



## Regular Council Meeting for Public Hearings

**Tuesday, August 27, 2002**

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

Present: Mayor Malcolm D. Brodie  
Councillor Linda Barnes  
Councillor Lyn Greenhill  
Councillor Evelina Halsey-Brandt  
Councillor Sue Halsey-Brandt  
Councillor Rob Howard  
Councillor Kiichi Kumagai  
Councillor Bill McNulty  
Councillor Harold Steves

David Weber, Acting City Clerk

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

- 1. OFFICIAL COMMUNITY PLAN AMENDMENT BYLAW 7391, AND ZONING AMENDMENT BYLAW 7392 (RZ 01-198910)**  
(4791 Steveston Hwy; Applicant: Grandspan Developments Ltd.)

Prior to the applicant's comments Councillor Steves declared himself to be in a conflict of interest regarding item 1 due to his residing in the area of the subject property.

*Applicant's Comments:*

Mr. Dana Westermarck, representing the applicant, reviewed the extensive neighbourhood consultation process that had resulted in a proposal that allowed development of the property with a reasonable return to the developer while addressing the concerns of area residents.



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With the aid of a site plan and a context plan, Mr. Westermarck briefly reviewed the project. Photographs of a similar project were also displayed and Mr. Westermarck reviewed various aspects of the proposal, such as the front courtyards, front door entries, sideyards, and back yard areas as they related to the existing development.

### *Written Submissions:*

59 petition letters were received from area residents – Schedule 1

### *Submissions from the floor:*

Mr. P. Beck, 4711 Steveston Highway, said that he concurred that considerable discussion had taken place with area residents and that he was not against the development. Mr. Beck expressed concern about the use of the word 'approximate' in the public hearing notice as he felt the project should adhere to what was advertised on the Development Permit sign.

Mr. B. Ransford, 5071 Steveston Highway, said that he supported the application but was disappointed that the density was not higher for the site. Mr. Ransford said that he had reviewed the Development Cost Charges Bylaw and that the proposed FSR was below projections proposed in the bylaw. Mr. Ransford provided examples of the amount of land that could be preserved by increasing density in certain areas and he encouraged Council to look at higher density in strategic locations such as this one.

Mr. I. Anderson, 4811 Bonavista Drive, expressed concern about the affect the proposal would have on traffic; in particular the possibility that Bonavista Gate will be used as a turnaround if a right in/right out only requirement on Steveston Highway is in place.

Mr. C. Bouchard, 4820 Bonavista Drive, said that he was satisfied with the information on site access that had been provided. Mr. Bouchard thought the developer had responded well to the wishes put forth by the community and that he supported the proposal as presented.

PH08-01

It was moved and seconded

*That Official Community Plan Amendment Bylaw 7391 and Zoning Amendment Bylaw 7392 be given second and third readings.*



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Councillor Steves returned to the meeting - 7:50 p.m.

2. **ZONING AMENDMENT BYLAW 7396 (RZ 02-201235)**  
(7520 Williams Road; Applicant: Danny Lung)

*Applicant's Comments:*

The applicant was present to answer questions.

*Written Submissions:*

None.

*Submissions from the floor:*

None.

PH08-02

It was moved and seconded

***That Zoning Amendment Bylaw 7396 be given second and third readings.***

**CARRIED**

3. **ZONING AMENDMENT BYLAW 7398 (RZ 02-202859)**  
(6400 and 6420 Princess Lane, and 6411 and 6431 Dyke Road; Applicant:  
Oris Development Corporation)

*Applicant's Comments:*

Mr. Dana Westermarck, with the aid of artists' renderings, reviewed the projects (Items 3 and 4) as being two separate sites adjacent to the London Landing townhouse development. The two projects will continue the architectural theme, quality materials and streetscapes of the existing development. The access to the site was reviewed and the proposed pedestrian walkway identified.

*Written Submissions:*

P.J. Austin, 19-13400 Princess Street – Schedule 2.



## Regular Council Meeting for Public Hearings

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### *Submissions from the floor:*

Mr. C. Eyestone, 6471 Dyke Road, said that since a concept plan had not been included in the application for Item 3, he fully supported the rezoning application.

Ms. P. Austin, 19-3400 Princess Street, referred to the letters she had submitted and reiterated her concerns pertaining to i) the potential liability issues that could occur if the common property of the London Lane development were used to access the public footbridge at the south end of Princess Street; and ii) the lack of visitor parking for strata lots fronting Princess Lane.

Mr. Stefan Van der Boom, who was considering purchasing a property at London Landing, said that Richmond had a need for affordable homes and he commended the Official Community Plan.

PH08-03

It was moved and seconded

*That Zoning Amendment Bylaw 7398 be given second and third readings.*

**CARRIED**

4. **ZONING AMENDMENT BYLAW 7374 (RZ 01-198754)**  
(Portions of 13160 and 13200 Princess Street, and Portions of 6411 Dyke Road; Applicant: Oris Development Corporation)

### *Applicant's Comments:*

In addition to the comments provided for the previous item, Mr. Westermarck, in response to the concerns expressed regarding visitor parking, said that not only had pedestrian access been addressed at this site, but that extra parking had been provided to address the narrower roads and lack of transit service in the area.

### *Written Submissions:*

P.J. Austin, 19-13400 Princess Street – Schedule 3.



## Regular Council Meeting for Public Hearings

Tuesday, August 27, 2002

### *Submissions from the floor:*

Mr. Curtis Eyestone, 6471 Dyke Road, said that while he was generally supportive of the plan he wanted the overall concept plan revised due to the proposed location of the loop road. The lack of a buffer zone, the proximity of the industrial buildings to residential zones, traffic safety, and emergency vehicle access to the loop road were the reasons cited. Mr. Eyestone also referred to an assessment that had been undertaken to determine what costs would be involved in removing the industrial building in order to allow for the completion of the loop road.

Mr. Carvalho, said that he hoped adequate buffering would be provided along the portion of the property that borders farmland.

Ms. Austin, 19-13400 Princess Street, expressed her concern that Princess Street would be narrowed, and not widened, when the upgrades to the street took place.

PH08-04

It was moved and seconded

*That Zoning Amendment Bylaw 7374 be given second and third readings.*

**CARRIED**

5. **ZONING AMENDMENT BYLAW 7401 (RZ 02-205666)**  
(4371 Blundell Road; Applicant: C.P.S. Enterprises Ltd. & Richlife Homes)

### *Applicant's Comments:*

The applicant was present to answer questions.

### *Written Submissions:*

None.

### *Submissions from the floor:*

None.

PH08-05

It was moved and seconded

*That Zoning Amendment Bylaw 7401 be given second and third readings.*

**CARRIED**



**Regular Council Meeting for Public Hearings**

**Tuesday, August 27, 2002**

**6. ADJOURNMENT**

PH08-06

It was moved and seconded  
*That the meeting adjourn (8:45 p.m.).*

**CARRIED**

Certified a true and correct copy of the  
Minutes of the Regular Meeting for Public  
Hearings of the City of Richmond held on  
Tuesday, August 27, 2002.

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Mayor (Malcolm D. Brodie)

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Acting City Clerk (David Weber)

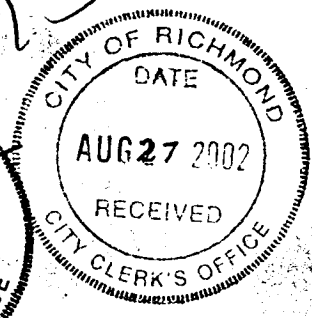
RE: SIGNATURES AGAINST HIGH DENSITY  
DEVELOPMENT FOR 4791 STEVESTON HWY

SCHEDULE 1 TO THE REGULAR  
MEETING OF COUNCIL FOR PUBLIC  
HEARINGS HELD ON TUESDAY,  
AUGUST 27, 2002.

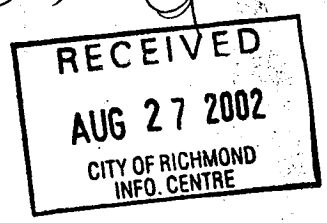
TO: CITY CLERK'S OFFICE

Please note as according to your  
instructions regarding property at  
4791 Steveston Hwy, attached please  
find our signatures against  
high density development.

clerk's



BS 959





Dear Neighbour,

Below is the letter sent by David Brownlee of Urban Development from City Hall regarding the FINAL changed PROPOSAL of a SINGLE FAMILY to Multiple Family zoning. It would greatly help:

- 1) IF YOU COULD ATTEND THIS FINAL MEETING @ CITY HALL 1ST FLOOR ON TUESDAY AUGUST 27/02 - 7PM to have a final say in retaining our single family zoning, because with the new rezoned property, the developer could build a congestion zone of townhouses.
- 2) PHONE DAVID BROWNLEE (604) 276-4200 for a guarantee of only 8 single-family & 2 duplexes totalling 12 units.
- 3) If not attending please sign & give to City Hall before Tuesday 4pm Aug 27/02:

ATTENTION CITY CLERK'S OFFICE & DAVID BROWNLEE (604) 276-4200

I, Lillian Ling of (address) 4615 Hermitage Drive, Richmond  
Telephone # 604-723-7111

am a taxpaying homeowner, living near the proposed zoning development of 4791 Steveston Hwy, would like to maintain the Single Family Zoning, and want a definite guarantee that no more than 12 units will be built on this particular piece of property. I DO NOT WANT HIGH DENSITY MULTIPLE DWELLINGS.

ATTENTION CITY CLERK'S OFFICE & DAVID BROWNLEE (604) 276-4200

I, RONALD GILL of (address) 4628 BONAVISTA DR.  
Telephone # (604) 275-5928

I am a taxpaying homeowner, living near the proposed zoning development of 4791 Steveston Hwy, would like to maintain the Single Family Zoning, and want a definite guarantee that no more than 12 units will be built on this particular piece of property. I DO NOT WANT HIGH DENSITY MULTIPLE DWELLINGS.

**Tuesday, August 27, 2002 - 7 pm**

Council Chambers, 1<sup>st</sup> Floor  
Richmond City Hall  
6911 No. 3 Road  
Richmond, BC V6Y 2C1

**Official Community Plan Amendment Bylaw 7391 and Zoning Amendment Bylaw 7392 (RZ 01-198910)**

**Location/s:** 4791 Steveston Hwy

**Applicant/s:** Grandspan Developments Ltd.

**Purpose of OCP Designation Amendment:**

To change the Steveston Area Plan Land Use designation from "Single-Family" to "Multiple-Family" for this site.

**Purpose of Zoning Amendment:**

To rezone the subject property from Single-Family Housing District, Subdivision Area E (R1/E) to Comprehensive Development District (CD/135), in order to permit the construction of approximately 8 detached single-family character townhomes and 2 duplex townhomes for a total of 12 units.

**City Contact:** David Brownlee (604) 276-4200 Urban Development Division

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**Information on Procedure**

Persons who believe that their interest in property is affected by the proposed bylaw may make an oral presentation, or submit written comments at this Public Hearing. If you are unable to attend, you may send your written submission to the City Clerk's Office by 4 pm on the date of the Public Hearing. All submissions will form part of the record of the hearing.

Further information may be obtained from the City Contact telephone number shown above. A copy of the proposed bylaw, supporting staff and committee reports and other background material may be inspected at the Urban Development Division, between the hours of 8:15 am and 5 pm, Monday through Friday, except statutory holidays, commencing August 17, 2002 and ending Aug 27, 2002, or upon the conclusion of the hearing.

No further information or submissions can be considered by Council after the conclusion of the Public Hearing.

It should be noted that the rezoned property may be used for any or all of the uses permitted in the "new" zone.

J. Richard McKenna  
City Clerk

ATTENTION CITY CLERK'S OFFICE & DAVID BROWNLEE (604) 276-4200  
I, GAVE HUMPHREYS of (address) 10980 CANSD CRES  
Telephone # 271-3003

am a taxpaying homeowner, living near the proposed zoning development of 4791 Steveston Hwy, would like to maintain the Single Family Zoning, and want a definite guarantee that no more than 12 units will be built on this particular piece of property. I DO NOT WANT HIGH DENSITY MULTIPLE DWELLINGS.

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Applicant/s: Grandspan Developments Ltd.

**Purpose of OCP Designation Amendment:**

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**Purpose of Zoning Amendment:**

To rezone the subject property from Single-Family Housing District, Subdivision Area E (R1/E) to Comprehensive Development District (CD/135), in order to permit the construction of approximately 8 detached single-family character townhomes and 2 duplex townhomes for a total of 12 units.

City Contact: David Brownlee (604) 276-4200 Urban Development Division

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J. Richard McKenna  
City Clerk

ATTENTION CITY CLERK'S OFFICE&DAVID BROWNLEE (604)276-4200

I, Edwin S. of (address) 10255. CARLO CRE  
Telephone # 604-271-3612

am a taxpaying homeowner, living near the proposed zoning development of 4791 Steveston Hwy, would like to maintain the Single Family Zoning, and want a definite guarantee that no more than 12 units will be built on this particular piece of property. I DO NOT WANT HIGH DENSITY MULTIPLE DWELLINGS.

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**Location/s:** 4791 Steveston Hwy

**Applicant/s:** Grandspan Developments Ltd.

**Purpose of OCP Designation Amendment:**

To change the Steveston Area Plan Land Use designation from "Single-Family" to "Multiple-Family" for this site.

**Purpose of Zoning Amendment:**

To rezone the subject property from Single-Family Housing District, Subdivision Area E (R1/E) to Comprehensive Development District (CD/135), in order to permit the construction of approximately 8 detached single-family character townhomes and 2 duplex townhomes for a total of 12 units.

**City Contact:** David Brownlee (604) 276-4200 Urban Development Division

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J. Richard McKenna  
City Clerk

ATTENTION CITY CLERK'S OFFICE & DAVID BROWNLEE (604) 276-4200  
I, LOIS McELREA of (address) 4771 HERMITAGE DR.  
Telephone # 604-272-2701  
am a taxpaying homeowner, living near the proposed zoning  
development of 4791 Steveston Hwy, would like to maintain the  
Single Family Zoning, and want a definite guarantee that no more  
than 12 units will be built on this particular piece of property.  
I DO NOT WANT HIGH DENSITY MULTIPLE DWELLINGS.

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7392 (RZ 01-198910)**

**Location/s:** 4791 Steveston Hwy  
**Applicant/s:** Grandspan Developments Ltd.

**Purpose of OCP Designation Amendment:**

To change the Steveston Area Plan Land Use designation from "Single-Family" to "Multiple-Family" for this site.

**Purpose of Zoning Amendment:**

To rezone the subject property from Single-Family Housing District, Subdivision Area E (R1/E) to Comprehensive Development District (CD/135), in order to permit the construction of approximately 8 detached single-family character townhomes and 2 duplex townhomes for a total of 12 units.

**City Contact:** David Brownlee (604) 276-4200 Urban Development Division

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ATTENTION CITY CLERK'S OFFICE & DAVID BROWNLEE (604) 276-4200

I, J. & E. TOMASEK of (address) 4646 BONAVISTA DR  
Telephone # 604-274-6370

am a taxpaying homeowner, living near the proposed zoning development of 4791 Steveston Hwy, would like to maintain the Single Family Zoning, and want a definite guarantee that no more than 12 units will be built on this particular piece of property. I DO NOT WANT HIGH DENSITY MULTIPLE DWELLINGS.

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**Purpose of Zoning Amendment:**

To rezone the subject property from Single-Family Housing District, Subdivision Area E (R1/E) to Comprehensive Development District (CD/135), in order to permit the construction of approximately 8 detached single-family character townhomes and 2 duplex townhomes for a total of 12 units.

**City Contact:** David Brownlee (604) 276-4200 Urban Development Division

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J. Richard McKenna  
City Clerk

ATTENTION CITY CLERK'S OFFICE & DAVID BROWNLEE (604) 276-4200

I, S. MORISHITA (address) 4531 BANAVISA DR  
Telephone # 604 277 6325

am a taxpaying homeowner, living near the proposed zoning development of 4791 Steveston Hwy, would like to maintain the Single Family Zoning, and want a definite guarantee that no more than 12 units will be built on this particular piece of property. I DO NOT WANT HIGH DENSITY MULTIPLE DWELLINGS.

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**Location/s:** 4791 Steveston Hwy

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**Purpose of Zoning Amendment:**

To rezone the subject property from Single-Family Housing District, Subdivision Area E (R1/E) to Comprehensive Development District (CD/135), in order to permit the construction of approximately 8 detached single-family character townhomes and 2 duplex townhomes for a total of 12 units.

**City Contact:** David Brownlee (604) 276-4200 Urban Development Division

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J. Richard McKenna  
City Clerk

ATTENTION CITY CLERK'S OFFICE & DAVID BROWNLEE (604) 276-4200

I, STEVEN MINATO of (address) 4660 TRIMARAN DRIVE

Telephone # 275 9410

am a taxpaying homeowner, living near the proposed zoning development of 4791 Steveston Hwy, would like to maintain the Single Family Zoning, and want a definite guarantee that no more than 12 units will be built on this particular piece of property. I DO NOT WANT HIGH DENSITY MULTIPLE DWELLINGS.

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**City Contact:** David Brownlee (604) 276-4200 Urban Development Division

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J. Richard McKenna  
City Clerk



ATTENTION CITY CLERK'S OFFICE & DAVID BROWNLEE (604) 276-4200  
I, KUI SING OR of (address) 10800 ARGENTIA DR., RICHMOND,  
Telephone # (604) 272-3333

am a taxpaying homeowner, living near the proposed zoning development of 4791 Steveston Hwy, would like to maintain the Single Family Zoning, and want a definite guarantee that no more than 12 units will be built on this particular piece of property. I DO NOT WANT HIGH DENSITY MULTIPLE DWELLINGS.

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J. Richard McKenna  
City Clerk

ATTENTION CITY CLERK'S OFFICE & DAVID BROWNLEE (604)276-4200

I, Amey S. of (address) 4468 Hermitage Drive  
Telephone # (604) 29-6122

am a taxpaying homeowner, living near the proposed zoning development of 4791 Steveston Hwy, would like to maintain the Single Family Zoning, and want a definite guarantee that no more than 12 units will be built on this particular piece of property. I DO NOT WANT HIGH DENSITY MULTIPLE DWELLINGS.

ATTENTION CITY CLERK'S OFFICE&DAVID BROWNLEE (604)276-4200

I, Linda Samuels of (address) 4717 Hermitage Dr  
Telephone # 271-4871 -

am a taxpaying homeowner, living near the proposed zoning development of 4791 Steveston Hwy, would like to maintain the Single Family Zoning, and want a definite guarantee that no more than 12 units will be built on this particular piece of property. I DO NOT WANT HIGH DENSITY MULTIPLE DWELLINGS.

A, . . . . .

ATTENTION CITY CLERK'S OFFICE&DAVID BROWNLEE (604)276-4200

I, MARK NATORZI of (address) 4671 HERMITAGE DR  
Telephone # 274 4669

am a taxpaying homeowner, living near the proposed zoning development of 4791 Steveston Hwy, would like to maintain the Single Family Zoning, and want a definite guarantee that no more than 12 units will be built on this particular piece of property. I DO NOT WANT HIGH DENSITY MULTIPLE DWELLINGS.

ATTENTION CITY CLERK'S OFFICE&DAVID BROWNLEE (604)276-4200

I, DOUG. HEMMONS of (address) 4351 STEVESTON HWY

Telephone # 604-272-8121

am a taxpaying homeowner, living near the proposed zoning development of 4791 Steveston Hwy, would like to maintain the Single Family Zoning, and want a definite guarantee that no more than 12 units will be built on this particular piece of property. I DO NOT WANT HIGH DENSITY MULTIPLE DWELLINGS

ATTENTION CITY CLERK'S OFFICE&DAVID BROWNLEE (604)276-4200

I, B. BRERETON of (address) 10740 CANISD CR.  
Telephone # 604-274-3372

am a taxpaying homeowner, living near the proposed zoning  
development of 4791 Steveston Hwy, would like to maintain the  
Single Family Zoning, and want a definite guarantee that no more  
than 12 units will be built on this particular piece of property.  
I DO NOT WANT HIGH DENSITY MULTIPLE DWELLINGS.

*B. Brerton*

ATTENTION CITY CLERK'S OFFICE&DAVID BROWNLEE (604)276-4200

I, MORRIS RUBINAK of (address) 4526 HERMITAGE DR  
Telephone # 604-274-2874

am a taxpaying homeowner, living near the proposed zoning development of 4791 Steveston Hwy, would like to maintain the Single Family Zoning, and want a definite guarantee that no more than 12 units will be built on this particular piece of property. I DO NOT WANT HIGH DENSITY MULTIPLE DWELLINGS.

ATTENTION CITY CLERK'S OFFICE&DAVID BROWNLEE (604)276-4200

I, BEV HERMAN of (address) 10897 CANISO CRESCENT

Telephone # 271-8226

am a taxpaying homeowner, living near the proposed zoning development of 4791 Steveston Hwy, would like to maintain the Single Family Zoning, and want a definite guarantee that no more than 12 units will be built on this particular piece of property. I DO NOT WANT HIGH DENSITY MULTIPLE DWELLINGS.



ATTENTION CITY CLERK'S OFFICE&DAVID BROWNLEE (604)276-4200

I, JUDLY MURRAY KIDNER of (address) 10700 CANSO CRES  
Telephone # (604) 2767581

am a taxpaying homeowner, living near the proposed zoning development of 4791 Steveston Hwy, would like to maintain the Single Family Zoning, and want a definite guarantee that no more than 12 units will be built on this particular piece of property. I DO NOT WANT HIGH DENSITY MULTIPLE DWELLINGS.

ATTENTION CITY CLERK'S OFFICE&DAVID BROWNLEE (604)276-4200

I, CLAY McCREGOR of (address) 4831 HERMITAGE DR  
Telephone # (604) 274-7462

am a taxpaying homeowner, living near the proposed zoning development of 4791 Steveston Hwy, would like to maintain the Single Family Zoning, and want a definite guarantee that no more than 12 units will be built on this particular piece of property. I DO NOT WANT HIGH DENSITY MULTIPLE DWELLINGS.

ATTENTION CITY CLERK'S OFFICE&DAVID BROWNLEE (604)276-4200

I, Senay Cheung of (address) 10731  
Telephone # (604) 448-8708

am a taxpaying homeowner, living near the proposed zoning development of 4791 Steveston Hwy, would like to maintain the Single Family Zoning, and want a definite guarantee that no more than 12 units will be built on this particular piece of property. I DO NOT WANT HIGH DENSITY MULTIPLE DWELLINGS.

ATTENTION CITY CLERK'S OFFICE&DAVID BROWNLEE (604)276-4200

I, HARDY PETERS of (address) 10740 TREPASSEY DR  
Telephone # 604-275-2107

am a taxpaying homeowner, living near the proposed zoning development of 4791 Steveston Hwy, would like to maintain the Single Family Zoning, and want a definite guarantee that no more than 12 units will be built on this particular piece of property. I DO NOT WANT HIGH DENSITY MULTIPLE DWELLINGS.

ATTENTION CITY CLERK'S OFFICE&DAVID BROWNLEE (604)276-4200

I, A.A. RIEURS of (address) 4675 BONAVISTA DR  
Telephone # (604) 277-1889

am a taxpaying homeowner, living near the proposed zoning development of 4791 Steveston Hwy, would like to maintain the Single Family Zoning, and want a definite guarantee that no more than 12 units will be built on this particular piece of property. I DO NOT WANT HIGH DENSITY MULTIPLE DWELLINGS.

T. 127 2202. -

ATTENTION CITY CLERK'S OFFICE&DAVID BROWNLEE (604)276-4200

I, FRASER MITRA of (address) 10580 TREPASEL DR  
Telephone # 604-276-4200 U7E9L

am a taxpaying homeowner, living near the proposed zoning development of 4791 Steveston Hwy, would like to maintain the Single Family Zoning, and want a definite guarantee that no more than 12 units will be built on this particular piece of property. I DO NOT WANT HIGH DENSITY MULTIPLE DWELLINGS.

ATTENTION CITY CLERK'S OFFICE&DAVID BROWNLEE (604)276-4200

I, \_\_\_\_\_ of (address) Pearl Hodgson  
Telephone # 709 71 Camrose, Alberta

am a taxpaying homeowner, living near the proposed zoning  
development of 4791 Steveston Hwy, would like to maintain the  
Single Family Zoning, and want a definite guarantee that no more  
than 12 units will be built on this particular piece of property.  
I DO NOT WANT HIGH DENSITY MULTIPLE DWELLINGS.

ATTENTION CITY CLERK'S OFFICE&DAVID BROWNLEE (604)276-4200

I, WAI C. NG of (address) 4308 Bonavista Dr

Telephone # (604)-241-8192

am a taxpaying homeowner, living near the proposed zoning development of 4791 Steveston Hwy, would like to maintain the Single Family Zoning, and want a definite guarantee that no more than 12 units will be built on this particular piece of property. I DO NOT WANT HIGH DENSITY MULTIPLE DWELLINGS.



ATTENTION CITY CLERK'S OFFICE&DAVID BROWNLEE (604)276-4200

I, Kerla Stevens of (address) 4171 Bravitz Dr  
Telephone # 275-4171

am a taxpaying homeowner, living near the proposed zoning development of 4791 Steveston Hwy, would like to maintain the Single Family Zoning, and want a definite guarantee that no more than 12 units will be built on this particular piece of property.  
I DO NOT WANT HIGH DENSITY MULTIPLE DWELLINGS.

ATTENTION CITY CLERK'S OFFICE&DAVID BROWNLEE (604)276-4200

I, Patricia McIntyre of (address) 4191 Bonavista Dr. Richmond  
Telephone # (604) 271-8875 V7E 5C

am a taxpaying homeowner, living near the proposed zoning development of 4791 Steveston Hwy, would like to maintain the Single Family Zoning, and want a definite guarantee that no more than 12 units will be built on this particular piece of property. I DO NOT WANT HIGH DENSITY MULTIPLE DWELLINGS.

ATTENTION CITY CLERK'S OFFICE&DAVID BROWNLEE (604)276-4200

I, TRENT KRAWCHUCK of (address) 4131 BONAUSTA DRIVE  
Telephone # 604-275-2655

am a taxpaying homeowner, living near the proposed zoning development of 4791 Steveston Hwy, would like to maintain the Single Family Zoning, and want a definite guarantee that no more than 12 units will be built on this particular piece of property. I DO NOT WANT HIGH DENSITY MULTIPLE DWELLINGS.

ATTENTION CITY CLERK'S OFFICE&DAVID BROWNLEE (604)276-4200

I, Laura d'Alva of (address) 10708 Canoe Cres

Telephone # 604-274-4161

am a taxpaying homeowner, living near the proposed zoning development of 4791 Steveston Hwy, would like to maintain the Single Family Zoning, and want a definite guarantee that no more than 12 units will be built on this particular piece of property. I DO NOT WANT HIGH DENSITY MULTIPLE DWELLINGS.

ATTENTION CITY CLERK'S OFFICE&DAVID BROWNLEE (604)276-4200

I, Jianwei Yuan of (address) 4566 Hermitage Dr.

Telephone # (604) 277-9829

am a taxpaying homeowner, living near the proposed zoning development of 4791 Steveston Hwy, would like to maintain the Single Family Zoning, and want a definite guarantee that no more than 12 units will be built on this particular piece of property. I DO NOT WANT HIGH DENSITY MULTIPLE DWELLINGS.

ATTENTION CITY CLERK'S OFFICE&DAVID BROWNLEE (604)276-4200

I, TOM Wong of (address) 4655  
Telephone # 778-772-3888

am a taxpaying homeowner, living near the proposed zoning development of 4791 Steveston Hwy, would like to maintain the Single Family Zoning, and want a definite guarantee that no more than 12 units will be built on this particular piece of property. I DO NOT WANT HIGH DENSITY MULTIPLE DWELLINGS.

ATTENTION CITY CLERK'S OFFICE & DAVID BROWNLEE (604) 276-4200

I, J. U. CONNELL of (address) 10660 CANSO CRES  
Telephone # 277-8768

am a taxpaying homeowner, living near the proposed zoning development of 4791 Steveston Hwy, would like to maintain the Single Family Zoning, and want a definite guarantee that no more than 12 units will be built on this particular piece of property. I DO NOT WANT HIGH DENSITY MULTIPLE DWELLINGS.

ATTENTION CITY CLERK'S OFFICE&DAVID BROWNLEE (604)276-4200

I, SILVIA CHON of (address) 4620 Hermitage Dr  
Telephone # 604 275 6898

am a taxpaying homeowner, living near the proposed zoning development of 4791 Steveston Hwy, would like to maintain the Single Family Zoning, and want a definite guarantee that no more than 12 units will be built on this particular piece of property. I DO NOT WANT HIGH DENSITY MULTIPLE DWELLINGS.



ATTENTION CITY CLERK'S OFFICE & DAVID BROWNLEE (604) 276-4200

I, Cimi Achiam of (address) 4695 Hermitage Dr.

Telephone # (604) 271-4221

am a taxpaying homeowner, living near the proposed zoning development of 4791 Steveston Hwy, would like to maintain the Single Family Zoning, and want a definite guarantee that no more than 12 units will be built on this particular piece of property. I DO NOT WANT HIGH DENSITY MULTIPLE DWELLINGS.

ATTENTION CITY CLERK'S OFFICE&DAVID BROWNLEE (604)276-4200

I, A. Kwok of (address) 10835 CANSD CR  
Telephone # 604 241 2867

am a taxpaying homeowner, living near the proposed zoning development of 4791 Steveston Hwy, would like to maintain the Single Family Zoning, and want a definite guarantee that no more than 12 units will be built on this particular piece of property. I DO NOT WANT HIGH DENSITY MULTIPLE DWELLINGS.

ATTENTION CITY CLERK'S OFFICE&DAVID BROWNLEE (604)276-4200

I, Patti Barkley of (address) 10755 Canso Cr

Telephone # 604-291-5388 Richmond Bc V7E

am a taxpaying homeowner, living near the proposed zoning SBL  
development of 4791 Steveston Hwy, would like to maintain the  
Single Family Zoning, and want a definite guarantee that no more  
than 12 units will be built on this particular piece of property.  
I DO NOT WANT HIGH DENSITY MULTIPLE DWELLINGS.

ATTENTION CITY CLERK'S OFFICE&DAVID BROWNLEE (604)276-4200

I, IAN ANNE MALDONALD of (address) 1000 Conso Crase, Richmond  
Telephone # 604-443-1644 Bc

am a taxpaying homeowner, living near the proposed zoning development of 4791 Steveston Hwy, would like to maintain the Single Family Zoning, and want a definite guarantee that no more than 12 units will be built on this particular piece of property. I DO NOT WANT HIGH DENSITY MULTIPLE DWELLINGS.

ATTENTION CITY CLERK'S OFFICE & DAVID BROWNLEE (604) 276-4200

We <sup>via</sup> Jayne Butler of (address) 10633 Fundy Dr.  
Telephone # 604-377-2647

am a taxpaying homeowner, living near the proposed zoning development of 4791 Steveston Hwy, would like to maintain the Single Family Zoning, and want a definite guarantee that no more than 12 units will be built on this particular piece of property. I DO NOT WANT HIGH DENSITY MULTIPLE DWELLINGS.

ATTENTION CITY CLERK'S OFFICE & DAVID BROWNLEE (604) 276-4200

I, Ching Chi Law of (address) 4495 Steveston, V7E 2K4

Telephone # 604-277-5880

am a taxpaying homeowner, living near the proposed zoning development of 4791 Steveston Hwy, would like to maintain the Single Family Zoning, and want a definite guarantee that no more than 12 units will be built on this particular piece of property. I DO NOT WANT HIGH DENSITY MULTIPLE DWELLINGS.

ATTENTION CITY CLERK'S OFFICE & DAVID BROWNLEE (604) 276-4200

I, Kara Doig of (address) 10133 Fundy Dr

Telephone # 604 273 5125

am a taxpaying homeowner, living near the proposed zoning development of 4791 Steveston Hwy, would like to maintain the Single Family Zoning, and want a definite guarantee that no more than 12 units will be built on this particular piece of property. I DO NOT WANT HIGH DENSITY MULTIPLE DWELLINGS.

ATTENTION CITY CLERK'S OFFICE & DAVID BROWNLEE (604) 276-4200

I, SIAN DAVIES of (address) 10655 FUNDY DR  
Telephone # 277-0697

am a taxpaying homeowner, living near the proposed zoning development of 4791 Steveston Hwy, would like to maintain the Single Family Zoning, and want a definite guarantee that no more than 12 units will be built on this particular piece of property. I DO NOT WANT HIGH DENSITY MULTIPLE DWELLINGS



ATTENTION CITY CLERK'S OFFICE&DAVID BROWNLEE (604)276-4200

I, Tsui-Min Kuo of (address) 4157 BONAVISTA DR.  
Telephone # (604) 271-588

am a taxpaying homeowner, living near the proposed zoning  
development of 4791 Steveston Hwy, would like to maintain the  
Single Family Zoning, and want a definite guarantee that no more  
than 12 units will be built on this particular piece of property.  
I DO NOT WANT HIGH DENSITY MULTIPLE DWELLINGS.

ATTENTION CITY CLERK'S OFFICE & DAVID BROWNLEE (604) 276-4200

I, E. KU of (address) 4366 STEVESTON HWY  
Telephone # 604-275-1329

am a taxpaying homeowner, living near the proposed zoning development of 4791 Steveston Hwy, would like to maintain the Single Family Zoning, and want a definite guarantee that no more than 12 units will be built on this particular piece of property. I DO NOT WANT HIGH DENSITY MULTIPLE DWELLINGS.

ATTENTION CITY CLERK'S OFFICE & DAVID BROWNLEE (604) 276-4200

I, DAVID GORNA of (address) 4320 Steveston Hwy

Telephone # 241-3948

am a taxpaying homeowner, living near the proposed zoning development of 4791 Steveston Hwy, would like to maintain the Single Family Zoning, and want a definite guarantee that no more than 12 units will be built on this particular piece of property. I DO NOT WANT HIGH DENSITY MULTIPLE DWELLINGS.

ATTENTION CITY CLERK'S OFFICE & DAVID BROWNLEE (604) 276-4200

I, Christi Butler of (address) 4522 Steveston Hwy  
Telephone # 604-241-1006

am a taxpaying homeowner, living near the proposed zoning development of 4791 Steveston Hwy, would like to maintain the Single Family Zoning, and want a definite guarantee that no more than 12 units will be built on this particular piece of property. I DO NOT WANT HIGH DENSITY MULTIPLE DWELLINGS.

ATTENTION CITY CLERK'S OFFICE & DAVID BROWNLEE (604) 276-4200

I, SHERI MALLEND of (address) 10780 TRURO DRIVE

Telephone # 604 275-1709

am a taxpaying homeowner, living near the proposed zoning development of 4791 Steveston Hwy, would like to maintain the Single Family Zoning, and want a definite guarantee that no more than 12 units will be built on this particular piece of property. I DO NOT WANT HIGH DENSITY MULTIPLE DWELLINGS

ATTENTION CITY CLERK'S OFFICE & DAVID BROWNLEE (604) 276-4200

I, Maureen M. of (address) 4380 STEVESTON HWY.  
Telephone # (604) 271-261

am a taxpaying homeowner, living near the proposed zoning development of 4791 Steveston Hwy, would like to maintain the Single Family Zoning, and want a definite guarantee that no more than 12 units will be built on this particular piece of property. I DO NOT WANT HIGH DENSITY MULTIPLE DWELLINGS.

ATTENTION CITY CLERK'S OFFICE & DAVID BROWNLEE (604) 276-4200

I, Theresa Young of (address) 10731 Fundy Drive, Rmd v  
Telephone # (604) 241 8218 5

am a taxpaying homeowner, living near the proposed zoning development of 4791 Steveston Hwy, would like to maintain the Single Family Zoning, and want a definite guarantee that no more than 12 units will be built on this particular piece of property. I DO NOT WANT HIGH DENSITY MULTIPLE DWELLINGS.

ATTENTION CITY CLERK'S OFFICE & DAVID BROWN, J.E.E. (604) 276-4200

I, Youngshin Kim of (address) 10711 Trepassey Dr Richmond BC  
Telephone # 604 241 0792 V7E 4K

am a taxpaying homeowner, living near the proposed zoning development of 4791 Steveston Hwy, would like to maintain the Single Family Zoning, and want a definite guarantee that no more than 12 units will be built on this particular piece of property. I DO NOT WANT HIGH DENSITY MULTIPLE DWELLINGS.



ATTENTION CITY CLERK'S OFFICE&DAVID BROWNLEE (604)276-4200

I, D. Frosman of (address) 10620 Sunny NW,  
Telephone # 604 2252960 Richmond

am a taxpaying homeowner, living near the proposed zoning  
development of 4791 Steveston Hwy, would like to maintain the  
Single Family Zoning, and want a definite guarantee that no more  
than 12 units will be built on this particular piece of property.  
I DO NOT WANT HIGH DENSITY MULTIPLE DWELLINGS.

ATTENTION CITY CLERK'S OFFICE&DAVID BROWNLEE (604)276-4200

I, Erubek DeWitt of (address) 9440 Steveston Hwy  
Telephone # 275-9649

am a taxpaying homeowner, living near the proposed zoning development of 4791 Steveston Hwy, would like to maintain the Single Family Zoning, and want a definite guarantee that no more than 12 units will be built on this particular piece of property. I DO NOT WANT HIGH DENSITY MULTIPLE DWELLINGS.

ATTENTION CITY CLERK'S OFFICE&DAVID BROWNLEE (604)276-4200

I, Mzyluk of (address) 104680 Steveston  
Telephone # \_\_\_\_\_

am a taxpaying homeowner, living near the proposed zoning development of 4791 Steveston Hwy, would like to maintain the Single Family Zoning, and want a definite guarantee that no more than 12 units will be built on this particular piece of property. I DO NOT WANT HIGH DENSITY MULTIPLE DWELLINGS.

ATTENTION CITY CLERK'S OFFICE&DAVID BROWNLEE (604)276-4200

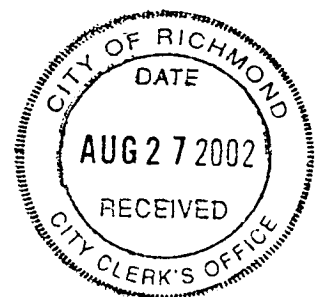
I, J. Fletcher of (address) 4800 Steveston Hwy  
Telephone # 2751762 - (604)

am a taxpaying homeowner, living near the proposed zoning development of 4791 Steveston Hwy, would like to maintain the Single Family Zoning, and want a definite guarantee that no more than 12 units will be built on this particular piece of property. I DO NOT WANT HIGH DENSITY MULTIPLE DWELLINGS.

ATTENTION CITY CLERK'S OFFICE & DAVID BROWNLEE (604) 76-4200

I. ERROL & LYNN JAMES of (address) 4300 STEVESTON HWY  
Telephone # (604) 241-0452

am a taxpaying homeowner, living near the proposed zoning development of 4791 Steveston Hwy, would like to maintain the Single Family Zoning, and want a definite guarantee that no more than 12 units will be built on this particular piece of property. I DO NOT WANT HIGH DENSITY MULTIPLE DWELLINGS.



ATTN Mr. R. McKenna - City Clerk

Dear Neighbour,

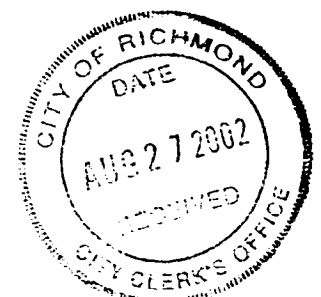
Below is the letter sent by David Brownlee of Urban Development from City Hall regarding the FINAL changed PROPOSAL of a SINGLE FAMILY to Multiple Family zoning. It would greatly help:

- 1) IF YOU COULD ATTEND THIS FINAL MEETING @ CITY HALL 1ST FLOOR ON TUESDAY AUGUST 27/02 - 7PM to have a final say in retaining our single family zoning, because with the new rezoned property, the developer could build a congestion zone of townhouses.
- 2) PHONE DAVID BROWNLEE(604)276-4200 for a guarantee of only 8 single-family & 2 duplexes totalling 12 units.
- 3) If not attending please sign & give to City Hall before Tuesday 4pm Aug 27/02:

ATTENTION CITY CLERK'S OFFICE & DAVID BROWNLEE (604)276-4200

I, PROTUS FERNANDES of (address) 10635 CANIS CRESCENT  
Telephone # 604-4481612

am a taxpaying homeowner, living near the proposed zoning development of 4791 Steveston Hwy, would like to maintain the Single Family Zoning, and want a definite guarantee that no more than 12 units will be built on this particular piece of property.  
I DO NOT WANT HIGH DENSITY MULTIPLE DWELLINGS



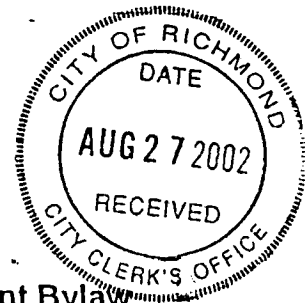
ATTENTION CITY CLERK'S OFFICE & DAVID BROWNLEE (604) 276-4200

I, Roberto Chan of (address) 4411 Steveston Hwy  
Telephone # 604-272-7834

am a taxpaying homeowner, living near the proposed zoning development of 4791 Steveston Hwy, would like to maintain the Single Family Zoning, and want a definite guarantee that no more than 12 units will be built on this particular piece of property. I DO NOT WANT HIGH DENSITY MULTIPLE DWELLINGS.

**Tuesday, August 27, 2002 – 7 pm**

Council Chambers, 1<sup>st</sup> Floor  
Richmond City Hall  
6911 No. 3 Road  
Richmond, BC V6Y 2C1



**Official Community Plan Amendment Bylaw 7391 and Zoning Amendment Bylaw 7392 (RZ 01-198910)**

**Location/s:** 4791 Steveston Hwy

**Applicant/s:** Grandspan Developments Ltd.

**Purpose of OCP Designation Amendment:**

To change the Steveston Area Plan Land Use designation from "Single-Family" to "Multiple-Family" for this site.

**Purpose of Zoning Amendment:**

To rezone the subject property from Single-Family Housing District, Subdivision Area E (R1/E) to Comprehensive Development District (CD/135), in order to permit the construction of approximately 8 detached single-family character townhomes and 2 duplex townhomes for a total of 12 units.

**City Contact:** David Brownlee (604) 276-4200 Urban Development Division

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#### Information on Procedure

Persons who believe that their interest in property is affected by the proposed bylaw may make an oral presentation, or submit written comments at this Public Hearing. If you are unable to attend, you may send your written submission to the City Clerk's Office by 4 pm on the date of the Public Hearing. All submissions will form part of the record of the hearing.

Further information may be obtained from the City Contact telephone number shown above. A copy of the proposed bylaw, supporting staff and committee reports and other background material may be inspected at the Urban Development Division, between the hours of 8:15 am and 5 pm, Monday through Friday, except statutory holidays, commencing August 17, 2002 and ending Aug 27, 2002, or upon the conclusion of the hearing.

No further information or submissions can be considered by Council after the conclusion of the Public Hearing.

It should be noted that the rezoned property may be used for any or all of the uses permitted in the "new" zone.

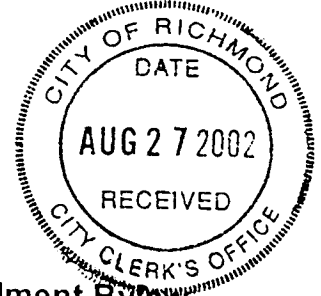
J. Richard McKenna  
City Clerk

ATTENTION CITY CLERK'S OFFICE&DAVID BROWNLEE (604)276-4200  
I, SCOTT & LEANNE KIEVILL of (address) 10691 TREPASSEY DRIVE  
Telephone # 604 - 274 - 0170

am a taxpaying homeowners living near the proposed zoning development of 4791 Steveston Hwy, would like to maintain the Single Family Zoning, and want a definite guarantee that no more than 12 units will be built on this particular piece of property. I DO NOT WANT HIGH DENSITY MULTIPLE DWELLINGS.

**Tuesday, August 27, 2002 – 7 pm**

Council Chambers, 1<sup>st</sup> Floor  
Richmond City Hall  
6911 No. 3 Road  
Richmond, BC V6Y 2C1



Official Community Plan Amendment Bylaw 7391 and Zoning Amendment Bylaw 7392 (RZ 01-198910)

Location/s: 4791 Steveston Hwy  
Applicant/s: Grandspan Developments Ltd.

**Purpose of OCP Designation Amendment:**

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City Contact: David Brownlee (604) 276-4200 Urban Development Division

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J. Richard McKenna  
City Clerk



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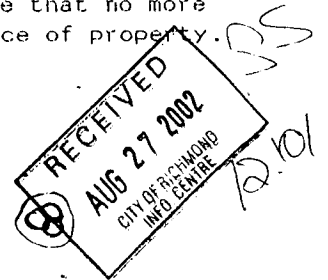
ATTENTION CITY CLERK'S OFFICE & DAVID BROWNLEE (604) 276-4200

I, ROBIN REID of (address) 10871 BONAUSTA GATE  
Telephone # 604-241-4133

am a taxpaying homeowner, living near the proposed zoning development of 4791 Steveston Hwy, would like to maintain the Single Family Zoning, and want a definite guarantee that no more than 12 units will be built on this particular piece of property. I DO NOT WANT HIGH DENSITY MULTIPLE DWELLINGS.

**Tuesday, August 27, 2002 - 7 pm**

Council Chambers, 1<sup>st</sup> Floor  
Richmond City Hall  
6911 No. 3 Road  
Richmond, BC V6Y 2C1



Official Community Plan Amendment Bylaw 7391 and Zoning Amendment Bylaw 7392 (RZ 01-198910)

Location/s: 4791 Steveston Hwy

Applicant/s: Grandspan Developments Ltd.

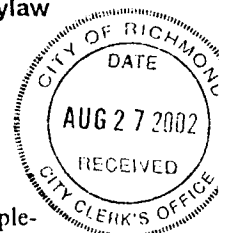
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City Contact: David Brownlee (604) 276-4200 Urban Development Division



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J. Richard McKenna  
City Clerk

65

Please note the insertion of approximately 8 townhouses & 2 duplexes that were agreed upon, but the words "APPROXIMATELY" is NOT ACCEPTABLE as well as "REZONED PROPERTY MAY BE USED FOR ANY/ALL USES PERMITTED IN A NEW ZONE" IS ALSO NOT ACCEPTABLE because OUR ARRANGEMENT WAS FOR THE SET PLAN OF 8 TOWNHOUSES & 2

Dear Neighbour,

Below is the letter sent by David Brownlee of Urban Development from City Hall regarding the FINAL changed PROPOSAL of a SINGLE FAMILY to Multiple Family zoning. It would greatly help:

- 1) IF YOU COULD ATTEND THIS FINAL MEETING @ CITY HALL 1ST FLOOR ON TUESDAY AUGUST 27/02 - 7PM to have a final say in retaining our single family zoning, because with the new rezoned property, the developer could build a congestion zone of townhouses.
- 2) PHONE DAVID BROWNLEE (604) 276-4200 for a guarantee of only 8 single-family & 2 duplexes totalling 12 units.
- 3) If not attending please sign & give to City Hall before Tuesday 4pm Aug 27/02:

*ATTN:*

ATTENTION CITY CLERK'S OFFICE & DAVID BROWNLEE (604) 276-4200

I, MARTIN & PETER MACDONALD (address) 10680 TRASPASSEY DR  
Telephone # 604-271-6875

am a taxpaying homeowner, living near the proposed zoning development of 4791 Steveston Hwy, would like to maintain the Single Family Zoning, and want a definite guarantee that no more than 12 units will be built on this particular piece of property. I DO NOT WANT HIGH DENSITY MULTIPLE DWELLINGS.

**Tuesday, August 27, 2002 - 7 pm**

Council Chambers, 1<sup>st</sup> Floor  
Richmond City Hall  
6911 No. 3 Road  
Richmond, BC V6Y 2C1

4177

Official Community Plan Amendment Bylaw 7391 and Zoning Amendment Bylaw 7392 (RZ 01-198910)

Location/s: 4791 Steveston Hwy

Applicant/s: Grandsan Developments Ltd.

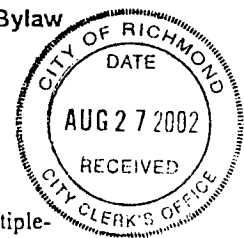
Purpose of OCP Designation Amendment:

To change the Steveston Area Plan Land Use designation from "Single-Family" to "Multiple-Family" for this site.

Purpose of Zoning Amendment:

To rezone the subject property from Single-Family Housing District, Subdivision Area E (R1/E) to Comprehensive Development District (CD/135), in order to permit the construction of approximately 8 detached single-family character townhomes and 2 duplex townhomes for a total of 12 units.

City Contact: David Brownlee (604) 276-4200 Urban Development Division



#### Information on Procedure

Persons who believe that their interest in property is affected by the proposed bylaw may make an oral presentation, or submit written comments at this Public Hearing. If you are unable to attend, you may send your written submission to the City Clerk's Office by 4 pm on the date of the Public Hearing. All submissions will form part of the record of the hearing.

Further information may be obtained from the City Contact telephone number shown above. A copy of the proposed bylaw, supporting staff and committee reports and other background material may be inspected at the Urban Development Division, between the hours of 8:15 am and 5 pm, Monday through Friday, except statutory holidays, commencing August 17, 2002 and ending Aug 27, 2002, or upon the conclusion of the hearing.

No further information or submissions can be considered by Council after the conclusion of the Public Hearing.

It should be noted that the rezoned property may be used for any or all of the uses permitted in the "new" zone.

J. Richard McKenna  
City Clerk

66

Please note the insertion of approximately 8 townhouses & 2 duplexes that were agreed upon, but the words "APPROXIMATELY" is NOT ACCEPTABLE as well as "REZONED PROPERTY MAY BE USED FOR ANY/ALL USES PERMITTED IN A NEW ZONE" IS ALSO NOT ACCEPTABLE because OUR ARRANGEMENT WAS FOR THE SET PLAN OF 8 TOWNHOUSES & 2 DUPLEXES. PLEASE COME TO THE TUESDAY MEETING AUGUST 27/02 @ 7pm

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ATTENTION CITY CLERK'S OFFICE & DAVID BROWNLEE (604) 276-4200

I, Man Hoi Yu of (address) 4491 Steveston Hwy.  
Telephone # 277-2002

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**Tuesday, August 27, 2002 - 7 pm**

Council Chambers, 1<sup>st</sup> Floor  
Richmond City Hall  
6911 No. 3 Road  
Richmond, BC V6Y 2C1

Official Community Plan Amendment Bylaw 7391 and Zoning Amendment Bylaw 7392 (RZ 01-198910)

Location/s: 4791 Steveston Hwy

Applicant/s: Grandspan Developments Ltd.

Purpose of OCP Designation Amendment:

To change the Steveston Area Plan Land Use designation from "Single-Family" to "Multiple-Family" for this site.

Purpose of Zoning Amendment:

To rezone the subject property from Single-Family Housing District, Subdivision Area E (R1/E) to Comprehensive Development District (CD/135), in order to permit the construction of approximately 8 detached single-family character townhomes and 2 duplex townhomes for a total of 12 units.

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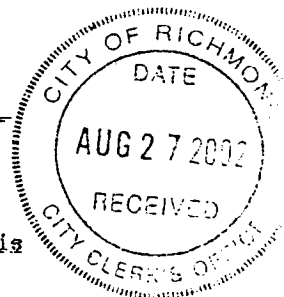
No further information or submissions can be considered by Council after the conclusion of the Public Hearing.

It should be noted that the rezoned property may be used for any or all of the uses permitted in the "new" zone.

J. Richard McKenna  
City Clerk

67

Please note the insertion of approximately 8 townhouses & 2 duplexes that were agreed upon, but the words "APPROXIMATELY" is NOT ACCEPTABLE as well as "REZONED PROPERTY MAY BE USED FOR ANY/ALL USES PERMITTED IN A NEW ZONE" IS ALSO NOT ACCEPTABLE because OUR ARRANGEMENT WAS FOR THE SET PLAN OF 0 TOWNHOUSES & 2 DUPLEXES. PLEASE COME TO THE TUESDAY MEETING AUGUST 27/02 @ 7PM



SCHEDULE 2 TO THE REGULAR  
MEETING OF COUNCIL FOR PUBLIC  
HEARINGS HELD ON TUESDAY,  
AUGUST 27, 2002.

P. J. Austin  
19 - 13400 Princess Street  
Richmond, B. C.  
V7E 6R5.

<b>To Public Hearing</b>	
Date:	<u>Aug 27, 2002</u>
Item #	<u>3</u>
Re:	<u>Bylaw 7398</u>

August 26, 2002.

Mayor and Council,  
Richmond City Hall  
6911 No. 3 Road,  
City of Richmond,  
V6Y 2C1

**Re: Zoning Amendment Bylaw 7398 (RZ 02-202859)  
6400 and 6420 Princess Lane, and 6411 and 6431 Dyke Road.**

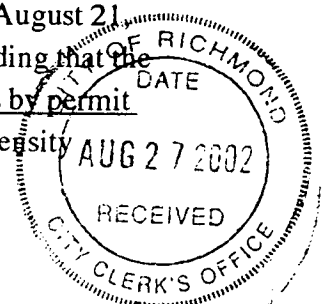
Thank you very much for allowing me the opportunity to address my issue in this matter. I am a new resident in your beautiful City of Richmond an, in particular, the quaint area of Steveston. I would like to acknowledge the care in the manner in which you govern of this wonderful City.

I am writing this as a person who believes that my interest in property is affected by the proposed Bylaw. I am a owner of Strata Corporation LMS4509 London Landing. The issues that I have with this zoning are twofold, liability of common property of Strata Corporation LMS4509, and parking on Princess Lane.

Firstly, I have a concern as to how this proposed townhome development will access Dyke Road. One method would be to travel across a path that is the common property of the Strata Corporation LMS4509 and access the footbridge that is located at the south end of Princess Street. This access could be granted by democratic vote of the Strata Corporation LMS4509, but if granted would leave this corporation open to potential liability if someone were to be injured. There is further risk to the corporation, as this greatly increases the potential of damage to common property and common assets, which as an owner, I am required by the Strata Property Act, to insure, maintain, and repair.

It is not that I wish to restrict the use of this path, but I would much rather have these new townhomes have an access to Dyke Road that does not put me, as an owner of this corporation, in "harms way".

Secondly, the new parking Bylaw as indicated by the installation of signs on August 21, 2002, restricts parking on the northeast side of Princess Lane. I am of the understanding that the City of Richmond does not currently have a Bylaw that restricts parking on city streets by permit only. The rezoning to Comprehensive Development District will make this a higher density



residential area.

Richmond's strata zoning provide 2 parking stalls for the owners. The guest parking is established as .2 of the number of townhomes on the site, i.e 1 guest parking space for 5 townhomes. As two of the three strata "P's" is parking and people, there is often a problem with owners using their parking for other reasons which creates parking problems on public roads.

Strata Corporation LMS4509 London Landing has 20 units, with 10 units to the southwest and 10 units to the northeast, separated by a lane. This strata has 6 guest parking spaces located off that lane. These spaces are generally used by guests of the 10 townhomes to the southwest fronting on Dyke Road, as 9 out of the 10 townhomes on the northeast portion of the strata access this lane through the garage area. This is a very "non welcoming" entrance, therefore, the guests of these townhomes on the northeast side, park on Princess Lane.

I am of the understanding that Princess Lane will become a ring road that will lead back onto No. 2 Road. I would like more information about the road structure that is proposed.

As parking becomes more of an issue for many residential areas, it would seem that the limited road ways will present a parking problem for owners. Guests to my home may not have parking in close proximity to my "welcoming doors".

Therefore, to avoid some of the angst of this problem for myself as a resident fronting on Princess Lane, I would ask that, for the purpose of the above mentioned Zoning Bylaw, if it is possible to take into consideration that it be a requirement that this developer provides and maintains at their expense and, at no expense to the residents, the appropriate "permit only for strata lots fronting on Princess Lane" signs.

An example of such signs would be Permit Parking for residence units 17 - 20 13400 and (the address of the proposed strata lots) 13200 Princess Street so that there is guest parking in the immediate proximity to the townhomes.

Thank you for your consideration in this matter.

Yours truly

A handwritten signature in black ink, appearing to read "P. J. Austin", written in a cursive style.

P. J. Austin

SCHEDULE 3 TO THE REGULAR  
MEETING OF COUNCIL FOR PUBLIC  
HEARINGS HELD ON TUESDAY,  
AUGUST 27, 2002.

P. J. Austin  
19 - 13400 Princess Street  
Richmond, B. C.  
V7E 6R5.

<b>To Public Hearing</b>	
Date:	<u>Aug 27, 2002</u>
Item #	<u>4</u>
Re:	<u>Bylaw 7374</u>

August 26, 2002.

Mayor and Council,  
Richmond City Hall  
6911 No. 3 Road,  
City of Richmond,  
V6Y 2C1

**Re: Zoning Amendment Bylaw 7374 (RZ 01-198754)  
Portions of 13160 and 13200 Princess Street, Portions of 6411 Dyke Road.**

Dear Mayor and Council,

Thank you very much for allowing me the opportunity to address my issue in this matter. I am a new resident in your beautiful City of Richmond and, in particular, the quaint area of Steveston. I would like to acknowledge the care in the manner in which you govern of this wonderful City.

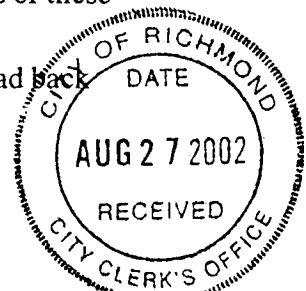
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