



Regular Council Meeting for Public Hearings

Monday, September 19th, 2005

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

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

Gail Johnson, Acting Corporate Officer

Call to Order: Mayor Malcolm D. Brodie opened the proceedings at 7:02 p.m.

1A. SINGLE-FAMILY LOT SIZE POLICY 5442 (SECTION 19-4-6 & 20-4-6)

(Mirabel Court, the south side of Blundell Road, and the west and east sides of Gilbert Road south of Blundell Road; Applicant: City of Richmond)

1B. SINGLE-FAMILY LOT SIZE POLICY 5408 (SECTION 18-4-6)

(Blundell Road, Gilbert Road, Comstock Road and No. 2 Road.; Applicant: City of Richmond)

Applicant's Comments:

Mr. Holger Burke, Acting Director, Development, stated that the applicant for the development at 8091 Gilbert Road, 6760 and 6800 Blundell Road had met with the residents in the neighbourhood and presented them with 3 redevelopment options. At that time, residents stated they would strongly support a 5 lot subdivision, were mildly supportive of a 6 lot subdivision but would not support a 7 lot subdivision which was the applicant's preference.



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Written Submissions:

Received from Patrick Cotter's Office (Schedule 1):

Signed Petition (13 names) from residents of Mirabel Court

- John and Vicki Davies, 8151 Mirabel Court
- Banting Family, 8131 Mirabel Court
- Jackie Lui, 8391 Mirabel Court
- Williamson Family, 8166 Mirabel Court
- Dhillon Family, 8060 Mirabel Court
- Yeung Tam Ki & Ling Wai Si, 8360 Mirabel Court
- Ah Yon Family, 8011 Mirabel Court
- Sam Family, 8441 Mirabel Court
- Reynolds Family, 8280 Mirabel Court

Rey Janssen Lim, 8260 Gilbert Road, (Schedule 2)

B. Kelief, Gilbert Road, (Schedule 3)

Nestor D. Isla, 5536 La Mirada Avenue, Los Angeles, (Schedule 4)

Clare & Anne Ashe, 8171 Mirabel Court (Schedule 5)

Simon & Donna Austin, 6900 Chelmsford Street, (Schedule 6)

John & Vicki Davies, 8151 Mirabel Court (Schedule 7)

Arthur & Joy Ratnarajah, 6580 Chelmsford Street, (Schedule 8)

Patrick Cotter, 5735 Ferguson Court, Delta, (Schedule 9)

Kathleen Bruyns, 7640 Curzon Street, (Schedule 10)



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Submissions from the floor:

Mr. John Fortier, 8220 Gilbert Road, queried why his property could not be rezoned multi-family as it was between a school, an assembly hall and a townhouse complex. He asked that the recommendation for the lot size policy 5442 be rejected since not enough thought had been given to the proposed rezonings. He advised he had not been notified of the public consultation process for the lot size policies. In response to a query from Council, Mr. Fortier stated that he would prefer smaller lots and some multi-family residences.

In response to a query from Council, Mr. Burke stated that property owners on the east side of Gilbert Road had been notified of the public consultation process but very little response had been received. However, of those received, residents indicated they did not want townhouses in the area because they were concerned about an increase in traffic.

Mrs. Mary Dickson, 6520 Chelmsford Street, stated her concerns if multi-family residences were allowed: elevation of the site; height of the buildings; tree retention; and an increase in traffic. In response Mr. Burke advised that buildings would be restricted to 2½ storeys; the lots did not require elevation; and the trees on the properties would be addressed if and when an application for rezoning of the properties was received. Mrs. Dickson then stated that she was not in favour of the development because the lots proposed were too small.

Mr. Michael Tilby, spoke against Lot Size Policy 5408. He stated that one of the reasons why staff had not received a greater response from the residents in this area may have been because of a language barrier. He advised that the lots in question were unique and requested that the recommendation be deferred so that the developers could meet with residents to find mutually agreeable solutions for this neighbourhood.

Mr. Steve Lau, representing the owner of 7651 Gilbert Road, spoke against the recommendation with respect to Lot Size Policy 5408 and requested that a decision be deferred until the residents met with the developer.



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Mr. Alan Reynolds, 8280 Mirabel Court stated that he was in favour of having the properties in the area of Mirabel Court and Gilbert Road developed. However, the integrity of the neighbourhood should be kept intact by having the lots subdivided into 5 or possibly 6 lots only. In response to a query from Council, he stated that he was not in favour of seven lots.

Mr. Bob Williamson, 8166 Mirabel Court, stated that a meeting with the developer's representatives, the proposal for the subdivision of the properties at Gilbert and Blundell was for a 7 lot subdivision or nothing at all. Mr. Williamson stated that if this was allowed, the lots would be 30% smaller than others in the area. He noted that he was in favour of the lots retaining the R1/D zoning, however, a 6 lot subdivision was not unreasonable.

Mr. Clare Ash, 8171 Mirabel Court, stated that he was in favour of the properties at the corner of Blundell and Gilbert Roads being developed but wanted the R1/D zoning retained.

Ms. Sal Bhullar, representing Trine Development Ltd., who are interested in the properties at 6611 and 6711 Gilbert Road, spoke in favour of having the decision on Lot Size Policy 5408 deferred. In response to a query from Council, she stated that a deferral would give the developer enough time to prepare and present a proposal to residents. In response to a query from Council, Mr. Burke advised that staff had received queries about redevelopment of properties but at present, there were no applications for rezoning in this area. Developers were told that the policy was being reviewed.

Mary Williamson, 8166 Mirabel Court, spoke in favour of retaining the R1/D zoning for the Gilbert and Blundell properties.



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Mr. Matthew Cheng, Architect for properties in the lot size policy 5408 area, supported a deferral of a decision on the lot size policy so that he could prepare plans to discuss with residents. In response to a query from Council, Mr. Burke advised that residents on Blundell Road indicated their preference for single-family residential zoning in the area. He stated that 4 options were presented at a public consultation meeting – these were a townhouse development option without a lane, single-family with a lane, a duplex development, or the option of retaining the current zoning.

Mrs. Donna Austin, 6900 Chelmsford Street, queried whether one of the options for this area was to retain the status quo. She stated that she was concerned that residents were not clear about the options presented, and that their answers were indicative of this. She also supported a deferral of the decision on Lot Size Policy 5408.

In response to a query from Council, Mr. Burke stated that residents in the interior of the neighbourhood had been notified of the public consultation meetings, and that the residents in the Chelmsford Street area had been told that they would be impacted by a lane if redevelopment occurred. In response to a query from Council, Mrs. Austin believed that more people would have responded if they had realised there would be changes due to redevelopment.

Mr. Patrick Cotter, applicant for the properties on the southwest corner of Blundell and Gilbert Roads, stated that the original proposal for these properties was consistent with the existing policy. During the past 8 months he did not engage in consultation with the neighbourhood, as requested by staff, until the proposed lot size policy had been prepared. He stated that at a recent meeting for the neighbourhood, 95% of the residents did not support townhouses but were unsure of what they wanted. He advised that the developer was prepared to alter the proposal seeking single-family residences zoned R1-06, and re-direct the application back to staff and the Planning Committee.

Ms. Vivian Wong, Mirabel Court, spoke against having a lane at the back of her property. She also spoke against a 7 lot subdivision for the properties in question.



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Mr. Terry Nisbett, who has an interest in 6691 Blundell Road, believed that the best use for the area along Blundell Road would be townhouses. He supported a deferral of Lot Size Policy 5408 to provide further time for discussion.

Mr. Alan Reynolds, 8280 Mirabel Court, stated he would be more supportive of Mr. Cotter's proposal if a 6 lot option had been presented.

Mr. Bob Williamson, 8166 Mirabel Court, stated that the developer preferred a 7 lot subdivision or nothing at all, and advised that 95% of the people on Mirabel Court supported the retention of the R1/D zoning for the corner of Blundell & Gilbert Roads.

In response to query from Council, Mr. Cotter advised that based on economics, his client was prepared to hold onto the property as is, if a 7 lot subdivision was not feasible.

PH05/9-1

It was moved and seconded

That Single-Family Lot Size Policy 5442 (Section 19-4-6 & 20-4-6):

- (1) be amended to include the east side of Gilbert Road south of Blundell Road; and***
- (2) that rezoning and subdivision be restricted to the Single-Family Housing District, Subdivision Area E (R1/E) zone, except that:***
 - (a) 8091 Gilbert Road and 6760 and 6800 Blundell Road be restricted to the Single-Family Housing District, Subdivision Area D (R1/D) provided that the lots are accessible by a lane which would not be connected to Mirabel Court; and***
 - (b) 8233 and 8239 Gilbert Road and 8226 and 8228 Mirabel Court be restricted to the Single-Family Housing District, Subdivision Area D (R1/D) provided that no new accesses are created onto Gilbert Road.***

CARRIED



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PH05/9-2

It was moved and seconded

That Single-Family Lot Size Policy 5408 (Section 18-4-6) be referred back to staff for further consultation with the neighbourhood residents to find a mutually agreeable solution for this area.

Prior to the question being called, staff were directed to provide visual storyboards during the public consultation process so that residents will be clear about what to expect in the future as potential redevelopment occurs. All options, including a no change, no development, option should be explained. Staff were also directed to have a color coded map of the notification area with the responses received, when this matter is brought back to Council via the Planning Committee.

The question on Resolution PH05/9-2 was then called and it was **CARRIED**.

2. **OFFICIAL COMMUNITY PLAN AMENDMENT BYLAW 7887 AND ZONING AMENDMENT BYLAW 7888 (RZ 04-272873)**

(9480 Alberta Road; the rear portions of 9580, 9620, 9640 and 9660 Alberta Road; 6631 and 6651 No. 4 Road; 9731, 9691 and 9651 Granville Avenue; and the rear portions of 9511 Granville Avenue and 9533 Granville Avenue (formerly 9531 Granville Avenue); Applicant: Richmond School District No. 38)

Applicant's Comments:

Mr. Eric Thorleifson, Manager of Facilities, Richmond School Board, on behalf of the applicant, advised that he was available for questions.

Written Submissions:

Aimin Guo, 9660 Granville Avenue (Schedule 11)

Submissions from the floor:

None.

In response to a query from Council, Mr. Thorleifson advised that the School Board would try to save as many trees as possible or replace them in accordance with the City's tree replacement policy.



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Councillor Howard left the room at 8:30 p.m.

PH05/9-3

It was moved and seconded

That Official Community Plan Amendment Bylaw 7887 and Zoning Amendment Bylaw 7888 each be given second and third readings.

CARRIED

PH05/9-4

It was moved and seconded

That Official Community Plan Amendment Bylaw 7887 be adopted.

CARRIED

Councillor Howard returned at 8:33 p.m.

3. **ZONING AMENDMENT BYLAW 7969 (RZ 05-305413)**
(4831 Dunfell Road; Applicant: Willie Po)

Applicant's Comments:

The applicant advised that he was available to answer questions.

Written Submissions:

None.

Submissions from the floor:

None.

PH05/9-5

It was moved and seconded

That Zoning Amendment Bylaw 7969 be given second and third readings.

CARRIED

PH05/9-6

It was moved and seconded

That Zoning Amendment Bylaw 7969 be adopted.

CARRIED

Councillor Howard left at 8:38 p.m. and did not return.



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4. **ZONING AMENDMENT BYLAW 7970 (RZ 05-306447)**
(9691 No. 1 Road; Applicant: Ajit Thaliwal)

Applicant's Comments:

The applicant was not present.

Written Submissions:

None.

Submissions from the floor:

None.

PH05/9-7

It was moved and seconded

That Zoning Amendment Bylaw 7970 be given second and third readings.

CARRIED

5. **ZONING AMENDMENT BYLAW 7971 (RZ 05-301131)**
(5520 Cantrell Road; Applicant: Dereck Hamada)

Applicant's Comments:

The applicant advised that he was available to answer questions.

Written Submissions:

None.

Submissions from the floor:

None.

PH05/9-8

It was moved and seconded

That Zoning Amendment Bylaw 7971 be given second and third readings.

CARRIED

PH05/9-9

It was moved and seconded

That Zoning Amendment Bylaw 7971 be adopted.

CARRIED



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ADJOURNMENT

PH05/9-10

It was moved and seconded

That the meeting adjourn (8:50 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 19th, 2005.

Mayor (Malcolm D. Brodie)

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

Unit #235, 11300 No. 5 Rd.,
Richmond, BC V7A 5J7

tel. 604.272.1477

fax. 604.272.1471

web. www.cotterarchitects.com

Patrick Cotter
Architect Inc.

Schedule 1 to the minutes of Public
Hearing Meeting held on Monday,
September 19th, 2005.

ATTENDANCE

Date:	Wednesday September 14 th , 2005
Project:	6760,6800 Blundell and 8091 Gilbert
Re:	PUBLIC INFORMATION MEETING BLG

Name	Address
TONY BANTING	8131 MIRABEL COURT RD BC V7C4V8
IS. DHILWON	8060 MIRABEL COURT RICH. V7C4Y2
R. Lini	8391 Mirabel Court V7C4V8
J. Lini	8391 Mirabel Court V7C4V8
C. ASH	8171 " " "
F.A. ASH	8171 " " "
Brian Sany	8211 MIRABEL COURT. V7C-4V8.
Sara Badhyal	City of Richmond.
Bob Williams	8166 Mirabel Ct.
VWong	8140 MIRABEL Ct.
ERIC AH-YON	8011 MIRABEL CT.
MARCUS PAUL	8120 MIRABEL CT.
GIFFORD SAM	8411 Mirabel Ct.

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COMMENTS

Thank you for taking the time to attend this meeting, and for sharing your views with us. Please complete this form and drop it in the comments box. These comments will be forwarded to the City of Richmond. If you would prefer to forward your comments directly, you may fax them to the attention of Sara Badyal at (604) 276-4052.

Re: PROPOSED DEVELOPMENT - 6760, 6800 BLUNDELL & 8091 GILBERT

Name: J. + V. DAVIES

Date: September 14, 2005

Address: 8151 MIRABEL COURT

1. Please indicate your level of support for the following options:

Option 1: R1/D Zone, 5 lots.

☐ do not support

☐ mildly support

☒ strongly support

Option 2: R1/B Zone, 6 lots.

☒ do not support

☐ mildly support

☐ strongly support

Option 3: R1/.6 Zone, 7 lots.

☒ do not support

☐ mildly support

☐ strongly support

2. Your comments, concerns and ideas are appreciated! Please use the space below for your additional comments.

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ARCHITECT INC.

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Re: PROPOSED DEVELOPMENT - 6760, 6800 BLUNDELL & 8091 GILBERT

Name: TONY BANTING, JR

Date: September 14, 2005

Address: 8131 MIRABEL COURT RMD BC V7C4V8

1. Please indicate your level of support for the following options:

Option 1: R1/D Zone, 5 lots.

☐ do not support

☐ mildly support

☒ strongly support

Option 2: R1/B Zone, 6 lots.

☐ do not support

☒ mildly support

☐ strongly support

Option 3: R1/B Zone, 7 lots.

☒ do not support

☐ mildly support

☐ strongly support

2. Your comments, concerns and ideas are appreciated! Please use the space below for your additional comments.

1) 5 HOUSES / 5 LOTS WILL BE MORE PRETTY TO THE EYES AND MORE IN CONFORMANCE WITH THE ADJACENT / SURROUNDING NEIGHBOURHOOD AND GILBERT & BLUNDELL

2) 5 HOUSES - LESS CHANCES OF HAVING A GROW-UP HOUSE, COMPARED TO AN 18-TOWNHOUSE OR 7 HOUSE DEVELOPMENT
THANK YOU PATRICK COTTER / RICHMOND CITY STAFF FOR LISTENING TO OUR CONCERNS ABOUT AN 18 TOWNHOUSE DEVELOPMENT.

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Re: PROPOSED DEVELOPMENT - 6760, 6800 BLUNDELL & 8091 GILBERT

Name: ANDREW BANTING Date: September 14, 2005

Address: 8131 MIRABEL COURT, RMD BC V7C4V8

1. Please indicate your level of support for the following options:

Option 1: R1/D Zone, 5 lots.

☐ do not support

☐ mildly support

☒ strongly support

Option 2: R1/B Zone, 6 lots.

☐ do not support

☒ mildly support

☐ strongly support

Option 3: R1/L6 Zone, 7 lots.

☒ do not support

☐ mildly support

☐ strongly support

2. Your comments, concerns and ideas are appreciated! Please use the space below for your additional comments.

COMPARED TO 18 MINIPUSES ORIGINALLY PROPOSED, 5 LOTS
WILL BE LESS PROBLEMATIC:

1) LESS CHANCE OF OVERFLOW PARKING TO MIRABEL
COURT

2) LESS TRAFFIC IN AND OUT OF GILBERT FROM
DEVELOPMENT.

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Re: PROPOSED DEVELOPMENT - 6760, 6800 BLUNDELL & 8091 GILBERT

Name: PAT BANTING

Date: September 14, 2005

Address: 8131 MIRABEL COURT RMD BC V7C4V8

1. Please indicate your level of support for the following options:

Option 1: R1/D Zone, 5 lots.

☐ do not support

☐ mildly support

☒ strongly support

Option 2: R1/B Zone, 6 lots.

☐ do not support

☒ mildly support

☐ strongly support

Option 3: R1/.6 Zone, 7 lots.

☒ do not support

☐ mildly support

☐ strongly support

2. Your comments, concerns and ideas are appreciated! Please use the space below for your additional comments.

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Re: PROPOSED DEVELOPMENT - 6760, 6800 BLUNDELL & 8091 GILBERT

Name: NIKKI BANTING

Date: September 14, 2005

Address: 8131 MIRABEL COURT RICHMOND BC V7C4V8

1. Please indicate your level of support for the following options:

Option 1: R1/D Zone, 5 lots.

☐ do not support

☐ mildly support

☒ strongly support

Option 2: R1/B Zone, 6 lots.

☐ do not support

☒ mildly support

☐ strongly support

Option 3: ~~R1/D~~ Zone, 7 lots.

☒ do not support

☐ mildly support

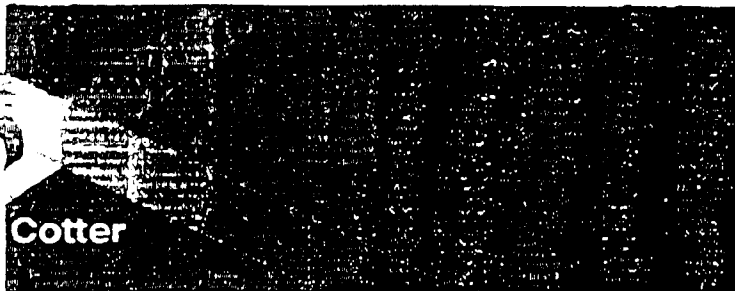
☐ strongly support

2. Your comments, concerns and ideas are appreciated! Please use the space below for your additional comments.

Attn. Sara Badyal

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Re: PROPOSED DEVELOPMENT - 6760, 6800 BLUNDELL & 8091 GILBERT

Name: Jackie Lui Date: September 14, 2005

Address: 8391 Mirabel Court

1. Please indicate your level of support for the following options:

Option 1: R1/D Zone, 5 lots.

☐ do not support

☐ mildly support

☒ strongly support

Option 2: R1/B Zone, 6 lots.

☒ do not support

☐ mildly support

☐ strongly support

Option 3: R1/.6 Zone, 7 lots.

☒ do not support

☐ mildly support

☐ strongly support

2. Your comments, concerns and ideas are appreciated! Please use the space below for your additional comments.

An increase from 3 lots to 5 lots is almost doubled. The Blundell, Gilbert corner is too busy as is too squeeze in 7 lots might mean good profits for the developers at the expense of residents in the neighbourhood - traffic, parking and safety issues as well. It will also indirectly affect the value of our properties, especially those close to the proposed development!

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Re: PROPOSED DEVELOPMENT - 6760, 6800 BLUNDELL & 8091 GILBERT

Name: MARYANN WILLIAMSON

Date: September 14, 2005

Address: 8166 MIRABEL COURT

1. Please indicate your level of support for the following options:

Option 1: R1/D Zone, 5 lots.

☐ do not support

☐ mildly support

☒ strongly support

Option 2: R1/B Zone, 6 lots.

☒ do not support

☐ mildly support

☐ strongly support

Option 3: R1/.6 Zone, 7 lots.

☒ do not support

☐ mildly support

☐ strongly support

2. Your comments, concerns and ideas are appreciated! Please use the space below for your additional comments.

THE ISSUE OF LOT SIZE IN THIS NEIGHBOURHOOD
WAS STUDIED AND AGREED UPON AS R1-D MORE
THAN 10 YEARS AGO. I CONTINUE TO SUPPORT
R1-D ZONING. SEVEN LOTS IS TOTALLY OUT OF
CHARACTER FOR THIS NEIGHBOURHOOD AND
COMPLETELY UNACCEPTABLE

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Re: PROPOSED DEVELOPMENT - 6760, 6800 BLUNDELL & 8091 GILBERT

Name: Robert Williamson Date: September 14, 2005

Address: 8166 Mirabel Ct.

1. Please indicate your level of support for the following options:

Option 1: R1/D Zone, 5 lots.

☐ do not support

☐ mildly support

☒ strongly support

Option 2: R1/B Zone, 6 lots.

☒ do not support

☐ mildly support

☐ strongly support

Option 3: R1/.6 Zone, 7 lots.

☒ do not support
Strongly

☐ mildly support

☐ strongly support

2. Your comments, concerns and ideas are appreciated! Please use the space below for your additional comments.

*I will address my comments
to members of council on Sept. 19*

SEP-15-2005 11:26 FROM:

TO:604 272 1471

P. 1/2

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COMMENTS

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Re: PROPOSED DEVELOPMENT - 6760, 6800 BLUNDELL & 8091 GILBERT

Name: B. DHILLON

Date: September 14, 2005

Address: 8060 MIRABEL COURT RICH. UTC 442

1. Please indicate your level of support for the following options:

Option 1: R1/D Zone, 5 lots.

☐ do not support☐ mildly support

☒ strongly support

Option 2: R1/B Zone, 6 lots.

☐ do not support

 mildly support

☐ strongly support

Option 3: R1/.6 Zone, 7 lots.

☒ do not support

☐ mildly support☐ strongly support

2. Your comments, concerns and ideas are appreciated! Please use the space below for your additional comments.

Bath Perth

SEP-15-2005 11:26 FROM:

TO: 604 272 1471

P.2/2

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Re: PROPOSED DEVELOPMENT - 8760, 8800 BLUNDELL & 8091 GILBERT

Name: G. DILLON & JIMMY DILLON Date: September 14, 2005

Address: 8060 MIRABEL COURT. RICH. V7C 4Y2

1. Please indicate your level of support for the following options:

Option 1: R1/D Zone, 5 lots.

☐ do not support

☐ mildly support

☒ strongly support

Option 2: R1/B Zone, 6 lots.

☐ do not support

☒ mildly support

☐ strongly support

Option 3: R1.6 Zone, 7 lots.

☒ do not support

☐ mildly support

☐ strongly support

2. Your comments, concerns and ideas are appreciated! Please use the space below for your additional comments.

WE HAVE ENOUGH TRAFFIC

AS IS

Gwendolyn R. Dillon
KR

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Patrick Cotter
Architect Inc.

COMMENTS

Thank you for taking the time to attend this meeting, and for sharing your views with us. Please complete this form and drop it in the comments box. These comments will be forwarded to the City of Richmond. If you would prefer to forward your comments directly, you may fax them to the attention of Sara Badyal at (604) 276-4052.

Re: PROPOSED DEVELOPMENT - 6760, 6800 BLUNDELL & 8091 GILBERT

Name: YEUNG TAN KI / LING WAN SI

Date: September 14, 2005

Address: 8360 MIRABEL CRT RICHMOND V7C 4Y2

1. Please indicate your level of support for the following options:

Option 1: R1/D Zone, 5 lots.

☐ do not support

☐ mildly support

☒ strongly support

Option 2: R1/B Zone, 6 lots.

☐ do not support

☐ mildly support

☐ strongly support

Option 3: R1/.6 Zone, 7 lots.

☐ do not support

☐ mildly support

☐ strongly support

2. Your comments, concerns and ideas are appreciated! Please use the space below for your additional comments.

It is the only flexible way.

TO: SARA BADYAL, CITY PLANNER

Unit #235, 11300 No. 5 Rd.,
Richmond, BC V7A 5J7
tel. 604.272.1477
fax. 604.272.1471
web. www.cotterarchitects.com

Patrick Cotter
Architect Inc.

COMMENTS

Thank you for taking the time to attend this meeting, and for sharing your views with us. Please complete this form and drop it in the comments box. These comments will be forwarded to the City of Richmond. If you would prefer to forward your comments directly, you may fax them to the attention of Sara Badyal at (604) 276-4052.

Re: PROPOSED DEVELOPMENT - 6760, 6800 BLUNDELL & 8091 GILBERT

Name: AH-YON FAMILY

Date: September 14, 2005

Address: 8011 MIRABEL COURT, RICHMOND, BC V7C 4V8

1. Please indicate your level of support for the following options:

Option 1: R1/D Zone, 5 lots.

☐ do not support

☐ mildly support

☒ strongly support

Option 2: R1/B Zone, 6 lots.

☐ do not support

☒ mildly support

☐ strongly support

Option 3: R1/.6 Zone, 7 lots.

☒ do not support

☐ mildly support

☐ strongly support

2. Your comments, concerns and ideas are appreciated! Please use the space below for your additional comments.

PLEASE FIND ATTACHED LETTER FOR COMMENTS.

COMMENTS

RE: PROPOSED DEVELOPMENT – 6760, 6800 BLUNDELL & 8091 GILBERT

Thank you very much for giving us the opportunity to provide you some feedback regarding the developer's new plan proposals. First, we would like to congratulate you and the elected members of the Richmond City Council for respecting the wishes of the Mirabel residents in preserving the emergency-vehicle access lane and prohibiting a laneway access onto Mirabel Court at the north end of the Mirabel Court. It was one the most critical issue amongst Mirabel residents. Second, we can foresee that the addition of a 6 or 7 house lot would place an increased likelihood of vehicle parking onto the Mirabel Court street from the owners and visitors of the new homes, which would put unwanted constraint and stress onto off-street parking onto the Mirabel Court street. As mentioned in our earlier comments, there are currently hardly any off-street parking on the Mirabel Court corridor, especially on weekends and period of public holidays. Third, with its smaller lot size, the advent of a 6 or 7 lot design would most likely integrate an architectural design which would be out of character with its neighbouring homes. Hence, a 7 lot design could indirectly negatively impact the home values and consequently the resale value of the neighbouring homes. In conclusion, a 5 lot design would be the best feasible proposition under the different options put forth by the architect.

Patrick Cotter
Architect Inc.

Unit #235, 11300 No. 5 Rd.,
Richmond, BC V7A 5J7

tel. 634 272.1477

fax 604.272.1471

web. www.cottierarchitects.com

To Public Hearing

Date: Sept 19, 2005

Item # 1

Re: Single Family Lot

Size Policy 5442

Patrick Cotter
Architect Inc.

COMMENTS

Thank you for taking the time to attend this meeting, and for sharing your views with us. Please complete this form and drop it in the comments box. These comments will be forwarded to the City of Richmond. If you would prefer to forward your comments directly, you may fax them to the attention of Sara Badyai at (604) 276-4052.

Re: PROPOSED DEVELOPMENT - 6760, 6800 BLUNDELL & 8091 GILBERT

Name: Nan Seydels

Date: September 14, 2005

Address: 8280 Mirabel Ct

1. Please indicate your level of support for the following options:

Option 1: R1/D Zone, 5 lots.

☐ do not support☐ mildly support

☒ strongly support

Option 2: R1/B Zone, 6 lots.

☐ do not support☒ mildly support☐ strongly support

Option 3: ~~R~~1/.6 Zone, 7 lots.

☒ do not support;

☐ mildly support☐ strongly support

do not support
Definitely!

2. Your comments, concerns and ideas are appreciated! Please use the space below for your additional comments.

[The page contains faint horizontal lines, suggesting ghosting or extremely faded text.]

Unit #235, 11300 No. 5 Rd.,
Richmond, BC V7A 5J7
tel. 604.272.1477
fax. 604.272.1471
web. www.cotterarchitects.com

Patrick Cotter
Architect Inc.

COMMENTS

Thank you for taking the time to attend this meeting, and for sharing your views with us. Please complete this form and drop it in the comments box. These comments will be forwarded to the City of Richmond. If you would prefer to forward your comments directly, you may fax them to the attention of Sara Badyal at (604) 276-4052.

Re: PROPOSED DEVELOPMENT - 6760, 6800 BLUNDELL & 8091 GILBERT

Name: Brenda Reynolds Date: September 14, 2005

Address: 8280 Mitchell Court

1. Please indicate your level of support for the following options:

Option 1: R1/D Zone, 5 lots.

☐ do not support

☐ mildly support

☒ strongly support

Option 2: R1/B Zone, 6 lots.

☐ do not support

☒ mildly support

☐ strongly support

Option 3: R1/.6 Zone, 7 lots.

☒ do not support

☐ mildly support

☐ strongly support

2. Your comments, concerns and ideas are appreciated! Please use the space below for your additional comments.

To Public Hearing
Date: <u>SEPT 19, 2005</u>
Item # <u>1</u>
Re: <u>Single Family Lot</u>
<u>Size Policy 5442</u>

MayorandCouncillors

From: Webgraphics
Sent: Friday, 16 September 2005 6:19 PM
To: MayorandCouncillors
Subject: Send a Submission Online (response #51)

Schedule 2 to the minutes of Public
Hearing Meeting held on Monday,
September 19th, 2005..

Send a Submission Online (response #51)**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:	9/16/2005 6:17:58 PM

Survey Response

Your Name:	Rey Janssen Lim
Your Address:	8260 Gilbert Road
Subject Property Address OR Bylaw Number:	Single-Family Lot Size Policy 5442 for 8220-8260 Gilbert Rd.
Comments:	<p>Kindly reconsider the extension of the single-lot size policy that includes the east side of Gilbert Road south of Blundell (as per item 1). Properties on the east side are 10-12 m deeper than those on the west side of Gilbert; resulting in new homes larger than those on the west side (nearly 150 sqm larger). Continuing the use of single-family housing with no allowance to further densification, limits the potential development of the Sunnymede neighborhood as a transition from the much denser blocks to the north. Retaining existing use does not address a shortage of visitor parking experienced by those living on Gilbert Rd. and under-utilizes the sewer, transit and utility connections that already exists. I would recommend adopting an incremental increase in density (CD/23, R1/A) while still maintaining a single-family character. Such examples as the developments on Sunnymede North have proven that denser housing need not be incompatible with the surrounding neighborhood style. At the same time, it</p>

maximizes the investment the city has already made in existing sewer, transit and utility connections. For the parcels between 8220 to 8260 Gilbert, retaining the single-family use on these properties would result in substantially larger than normal new homes (close to 530-740 sqm for each parce, when the average is only 440 sqml). These homes would be incompatible with the direction the city has put in place for intensification of arterial roads. Thank you. Respectfully yours,
Rey Lim

To Public Hearing	
Date:	Sept 19, 2005
Item #	1
Re:	Single Family Lot
Size	Policy 5442

		INT
	DW	
-	GJ	
	KY	
	DAW	
	DB	
	WB	

September 19, 2005

Re: Single Family Lot Size Policy 5442 East Side of Gilbert Road

Dear Council Members

I own property in the 8200 block of Gilbert Road.

I have just recently been informed by my neighbor concerning tonight's public hearing. I'm sorry that I will not be able to attend on such short notice.

It is my understanding that this amendment is based on public consultation.

I would like to let it be known that I was never consulted. After talking with a few of my neighbors they informed me that they were never consulted either.

I was however invited to an open-house concerning the properties concerning the properties across the street. But I didn't feel that my property would be affected by the development. So I didn't attend. After speaking with my neighbor I don't think my attending would have made any difference. To my knowledge the meeting was poorly organized and confusing at best. Even after attending my neighbor still believed it was held to discuss the development across the street, not our neighborhood. At no time was the east side of Gilbert even brought up.

How dare the city tell me, a tax payer, and a voter, what can and can't be done with my property. At the very least consult with me and my neighbors. There has been no consultation regarding the east side of Gilbert Road. Why is the city trying to slide this through without talking with the property owners that would be affected by this amendment. What happened to democracy. Yes have a public hearing, but make sure that the public is properly informed, and invited.

What bothers me the most is the fact that this amendment is not consistent with the neighborhood. Did the city in their infinite wisdom realize that eventually there will be townhouses at the SE corner of Blundell and Gilbert, as well as an existing Montessori School and Salvation Army building on the east side of Gilbert. Do these uses reflect R1E single family housing?

I hope the council will do the right thing and turn down this application.

Regards, *B. Kelief*

September 19, 2005

Richmond City Council
City of Richmond
British Columbia
Attn: Director City Clerk

To Public Hearing
Date: <u>SEPT 19, 2005</u>
Item # <u>1</u>
Re: <u>Single Family</u>
<u>Lot Size Policy 5442</u>

Re: Amendment East Rezoning Restricted Subdivision So. of Blundell on Gilbert Road

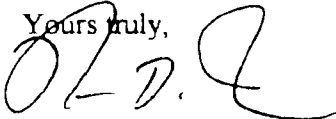
Sir:

I just received a call and notification of a plan to rezone Gilbert Rd. (south of Blundell) from single family to multiple dwelling. I vehemently oppose such amendment in the sense that my property i.e. 8200 Gilbert Rd has a custom-built house with 4000 sq. footage which we designed and built ourselves and to be next to a townhome complex will drastically REDUCE its value.

We plan to retire in this property in two years time.

In case of new developments, please refer to my address/fax below.

Yours truly,



Nestor D. Isla
5536 La Mirada Avenue
Los Angeles, CA 90038

Fax No. 323-463-0509

Schedule 4 to the minutes of Public
Hearing Meeting held on Monday,
September 19th, 2005.

Schedule 5 to the minutes of Public Hearing Meeting held on Monday, September 19th, 2005.

Unit #235, 11900 No. 5 Rd.,
Richmond, BC V7A 5J7

tel. 604.272.1477

fax. 604.272.1471

web. www.cottlerarchitects.com

Patrick Cottler
Architect Inc.

COMMENTS

Thank you for taking the time to attend this meeting, and for sharing your views with us. Please complete this form and drop it in the comments box. These comments will be forwarded to the City of Richmond. If you would prefer to forward your comments directly, you may fax them to the attention of Sara Badyal at (604) 276-4052.

Re: PROPOSED DEVELOPMENT - 6780, 6800 BLUNDELL & 8091 GILBERT

Name:

C. & A. Ash

Date: September 14, 2005

Address:

8171 MIRABEL COURT

RICHMOND

UTC 4V8

1. Please indicate your level of support for the following options:

Option 1: R1/D Zone, 5 lots.

☐ do not support

☐ mildly support

☒ strongly support

Option 2: R1/B Zone, 6 lots.

☒ do not support

☐ mildly support

☐ strongly support

Option 3: R1/6 Zone, 7 lots.

☒ do not support

☐ mildly support

☐ strongly support

Ten+ years and a few attempts later, the Mirabel Court residents are once again faced with the property owners/developers wishing to rezone the said properties. The resolve to keep these 3 lots as single family under the R1/D Zoning has become stronger as witnessed by the signatures this year of 95% of the residents wishing to maintain the status quo.

Following the City Hall meeting last week, several residents approached the architect with the request for a meeting in order to come up with a compromise proposal. At the meeting at the Cultural Centre on Sept. 14th the architect presented 3 different proposals. However, he informed us that unless a minimum of 7 houses were permitted to be built on these properties, the developer had advised it was not a viable endeavour! It was our understanding from City Planning staff that these 3 lots, now zoned R1/D, would allow for 5 lots (with a small variance on 2 of the 5 lots). This we would support even though R1-E zoning applies to most of the single family homes on Mirabel Court.

At the end of the day, the owners/developers, planners, etc. will most likely not be living in this block, and perhaps not even in Richmond, and we would urge you to respect the wishes of those who live and will continue to live on this rather unique street.

Clare and Anne Ash

To Public Hearing
Date: <u>Sept 19, 2005</u>
Item # <u>1</u>
Re: <u>Single Family</u>
<u>Lot Size Policy 5408</u>

September 17, 2005

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

Re: Public Hearing on Single Family Lot Size Policy 5408 (Section 18-4-6)

To the Members of the City Council

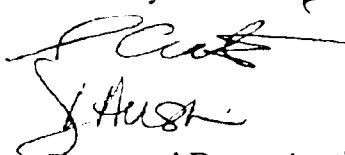
By way of this letter, we wish to let you know we are fully against the proposed change to R1.06 in the area of Blundell and Gilbert roads.

We would like to keep the character of the area as single family homes in lots as they access the surrounding roads now. The increase of traffic on Curzon and Cheviot (as two examples) from back lanes would cause increased disruption and traffic flow issues. Presently there are both a senior's residence, a shopping centre and an elementary school in this area on the South side of Blundell, making ingress and egress into this quadrant hazardous at times.

While we have more than a few negatives to adding density to this area, we are stumped to say the least as to what would be the positive aspects to changing the face of this neighbourhood by increasing the quotient of residents. The area in question is not one of older 'tear-downs' and would cause a mish-mash of home sizes, types and vintages. Further, we feel there are ample areas in Richmond where lower cost and multi-family dwellings are in existence or being developed. What is truly becoming a shortage is the single family home with a decent sized yard neighbourhood – the type of neighbourhood we saved for and sought out when we moved here 4 years ago.

We trust as our elected officials you will consider our request to leave section 18-4-6 as it stands at this time and reject the proposal before you.

Sincerely



Simon and Donna Austin
6900 Chelmsford Street
Richmond, B.C.
V7C 4J2

Schedule 6 to the minutes of Public
Hearing Meeting held on Monday,
September 19th, 2005.

8151 Mirabel Court
Richmond, B.C.
V7C 4V8

September 11, 2005

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

Schedule 7 to the minutes of Public
Hearing Meeting held on Monday,
September 19th, 2005.

Attention: Councillor Bill McNulty
Chairperson
Planning Committee

Dear Sirs:

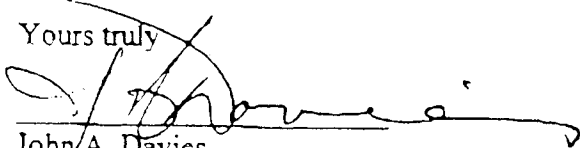
Single-Family Lot Size Policy 5442 for Mirabel Court, the south side of Blundell Road, etc.

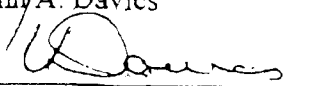
Referring to the two recommendations in Item 23 (1) (a) ii on Page 492 of City Council's Agenda dated September 6, 2005, we support the rezoning and subdivision restrictions, subject to the following understanding:

1. Subdivision Area D (R1/D) is to contain between 4-6 lots only, with 6 lots being the permitted maximum.
2. Access to these lots by a lane which in no way alters or changes the existing fire lane/emergency vehicle entrance on to Mirabel Court from Blundell Road.
3. A restricted parking sign(s) to be strategically placed so that owners and/or visitors in respect to the single family dwellings that will occupy the aforementioned Subdivision Area D cannot use Mirabel Court.

We are writing this letter as we will be unable to attend either the Public Information Meeting to be held on September 14, 2005 or the Public Hearing scheduled for September 19, 2005 due to our absence from the City on vacation.

Yours truly


John A. Davies


Vicki K. Davies

MayorandCouncillors

From: Webgraphics
Sent: Monday, 19 September 2005 10:17 AM
To: MayorandCouncillors
Subject: Send a Submission Online (response #52)

To Public Hearing	
Date:	Sept 19 2005
Item #	1
Re:	Lot Size Policy
	5442

Send a Submission Online (response #52)

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:	9/19/2005 10:16:37 AM

Survey Response

Your Name:	Arthur & Joy Ratnarajah
Your Address:	6580 Chelmsford Street, Richmond, BC V7C 4H9
Subject Property Address OR Bylaw Number:	Pollicy # 5442 Section 19-4-6 & 20-4-6
Comments:	We strongly oppose the future development of houses along Bldunell and Gilbert to be subdivided into two smaller houses per lot and to have back lane access. This will cause increased traffic at curzon and Blundell and Cheviot and Blundell. Traffic causes other problems such as accidents, break-ins etc.

Schedule 8 to the minutes of Public Hearing Meeting held on Monday, September 19th, 2005.

September 16, 2005

Sara Badyal, Planner
City of Richmond
6911 No.3 Road
Richmond, B.C.

Re: **Rezoning Application # RZ04-287193**
6760, 6800 Blundell Rd., 8091 Gilbert Rd.

Dear Sara:

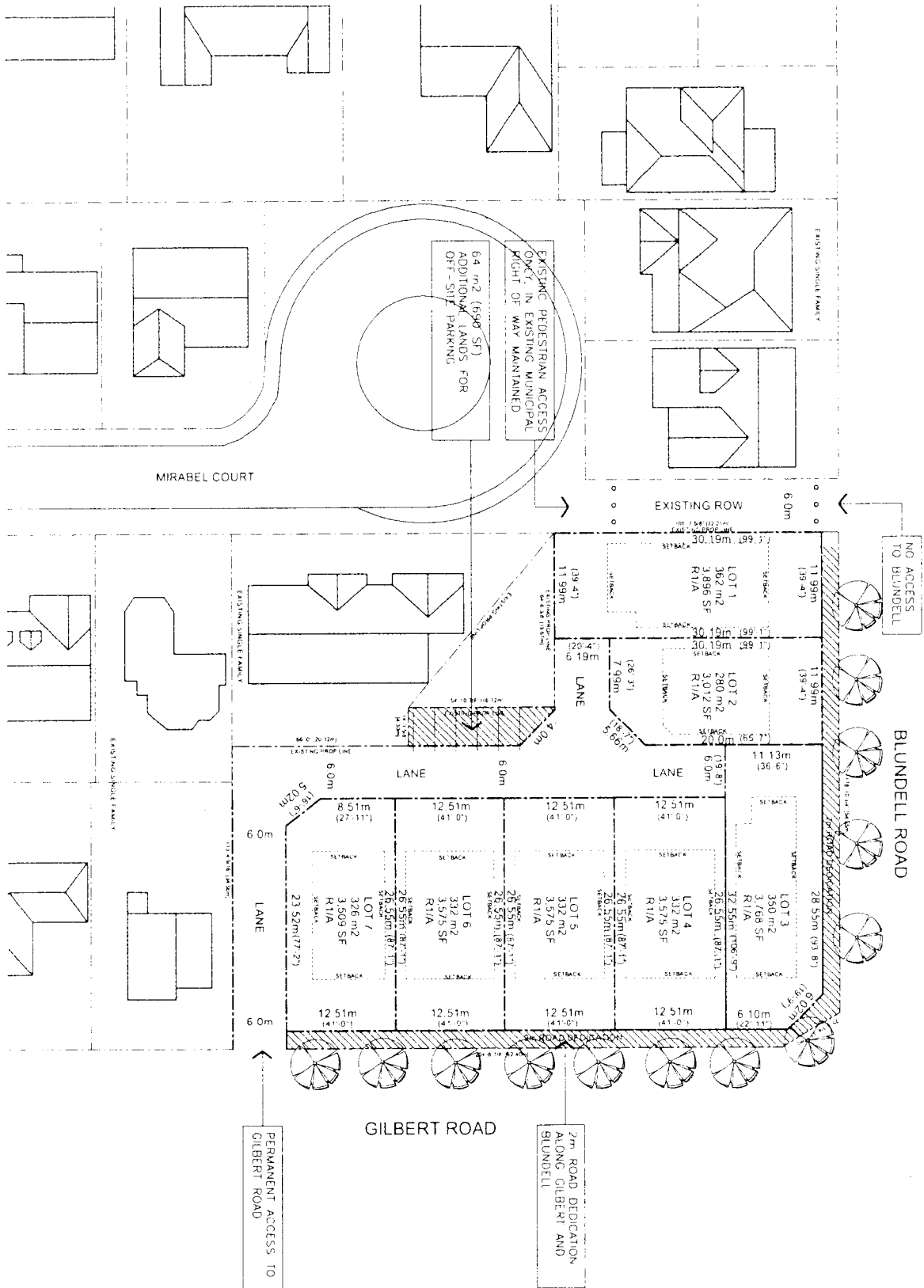
This is to request that our current application be amended from Townhouse R2 -0.6 to a proposed zoning of **Single Family Residential R1-0.6** as per the attached revised Site Plan, A-101.

As part of this application we will undertake the proposed subdivision, dedication of 2m road widening, and dedication and construction of a rear lane from Gilbert Road accessing a maximum of 7 lots, and would propose to construct additional off-site parking on the lane.

If you have any questions regarding the attached or require additional information, please do not hesitate to call.

Sincerely,

Patrick Cotter, B.A. B.Arch., MAIBC
Principal



To Public Hearing
Date: <u>Sept 19, 2005</u>
Item # <u>1</u>
Re: <u>Smile Family</u>
<u>Lot Size Policy 5408</u>

MayorandCouncillors

From: Webgraphics
Sent: Monday, 19 September 2005 3:12 PM
To: MayorandCouncillors
Subject: Send a Submission Online (response #53)

Send a Submission Online (response #53)**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:	9/19/2005 3:11:47 PM

Survey Response

Your Name:	Kathleen Bruyns
Your Address:	7640 Curzon Street
Subject Property Address OR Bylaw Number:	SF Lot Size Policy 5408(Sec.18-4-6)
Comments:	We are against rezoning to smaller family lot size and also the laneways off Curzon Street, Chatterton Rd., Chelmsford Street and Donald. The increased traffic is already a problem because of the opening of Chelmsford, and increased traffic flow would be a nightmare.

Schedule 10 to the minutes of Public Hearing Meeting held on Monday, September 19th, 2005.

MayorandCouncillors

From: Webgraphics
Sent: Monday, 12 September 2005 11:55 AM
To: MayorandCouncillors
Subject: Send a Submission Online (response #49)

To Public Hearing	
Date:	<u>Sept 19, 2005</u>
Item #	
Re:	<u>Bylaws 7887</u>
	<u>+ 7888</u>

Send a Submission Online (response #49)**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:	9/12/2005 11:54:42 AM

Survey Response

Your Name:	Aimin Guo
Your Address:	9660 Granville Ave
Subject Property Address OR Bylaw Number:	Bylaw 7887 (RZ 04-272873)
Comments:	Hundreds of trees are killed already by this plan, lots of birds and squirrels are homeless and killed on the road. Please keep the tree on the road side of Granville Ave, they are over 30 years and very nice tall tree, please save them, don't kill them!!!

Schedule 11 to the minutes of Public Hearing Meeting held on Monday, September 19th, 2005.