



# City of RICHMOND

## MINUTES

### REGULAR COUNCIL MEETING FOR PUBLIC HEARINGS

Monday, September 17, 2001

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

Present: Acting Mayor Lyn Greenhill  
Councillor Linda Barnes  
Councillor Kiichi Kumagai  
Councillor Bill McNulty  
Councillor Harold Steves

David Weber, Acting City Clerk

Call to Order: Acting Mayor Lyn Greenhill opened the proceedings at 7:00 p.m.

1. **ZONING AMENDMENT BYLAW 7263 (ZT 01-187968)**  
(11331 Coppersmith Way and 11388 Steveston Highway;  
Applicant: Riverside Professional Centre Ltd.)

*Applicant's Comments:*

Not present.

*Written Submissions:*

Mr. David Porte, Riverside Professional Centre Ltd. – Schedule 1.

*Submissions from the floor:*

None.

PH09-01

It was moved and seconded  
*That Zoning Amendment Bylaw 7263 be given third reading.*

**CARRIED**



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- 2. **ZONING AMENDMENT BYLAW 7266 (RZ 01-186170)**  
(6491 & 6531 No. 1 Road; Applicant: Am-Pri Construction Ltd.)

*Applicant's Comments:*

None.

*Written Submissions:*

Sylke and Howard Miller, 41-6888 Robson Drive – Schedule 2.

Anthony and Susan Lee Hem, #35 – 6888 Robson Drive – Schedule 3.

*Submissions from the floor:*

None.

PH09-02

It was moved and seconded

***That Zoning Amendment Bylaw 7266 be given second and third readings.***

**CARRIED**

- 3. **ZONING AMENDMENT BYLAW 7267 (RZ 01-189547)**  
(7780 Montana Road; Applicant: Manjinder and Gurinder Gill)

*Applicant's Comments:*

None.

*Written Submissions:*

None.

*Submissions from the floor:*

Mr. Jim Tanaka, 7571 Montana Road, said that he was not opposed to the development but that he was concerned about traffic and pedestrian safety.

PH09-03

It was moved and seconded

***That Zoning Amendment Bylaw 7267 be given second and third readings.***

**CARRIED**

PH09-04

It was moved and seconded

***That Zoning Amendment Bylaw 7267 be adopted.***

**CARRIED**



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- 4. **ZONING AMENDMENT BYLAW 7269 (RZ 01-188214)**  
(7120 St. Alban's Road; Applicant: Amrik Sian)

*Applicant's Comments:*

Mr. Rafiq Shaikh, with the aid of an artist's rendering and site plan, briefly described the proposed development and the adjacent properties.

*Written Submissions:*

None.

*Submissions from the floor:*

None.

PH09-05

It was moved and seconded

***That Zoning Amendment Bylaw 7269 be given second and third readings.***

**CARRIED**

- 5. **OFFICIAL COMMUNITY PLAN AMENDMENT BYLAW 7271 & ZONING AMENDMENT BYLAW 7272 (RZ 00-182059)**  
(9751 Odlin Road; Applicant: School District No. 38 (Richmond))

*Applicant's Comments:*

Mr. Gary McLean, Manager of Facilities, School District #38, clarified that there was no immediate plan to acquire the two lots immediately to the east of the school property.

*Written Submissions:*

None.

*Submissions from the floor:*

None.

PH09-06

It was moved and seconded

***That Official Community Plan Amendment Bylaw 7271 and Zoning Amendment Bylaw 7272 be given second and third readings.***

**CARRIED**



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- 6. **ZONING AMENDMENT BYLAW 7274 (RZ 01-112787)**  
(13811 and 13911 Wireless Way; 13631, 13671, 13691, 13831 and 13911 Sparwood Place; A Portion of the Sparwood Place Road Right-of-Way; and 5611 No. 6 Road; Applicant: S-8025 Holdings Ltd.)

*Applicant's Comments:*

A representative of the applicant was present but did not wish to make a presentation at this time.

*Written Submissions:*

None.

*Submissions from the floor:*

Ms. Natasha Moore, #105 – 13931 Sparwood Place, a small automotive business, put the following three questions forward: i) would traffic be affected with regards to access to Sparwood Place; ii) would construction vehicles utilize Sparwood Place to access No. 6 Road; and iii) would 13931 Sparwood Place, which currently has no on-street parking allowed in front of the premises, be impacted, when development occurs, by the removal of the on-street parking currently allowed further down Sparwood Place.

Mr. Kai Kreuchen, the Ditton Group, Land Use Consultants, read a letter which is attached as Schedule 4 and forms a part of these minutes. The letter was intended to be a criticism of the process as Mr. Kreuchen felt that the two remaining Sparwood Place property owners would incur considerable negative impact as a result of the proposed rezoning.

Mr. Rick Bos, representing S-8025 Holdings Ltd., responded to Ms. Moore's question pertaining to construction vehicle access by providing the information that construction vehicles would utilize Wireless Way and Commerce Parkway when accessing the site.

PH09-07

It was moved and seconded

***That the Public Hearing on Zoning Amendment Bylaw 7274 be reconvened at a future date in order that assurance could be provided that other property owners were not prevented from developing their properties.***

As a result of the ensuing discussion Resolution PH09-07 was **WITHDRAWN.**



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PH09-08

It was moved and seconded

***That Zoning Amendment Bylaw 7274 be given second and third readings with direction to staff that a report be provided as part of the required road exchange requirement, prior to adoption, on the issues of access and servicing for the two properties located at the west end of Sparwood Place.***

**CARRIED**

**7. ADJOURNMENT**

It was moved and seconded

***That the meeting adjourn (7:50 p.m.).***

**CARRIED**

Certified a true and correct copy of the Minutes of the Regular Meeting for Public Hearings of the City of Richmond held on Monday, September 17, 2001.

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Acting Mayor Lyn Greenhill

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Acting City Clerk (David Weber)

# **RIVERSIDE PROFESSIONAL CENTRE LTD.**

#670-1665 West Broadway, Vancouver, B.C. V6J 1X1 ♦ Tel (604) 732-7651 Fax (604) 732-4673

September 5, 2001

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

Attention: City Clerk

Dear Sirs:

**Re: Zoning Amendment By-Law 7263 (ZT 01-187968)  
 11331 Coppersmith Way, Richmond, B.C.**

		INT
	JFM	
✓	DW	DW
	KY	
	AS	
	DB	
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**To Public Hearing**  
 Date: Sept 17, 2001  
 Item # 1  
 Re: Bylaw 7263  
(61-187968)

8060-20-7263



The zoning amendment by-law for our proposed development at 11331 Coppersmith Way allowing for an increase in floor area ratio from .60 to .64 will be heard at the public hearing on September 17<sup>th</sup>, 2001. This is the first night of the Jewish New Year and I am unable to attend the public hearing to address any questions.

A summary of the salient points surrounding this application are as follows:

1. The increase in floor area is less than 2,500 sq.ft.
2. The increase is requested due to the requirements of a full floor tenant who is committed to this building and to remaining in Richmond, based on the larger floor plate.
3. The adjacent I3 zoned properties throughout the Riverside Industrial Park have a F.A.R. of 1.0.
4. The retail space in our building will provide a unifying link between Coppersmith Corner Centre and our proposed building.
5. Parking will be provided in excess of the requirements of the by-law.
6. Occupancy is slated for May/June of 2002.
7. Other than the issue raised by Suncor Development Ltd. which has been resolved, no comments about this application have been received to date.

**Letter to City of Richmond**  
**City Clerk**  
**Page 2**

If there are any questions you have regarding the application, I can be reached at 604-732-7651 or 604-240-0628 to address them.

Sincerely,

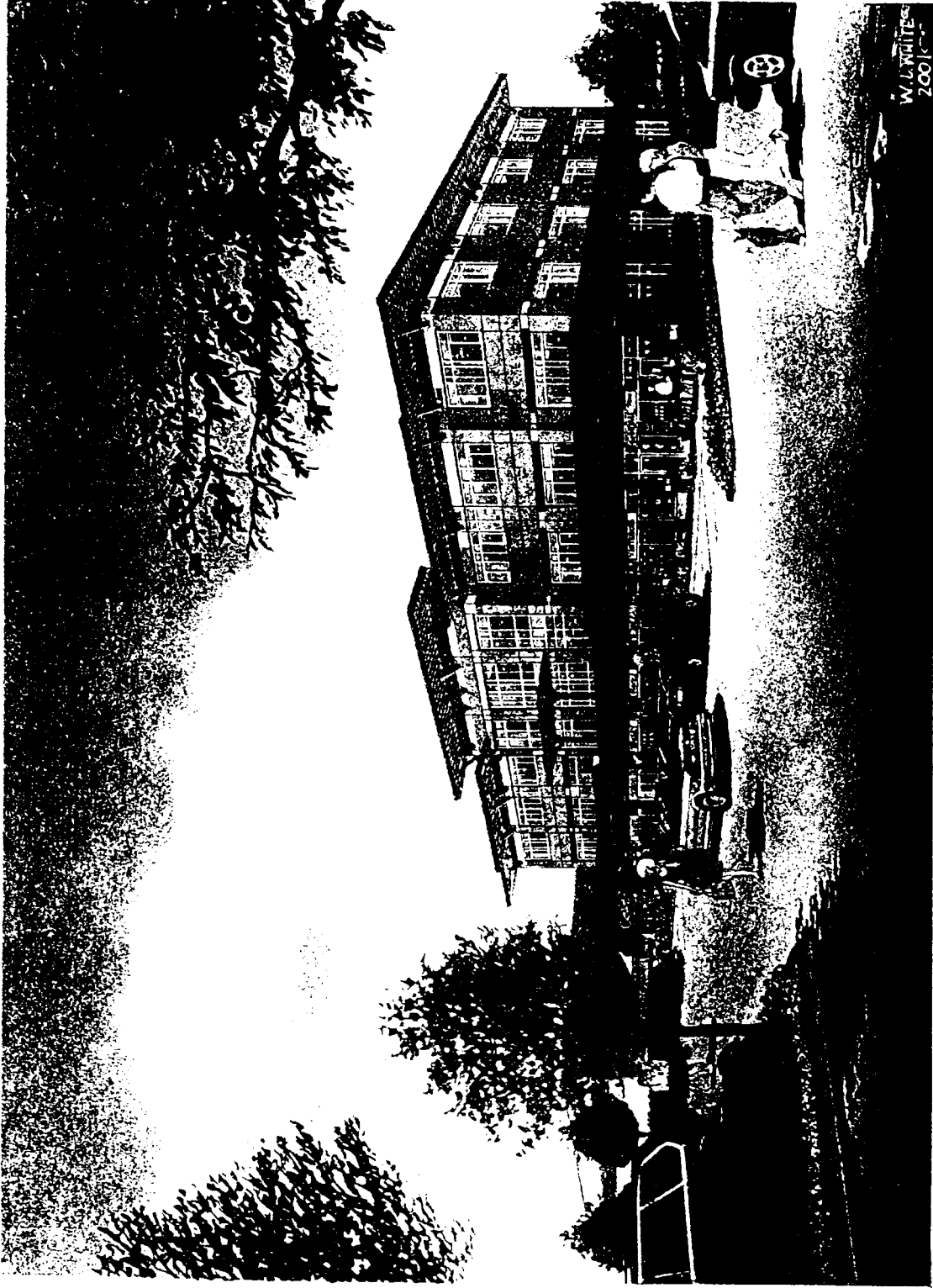
**RIVERSIDE PROFESSIONAL CENTRE LTD.**



per: David Porte

DP:el

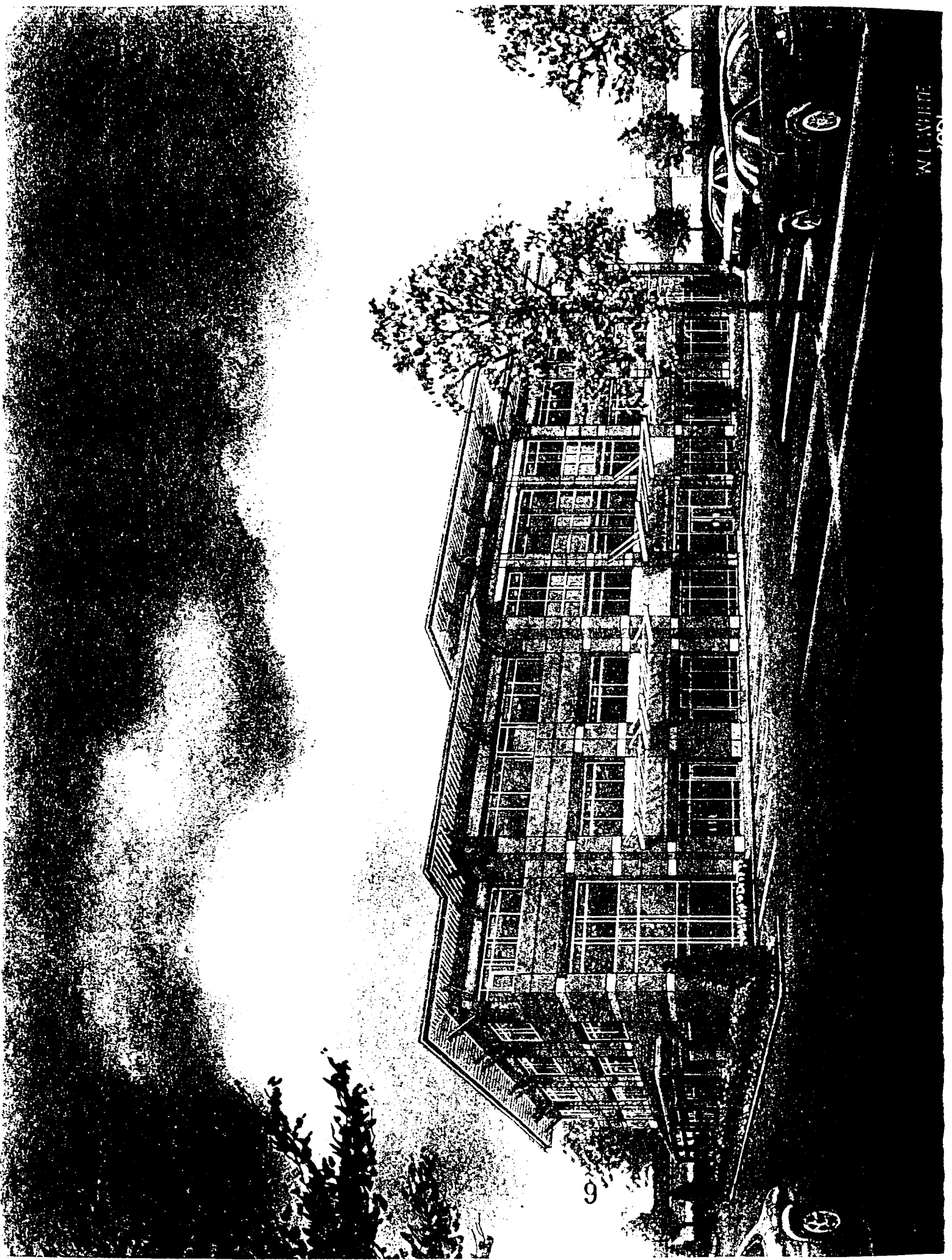
c.c.: Councillor Linda Barnes  
Councillor Lyn Greenhill  
Councillor Kiichi Kumagai  
Councillor Bill McNulty  
Councillor Harold Steves  
Holger Burke – Development Co-ordinator



11331 COPPERSMITH WAY  
Riverside Professional Centre

NORTH 510E







11331 COPPERSMITH WAY  
Riverside Professional Centre

NORTH  
SIDE

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

<b>To Public Hearing</b>	
Date:	September 17, 2001
Item #	2
Re:	Bylaw 7266
	RZ 01-186170

		INI
	JFM	
✓	DW	DW
	KY	
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SCHEDULE 2 TO THE MINUTES OF  
THE REGULAR MEETING FOR  
PUBLIC HEARINGS HELD ON  
SEPTEMBER 17, 2001.

September 10, 2001

To: City of Richmond

Re: Zoning Amendment Bylaw 7266 (RZ 01-186170)

2000-20-7266

**I would like to put my vote against having the permit of the development of 12 townhouse units in this location.**

The reason my husband and I purchased our townhouse that looks onto this locations is because we knew it was only a single family-housing district. We were not informed that this area might turn into townhouses because if so we would have chosen another location to purchase our townhouse.

We enjoy our privacy and our view. We like to sit outside and have our privacy, if these units are built the privacy would disappear. We were okay with looking onto the single-family homes but we do not want to be looking into 12 townhouses. The view and the privacy is one of the main reasons we purchases our unit, if these townhouses are built I do believe the value in our townhouse will definitely go down in value.

Sorry I cannot attend this public hearing but I do want to put my vote down as 'No' for the development of these townhouses. Please give this some serious thought.

Thank you for your time.

Sylke and Howard Miller  
41-6888 Robson Drive  
Richmond, BC V7C 5T6  
Ph# 604-303-0695



<b>To Public Hearing</b>
Date: <u>Sept 17, 2001</u>
Item # <u>2</u>
Re: <u>Bylaw 7266</u>
<u>RZ 01-186170</u>

#35 6888 Robson Drive,  
Richmond B.C.  
V7C 5T6

16<sup>th</sup> September, 2001

To: City Clerk's Office,  
Council Chambers, 1<sup>st</sup> Floor,  
Richmond city Hall,  
6911 No. 3 Road,  
Richmond, BC V6Y 2C1

City Contact: Jenny Beran - Urban Development Division

Re: Zoning amendment Bylaw 7266 (RZ 01-186170)

Our home is the townhouse located behind house number 6531 on No. 1 Road.

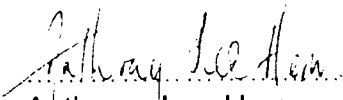
Our concerns are:

- a) The present comfortable distance between the existing residence and our townhouse will be compromised with the new construction.
- b) The height of the new construction will exceed that of the present dwelling and deprive us of sunlight, view and space.
- c) **Most importantly and of greatest concern** is the possibility of losing the **mature trees** that boarder the western boundary of house number 6531, as well as all the large trees along the northern boundary of house number 6491.

We value these trees because they provide privacy, beauty and they buffer the road noise (thus reducing stress). Importantly, they provide shelter for wildlife such as birds that are also entitled to shelter. We do not want to loose the birds as watching, listening and interacting with the birds give us great pleasure.

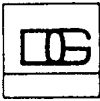
We would like to make a strong plea for Am-Pri Construction Ltd. to make an enlightened decision with regards to conserving the existing trees and find a way to incorporate them into their plans.

Sincerely,

  
Anthony Lee Hem

  
Susan Lee Hem





**THE DITTON GROUP**  
**LAND USE CONSULTANTS**

836 hendecourt road, north vancouver, b.c. V7K 2Y2 tel. 987-1836 fax. 986-1826

September 17, 2001

Acting Mayor Lyn Greenhill and Council  
City of Richmond  
6911 No. 3 Road  
Richmond, B.C.  
V6Y 2C1

**SCHEDULE 4 TO THE MINUTES OF  
THE REGULAR MEETING FOR  
PUBLIC HEARINGS HELD ON  
SEPTEMBER 17, 2001.**

Dear Acting Mayor Greenhill and Council;

**Re: Rezoning Bylaw 7274, Sparwood Place, Richmond, B.C.**

The Ditton Group was retained in July 1999 by Mr. Balbir Johal, acting on behalf of his mother, Mrs. Taro Johal, owner of 13551 Sparwood Place. At that time Council granted a Temporary Land Use Permit for the Johal property on the understanding that a comprehensive solution to the development of Sparwood Place, benefitting all owners would be pursued by us.

We have worked diligently throughout the last two years to reach agreements between the owners and City staff. Ownerships have changed dramatically in that time with the acquisition of 3 additional individual lots by P K Projects and consolidating them with the other properties under their control. Only two properties remain in the area not in P K Projects' ownership. P K Projects entered into purchase discussions with those property owners, but without success. This rezoning bylaw in conjunction with the inferred highway exchange of portions of Sparwood Place for Wireless Way effectively makes the City of Richmond the tool for P K Projects to control the fate of the remaining two private parcels.

I have pointed out to staff why I believe the final completion of the highway exchange of Sparwood Place can never take place as presently proposed - it is not in the best interest of either owner. On the other hand, replacing a public road, maintained by the City to city standards, by a right-of-way over private land, administered by a private owner to his own standards can never be in the best interest of the two isolated owners. This act alone will have a considerable negative impact on the value of the two properties and limit the marketability of their lands.

A municipality should never be party to creating such a situation, in fact its mandate is to protect the individual under these conditions.

To avoid the creation of this situation and resolve the final development of Sparwood Place in concert with the P K Projects development plans I suggested to staff a particular form of property exchange. Staff rejected the concept on the grounds of "precedent setting" but, I am advised, offered a similar concept to P K Projects who were not interested in pursuing it.

A further example of the untenable situation being created is the provision of sanitary sewer to the Johal property. The nearest sanitary sewer is one property away on Commerce Parkway. P K Projects refused to grant the necessary right-of-way and City staff are of the opinion that the City can not acquire a servicing right-of-way in industrial areas as it routinely does in residential areas. The only option is using Sparwood Place to No. 6 Road. If Sparwood Place becomes a right-of-way over private property the installation of a sanitary sewer, or the cost of upgrading and maintaining any public services, will be questionable.

We have no objections to the wording of Bylaw 7274, in fact believe it should be extended to include the two remaining properties, 13551 and 13571 Sparwood Place. We do object however, most strongly to the extension of the Comprehensive Development District (CD 110) zoning category, over publicly administered and owned Sparwood Place road allowance but catering specifically to one private owner. We do object vehemently to the proposed highway exchange anticipated by this bylaw, which will have a major impact on the use of the two remaining parcels and their value. We also object to the naming of the new road "Wireless Way". This is pandering to a single industry, and not in the best interest of other owners served by this road.

To solve the issues on Sparwood Place in the best interest of all property owners and in a truly comprehensive manner requires further review and a creative problem solving approach. Staff at present appear hampered by the overriding concern over "precedent" and "policy". They therefore require input from Council to give them the flexibility to resolve all of the potential problems.

We ask Council to adjourn this public hearing to be reconvened at a future date when the concerns of the remaining owners on Sparwood Place have been successfully addressed.

Yours truly,  
**THE DITTON GROUP**



Kai S. Kreuchen