled to capacity.
- Results of the April 27<sup>th</sup> meeting were received.
- Planning Committee recommended that:
  - the portion of Granville Avenue between No. 1 Road and Railway Ave “be removed from the Lane Establishment and Arterial Road Redevelopment Policies;
  - That following recommendations be forwarded to Public Hearing:

“(a) that Single-Family Lot Size Policy 5411 for the westerly portion of the Granville Avenue and No. 1 Road area (Section 11-4-7)[Gibbons area] permitting existing Single-Family Housing District, Subdivision Area E (R1/E) be reconfirmed; and

(b) that Council adopt a new Single-Family Lot Size Policy for the easterly portion of the Granville Avenue and No. 1 Road area (Section 11-4-7) [Riverdale area] and for the lots on the south side of Granville Avenue between Railway Avenue and No. 1 Road (Section 14-4-7) restricting rezoning and subdivision to the Single-Family Housing District, Subdivision Area E (R1/E)."

[Note: this restriction on rezoning would be in place for five years].

**City Council Meeting, City Hall, Monday, June 13, 2005**

- City council approved the sending of notice of Public Hearing to the local area that had been advised of the April 27, 2005 open house at Thompson Community Centre.

**What's next:**

**Public Hearing at City Hall on Monday, July 18, 2005 at 7:00 pm.**

- **Please sign the Riverdale neighbourhood survey**
- **Please attend the July 18<sup>th</sup> Public Hearing**
- **Contact the mayor and councillors with your opinion**

**Richmond City Mayor and Councillors**

[www.mayorandcouncillors@city.richmond.bc.ca](mailto:www.mayorandcouncillors@city.richmond.bc.ca)

- Send a copy of your e-mail to [riverdale2005@shaw.ca](mailto:riverdale2005@shaw.ca)

Mayor Malcolm Brodie  
(604) 276-4123

Councillor Linda Barnes  
(604) 787-3118

Councillor Derek Dang  
(604) 276-4134

Councillor Evelina Halsey-Brandt  
(604) 276-4134

Councillor Sue Halsey-Brandt  
(604) 271-7783

Councillor Rob Howard  
(604) 274-9506

Councillor Kiichi Kumagi  
(604) 275-0153

Councillor Bill McNulty  
(604) 277-2176

Councillor Harold Steves  
(604) 277-7759

**Mailing address:**

City of Richmond  
6911 No. 3 Road  
Richmond, B.C. V6Y 2C1

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For further information please contact:

Marion Smith

(604) 277-0259

e-mail: [riverdale2005@shaw.ca](mailto:riverdale2005@shaw.ca)

**Can you help?**

- deliver flyers (1-2 hours) between June 28 and July 18, and/or
- take the survey form to your neighbours so that we have everyone's response.

***Your neighbourhood needs your support now !!***

# Riverdale Neighbourhood Survey

June/July 2005

## Regarding- rezoning applications for:

- 4111 and 4093 Granville Ave from single family R1-E to Townhouse zoning
- 4611 and 4451 Granville Ave from single family R1-E to R1-0.6 — 2 small lots with lane (under the Lane Establishment and Arterial Road Redevelopment Policy).

Name	Address	Phone (604)	In favour of R1/E 60' lot (current) zoning	In favour of rezoning to smaller R1-0.6 lots with lane	No opinion	Signature
L.J.H.						
RIVER LIU	6360 RIVERDALE	271-3959	✓			<i>[Signature]</i>
G.D.						
ANITA DAVIS	6380 RIVERDALE	271-6674	✓			<i>[Signature]</i>
MARGARET						
MACLEOD	6340 RIVERDALE	271-5894	✓			<i>[Signature]</i>
DELLA ZIBERT	6280 RIVERDALE	274-9122	✓			<i>[Signature]</i>
LANCE M. JEFFERSON	6140 RIVERDALE	274-7587	✓			<i>[Signature]</i>
SEJ.						
SIAN EUWJONG	6131 RIVERDALE	241-4478	✓			<i>[Signature]</i>
SKK						
SUJTLA NA KARCHOLO	6171 RIVERDALE	604-272-0747	✓			<i>[Signature]</i>
N.W. AMOFA						
MIEMCZYKIEWICZ	6351 RIVERDALE	279-0166	✓			<i>[Signature]</i>
T.P.S.J						
TAKHAR TRIPT	6411 RIVERDALE	270-0537	✓			<i>[Signature]</i>
JOYCE LAM	6026 RIVERDALE DRIVE	278-2520	✓			<i>[Signature]</i>
Ronne Wan	6011 Riverdale	273-9205	✓			R.Sun
ARTHUR WAN	6011 Riverdale Dr.	233-9205	✓			<i>[Signature]</i>
R. VAN DE WATER	6291 RIVERDALE DR.	274-0144	✓			<i>[Signature]</i>
BRUCE LAFFANG	6371 RIVERDALE DR	277-2511	✓	-	-	<i>[Signature]</i>
Betty Wu	6271 Riverdale DR	272-2257	✓			<i>[Signature]</i>





### Riverdale Neighbourhood Survey

June/July 2005

**Regarding- rezoning applications for:**

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Name	Address	Phone (604)	In favour of R1/E 60' lot (current) zoning	In favour of rezoning to smaller R1-0.6 lots with lane	No opinion	Signature
MOORE/MCAULEY	6911 RIVERDALE	274-6722	YES	NO		[Signature]
ERIC CHING	6871 RIVERDALE	448-8927	YES	NO		[Signature]
STEVEN LUI	6851 RIVERDALE	272-3572			YES	[Signature]
Kannan Kamalakaran	6831 Riverdale Dr	274-1045	YES	NO		K. Karan
MARIA MISHIGUATOS	6811 RIVERDALE DRIVE	604-275-9210	YES	NO		[Signature]
CHRISTIAN GEX	6791 RIVERDALE	274-7013	YES	NO		[Signature]
ALAN MATHIAS	6580 RIVERDALE DR.	604-448-5554	YES	NO		[Signature]
Farm Appeal	4511 GRANVILLE AVE	604-246-1018	YES			[Signature]
J S. O'Leary	4531 Granville Ave		YES			[Signature]
Eboif Nson	4551 GRANVILLE	604-277-1191	YES			[Signature]
A Moore	4541 Granville Ave	8282 604-277-1191	YES	NO		[Signature]
M. R. KEMPIN	6900 RIVERDALE DR	274-1860	YES	NO		[Signature]
Debra Sellers	4571 Granville	275-1664		YES		[Signature]
Lynn 'Olav Torsvik	6891 Riverdale Dr.	275-6845	YES	NO		[Signature]
PAT MORRISON	6780 RIVERDALE DR	275-0471	YES	NO		[Signature]





### Riverdale Neighbourhood Survey

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Name	Address	Phone (604)	In favour of R1/E 60' lot (current) zoning	In favour of rezoning to smaller R1-0.6 lots with lane	No opinion	Signature
PRINT						
M + M Smith	6580 Mayflower Dr	277-0259	MS.			M + M Smith
S McSerry	6911 Mayflower	278-5162	\$			S McSerry
D Bayzide	6900 Mayflower	371 6569	AB			D. BAZICK
WALT SWEE LAC	6580 MAYFLOWER DR	274-8418	SR			Walt Sweet
GINDY AVERY	6831 MAYFLOWER DR	271-1781	SR			Gindy Avery
Brenda HULL	6811 Mayflower Dr		SR			Brenda Hull
Alvin Chan	6771 Mayflower Dr		SR			Alvin Chan
Calvin Tom Tang	6751 Mayflower Dr	274-7991	SR			Calvin Tom Tang
Jeanette Balyun	6731 Mayflower	274-2888	SR			Jeanette Balyun
Carla Odorico	6711 Mayflower Dr	278-1892	SR			Carla Odorico
RUS KADOUAKA	6800 Mayflower Dr	277-2356	SR			Rus Kadouaka
MARCO M MOWBRAY	6611 MAYFLOWER DR. RICHMOND	271 0259	SR			Marco Mowbray
Cathy Luo	6591 Mayflower Dr.	241-9906	SR			Cathy Luo
L + L DeBeau	6871 Mayflower Dr	275-5571	SR			L + L DeBeau
CRYSTAL LEE	6820 Mayflower Drive	303-0656	SR			Crystal Lee



### Riverdale Neighbourhood Survey

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Name	Address	Phone (604)	In favour of R1/E 60' lot (current) zoning	In favour of rezoning to smaller R1-0.6 lots with lane	No opinion	Signature
J. TERAGUCHI	4660 FOXGLOVE CR.	274-3816	✓			J. Teraguchi
R. Teraguchi	4660 FOXGLOVE CR	604-74-3816	✓			R. Teraguchi
L. Teraguchi	4660 FOXGLOVE CR	274-3816	✓			L. Teraguchi
C. Teraguchi	4660 Foxglove cres	274-3816	✓			C. Teraguchi
H. Nelson	4600 Foxglove Cres	271-2309	✓			H. Nelson
H. Nelson	4600 Foxglove Cres	"	✓			H. Nelson
F. ASH	4620 Foxglove Cres		✓			F. Ash
Anita de Sousa	4640 Foxglove CR	277-2036	✓			Anita de Sousa
Flora De Sousa	4640 Foxglove CR.	"	✓			Flora De Sousa
ANDREW DE SOUSA	4640 Foxglove CR.	"	✓			Andrew De Sousa
JEFF PITHER	4911 Foxglove Cr.	277-3023	✓			Jeff Pither
LINDA BONNET	4871 FOXGLOVE CR	277-6780	✓			Linda Bonnet
PIERRE GUINNESS	4851 FOXGLOVE CR	277-1558	✓			Pierre Guinness
REINHARD HILDEBRANDT	4811 Foxglove Cr	277 8759	✓			Reinhard Hildebrandt
Claudette Latham	4731 Foxglove	916-5613	✓			Claudette Latham



### Riverdale Neighbourhood Survey

June/July 2005

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Name	Address	Phone (604)	In favour of R1/E 60' lot (current) zoning	In favour of rezoning to smaller R1-0.6 lots with lane	No opinion	Signature
KHOE	4900 WINTERGREEN ✓				✓	P Khoe
MULFORD	4880 ✓				✓	SM
ALBERT CHANG	4891 <del>WINTERGREEN</del>	278-8948	YES	NO		Albert Chang
KENNEDY	4871 ✓	274-2562	YES	NO		Ken Kennedy
McCluskey	4866 ✓	202-6872	YES	NO	WA	McCluskey
W Gagolka	4840 ✓	271-2671	✓	NO	WA	W Gagolka
	4831 - NO ANSWER					
	4820 - NO ANSWER					
NORM/ERBE/KNODEL	4800 WINTERGREEN AVE	272-1758	YES	NO		Norm Knodel
Bill Lead Schier	4811 <del>WINTERGREEN</del> WINTERGREEN		✓			Bill Schier
ZITA MORIN	4791 WINTERGREEN AVE	272-0885	—	—	✓	Zita Morin
MARISA SIMENZ	4780 Wintergreen Ave	275-9899	✓	NO		M Simenz
	4760 ✓ NO ANSWER					
JAMES CHAD	4771 WINTERGREEN	272-4357	✓	NO		James Chad
Doris Winkler	4731 Wintergreen Ave	274-7729	✓	NO		Doris Winkler
ERVIN WEGWITZ	4731 WINTERGREEN AVE	274-7720	YES	NO		Ervin Wegwitz



### Riverdale Neighbourhood Survey

June/July 2005

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Name	Address	Phone (604)	In favour of R1/E 60' lot (current) zoning	In favour of rezoning to smaller R1-0.6 lots with lane	No opinion	Signature
Myra Matheson	4680 harkspur Ave	277-9591	none			<i>Myra Matheson</i>
Den Thorne DOUG VAN DER EERDEN	4700 Larkspur Ave	241-4044	no			<i>Den Thorne</i>
LITO ONE	4731 LARKSPUR AVE	418-8886	no			<i>LITO ONE</i>
Hardeep Basian	4591 LARKSPUR AVE.	271-7766	no			<i>Hardeep Basian</i>
MUNIR CHAN	4871 harkspur ave	448-1364	no			<i>Munir Chan</i>
Yvonne Cheung	6320 BELFLOWER DR	678-1583	no			<i>Yvonne Cheung</i>
Tracy Piccilli	6280 Belflower Dr.	277 7886	no			<i>Tracy Piccilli</i>
Don Kid	6131 BELFLOWER DR	272-7281	no			<i>Don Kid</i>
Pat March	6171 Bellflower Dr	277-7780	no			<i>Pat March</i>
Sandy Passmore	6271 Belflower Dr.	270-1757	no			<i>Sandy Passmore</i>
ANNE PASHNOR	6331 Bellflower Drive	604 270770	no			<i>ANNE PASHNOR</i>
Sergei Fure	6331 BELLFLOWER DRIVE	2750770	no			<i>Sergei Fure</i>
Sergei Fure	6251 ' ' ' "	274 5308	no			<i>Sergei Fure</i>
Sergei Fure	6251 Belflower Dr	274 5308	no			<i>Sergei Fure</i>
Ken Mitsuhashi	6311 Bellflower DR	271-4665	no			<i>Ken Mitsuhashi</i>





## Riverdale Neighbourhood Survey

June/July 2005

## Regarding - rezoning applications for:

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Name	Address	Phone (604)	In favour of R1/E 60' lot (current) zoning	In favour of rezoning to smaller R1-0.6 lots with lane	No opinion	Signature
JAN LENDRUM	6840 COLTSFOOT DR	274-0411	✓			
Alla Akimova	6720 Coltsfoot Dr	275-0521	✓			
CAROL TURNER	6470 COLTSFOOT DRIVE	274-4633	✓			
Mamachandishah	6651 COLTSFOOT DRIVE	274-7630	✓			
ROBERTA LEBLANC	6740 RIVERDALE DR	274-8715	✓			
Kathy Kolb	6600 Coltsfoot Dr	271-5800	✓			
David R. Iland	6560 Coltsfoot Dr.	275 4800	✓			
LUCY CASMEY GRACE REIFER	6520 COLTSFOOT DR	274-2286	✓			
K.M. KOON	6460 COLTSFOOT DR	274-6450	✓			
Mike Hume	6351 COLTSFOOT DR	207 9938	✓			
Christine Piperni	6691 COLTSFOOT DR	604 241-7511	✓			
Tony Piperni	6680 Coltsfoot Dr	604 241 9552	✓			
Josie Piperni	6680 Coltsfoot Dr	604 241 9552	✓			
Erwin Lorey	6540 Coltsfoot Dr.	604-270-3637	✓			

### Riverdale Neighbourhood Survey

June/July 2005

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Name	Address	Phone (604)	In favour of R1/E 60' lot (current) zoning	In favour of rezoning to smaller R1-0.6 lots with lane	No opinion	Signature
SHIRAI, TSUGAO	6351 Clematis Dr.	274-0257	✓			<i>T. Shirai</i>
MiKiko Shirai	6351 Clematis Dr.	274-0257	✓			<i>Mikiko Shirai</i>
C MACDONALD	6371 CLEMATIS DR	274 9292	✓			<i>C. MacDonald</i>
B. Munch	6411 Clematis Dr.	272 4241	✓			<i>B. Munch</i>
PP MUNCH	" "	272 4241	✓			<i>PP Munch</i>
J Munch	" "	272-4241	✓			<i>J Munch</i>
Benny Ng	6551 Clematis Dr.	275-1538	✓			<i>Benny Ng</i>
V. Ng	" "	" "	✓			<i>V. Ng</i>
I. DAVIS	6591 CLEMATIS DR	274-0315	✓			<i>I. Davis</i>
B GREWAL	6611 CLEMATIS DR	270-1064	✓			<i>B. Grewal</i>
G. GREWAL	6611 CLEMATIS DR	270-1064	✓			<i>G. Grewal</i>
<i>C. Grewal</i>	6620 Clematis Dr	277-3299	✓			<i>C. Grewal</i>
TRENE BECKLER	✓	278-7121	✓			<i>Trene Beckler</i>
BINDY GREWAL	6611 Clematis Dr	270-1064	✓			<i>Bindy Grewal</i>
D.T. LANGRY	6600 Clematis Dr.	232-0976	✓			<i>D.T. Langry</i>

x

(2)

### Riverdale Neighbourhood Survey

June/July 2005

**Regarding- rezoning applications for:**

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- 4611 and 4451 Granville Ave from single family R1-E to R1-0.6 — 2 small lots with lane (under the Lane Establishment and Arterial Road Redevelopment Policy).

Name	Address	Phone (604)	In favour of R1/E 60' lot (current) zoning	In favour of rezoning to smaller R1-0.6 lots with lane	No opinion	Signature
TONY CHEEMA	6560 CLEMATIS	275-7356	✓			
CARLUCCI	6491 CLEMATIS	275-9417	✓			
JAYNE MUIRHEAD	6460 CLEMATIS	275-1529	✓			
JUAN MUIRHEAD	6460 CLEMATIS	275-1529	✓			
BILLY YEUNG	6440 CLEMATIS	272-9637	✓			
BETTY LEE	6340 CLEMATIS	272-1351	✓			
Joc Krueger	6511 Clematis	274-2229	✓			
FRED OGLOFF	6531 CLEMATIS	271-4076	✓			
John Nelson	6571 Clematis Dr	2411477	✓			
Kelly Frederickson	6571 Clematis Dr.	241-1477	✓			
Alyme & Jan Davis	6591 CLEMATIS DR.	274-0315	✓			
Christine Dionisio	6640 clematis Dr.	557-9906	✓			
FRANK HALEK	6520 CLEMATIS DR.	275-5771	✓			

### Riverdale Neighbourhood Survey

June/July 2005

**Regarding - rezoning applications for:**

- 4111 and 4093 Granville Ave from single family R1-E to Townhouse zoning
- 4611 and 4451 Granville Ave from single family R1-E to R1-0.6 — 2 small lots with lane (under the Lane Establishment and Arterial Road Redevelopment Policy).

Name	Address	Phone (604)	In favour of R1/E 60' lot (current) zoning	In favour of rezoning to smaller R1-0.6 lots with lane	No opinion	Signature
ANTHONY CHEUK	4860 MARIPOSA COURT, RMD.	604-28-3337	YES	NO		
FRANCINE HU	4860 MARIPOSA COURT, RMD	604-28-3337	YES	NO		
HEDONG DUFFANE	4840 Mariposa Ct & wd.	604-2746580	YES	NO		Hedong Duffane
MARIO BULFONE	" " "	" " "	YES	NO		Mario Bulfone
HING YEE WONG	4851 Mariposa court	604-241-4968	YES	NO		
WILSON CHANG	" " "	61	YES	NO		
Fedora Lou - Parnell	4871 Mariposa court	(604) 498-3749	Yes	NO		Fedora
DONNA LOPEZ	4931 MARIPOSA COURT	604 271-2932	yes.	NO		
MIXOPE	4931 Mariposa Ct	271-2932	yes	NO		
Daniela Stutz	4971 mariposa Ct	274-4726	YES	NO		
Hans Stutz	4971 Mariposa Ct	274-4726	yes	NO		
TERRY DEMPSEY	4991 MARIPOSA CRT	275-2291	YES	NO		
Alex Krasnick	4980 Mariposa	271-3150	yes	NO		
Lorne DiGrego	4960 MARIPOSA CRT	241-1890	YES	NO		A DiGrego
FAMULE SORBIN	4880 MARIPOSA CRT	274-1116	yes	NO		



19

Addresses whose residents did not sign the Riverdale survey because they had signed at TCC on April 27<sup>th</sup>.

- 6031 Riverdale Drive
- 6451 Riverdale Drive
- 6631 Riverdale Drive
- 6580 Riverdale Drive
- 4920 Mariposa Cresc
- 4951 Foxglove Cresc
- 6491 Coltsfoot Drive
- 6620 Coltsfoot Drive
- 6640 Coltsfoot Drive

ITEM 3

RE BYLAW 1926

**MayorandCouncillors**

**From:** Webgraphics  
**Sent:** Thursday, 14 July 2005 9:45 PM  
**To:** MayorandCouncillors  
**Subject:** Send a Submission Online (response #38)

SCHEDULE 14 TO THE MINUTES  
OF THE REGULAR MEETING OF  
COUNCIL FOR PUBLIC HEARINGS  
HELD ON MONDAY, JULY 18<sup>TH</sup>,  
2005.

Send a Submission Online (response #38)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	<a href="http://cms.city.richmond.bc.ca/CM/WebUI/PageTypes/Survey/Survey.aspx?PageID=1793&amp;PageMode=Hybrid">http://cms.city.richmond.bc.ca/CM/WebUI/PageTypes/Survey/Survey.aspx?PageID=1793&amp;PageMode=Hybrid</a>
Submission Time/Date:	7/14/2005 9:44:04 PM

Survey Response

Your Name:	Richard Singh
Your Address:	9821 Alberta Road
Subject Property Address OR Bylaw Number:	9800 Alberta Road
Comments:	I do not agree with this zoning due to the following reasons: 1. This area is zoned for only 2 storey and this building is 3 storey, which will make the building not fit in with the community. 2. Parking is already a problem with the area getting heavily populated. 3. Value of property will decline. 4. schools are already full. 5. Increased crime with more renters. please consider.

RE: ITEM 3

BYLAW 7926 .

**MayorandCouncillors**

**From:** Webgraphics  
**Sent:** Thursday, 14 July 2005 9:44 PM  
**To:** MayorandCouncillors  
**Subject:** Send a Submission Online (response #37)

SCHEDULE 15 TO THE MINUTES  
OF THE REGULAR MEETING OF  
COUNCIL FOR PUBLIC  
HEARINGS HELD ON MONDAY,  
JULY 18<sup>TH</sup>, 2005.

Send a Submission Online (response #37)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	<a href="http://cms.city.richmond.bc.ca/CM/WebUI/PageTypes/Survey/Survey.aspx?PageID=1793&amp;PageMode=Hybrid">http://cms.city.richmond.bc.ca/CM/WebUI/PageTypes/Survey/Survey.aspx?PageID=1793&amp;PageMode=Hybrid</a>
Submission Time/Date:	7/14/2005 9:43:07 PM

Survey Response

Your Name:	Prabha Singh
Your Address:	9821 Alberta Road
Subject Property Address OR Bylaw Number:	RZ 04-277069
Comments:	I do not agree with this zoning due to the following reasons: 1. This area is zoned for only 2 storey and this building is 3 storey, which will make the building not fit in with the community. 2. Parking is already a problem with the area getting heavily populated. 3. Value of property will decline. 4. schools are already full. 5. Increased crime with more renters. please consider.



**MayorandCouncillors**

**From:** Webgraphics  
**Sent:** Thursday, 14 July 2005 9:43 PM  
**To:** MayorandCouncillors  
**Subject:** Send a Submission Online (response #36)

SCHEDULE 16 TO THE MINUTES  
OF THE REGULAR MEETING OF  
COUNCIL FOR PUBLIC  
HEARINGS HELD ON MONDAY,  
JULY 18<sup>TH</sup>, 2005.

Send a Submission Online (response #36)

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:	7/14/2005 9:42:13 PM

Survey Response

Your Name:	Gurmel Singh
Your Address:	9821 Alberta Road
Subject Property Address OR Bylaw Number:	7926 (RZ 04-244069)
Comments:	I do not agree with this zoning due to the following reasons: 1. This area is zoned for only 2 storey and this building is 3 storey, which will make the building not fit in with the community. 2. Parking is already a problem with the area getting heavily populated. 3. Value of property will decline. 4. schools are already full. 5. Increased crime with more renters. please consider.

*RE : ITEM 3*

*BYLAW 7926*

**MayorandCouncillors**

**From:** Webgraphics

**Sent:** Thursday, 14 July 2005 8:56 PM

**To:** MayorandCouncillors

**Subject:** Send a Submission Online (response #35)

SCHEDULE 17 TO THE MINUTES OF THE REGULAR MEETING OF COUNCIL FOR PUBLIC HEARINGS HELD ON MONDAY, JULY 18<sup>TH</sup>, 2005.

Send a Submission Online (response #35)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	<a href="http://cms.city.richmond.bc.ca/CM/WebUI/PageTypes/Survey/Survey.aspx?PageID=1793&amp;PageMode=Hybrid">http://cms.city.richmond.bc.ca/CM/WebUI/PageTypes/Survey/Survey.aspx?PageID=1793&amp;PageMode=Hybrid</a>
Submission Time/Date:	7/14/2005 8:54:55 PM

Survey Response

Your Name:	Asha Singh
Your Address:	9821 Alberta Road
Subject Property Address OR Bylaw Number:	7926 (RZ 04-277069)
Comments:	<p>.My family of four do not wish this six townhome building in our area. Our area is a single family dwelling zone and we wish to keep what is left of it. The address in question is across my home and slightly to the right. There are about 10 homes in the area where this person wants to erect a 3 story townhome...this definately does not fit in with the character of this area. I agree that on the other side of Alberta Road is becoming more crowded with this type of construction, but now we also have a Hospice which is being built right on Alberta and No. 4 road. As it is already, it is a life threatening task to try and get out of our driveway daily with all the construction, cars, tractors, and people around our quiet area. We have been living in filthy construction for about 2 years now. Please do not lengthen this time any further. Since the development has taken place, there has also been more crime and theft. More people brings more crime. We personally have had theft and damage done to our property. I once enjoyed the privacy of my</p>

house and street, but now have to find a parking spot away from my own home!! As for the area and its character, building this monster building next to single family beautiful homes ruins our home value. I do not believe anyone would like to live next to the busy, loud, and traffic inducing townhome complex. This zoning application is for the purpose of making money for the applicator. He has no consideration of the people that live around the area. Research proves that rental properties, or complexes produce more of a "hang out" kind of atmosphere. We already have to wait to get by on our street when young adults/teenagers decide to block our street off when someone in the newly constructed townhomes wants to throw a party. Where does one think these visitors park? I urge the city council to stand up for the residents on Alberta Road and its surrounding areas and allow us to live on the quiet street w

<b>To Public Hearing</b>
Date: <u>July 18, 2005</u>
Item # <u>3</u>
Re: <u>Bylaw 7926</u>

**MayorandCouncillors**

**From:** Webgraphics  
**Sent:** Sunday, 17 July 2005 9:30 PM  
**To:** MayorandCouncillors  
**Subject:** Send a Submission Online (response #40)

SCHEDULE 18 TO THE MINUTES OF THE REGULAR MEETING OF COUNCIL FOR PUBLIC HEARINGS HELD ON MONDAY, JULY 18<sup>TH</sup>, 2005.

Send a Submission Online (response #40)

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:	7/17/2005 9:29:57 PM

Survey Response

Your Name:	Michael Lee
Your Address:	9831 Alberta Road
Subject Property Address OR Bylaw Number:	Bylaw 7926 (RZ 04-277069)
Comments:	<p>Hi, I am dropping a note to simply outline why I believe this application for MORE CONSTRUCTION should be rejected. I live on the corner of Alberta and #4 Road. Now, as it is, #4 Road is extremely busy in peak traffic times (mornings, evenings). People are dropping thier children off to the school in the morning, construction crews park in front of my and neighboring homes. I cannot stress how DIFFICULT this is to try and get my car in and out of my own driveway. There is a grave danger in having People speeding up and down our street when turning from #4 Road. Adding more residents to this street is definately going to add to this problem. Having another construction site that can possibly last another year or more, is too much for the city of Richmond to allow. Our schools are full and WE will have nowhere to send our children! Please DO NOT ALLOW ANYMORE BUILDINGS ON OUR STREET. This 3 story townhouse will look out of place if it is situated along with our homes. How can the city allow someone to dump a complex</p>

right next to single family homes!? This can not be justified in any manner. It will cause many more problems of overpopulation in our area....just look at the Garden City side of Alberta Road, one can hardly make it past the line up of cars parked along the street. And I may add, THOSE townhomes have parking there also....so why is the street so cramped? I understand parking is provided for this building, but as for my previous statement, **OUR STREET WILL STILL BE JAMMED PACKED.** There will be no room for school traffic or any other for that matter to get by. Lastly, I would also like to point out that there is no pedestrian crosswalks anywhere along our street...because it is not meant to hold as many people as the city is allowing. **PLEASE DO NOT PASS THIS APPLICATION. PLEASE STAND UP FOR THE PRESENT RESIDENTS.** Thank you.

<b>To Public Hearing</b>	
Date:	July 18
Item #	4
Re:	Urban Bylaw 7944

# Facsimile Transmittal

## D. WONG & ASSOCIATES, LLC

444 So. Flower Street, Suite 3860  
Los Angeles, CA 90071

Telephone: (213) 622-8863 • Facsimile: (213) 622-8962  
dwassoc@pacbell.net


		INT
	DW	
	GJ	
	KY	
	DAW	
	DB	
	WB	

Date: July 12, 2005

Fax: (604) 278-5139

To: City of Richmond  
Attn: David Weber  
Director, City Clerk's Office

SCHEDULE 19 TO THE MINUTES  
OF THE REGULAR MEETING OF  
COUNCIL FOR PUBLIC  
HEARINGS HELD ON MONDAY,  
JULY 18<sup>TH</sup>, 2005.

From: Darryl Wong 

Re: Zoning Amendment Bylaw 7944  
RZ 04-277620

Total number of pages, including this cover sheet: 2

We are in receipt of your notice for a hearing to rezone the subject property from "Light Industrial District (12)" to "Townhouse District (R2-0.7), in order to permit the development of approximately 36 townhouses.

We represent the ownership of the property known as 12280-12320 Trites Road, an improved multi tenant industrial building.

The Ownership requests that its rights to operate in an industrial zoned property not be adversely affected by the encroaching residential zoning.

Our experience in different locales, is that when residential uses replace commercial businesses, eventually residents complain to the City to either eliminate, severely restrict, or cause hardships upon the operations of the commercial businesses. Purely as an example, an auto body repair shop operates perhaps seven days a week at varying hours, when housing is located adjacent to the business, the residents would require the businesses to change their operating hours to appease the residents.

In our instance, the property has been light industrial, and now is rapidly changing to residential. Our request is that there be no hardships upon the commercial businesses as a result of the presence of residential development.  
City of Richmond

Attn: David Weber  
Director, City Clerk's Office  
July 12, 2005  
Page Two

Please give consideration to grandfathering the long standing uses of businesses operating before the changing of zoning to residential so as to not be adversely burdened by any complaints or mitigating factors.

If you have any questions or need additional information, please do not hesitate to contact us.

Thank you for your kind attention in this matter.

R204-277620

Bylaw 7944

BY FAX: 604 276 4052.

Attn: Sara Badyal - Urban Development Division.  
City of Richmond.

SCHEDULE 20 TO THE MINUTES  
OF THE REGULAR MEETING OF  
COUNCIL FOR PUBLIC HEARINGS  
HELD ON MONDAY, JULY 18<sup>TH</sup>,  
2005.

As requested I am faxing you the documents that need to be copied for the Council -  
Mayor and each of the Councillors - in preparation of my presentation tonight.

The following documents are being faxed:

- 1) First set - Four pages. Re: My notes / dealings with the developer Mr. J Minhas.
- 2) Second set - Two pages. Re: My letter to Mr. Minhas.
- 3) Third set: - Three pages. Letter of complaint to City Hall from Mr. Kenneth Lee
- 4) Fourth set - One page - reply to me by Larry Johnson
- 5) Fifth set - One page - Letter to Councillor Rob. Howard.
- 6) Sixth set: Two pages - Copy of email to and from Mr. Patrick Cotter.

My phone # at home is: 604 241 9115.

I would appreciate any help you can provide in getting the above documents printed.

Thank you Sara.

Amin Bardai  
12231 No 2, Road.  
Richmond.

<b>To Public Hearing</b>
Date: <u>July 18/05</u>
Item # <u>4</u>
Re: <u>Bylaw 7944</u>



March 29, 2005.

My notes: about dealings with: Jatinder (Jay) Minhas of Elegant Developments Inc.  
4811 Pendlebury Rd. V7E 1E9 Cell 604 880 2228. Fax 604 277 2345.

1) Monday March 14<sup>th</sup> 2004 – Jay came over and introduce himself as the “neighbor next door”. During the discussion I mentioned that I was concerned about damage to my home as a result of the heavy machinery being used. He assured me that he would take care of any such damage. I offered him to take pictures before any damage occurred and this offer of mine was declined because “it’s very easy to see fresh cracks” We also, had discussion about the two trees on his property (fronting # 2 Rd) and the one on my side of the property (facing South). I expressed my desire to have it taken down and offered to reimburse him for the cost of cutting it down since it would be cheaper to get all the trees taken down at the same time. He replied that he would “gladly” get it done at his expense if I supported his development plans at which time I mentioned to him that I was not asking for any favors (of getting the tree cut down for free) and that I would not support his plans unconditionally.

2) As a result of the heavy machinery being used and the dropping of the huge and heavy concrete ball used to break up the concrete I have noticed cracks both inside and outside my property. I phoned him on Sunday (Easter Sunday) requesting that he come by on Monday March 28<sup>th</sup> just so I could show him the damage that had already occurred. He said he would try but did not show-up that day.

3) Tuesday March 29<sup>th</sup> – I arrive at my home at about 7pm and noticed that the Poplar tree on my side of the property was cut down and two side fence panels removed. Jay had left a message on my recording at 1.15 pm to tell me that his crew was there and he gave his “permission” to go ahead and have it taken down because I hadn’t returned his call. I was at work and am not in the habit of retrieving my messages until I get home. I was not informed ahead of time and the two ladies at my home – my mother-in-law and her Caregiver – both of whom said that it was NOT ok to go ahead. Apart from the message he left, Jay did not ask for my permission and NO permission was granted by me to cut the tree. I would construe this as trespassing and willful damage to my property. The fence post has been damaged.

4) I phoned Jay at about 8 pm Tuesday March 29<sup>th</sup> to express my displeasure at the turn of events. Jay’s position was that he was doing me a favor and that I should be thanking him for the favor and that he could not keep his crew waiting because it is expensive to keep them waiting. Jay was totally of the opinion that he had done no wrong. I told him that I needed to be told ahead of time for any such actions. I asked him if he would like it if some stranger appeared at his home, entered his property and cut down a tree in spite of being told by the ladies at my home that it was not ok to do so. Of course, there was no answer to my question. I brought up the subject of the damage to my property and that he was welcome to come by on Wed. March 30<sup>th</sup> in the morning when I was going to be home. He kept on insisting that I phone him first and I told him again and again that I

2/11

would be at home until 11.30 am or 12 noon; he finally "agreed" to drop by about 11 am. Jay didn't show up.

Monday, April 04, 2005.

As of end of week of April 3<sup>rd</sup> the fence panels are still where Jay's crew had left them. No attempt has been made to fix the fence.

I phoned Jay at about 10 am this morning requesting that the fence be fixed asap since I have two wedding functions at my residence this month and I asked him when it would get done - Today he replied. I also brought up the subject of cracks - both inside and outside my property - and invited him to come in today to check them out; he said he would drop by today. No Show

Damage to my property:

- Cracks in concrete - back yard plus in the driveway.
- Cracks on garage floor - new cracks
- Cracks on stucco near the window frames.
- Cracks in tiles - entrance to family room and near the patio door.
- Cracks on wall in family room.
- Cracks in living room.
- Crown mouldings separating.
- Crack on wall near the staircase.

I have been documenting all this damage - pictures have been taken. Hopefully he will not dispute my claim.

Discussed my problem with Councillor Rob. Howard and he was aghast at the actions taken by the developer. Councillor Howard suggested that I write a letter to Jay expressing my concern and forward copies of my letter to The Mayor, The Councillors and also to Janet Lee and John Irving - all of The City of Richmond.

April 5<sup>th</sup> 2005.

Sent Rob Howard a copy of my letter to Jay Minhas.

Rob phoned me the morning of April 6<sup>th</sup> and we further discussed the problem. Today he suggested that for the moment I hold off on copying my letter to the Mayor et al and he further mentioned that he had phoned realtor Sean Lawson who too was upset at the turn of events. Rob mentioned that he had requested Sean contact me for further discussion.

April 11<sup>th</sup> 2005.

No attempt by Sean Lawson to contact me as yet. As I write these comments (2.10pm) the whole house is literally shaking as a result of the heavy equipment next door.

314

Tuesday, April 12, 2005.

Extreme shaking of the house this morning.

Crack in the south wall in the garage.

Sent an email to Rob. Howard about mailing the letter to Jay Minhas since Sean hasn't contacted me yet; give Sean a few days more otherwise send a copy of my letter to Mayor and Councillors, Janet Lee and John Irving of Rmd. City.  
(Have decided to hold off at the suggestion of Councillor Howard.)

Monday - May 30<sup>th</sup>.

Went to City Hall with neighbour Ricky Shu to see Mr. Larry Johnson - Supervisor, Building Inspections at 11.15am

Ricky Shu had given me a copy of the demolition permit that was issued on March 24, 2005 - Permit # 05 296543.

Obviously the demolition was STARTED BEFORE that date since I called Jay Minhas on Easter Sunday (March 27<sup>th</sup>) when the damage had already started occurring - a clear case of contravening the terms of the demolition permit (date)

Wed, June 1<sup>st</sup>

Sent an email to Larry Johnson at City Hall. Copy printed.

Discussed the situation with Patrick Cotter requesting a resolution to this matter. As requested my letter and this documentation has been emailed to Patrick.

July 16, 2005.

No response from Patrick Cotter - architect.

Contacted Mayor Brodie's office (on Monday July 11<sup>th</sup>) to get an appointment to present my idea about the City requiring developers to post a bond to take care of damages.

Within hours of the above call, I rec'd a call from Mr. John Irving.

Expressed my frustration at the situation and the fact that the response from the city employees - Janet Lee and Larry Johnson that I should proceed with legal action; same response from John Irving. My position is that litigation should be the LAST resort and not the FIRST. Finally Mr. Irving said that he would contact the Legal Dept. at the City and get back to me - No word from Mr. Irving yet.

My proposal: Require all developers to post a bond (a percentage of the total price of the development) to cover the damages to properties; this will NOT hold up any development but will make them accountable to residents whose properties have been damaged. This way, we - the taxpayers - are not left holding the bag while the developers walk away with hundreds of thousands of dollars in their pockets.

4/1/01

Developers like Jay Minhas have to take responsibility and take care of the damage incurred to our properties, they have to be held accountable.

1/2

April 11th, 2005.

Mr. Jatinder (Jay) Minhas.  
President, Elegant Development Inc.  
4811 Pendlebury Rd.  
Richmond, B.C. V7E1E9.

Dear Mr. Minhas.

Re: Damage to my property at 12231 No 2 Road, Richmond.

I have made numerous attempts requesting your co-operation in documenting the damage to my property as a result of the heavy equipment being used to demolish your property next door at 12251 No 2 Road, Richmond.

On Monday March 14<sup>th</sup> 2005 you came over to my home and introduced your self as the "neighbour next door". I took this opportunity to discuss with you the possibility of damage to my home and you assured me that you would take care of it. I offered you to take pictures to prevent any misunderstanding in the future at which you replied that it was not necessary and "it is very easy to detect new cracks". We also discussed removing a tree from my back yard at the same time as the two at the front of your property as in my opinion it would be cheaper to have all the three trees removed at the same time and that I would pay my share at which time you offered to have it done at no cost to me "If I supported your proposal for the development". I informed you that I was not asking for any free favours and I could not support your development unconditionally.

As a result of the demolition done at your property, I have already suffered damage to my home – both inside and outside. I phoned you on Sunday March 27<sup>th</sup> again requesting your co-operation to have a look at the cracks and you mentioned that you would make an attempt to come by the next day i.e. Monday 28<sup>th</sup>.

On the morning of Tuesday March 29<sup>th</sup> your crew appeared at my residence wanting to cut down the tree and you left a message on my answering machine at 1.15 pm asking me to contact you. I was at work and obviously did not retrieve your message until I arrived home at about 7.15 pm the same evening. In spite of the two ladies at my home – my mother-in-law and the lady who looks after her – specifically telling your crew that it was NOT ok to go ahead without my approval, your workers proceeded to do so which I find extremely disturbing. I contacted you at about 8pm the same evening to express my displeasure at the turn of the events; your position was that since it costs money to have your crew waiting, you gave them your "permission" to go ahead and that I should be thankful rather than upset.

My house has literally been shaking every time the massive concrete ball was dropped to break up the concrete or even the concrete crusher that is being currently used; even the heavy equipment causes the house to shake. As I sit at my desk writing this letter the

2/2

heavy tractor is causing so much vibration that one would have to sit through this to believe what I am experiencing. As of today there has been cracks in the concrete floor in the garage; tiles have cracked in the bathrooms, kitchen and in the foyer; walls have cracks in them; crown mouldings have separated; cracks in the living room; cracks in stucco outside, cracks in the concrete patio and on the side; the list is growing day by day and unfortunately you have ignored my repeated requests to have a look at the damage.

Let the record show that I have made numerous attempts to seek your co-operation to no avail.

I am rather disturbed by the lack of co-operation in this matter and in the spirit of being good neighbours I am requesting that due attention be given to my concerns. I would further request that, in future, I be given sufficient and reasonable time to reply to your queries.

Sincerely,

Amin Bardai  
12231 No 2 Road.  
Richmond, BC. V7E2G3.  
(604) 241 9115

From LEE KENNETH <shlkenneth@yahoo.com.hk>  
Sent Monday, May 30, 2005 6:21 pm  
To AMIN BARDAI <aminbardai@shaw.ca>  
Cc  
Bcc  
Subject Fwd: RE: Customer Concern

---

Hi! Amin Bardai,

Please find the attach message from me to City of Richmond.

Now I am on business trip and if you have any complain letter (re damage of the house by the constructor) want to sign, you can ask my daughter to sign on my behalf.

b.regards  
Kenneth Lee

Note: forwarded message attached.

---

----- Original Message -----

**From** LEE KENNETH <shlkenneth@yahoo.com.hk>  
**Date** Thu, 26 May 2005 12:49:18 +0800 (CST)  
**To** "Johnson, Larry" <LJohnson@richmond.ca>  
**Subject** RE: Customer Concern

---

Dear Mr. Larry Johnson,

Sorry to trouble you again.

The constructor (owner) are still not to fix the fence for my back yard up to this moment. Unfortunately, one guy want to move out our barbeque set from our back yard at last night, luckily he can not success to move.

I wonder when the constructor (owner) will place the temporary fence (like the next constructor) or to fix the fence all the way down for ever for me? The next importance thing, they don't have any fence or door at the main entrance, want to save money & how come??

If possible, please send your staff to have a look.

Anxious to know from your reply soon, thanks.

b.regards  
Ken Lee

**"Johnson, Larry" <LJohnson@richmond.ca>** wrote:

Mr. Ken Lee

I have received your letter and providing you with some information. I have spoken to the builder and he told me he would have someone repair the fence right away. I will keep in touch with him, so hopefully , it will be repaired shortly.

Larry Johnson  
Supervisor Building Inspections  
604-276-4315  
ljohnson@city.richmond.ca

**From:** InfoCentre  
**Sent:** Monday, 16 May 2005 9:27 AM  
**To:** Johnson, Larry  
**Subject:** Customer Concern

Hi Larry,  
Would you please respond to the following email which was recieved from our City's website. Thank you very much.

Infocentre

-----Original Message-----

**From:** Webgraphics  
**Sent:** Sunday, 15 May 2005 2:54 PM  
**To:** InfoCentre  
**Subject:** Customer Feedback (response #400)

Customer Feedback (response #400)

Survey Information

Site:	City Website
Page Title:	Customer Feedback
URL:	http://cms.city.richmond.bc.ca/CM/WebUI/PageTypes/Survey/Survey.aspx?PageID=2466&PageMode=Hybrid
Submission Time/Date:	5/15/2005 2:53:55 PM

Survey Response

What would you like to submit?	
Which of the following does your request or concern relate to:	all other problems or concerns

**PLEASE PROVIDE THE FOLLOWING SO THAT STAFF MAY RESPOND OR OBTAIN ADDITIONAL INFORMATION**

Name:	Kenneth S.H. Lee
Address:	5720 Monton street
Daytime Phone:	604-241-9728
Fax:	604-241-9590



email:	shikenneth@yahoo.com.hk
<b>LOCATION OF PROBLEM IF APPLICABLE:</b>	
Address:	
Cross Streets:	
Please describe the problem or concern you wish to report:	<p>Dear Sirs, My name is Slu Hung Lee, my family and I live in the house at 5720 Moncton Street, Richmond, B.C. V7E 3B4. My fence at back yard was destroyed by the construction company (Patrick Cotter Architect) during the construction at the address 12251 No.2 Road since 18th March 2005. And the owner of the company are promised to fix the fence for me, but they didn't fix yet until this stage. Now the problem is, there have no any security and privacy at my back yard, as some one can easy walk in to my back yard at any time. If there have any lost at my house, who's going to take the responsibility?? The Construction Company?? And suggest that the Construction Company should fix the fence before they take the next construction step. Also I have check out that they have got the permit on 24/3/2005 but they have to move the building at the early of March 2005, how can it be? Wait for your prompt reply as soon as possible, thanks.</p> <p>b.regards Kenneth Lee</p>

From "Johnson, Larry" <LJohnson@richmond.ca>

Sent Thursday, June 2, 2005 5:15 pm

To AMIN BARDAI <aminbardai@shaw.ca>

Cc

Bcc

Subject RE: RE: Demolition at 12251 No 2 Road

Dear Mr. Bardai,

You are correct, the demo permit was issued on Mar 24, 2005. Our records indicate we were not aware that demolition commenced prior to that date. If we were aware of the situation, we had the capability to stop the work. This opportunity is no longer available as a permit is in place.

A site visit today reveals concrete debris is still on site and the permit for demolition is not approved.

Yours truly,  
Larry Johnson  
Supervisor Building Inspections

-----Original Message-----

From: AMIN BARDAI [aminbardai@shaw.ca]

Sent: Wednesday, 1 June 2005 12:44 PM

To: Johnson, Larry

Subject: Re: RE: Demolition at 12251 No 2 Road

Thank you Mr. Johnson for such a quick response.

One point I would like to clarify: It is obvious that the demolition commenced BEFORE the date on the demolition permit - How can that happen?

Regards

Amin Bardai

----- Original Message -----

From: "Johnson, Larry" <LJohnson@richmond.ca>

Date: Wednesday, June 1, 2005 11:25 am

Subject: RE: Demolition at 12251 No 2 Road

> Dear Mr. Bardai

>

> I have reviewed documentation you have submitted regarding the  
> construction at 12251 No 2 Road and will retain a copy for our  
> records. The demolition permit has been taken out and confirmation of  
> the demolition is required. (this ensures that building is actually  
> gone for record keeping purposes.) The Building Inspector will visit  
> the site to verify the building is in fact demolished. As far as the  
> damage to neighbouring homes, this is a civil matter between property  
> owners. A building permit is not required for site soil  
> preparation, preload or compaction. The owner/agent is required to  
> provide a Geotechnical Engineers report on the existing condition and

<https://webmail.shaw.ca/frame.html?rtfPossible=true&lang=en>

6/5/05

From [AMIN BARDAI <aminbardai@shaw.ca>](mailto:AMIN.BARDAI<aminbardai@shaw.ca>)

Sent Tuesday, April 12, 2005 9:05 pm

To [rob@ncl.ca](mailto:rob@ncl.ca)

Cc

Bcc

Subject Sean Lawson

Good morning Rob.

Thank you for all the help you have offered.

Just as a FYI - Sean hasn't contacted me yet and so I have mailed my letter to Jay Minhas this morning - I waited hoping Sean would contact me.

As you had suggested, I have not mailed my letter to the Mayor, Councillors etc - may be give Sean a few days more otherwise I will write a letter to all of you.  
Could you kindly let me know the position of John Irving please.

In the meanwhile I am noticing more damage to my home with no end in sight; the huge tractor rolling along the property line causes so much vibrations that one would have to feel it to describe it - it's incredible. The whole house literally shakes. The work is starting earlier every morning and goes on all day; it's rather scary to be honest.  
Jay has verbally offered to the other neighbours also to fix the damage BUT nothing in writing. I am hoping he will co-operate - time will tell.

I will keep you posted - hope you don't mind.

Thanks once again.

Amin

From Patrick Cotter <PCotter@cotterarchitects.com>

Sent Thursday, June 2, 2005 9:18 am

To AMIN BARDAI <aminbardai@shaw.ca>

Cc

Bcc

Subject RE: RE: Customer Concern

Amin:

Just a quick note to let you know that I have received these emails and attachments, and will as discussed, will contact the Owner on your behalf.

Sincerely,

Patrick Cotter, B.A., B.Arch., MAIBC  
Principal  
patrick@cotterarchitects.com

1/2

-----Original Message-----

From: AMIN BARDAI [aminbardai@shaw.ca]

Sent: Wednesday, June 1, 2005 12:13 PM

To: Patrick Cotter

Subject: Fwd: RE: Customer Concern

FYI Patrick

Amin

**Amin Bardai**

---

**From:** "Amin Bardai" <aminbardai@shaw.ca>  
**To:** <patrick@cotterarchitects.com>  
**Sent:** Wednesday, June 01, 2005 12:05 PM  
**Attach:** Letter to Jay Minhas  
**Subject:** April 4, 2005

2/2

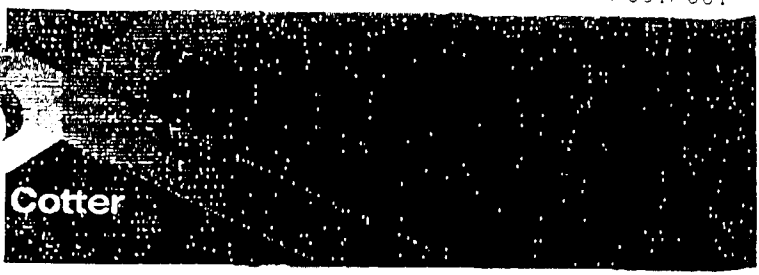
Hello Patrick.

As per our conversation.

Thank you

Amin Bardai

Unit #236, 11300 No. 5 Rd.,  
Richmond, BC V7A 6J7  
tel. 604.272.1477  
fax. 604.272.1471  
web. www.cotterarchitects.com



SCHEDULE 21 TO THE MINUTES  
OF THE REGULAR MEETING OF  
COUNCIL FOR PUBLIC  
HEARINGS HELD ON MONDAY,  
JULY 18<sup>TH</sup>, 2005.

# MEMORANDUM

**To:** City of Richmond **From:** Patrick Cotter

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**Attn:** Holgar Burke **Date:** July 18, 2005

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**Fax:** (604) 276-4052 **Pages:** 1

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**Phone:** (604) 276-4122 **CC:** City Clerk (604) 278-5139

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**Project:** 12251 – No.2 Road; RZ #04-277620 **Code:** TRD

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**Re:** RESPONSE TO NEIGHBOURS CONCERNS

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URGENT  FOR YOUR INFORMATION  PLEASE REPLY  AS PER YOUR REQUEST

Holgar:

Thank you forwarding correspondence received on the above noted project. We have also received comments from both the City Clerk and directly from neighbours regarding the following issues, and in addition to meeting with the neighbour at 12231 No. 2 Road to discuss these concerns, we will commit to work with the neighbours to resolve these as work progresses on this project.

1. **FENCING** – It is our intention to repair and replace perimeter fencing along the our north property line, this includes the fence on the common property line with 5720 Moncton Street (MR.S.H.Lee) as well as 12231 No.2 Road (Mr. Amln Bardai)
2. **TREE REMOVAL** – As per our original discussion on site, at which time Mr. Bardai suggested that the removal of the subject trees of concern would be of benefit to both properties, we proceeded with the removal. We apologize for any misunderstanding regarding the timing of the removal or any inconvenience it may have caused.
3. **DAMAGE** – As per our original discussions, we have committed to repairing any damage to neighbouring properties caused as a result of our demolition and/or construction activity on this project, including cracks to stucco, drywall, tiles, and sidewalks or concrete drives. We have encouraged the owner to document the extent of damage, and we would be happy to review it with him and make the required repairs once construction on the project is complete.

Sincerely,

**Patrick Cotter**, B.A., B.Arch., MAIBC  
Principal  
Patrick Cotter Architect Inc.

Harold H. Baba  
8380 Alanmore Place Richmond, B.C. V7C 2C1  
Tele: 604 448-1967; email: hh.baba@shaw.ca

To Public Hearing
Date: July 18/05
Item # 5
Re: Bylaw 7957

Via Fax: 604 278-5139

July 18, 2005

SCHEDULE 22 TO THE MINUTES  
OF THE REGULAR MEETING OF  
COUNCIL FOR PUBLIC  
HEARINGS HELD ON MONDAY,  
JULY 18<sup>TH</sup>, 2005.

City of Richmond  
6911 No. 3 Road  
Richmond, B.C.  
V6Y 2C1

Attn: Director, City Clerk's Office

**Zoning Amendment Bylaw 7957 (RZ 05-299525)**  
**8391 No. 1 Road**

Dear Sir/Madam:

With reference to your Notice of Public Hearing to be held on Monday July 18, 2005, please accept this written submission to be included in the hearing process.

My name is Harold Baba. I own and reside at 8380 Alanmore Place, Richmond, B.C., which is on the west side of the alley directly behind the subject property to be re-zoned.

I have the following concerns and comments:

1. By allowing the approval of the re-zoning, it is my concern that any and all run off water that usually dissipates into the ground along side the alley way, will now flow directly onto my property. Excess runoff water will flood my garden with my utmost concerns that the water will flow under my garage door causing flooding and water damage to my contents.

Since the floor elevation of my residence and garage is below the alley centre elevation, it is my perception that the new development will be built well above the alley elevation. With two garages being built directly opposite my property, and as evident by other developments along this alleyway, there are no provisions for storm sewer collection basins to provide drainage for the run off water. The runoff water will flow to the low point in the area, which will be "onto my property and into my garage". I currently have adequate drainage for my property

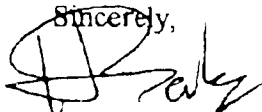
Harold H. Baba  
8380 Alanmore Place Richmond, B.C. V7C 2C1  
Tele: 604 448-1967; email: hh.baba@shaw.ca

and am currently "dry" during normal Richmond precipitation patterns. **Any excess runoff water will be detrimental to the integrity of my property.**

2. Because of the narrow rezoned lots, new dwellings will be built considerably higher than the existing house. Depending upon the new house plans, it is my view, that privacy for my residence will be affected by the building of elevated houses across from my property. Size and position of windows on the alley side should be given special consideration in view of this concern.

Thank you very much for the opportunity to voice my concerns with the new developments in our neighbourhood.

Sincerely,

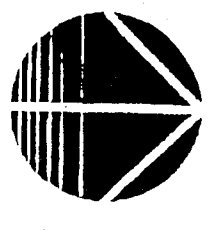
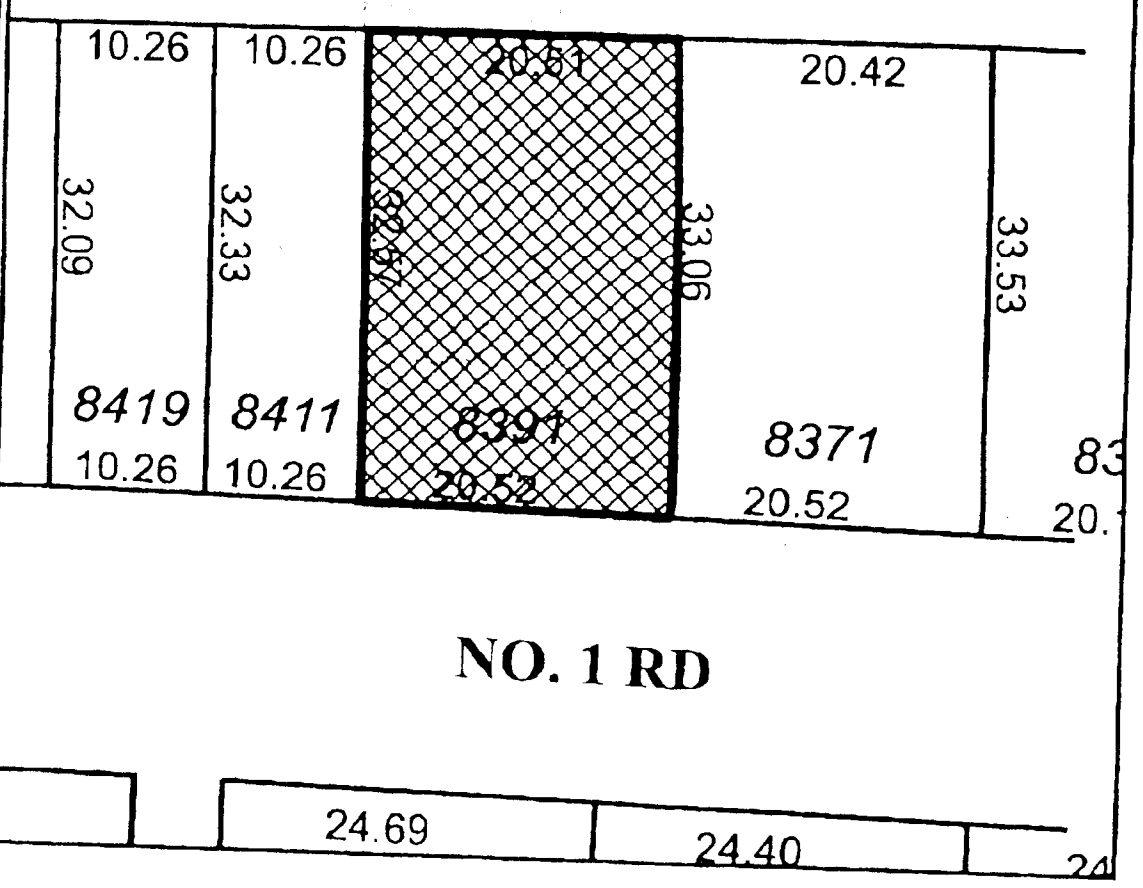
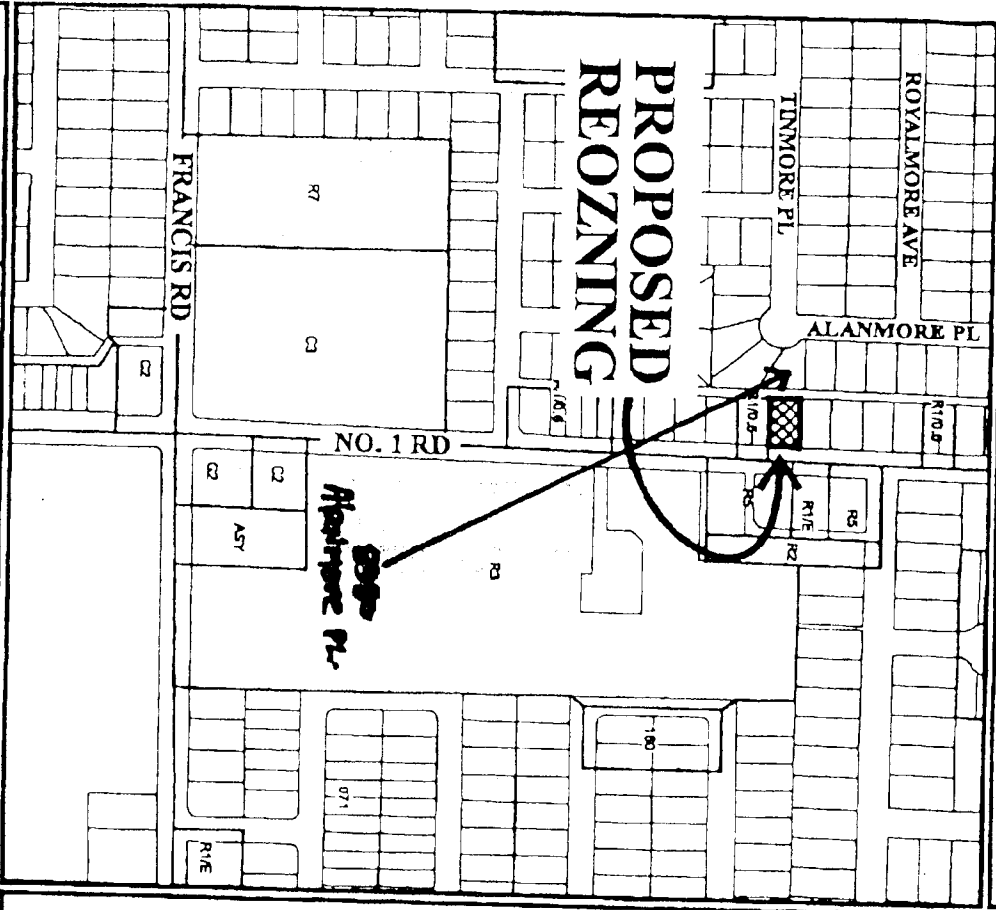


Harold H. Baba





# City of Richmond



## RZ 05-299525

Original Date: 05/16/05

Revision Date:

Note: Dimensions are in METRES