



Regular Council Meeting for Public Hearings

Monday, September 20th, 2004

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

David Weber, Acting City Clerk

Call to Order: Mayor Malcolm D. Brodie opened the proceedings at 7:06 p.m.

1. **Zoning Amendment Bylaw 7796**
(All Existing or Potential Comprehensive Development District (CD/127)
zoned lots; Applicant: Platinum Management Inc.)

Zoning Amendment Bylaw 7775
(7100 St. Albans Road; Applicant: Platinum Management Inc.)

Applicant's Comments:

The applicant was present to answer any questions that came forward.

Written Submissions:

None

Submissions from the floor:

None



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PH04/9-01 It was moved and seconded
That Zoning Amendment Bylaws 7775 and 7796 each be given second and third readings.

CARRIED

PH04/9-02 It was moved and seconded
That Zoning Amendment Bylaw 7796 be adopted.

CARRIED

2. **Zoning Amendment Bylaw 7782**
(9051 Dolphin Avenue; Applicant: Mohinder Gill)

Applicant's Comments:

The applicant was present to answer any questions that came forward.

Written Submissions:

None

Submissions from the floor:

None

PH04/9-03 It was moved and seconded
That Zoning Amendment Bylaw 7782 be given second and third readings.

CARRIED

PH04/9-04 It was moved and seconded
That Zoning Amendment Bylaw 7782 be adopted.

CARRIED

3. **Zoning Amendment Bylaw 7786**
(8640 and 8660 No. 3 Road; Applicant: Empress Gardens Holdings Ltd.)

Applicant's Comments:

Mr. Tom Yamamoto, Tom Yamamoto Architect Inc., was present to answer any questions that came forward.

Written Submissions:

J. Gardias - #10 - 7871 Francis Road - Schedule 1

2.



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E. Johnson, #3 – 8111 Francis Road – Schedule 2

Submissions from the floor:

Ms. D. Hodgson, 8871 Gay Road, read a written submission, a copy of which is attached as Schedule 3 and forms a part of these minutes.

Mr. T. Moffat, 8620 No. 3 Road, said that he did not mind the development as it looked good, however, the driveway alignment alongside his property was of concern and he questioned whether the driveway could be relocated. In addition, Mr. Moffat requested that the garbage area be relocated and a hedge planted. Mr. Moffat was concerned about the possibility of runoff onto his property due to its lower grade level, and questioned where the new drainage pipe for the subject property would be placed in light of the differing grade levels. Mr. Moffat then spoke briefly about the proposed amenity area and parking.

PH04/9-05 It was moved and seconded
That Zoning Amendment Bylaw 7786 be given second and third readings.
CARRIED

PH04/9-06 It was moved and seconded
That staff investigate the effectiveness of the storm drainage system in the Sunnymede area.
CARRIED

4. **Zoning Amendment Bylaw 7787**
(7751, 7771 and 7791 Ash Street; Applicant: Pelman Architecture Inc.)

Applicant's Comments:

Mr. Pelman, principal of Pelman Architecture Inc., provided a brief summary of the project.

Written Submissions:

None.

Submissions from the floor:

None.



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PH04/9-07

It was moved and seconded

That Zoning Amendment Bylaw 7787 be given second and third readings.

CARRIED

5. **Zoning Amendment Bylaw 7790**
(20471/20491/20511/20531/20551/20571/20591 Westminster Highway;
Applicant: Richberry Farms)

In accordance with Section 100 of the Community Charter, Cllr. Dang declared himself to be in a potential conflict of interest concerning this item and he left the meeting – 8:45 pm.

Applicant's Comments:

The applicant was present to answer any questions that came forward.

Written Submissions:

None.

Submissions from the floor:

None.

PH04/9-08

It was moved and seconded

That Zoning Amendment Bylaw 7790 be given second and third readings.

CARRIED

Cllr. Dang returned to the meeting – 8:50 pm.

6. **Zoning Amendment Bylaw 7791**
(10611 Lassam Road; Applicant: Birthe Drewnowski)

Applicant's Comments:

The applicant was present to answer any questions that came forward.

Written Submissions:

None.



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Submissions from the floor:

None.

PH04/9-09

It was moved and seconded

That Zoning Amendment Bylaw 7791 be given second and third readings.

CARRIED

- 7. Zoning Amendment Bylaw 7792**
(9271 No. 1 Road; Applicant: Parm Dhinjal)

Applicant's Comments:

The applicant was not present.

Written Submissions:

None.

Submissions from the floor:

None.

PH04/9-10

It was moved and seconded

That Zoning Amendment Bylaw 7792 be given second and third readings.

CARRIED

PH04/9-11

It was moved and seconded

That the order of the agenda be varied in order that Item 8 be heard last.

CARRIED

- 9. Zoning Amendment Bylaw 7795**
(8291 and 8311 No. 2 Road; Applicant: J.A.B. Enterprises Ltd/Sandhill Development Ltd.)

Applicant's Comments:

Mr. Tom Yamamoto, architect, was present to answer any questions that came forward.



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Written Submissions:

J. Lee and Y.F. Leung, 8273 No. 2 Road – 2 letters – Schedule 4

V. Lee, 8271 No. 2 Road – Schedule 5

V. Lee, J. Lee and Y.F. Leung – Schedule 6

J. Lee, 8273 No. 2 Road – Schedule 7

Mrs. Liu, 8251 No. 2 Road – Schedule 8

Submissions from the floor:

Mr. J. Lee, 8273 No. 2 Road, said that he was concerned that the privacy and liveability of his property would be affected by the proposed location of the internal driveway and he requested that the driveway and access be relocated to the westerly portion of the site.

Ms. V. Lee, 8271 No. 2 Road, expressed her concern that the proposed location of the driveway would devalue her property and affect the liveability of her home. Ms. Lee referred to the letters received from the owners of 8251, 8271, 8273 and 8393 No. 2 Road who had indicated their objection to overcrowding.

Ms. Y. F. Leung, 8273 No. 2 Road, introduced herself and Mr. Simon Chung, whom she indicated would speak on her behalf. Mr. Chung requested that a 6m setback be provided from the proposed driveway to Ms. Leung's property, and spoke about the safety and privacy issues that would affect Ms. Leung's property as a result of the driveway location. Mr. Chung strongly suggested that an alternative site plan with a 7.5 'T' driveway in the centre of the site be considered.

PH04/9-12

It was moved and seconded

That Zoning Amendment Bylaw 7795 be given second and third readings.

CARRIED



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10. **Zoning Amendment Bylaw 7797**
12011 Bridgeport Road; Applicant: Chevron Canada Limited

Applicant's Comments:

Mr. Larry Hardisty, Chevron Canada Limited, was present to answer any questions that came forward.

Written Submissions:

None.

Submissions from the floor:

Mr. Abdul Rahman, read a written submission, a copy of which is attached as Schedule 9 and forms a part of these minutes, on behalf of himself and also other small business owners in the area. The objections to the proposal cited by Mr. Rahman were in regard to increased traffic flow; limited parking; the effect on surrounding businesses; and the lack of requirement for another food establishment in this area.

Mr. Hardisty responded to some of the previous speaker's concerns with the information that the restaurant use would be limited to 16 seats within a Town Pantry store, a drivethru, and that the restaurant would offer only a limited menu to service the existing gas customers. In addition to providing supplementary income to the station operator and Chevron Canada, which offset the demise of service bay income, the program would provide a more effective operation for the current climate. Mr. Hardisty considered the number of proposed parking spaces sufficient as 40% of the restaurant business was anticipated to be by drive-thru use.

Mr. Rahman, speaking for the second time, said that two businesses already catered to the breakfast trade at this location, and further that he was concerned about traffic congestion that might result from the proposed use.



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PH04/9-13

It was moved and seconded
That the application be denied.

DEFEATED

Opposed: Mayor Brodie
Cllr. E. Halsey-Brandt
Cllr. S. Halsey-Brandt
Cllr. Dang
Cllr. Howard

PH04/9-14

It was moved and seconded
That Zoning Amendment Bylaw 7797 be given second and third readings.

CARRIED

Opposed: Cllr. Barnes
Cllr. Kumagai
Cllr. McNulty
Cllr. Steves

Cllrs. Dang and Howard left the meeting – 8:55 pm.

11. Zoning Amendment Bylaw 7799
7820 Ash Street; Applicant: Norman Zottenberg Architecture

Applicant's Comments:

Mr. Zottenberg was present to answer any questions that came forward.

Written Submissions:

None.

Submissions from the floor:

Mr. Charan Sethi, the developer of an adjacent property, said that he thought that his development was diminished by the overpowering massing of the proposed development.

Cllr. Dang returned to the meeting – 8:57 pm. Cllr. Howard returned to the meeting at 9:02 pm.



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In response Mr. Zottenberg, with the aid of a photoboard, summarized both the constraints to the site created by the requirement for a 6m right-of-way to the north and the removal of several road allowances, and the efforts that had been made to reduce the massing by bringing the rooflines down.

Mr. Sethi, speaking for the second time, asked that consideration be given to bringing the roofline down in a similar fashion along the adjacent portion of his development.

PH04/9-15

It was moved and seconded

That Zoning Amendment Bylaw 7799 be given second and third readings.

CARRIED

8. **Zoning Amendment Bylaw 7793**
(7051, 7071, 7091, 7131, 7171, 7191 & 7211 Steveston Highway; Applicant: Patrick Cotter Architect Inc.)

Applicant's Comments:

Mr. Cotter submitted an amended site plan and asked that it be added to the documentation provided for this item. A copy of the amended plan is attached as Schedule 10 and forms a part of these minutes.

Mr. Cotter then, with the aid of a site plan, an artists' renderings and elevations, provided an expansive summary of the project. Included in the summary was an outline of the issues that had been identified during the public consultation process, and the means that had been undertaken to address those issues.

Written Submissions:

R. Conklin – Schedule 11

K. & E. Chan, 10920 Bamberton Drive – Schedule 12

W.E. Smith, 7060 Kimberley Drive (3 letters) – Schedule 13

E. Thibeault, 10280 Hogarth Place – Schedule 14

R. DeBou, 7391 Manning Court – Schedule 15



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- H. Priestley, 10891 Bromley Place – Schedule 16
- C. & C. Schindler, 7420 Manning Court – Schedule 17
- M.S. Lai, 10620 Buttermere Drive – Schedule 18
- P. & E. Ryan-Lewis, 7111 Kimberley Drive – Schedule 19
- J. Hutson, 7160 Kimberley Drive – (3 letters) – Schedule 20
- D. & L. Vanderveer, 7400 Waterton Drive – Schedule 21
- S. & J. Recavarren, 7420 Waterton Drive – Schedule 22
- H. Karlinsky, 7511 Manning Court – Petition – Schedule 23

Submissions from the floor:

Ms. J. Hutson, 7160 Kimberley Drive, said that she had paid a premium for her privacy when purchasing her home, which was one of those that would be overlooked from the proposed development. Ms. Hutson then indicated that she had been asked to speak on behalf of the community and she provided a summary of the accomplishments that had been achieved to date, and an outline of the remaining concerns. Those concerns included the proposed density, the size of the setbacks, the height and size of the buildings, the traffic and parking problems, safe access to play areas, the minimal retention of trees and shrubs, quality assurance, and the affect that would be felt by adjacent property owners during the construction phase.

Dr. Simon Baker, 10891 Bamberton Drive, said that he was concerned about his property and the community as a whole. Mr. Baker cited the increased population density, the access to Steveston Highway, the safety of children and pedestrians, the increased traffic through the subdivision, the lack of amenities in close proximity to the location, the space between the units, and the parking difficulties as his concerns about the development. In addition, Mr. Baker spoke about the minimal tree retention, the lack of benefit for the area in general from the \$95,000 cash-in-lieu of provision of indoor amenity space, the affect the proposal would have on property values/saleability, and the proposed location of an outdoor play area adjacent to a visitor parking area.



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Mr. H. Karlinsky, 7511 Manning Court, spoke about the number of residents only now becoming aware of this process, and the reactions that are evoked upon the awareness that 51 units are proposed. Mr. Karlinsky did not agree that the project proposed was low density, and questioned the information provided earlier that no affect would be had on property values. Mr. Karlinsky said that he was surprised that a sophisticated look at the increased traffic along Bamberton had not occurred, and that the requirement for indoor amenity space had been waved. In conclusion, Mr. Karlinsky said that he had been impressed by the opportunity provided for input, and that he hoped Council would support the overwhelming concerns of this neighbourhood.

Mr. L. Leung, 10691 Monashee Drive, said that .6 FAR did not consider the number of families brought into an area. Mr. Leung was concerned about parking on Kimberley and Bamberton Drives, and he spoke about the impact of the proposed setbacks.

Ms. Geraldine Harris, owner of an adjacent property on Gilbert Road, said that she was saddened that so much public awareness had occurred at the last moment, and she spoke of the fear that might have been alleviated had the opportunity to attend previous meetings presented itself.

PH04/9-16

It was moved and seconded

That the regular meeting of Council for the purpose of Public Hearings extend beyond 11:00 pm.

CARRIED

Ms. Harris noted her change of mind about the proposal and said that she was very pleased about the partnership of Barry Kavanaugh, as builder, and Patrick Cotter, whose design would exceed expectations. Ms. Harris then outlined the benefits and concerns that she had about the proposal, and concluded her comments by saying that she feared what might result if this application were not to be approved, and further that a lane would have a greater impact on the neighbouring properties than the proposed site plan.



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Mr. Dana Westermarck, 13333 Princess Lane, said that the focus should be on what is reasonable within the City policies for this site. Mr. Westermarck noted the low unit count, and said that other projects of this type have been well integrated and were not offensive within their neighbourhoods. It was further noted that the setbacks provided were as for single-family homes and that adjacency issues had been addressed, and that to ask for more would be unreasonable. Mr. Westermarck also thought it would be unreasonable to require more parking as a 40% oversupply had already been provided and that to add more would add more asphalt to the site with a resulting loss of greenspace. At a site coverage ratio of 40% , it was felt that additional greenspace would be excessive. Mr. Westermarck then spoke about tree retention, which he considered adequate as more planting would leave no lot to build on. In concluding his comments, Mr. Westermarck said that the quality of housing in Richmond continues to rise, and that this project proved a further continuation of that.

Ms. L. Vanderveer, 7400 Waterton Drive, said that she was raising a new generation of children in the area, and that she had grave concern about the traffic problems that could add to the existing traffic issues on Bamberton Drive.

Michelle Conklin, a former resident of Kimberley Drive, said that she had grown up in the area, and that it was unfortunate that Richmond had changed to the point that children can no longer play on the streets. Ms. Conklin was concerned about the traffic volume and speed on those streets, which would be increased further by this development.

Mr. R. Conklin, Kimberley Drive, said that he agreed with the comments of Simon Baker and Judith Hutson. Mr. Conklin acknowledged the concessions made by Mr. Cotter, but said that he felt more could be done, especially by way of preserving trees and the urban forest.



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Mr. K. Lowes, 7190 Kimberley Drive, said that it was a substantial event when so many residents from a neighbourhood, especially long term residents, came out to speak against a development. Mr. Lowes said the issue was about values, and not fear or a desire to stop progress, and a desire to maintain a community that would continue to attract others for a significant period in the future. Mr. Lowes asked that the request for changes to the density be taken seriously, and also the impact that would be felt by the neighbourhood.

Mr. M. Yoshitake, 7120 Kimberley Drive, as the newest member of the community, said that he would not have moved in had he known that 200 people would move into the rear of his property.

Ms. Geraldine Harris, speaking for the second time, said that she had invested two years of renovation into her property on Gilbert Road and that she had a supreme interest in the house even though she currently resided around the corner on Steveston Highway.

Mr. Cotter briefly responded to some of the concerns raised by the previous speakers by providing the information that: the reason for the 6m buffer along Steveston Highway was that it provided greater pedestrian separation from the street; in order for residents of the proposed development to use Bamberton Drive it would require two left turns which would be a major deterrent; the density had purposefully been kept lower to address the concern of the neighbourhood; and, that the setbacks had been doubled and were therefore responsive to the context of single-family development. Mr. Cotter indicated that the narrow range of viability as determined by unit numbers was already at the low end, and that the number of concessions made provided a responsible and responsive plan.

PH04/9-17

It was moved and seconded

That Zoning Amendment Bylaw 7793 be given second and third readings.

CARRIED

Opposed: Cllr. S. Halsey Brandt
Cllr. Steves



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PH04/9-18

It was moved and seconded

That staff:

- i) investigate the existing traffic issues on Kimberley and Bamberton Drives and identify what traffic calming measures and parking restrictions may be applied; and*
- ii) review the access to Steveston Highway.*

CARRIED

ADJOURNMENT

PH04/9-19

It was moved and seconded

That the meeting adjourn (12:20 am, September 21, 2004).

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 20th and Tuesday, September 21st, 2004.

Mayor (Malcolm D. Brodie)

Acting City Clerk (David Weber)

SCHEDULE 1 TO THE MINUTES
OF THE REGULAR MEETING
FOR PUBLIC HEARINGS HELD
ON SEPTEMBER 20TH, 2004.

Mayor and Councillors

From: web2@city.richmond.bc.ca
Sent: September 13, 2004 8:27 PM
To: Mayor and Councillors
Subject: 8640 and 8660 No. 3 Road

To Public Hearing
Date: <u>Sept 20, 2004</u>
Item # <u>3</u>
Re: <u>8640 + 8660 No. 3 Rd</u>
<u>Bylaw 7786</u>

Name: Jennifer Gardias
Address: #10-7871 Francis Road, Richmond
Subject Property_Bylaw: 8640 and 8660 No. 3 Road

Comments:

My vote is NO to more townhouses. There is too much new building going on in Richmond as it is. Our roads are getting more and more congested due to this building. How about some more greenspace instead!
I would be very disappointed to see this go through.



SCHEDULE 2 TO THE MINUTES OF
THE REGULAR MEETING FOR
PUBLIC HEARINGS HELD ON
SEPTEMBER 20TH, 2004.

To Public Hearing	
Date:	Sept. 20. 04
Item #	3
Re:	8640 & 8660
	No. 3 Rd.

September 20, 2004

CITY HALL CLERK, RICHMOND

I am appalled at the rate that Richmond is becoming densified. Soon we will be known as the "TWO FOR ONE" city. Tear down one and put up two. Or in the case of 8640 and 8660 #3 Road, tear down two and jam in thirteen!

This property is almost an urban forest in its own right. There are about fourteen mature trees on the property that will be hacked down if this application is allowed to proceed. Why? So one greedy developer can make a pot of money.

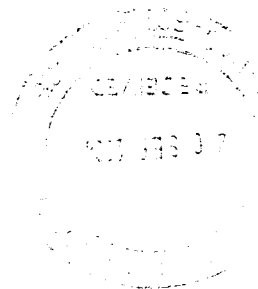
Why is a developer allowed to even think that this would be allowed?

Several years ago Richmond won an award for being the most beautiful city of its size in the world. It was also judged the healthiest place to live. How long will this be true when the city is being turned into the equivalent of a human ant hill?

It is up to our city officials to slow down this growth and preserve Richmond as the wonderful place it has been. Send this application back to the drawing board to be scaled down to an acceptable level.



ELLA JOHNSON
#3 -8111 Francis Road
Richmond, B.C. V6Y 3r3



September 20, 2004
Presentation to Mayor and Council
By: Denise Hodgson, 8871 Gay Road, Richmond

Zoning Amendment Bylaw 7786 (RZ04-267350)

Location: 8640 & 8660 No. 3 Road

Mayor and Councillors,

My husband and I reside at the above address on Gay Road which abuts to the East of the proposed townhouse development.

We did not oppose the change of zoning from single family residential to townhouse on the above lots facing No. 3 Rd. because we recognized that they were deep lots and probably would be better used with a somewhat higher density. We had for the past ten years been harassed by irresponsible noisy renters of these properties who took the properties into disrepair. We experienced barking dogs, old mattresses, garbage and wrecked cars in the front yard; and noisy house parties which on several occasions required dispersal by the Richmond RCMP.

Thus, we had occasion to be pleased that something positive was going to happen to these properties.

However, our concerns this evening are as follows:

1. Density

In an attempt to understand existing neighbourhood townhouse densities in our subdivision on the North side of No. 3 Rd; the only properties found for comparison are on Francis Road.

8111 Francis Rd	22 units	312 sq. m. per unit
8191 Francis Rd	14 units	310 sq. m. per unit
8231 Francis Rd	10 units	267 sq. m. per unit
8311 Francis Rd	10units	290 sq. m. per unit

Proposed in Bylaw 7786

8640 -60 No. 3 Rd.	13 units	211 sq. m. per unit (30% higher)
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It is our view that the proposed density is out of line and not comparable to the existing dwelling units in this section of the Broadmoor Area.

To further understand the section of land between Bowcock Rd and Francis Rd and between St Albans and No. 3 Rd, an official area plan or section plan was sought. It appears that there has been no recent overall planning done in this area which would have given us clearer guidelines.

2. Drainage

There are uncertainties regarding the age and capacity of existing storm sewers, etc. in our area. A particular concern is the removal of grass and trees and the replacement with buildings and blacktop to such an extent that there could be serious drainage problems in the whole area. The recent heavy rains and resulting flooding in the Sunnymede subdivision (for the second time this year) could be a signal of potential capacity problems in our area also that we would like addressed now.

3. Traffic/Lack of parking on No. 3 Rd.

Potential parking pressures in our subdivision may occur due to the few options for guests on the proposed site.

4. Buffer Area between proposed development and adjacent single family homes

The rear yard setback for a single family dwelling is considerably greater than the proposed 3 m buffer. For example, after a bylaw variance request, the City required us to provide a 6 m buffer at the rear of our property when we built our home in 1989.

5. Trees

It appears that a majority of the mature trees on the property will be removed.

6. Play space for families with children

To Public Hearing	
Date:	Sept 20, 2004
Item #	9
Re:	8291 + 8311 No. 2 Rd Bylaw 7795

Johnson Lee/Y.F. Leung
8273 No. 2 Road
Richmond, BC, V7C 3M2
Tel. (604) 277-7375
12 September 2004

		INT
	FM	
1/	DW	DW
	KY	
	AS	
	DB	
	WB	

Mr. J. Richard McKenna
City Clerk
City of Richmond
6911 No. 3 Road, Richmond
BC, V6Y 2C1

SEP 14 2004
11:33 JLL

Dear Mr. McKenna,

Subject: Public Hearing, Monday September 20-7 pm
Zoning Amendment Bylaw 7795 (RZ 04-270815)
8291 and 8311 No. 2 Road

Thank you in sending us a Notice of Public Hearing of the above subject.

We have searched the file in your office and found the developer Site Plan received by your UDD on July 26, 2004 that the subject zone will use to build 12-units townhouse. Upon study the Plan, I knew that the developer want to build a driveway direct facing to the windows and doors of our home. He also wants that driveway may cross our home for future access.

Our home was built in 1996 and we bought it as a new house in 1997. We have no plan to sell our new home within 20 -30 years. That the developer intends to build a driveway facing directly to our home for future crossing or access is not applicable.

As to the driveway faces directly to our home, you may refer to the back page of your Notice of Hearing (Revision Date 08/03/04), the developer Site Plan (Received Jul 26, 2004) and our proposed Site Plan B, C & D (dated 10 September 2004). If the developer builds in accordance to their Site Plan (Received Jul 26 2004), all outgoing vehicles will drive facing directly to our windows and doors, as close as to 1.2 M, before they turns to No. 2 Road. These would give us a danger, disturbance and pollution feeling and happening. The vehicles might hit our fence as well as to our windows and doors, the light will spot hit to our windows at night and the noise will disturb us day and night.

For our safety, we have drawn four proposed Site Plans for your office and the developer consideration. We also list down the advantage and disadvantage of the proposed Site Plans shown as follows:



(1) Proposed Site Plan "A"

ADVANTAGE

- Maximum usage the driveway.
- The old houses in the westside may be redeveloped for future access.

(2) Proposed Site Plan "B"

ADVANTAGE

- Zone appearance
- Maximum usage of Public areas

(3) Proposed Site Plan "C"

ADVANTAGE

- An alternative change
- Less disturbance to neighbors

(4) Proposed Site Plan "D"

ADVANTAGE

- An alternative change
- Less disturbance to neighbors

DISADVANTAGE

- Cost of change Plan.
- Little inconvenience

DISADVANTAGE

- Cost of change Plan
- Little inconvenience

DISADVANTAGE

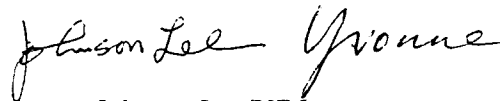
- Cost of change Plan
- Little inconvenience

DISADVANTAGE

- Cost of change Plan
- Little inconvenience

We object strongly the developer Site Plan which endanger our safety, attack our privacy and disturb our living. We hope that you may elect one of our proposed Site Plans. If you elect Plan B, C or D, a measurement of a hard wood board should be put in front of the fence at the end of the driveway facing to our windows and doors. The proposed Site Plan "D" is similar to the developer original Site Plan but a minor change by moving a part of the amenity area to the north side. A pine trees should be plant in front of our windows and doors directly facing the driveway. We will attend the public hearing on 20 September at 7 pm.

Yours faithfully,



Johnson Lee/YF Leung

cc: Miss Sara Badyl. The Planner, UDD
Encl.

19 Sept 2004

To: City of Richmond

Refer: Rezone Application File RZ04-270315
8291 and 8311 No. 2 Road

I object the Site Plan of the above. I also object
The City " Tentative Alternate Access Diagram" to
allow to build a driveway to access in the middle part
of my new house.

Print Name ANN...TRAN

Signature

Address: 8391 No. 2 Road, Richmond

Temporary out of Town
would sign the objection.

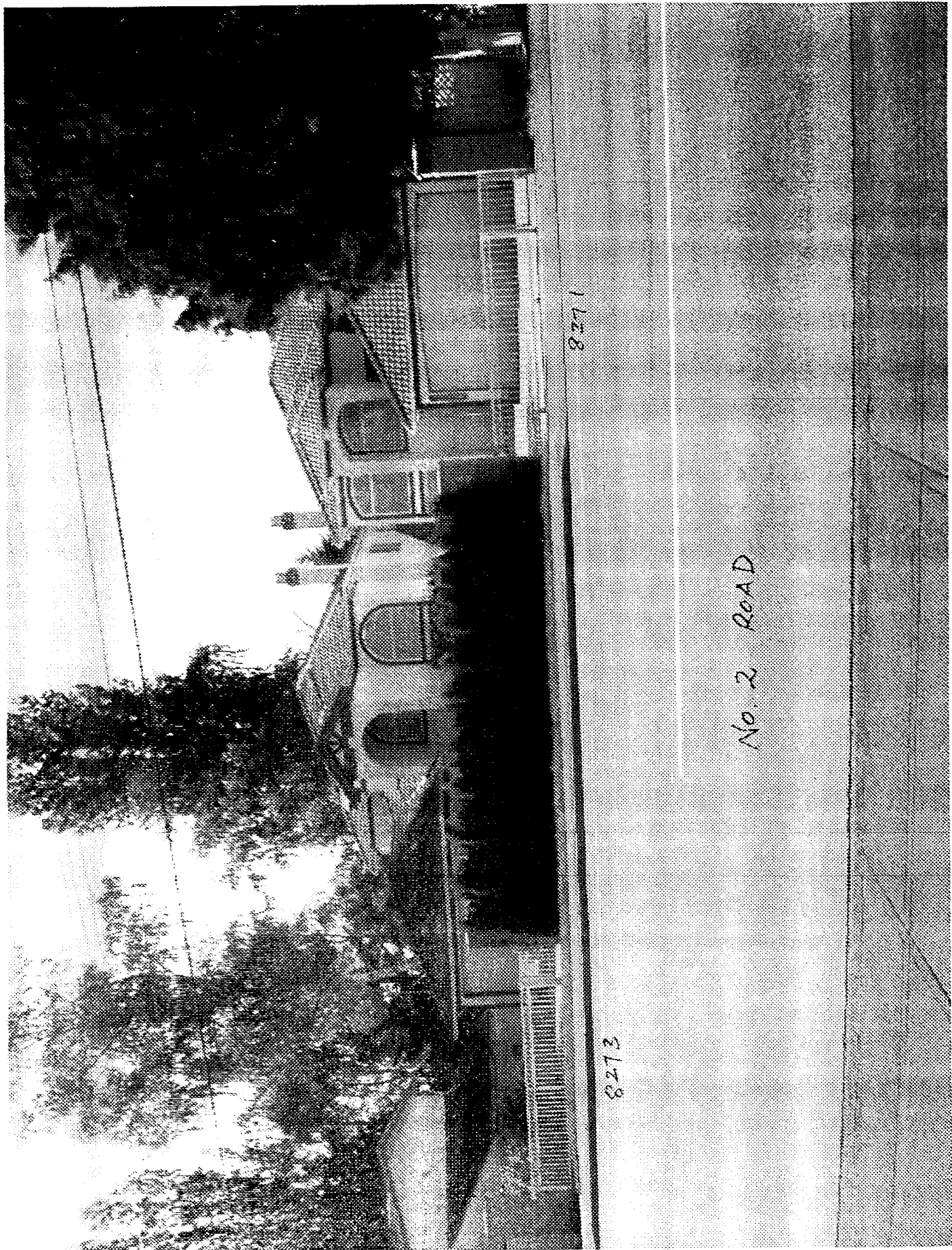
To: City of Richmond

Refer: Rezone Application File RZ04-270315
8291 and 8311 No. 2 Road

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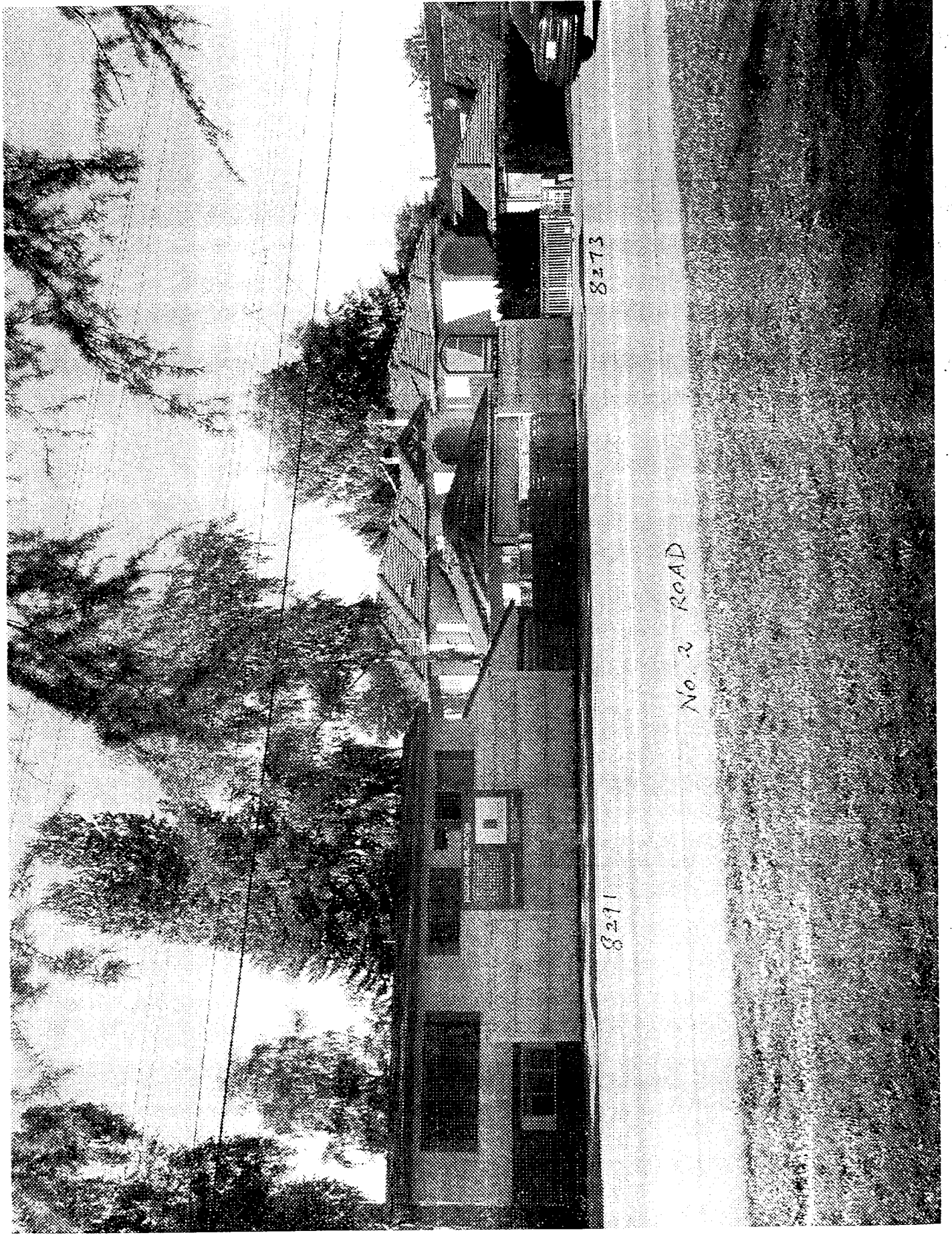
Print Name S. NANTHAKUMAR Signature

Address: 8591 No. 2 Road, Richmond



File # 01374

(R204-270815) Took 19 SEPT 2004



(R204-270815)

19 SEPT 2004

File # 01372



8311

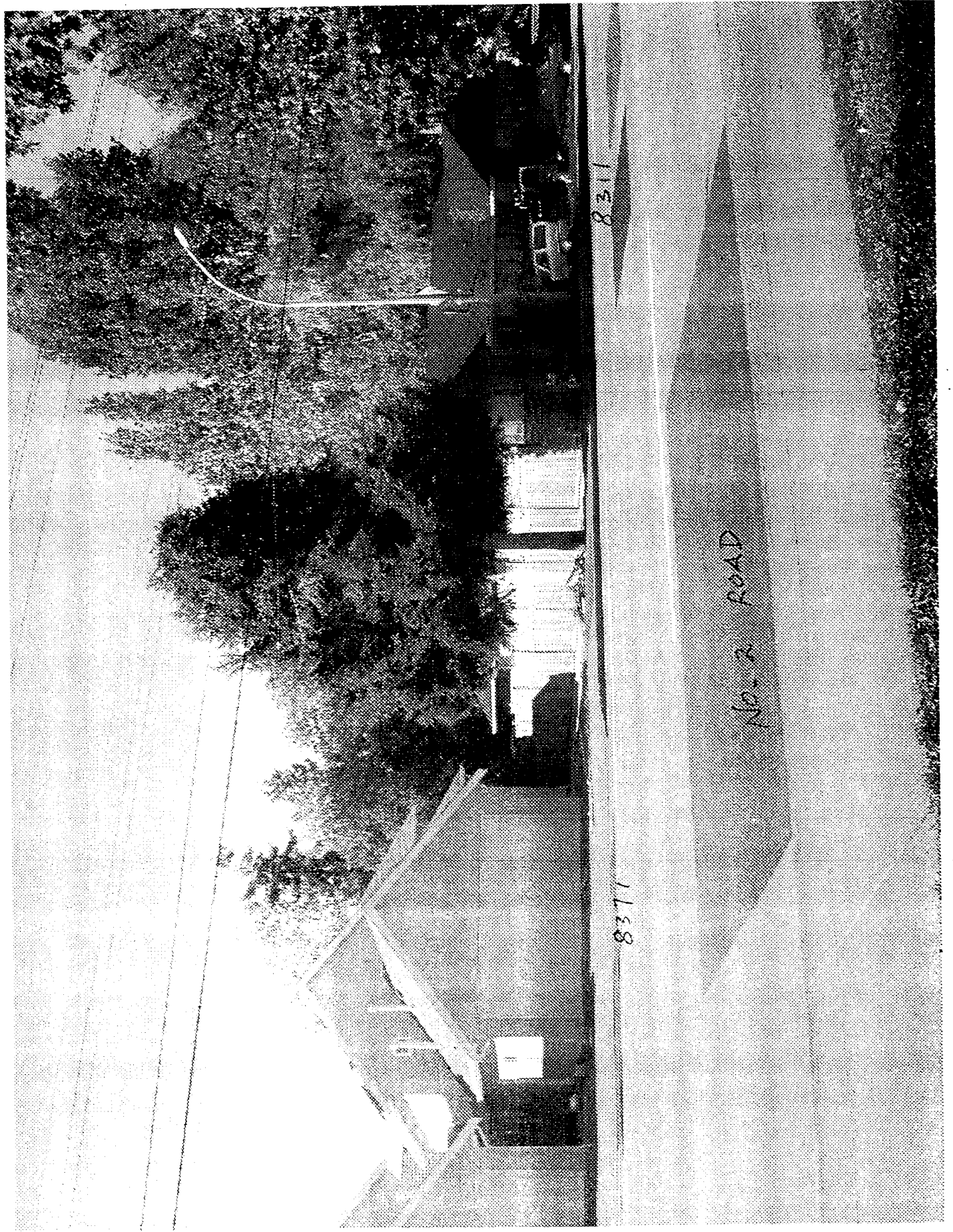
No. 2 ROAD

8291

(R204-270815)

19 SEPT 2004

File # 01370



8371

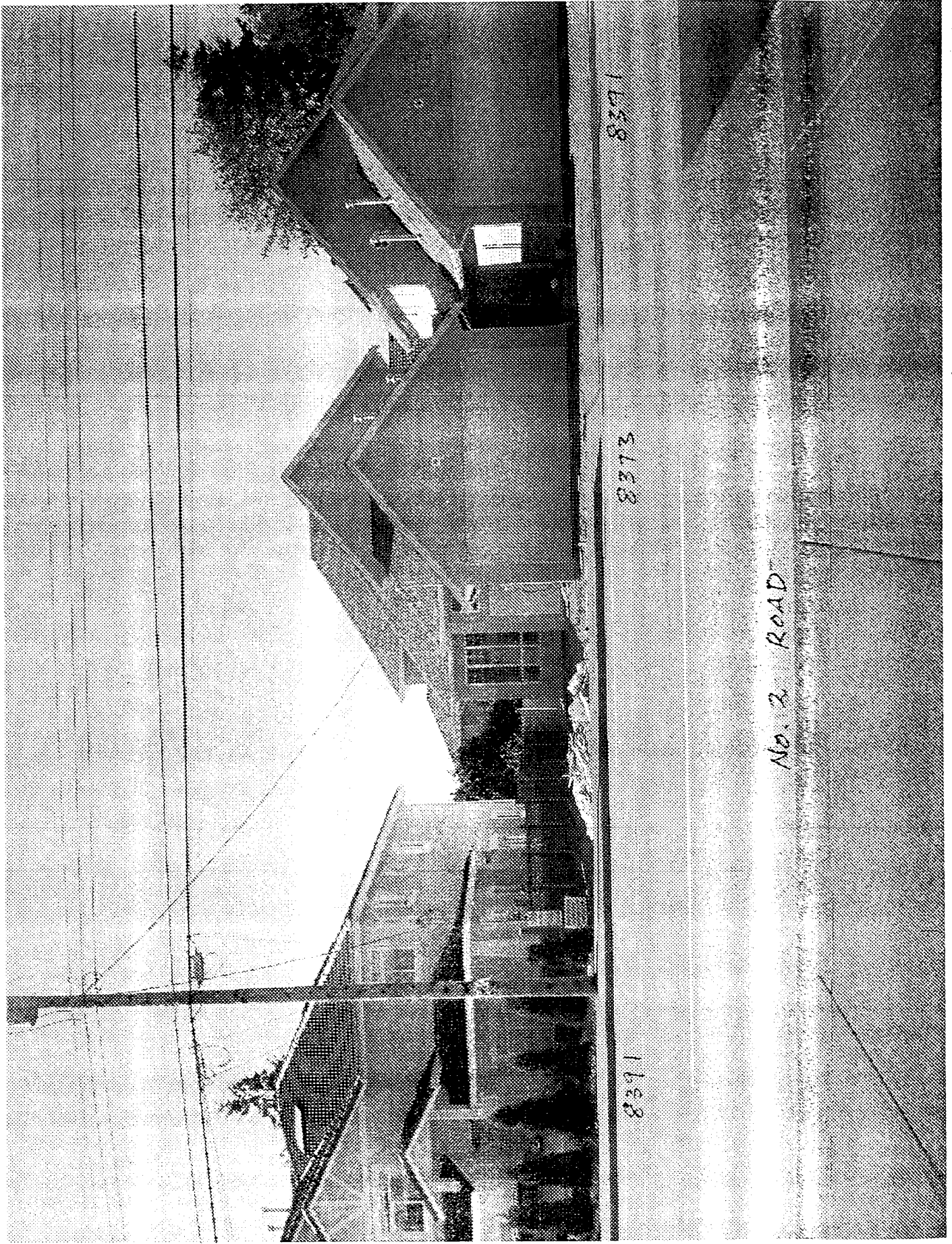
No. 2 ROAD

8311

(R2-04-270815)

19 SEPT 2004

File # 01368



8371

8373

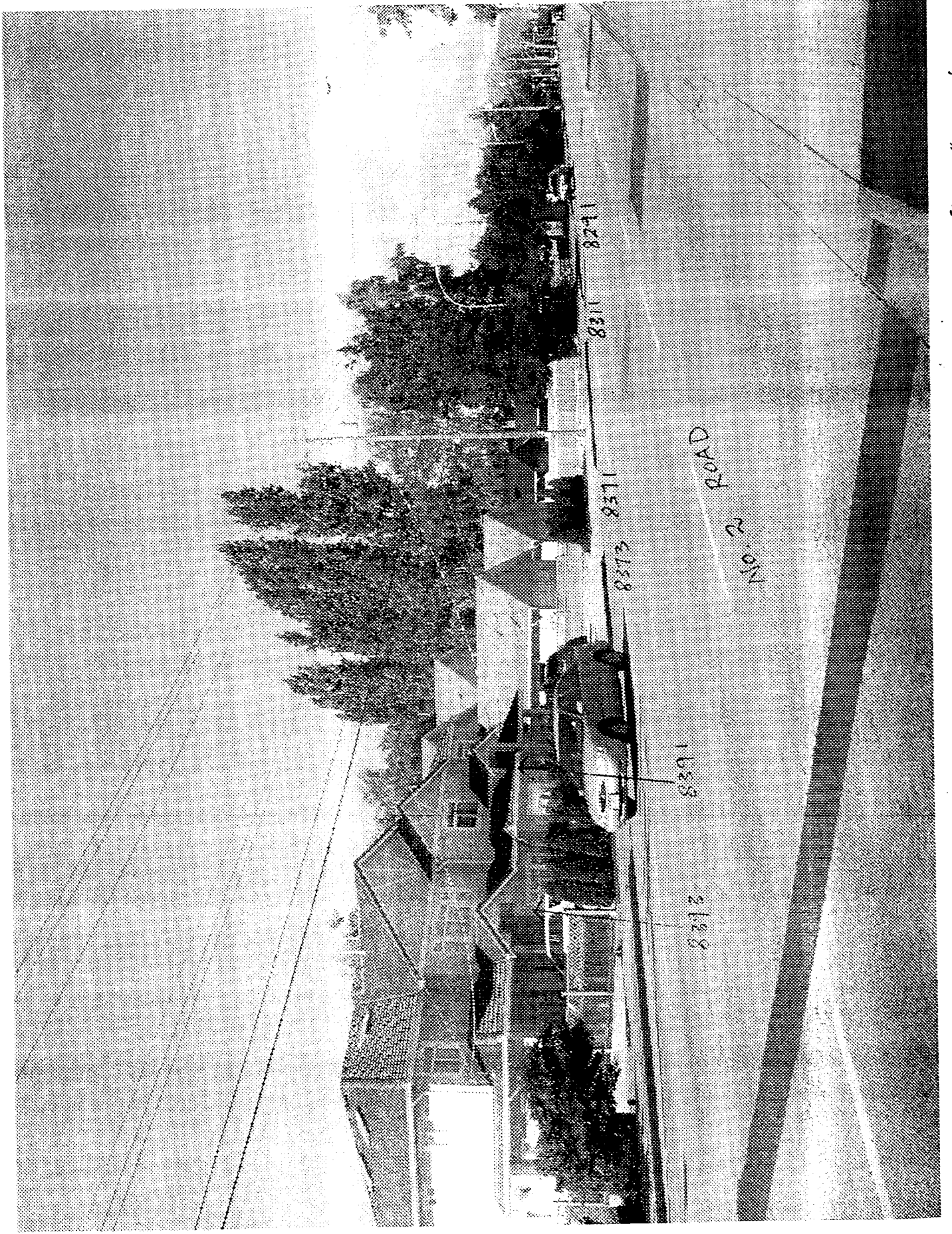
8391

No. 3 ROAD

File #01369

19 SEPT 2004

(R204-270815)



File #01366

PICTURE TOOK 19 SEPT 2004

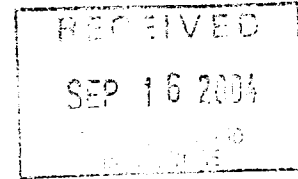
(R204 - 270815)

To Public Hearing
Date: <u>Sept 20, 2004</u>
Item # <u>9</u>
Re: <u>8291 + 8311 No. 2 Rd</u>
<u>Bylaw 7795</u>

Vallance Lee
8271 No. 2 Road
Richmond, BC, V7C 3M2
15 September, 2004

Mr. J. Richard McKenna, City Clerk
Richmond City Hall
6911 No. 3 Road, Richmond
BC, V6Y 2C1

3:08



Dear Mr. Mckenna,

Zoning Amendment Bylaw 7795 (RZ 04-270815)
8291 and 8311 No 2 Road, Richmond

I shall move to 8271 No. 2 Road by end of October. I write on behalf of the landlords. From the Notice of Public Hearing which you mailed to me dated 09 September, I have found that 8291/8311 No.2 Road will be turned into 12 townhouse units once the public Hearing has concluded. Following are my comment on this issue:

1/ General affection to the public:

The air, noise, transportation, electricity and water supplies must be affected by the changes in the surrounding area, therefore, priority should be given to the first come first services within the limit of tolerant. That is only the earlier applications are allowed and the later applications may be turned down or do not allow them in the same terms as given to the earlier applicants. It seems that the earlier applicants did not use their maximum coverage and floor area but JAB Enterprises uses the maximum. The UDD should hold the later applications and wait to see what the general affection would happened within No. 2 Road and the surrounding before grant their approval.

2/ The immediate neighbors to the 12 townhouse estate:

From the Site Plan, I have found the most affect neighbor is 8273 No. 2 Road. The only townhouse driveway is straightly point to the heart of their house in which the windows and doors are located. The architect seems not taking consideration of other feeling. There may be some alternation to their plan that may not affect directly to their neighbor, such as the driveway can be ended to the west direction as there is a large backyard of an aged house. I fully support the owners of 8273 No. 2 Road proposal.

I may come to the Public Hearing on 20 September at 7 pm. If I cannot come, please consider my comments on the issue of JAB Enterprises applications.

Yours truly,

Vallance Lee



**SCHEDULE 6 TO THE MINUTES
OF THE REGULAR MEETING
FOR PUBLIC HEARINGS HELD
ON SEPTEMBER 20TH, 2004.**

8271 & 8273 No. 2 Road
Richmond, BC, V7C 3M2
18 September, 2004

		INT
✓	DM	
✓	DW	
	KY	
	AS	
	DB	
	WB	

Mr. J. Richard McKenna, City Clerk
City of Richmond
6911 No. 3 Road, Richmond
BC, V6Y 2C1

Public Hearing	
Date:	Sept. 20 04
Item #:	9
Re:	8291 & 8311 No. 2 Rd.

Dear Mr. Mckenna,


Public Hearing: Monday, September 20 at 7 p.m.
Zoning Amendment Bylaw 7795 (RZ 04-270815)
8291 and 8311 No 2 Road, Richmond


8060-20-7795

In connection to the information up to 17 September in the file of RZ 04-270815, we have to submit you our further comments on the above subject:

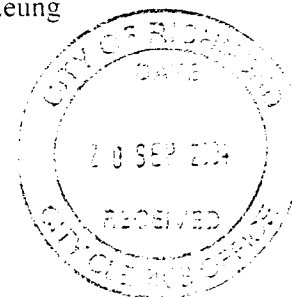
- A) We object to grant coverage variance to the builder on the following grounds:
- 1) Variances can only be granted under necessity and for the interest of public. We do not see there are any necessity and for the interest of public.
 - 2) There is no end, if grant the builder 2% addition coverage the builder may take a further 2% construction allowance making the total coverage come up to 44.1%.
 - 3) My home will not be sold within 20-30 years. I do not allow a driveway to cut my home into two pieces. There must be no redevelopment potential and your proposal townhouse development cannot be succeed within 30 years by using the present builder Site Plan.
 - 4) The floor area of 0.6701 is beyond of maximum allowance. An addition 2% variance granted is a further allowance on top of the maximum.
 - 5) It is not the reason to grant allowance to a citizen who cooperates with government project. People use to love their country. The Bylaw maximum would become a tool.
 - 6) Without given a 2% addition allowance would save the 1.5M setback side yard variance.
- B) The Internal road with Access Points project is hardly to carry on within 30 years because the zone 8291:8311 No 2 Road is surrounded by 6 new houses in their north and south. The only alternative access is by using the Lane with Access Points project shown in your Attachment 3. We support the Lane with Access Points project. In order to carry on this project we urge The City to consider the changes of the Site Plan of RZ 04-270815 (as well as to RZ 04-269844).
- 1) The north south driveway, known as future access, should not be located on the center part of this townhouse zone but to move to the end of the west side. The changes are necessity and for the benefit of public interest The changes is to be a good Plan which help to succeed the Lane with Access Points project and the driveway itself would not affect their neighbors privacy, influent their living and endanger their properties.
 - 2) The new proposed Plan would be similar to Mr. Lee proposal Plan "A". We hope you like it.

We look forward to meet you in the Public Meeting on 20 September at 7 pm.


Vallance Lee
8271 No. 2 Road


Johnson Lee/YF Leung
8273 No. 2 Road

cc: Miss Sara Badyal. UDD
Encl.

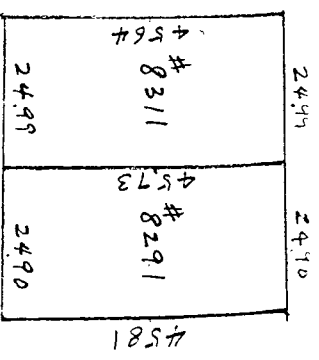


12 Unit Townhouse
8291 & 8311 No 2 Road

AN OLD HOUSE HERE

PROPOSED SITE PLAN
(R204 - 270815)

AN OLD HOUSE HERE

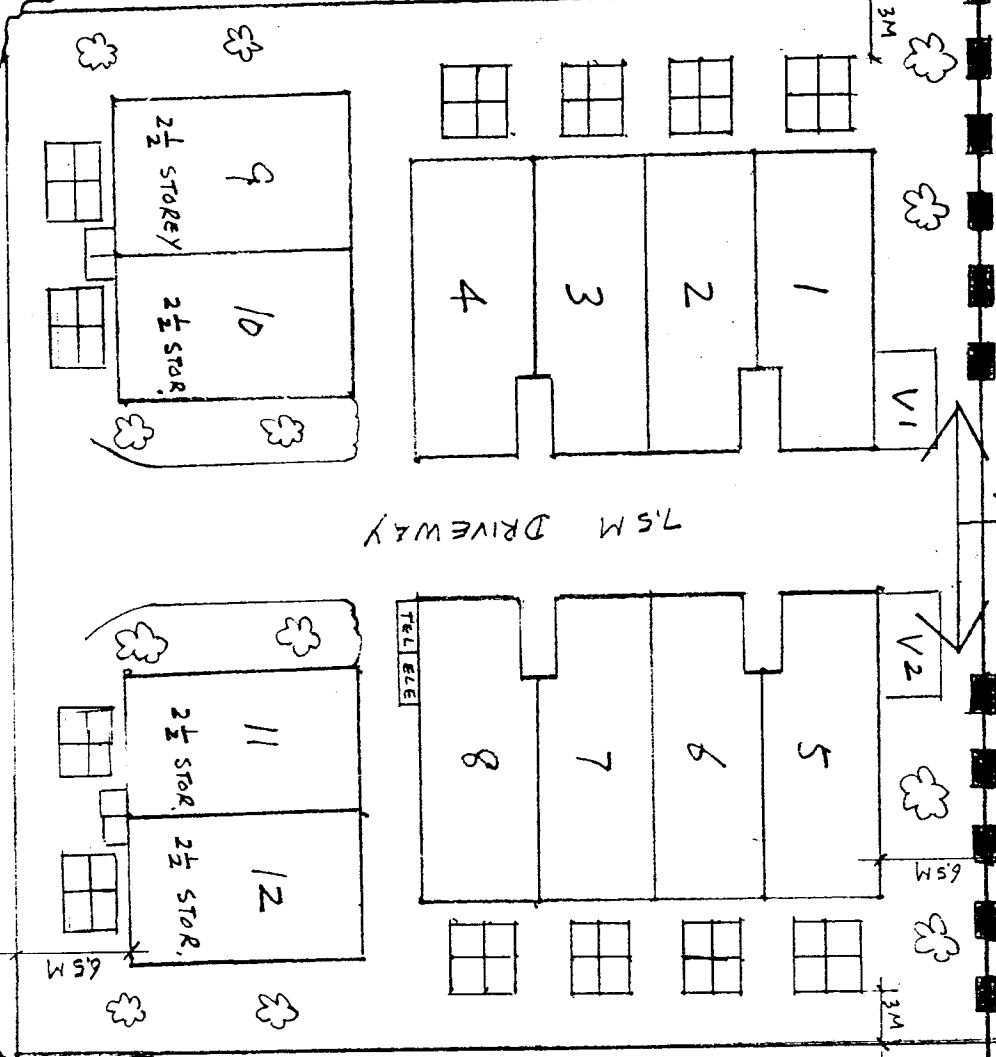


No. 2 Road

TRA Lane with access
Paints Project

FUTURE ACCESS

7.5M DRIVEWAY



PROPOSED

F2

NO. 2 ROAD, RICHMOND

1326 x 8 units = 10608.00
1450 x 4 units = 5800.00
Tel./Elec. Room = 4453
16,452.53

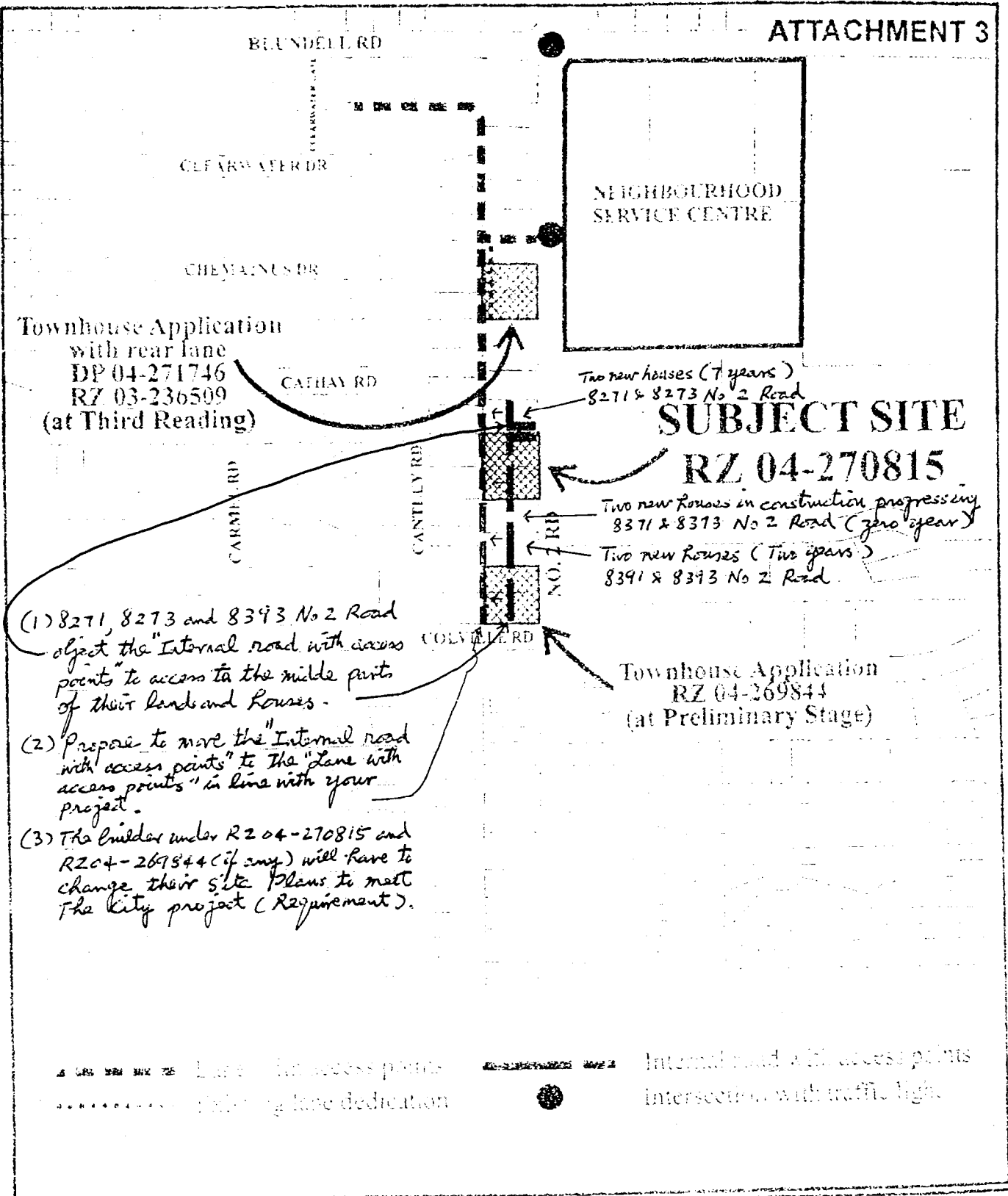
① SITE AREA
#8291 No2 Road
8311 No2 Road

M2	F2
113967	12467.26
114167	12288.76
	24556.02

② SITE COVERAGE
24,556.02 x 40% = 9822.41

③ MAX. FLOOR AREA
24,556.02 x 0.67 = 16,452.53

* Reduce to the Bylaw Maximum.



Townhouse Application
with rear lane
DP 04-271746
RZ 03-236509
(at Third Reading)

Two new houses (7 years)
8271 & 8273 No 2 Road

SUBJECT SITE
RZ 04-270815

Two new houses in construction progressing
8371 & 8373 No 2 Road (zero years)

Two new houses (Two years)
8391 & 8393 No 2 Road

Townhouse Application
RZ 04-269844
(at Preliminary Stage)

- (1) 8271, 8273 and 8393 No 2 Road object the "Internal road with access points" to access to the middle parts of their lands and houses.
- (2) Prepare to move the "Internal road with access points" to the "Lane with access points" in line with your project.
- (3) The builder under RZ 04-270815 and RZ 04-269844 (if any) will have to change their site plans to meet the City project (Requirement).

--- Lane with access points pending line dedication

--- Internal road with access points
● Intersection with traffic light



Tentative Alternate
Access Diagram

Approved: 13/04/04
Approved: 15/04/04
Approved: 22/04/04

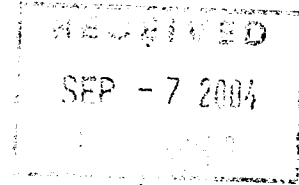
To Public Hearing
Date: <u>Sept 20, 2004</u>
Item # <u>9</u>
Re: <u>8291; 8311 No. 2 Rd</u>
<u>Bylaw 7795</u>

SCHEDULE 7 TO THE MINUTES
OF THE REGULAR MEETING
FOR PUBLIC HEARINGS HELD
ON SEPTEMBER 20TH, 2004.

Johnson Lee/Y.F. Leung
8273 No. 2 Road
Richmond, BC, V7C 3M2

07 September 2004

Miss Sara Badyl
The Planner
Urban Development Division
Richmond City Hall
6911 No. 3 Road, Richmond, BC



Dear Miss Badyl,

Subject: Rezone File RZ 04-270815, 8291 and 8311 No. 2 Road, Richmond

The zone staff Susan told that I could write to you in connection to the Plan if it might affect me, a neighbor to the rezone area. I have lived in 8273 No. 2 Road for seven years. My home is a duplex house. The fence closed to the old neighbor Mr. Lovell of 8291 No. 2 Road is 1.2 M less than the normal 1.5 M because Mr. Lovell did not allow the builder to install the fence in the center line as there had a old store room and a number of big trees. In the middle of the house faced to the south side have a side door, a laundry room window, a water and furnace door room and a glass window in the ground floor. A glass window of the bath room is also face to the south side.

The plan of the file RZ 04-270815 turn from a single house/two family house to 12 townhouses. The plan builds a driveway face directly to my doors window so close as to 1.2 M. I write to enquire if there are any protection that the builder and the developer will install in their fence in order to protect the safely of my and our family.

Attached is a floor plan of my home and RZ 04-270815 for your reference. The affecting areas are marked in red colors. My telephone is 604-277-7375. I and my family can attend your conference or meetings if required.

Yours faithfully,

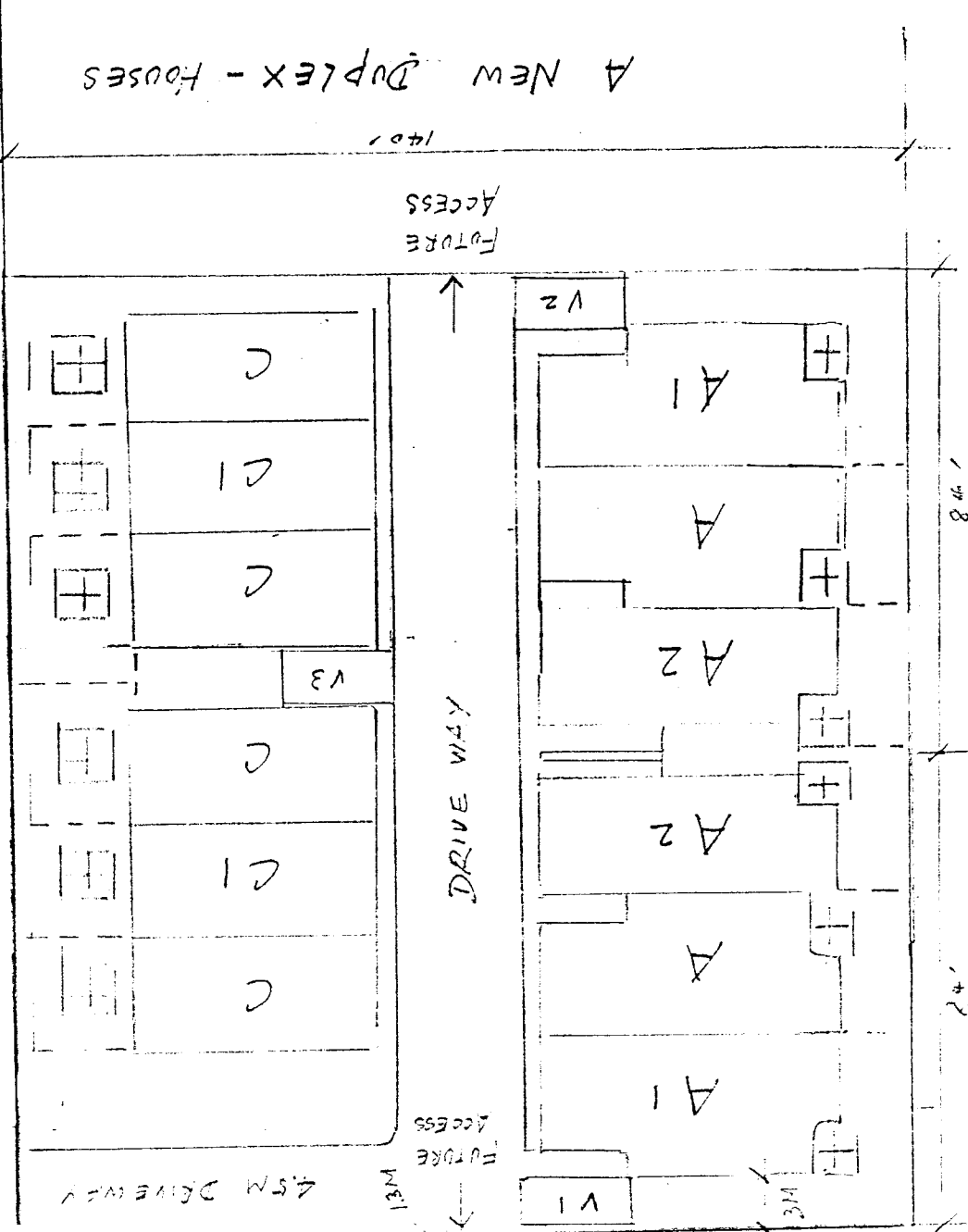
JOHNSON LEE

No 2 ROAD DRIVEWAY

8311 No 2 RD.

8291 No 2 RD.

WALKWAY



A NEW DUPLEX - HOUSES

140'

FUTURE ACCESS

DRIVEWAY

84'

14'

4.5M DRIVEWAY

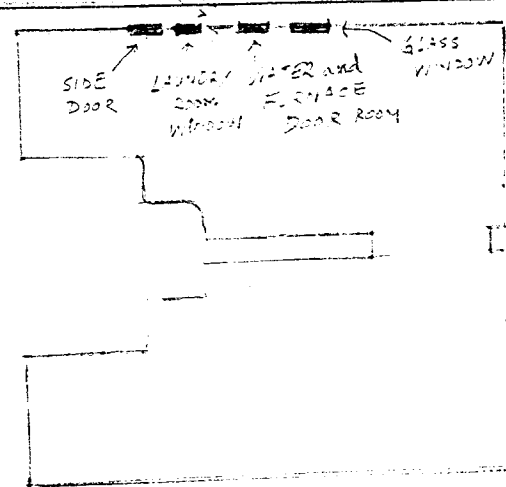
FUTURE ACCESS

13M

3M

2273 No 2 RD.

2271 No 2 RD.



SIDE DOOR LAUNDRY ROOM BATH ROOM FRIDGE DOOR ROOM GLASS WINDOW

175'

92'

COPY

Johnson Lee/Y.F. Leung
8273 No. 2 Road
Richmond, BC, V7C 3M2

07 September 2004

Miss Sara Badyl
The Planner
Urban Development Division
Richmond City Hall
6911 No. 3 Road, Richmond, BC

Dear Miss Badyl,

Subject: Rezone File RZ 04-270815, 8291 and 8311 No. 2 Road, Richmond

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The plan of the file RZ 04-270815 turns a single house and two family houses to 12 townhouses. The plan builds a driveway facing directly to my doors and windows closely as to 1.2 M. I write to enquire if there are any protection that the builder and the developer will install in their fence in order to protect the safety of our family.

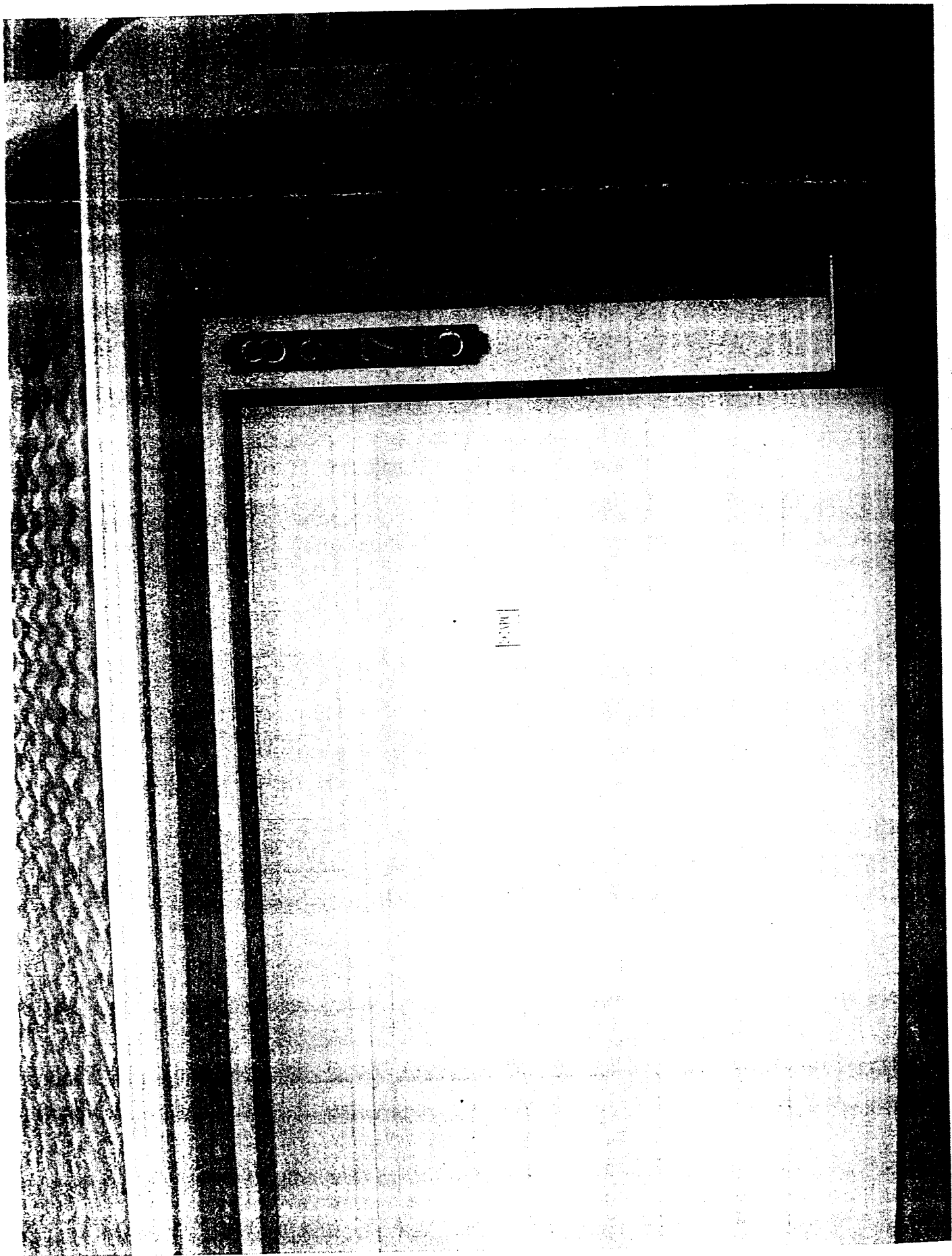
Attached is a floor plan of my home and RZ 04-270815 for your reference. The affecting areas are marked in red colors. My telephone is 604-277-7375. I and my family can attend your conference or meetings if required.

Yours faithfully,



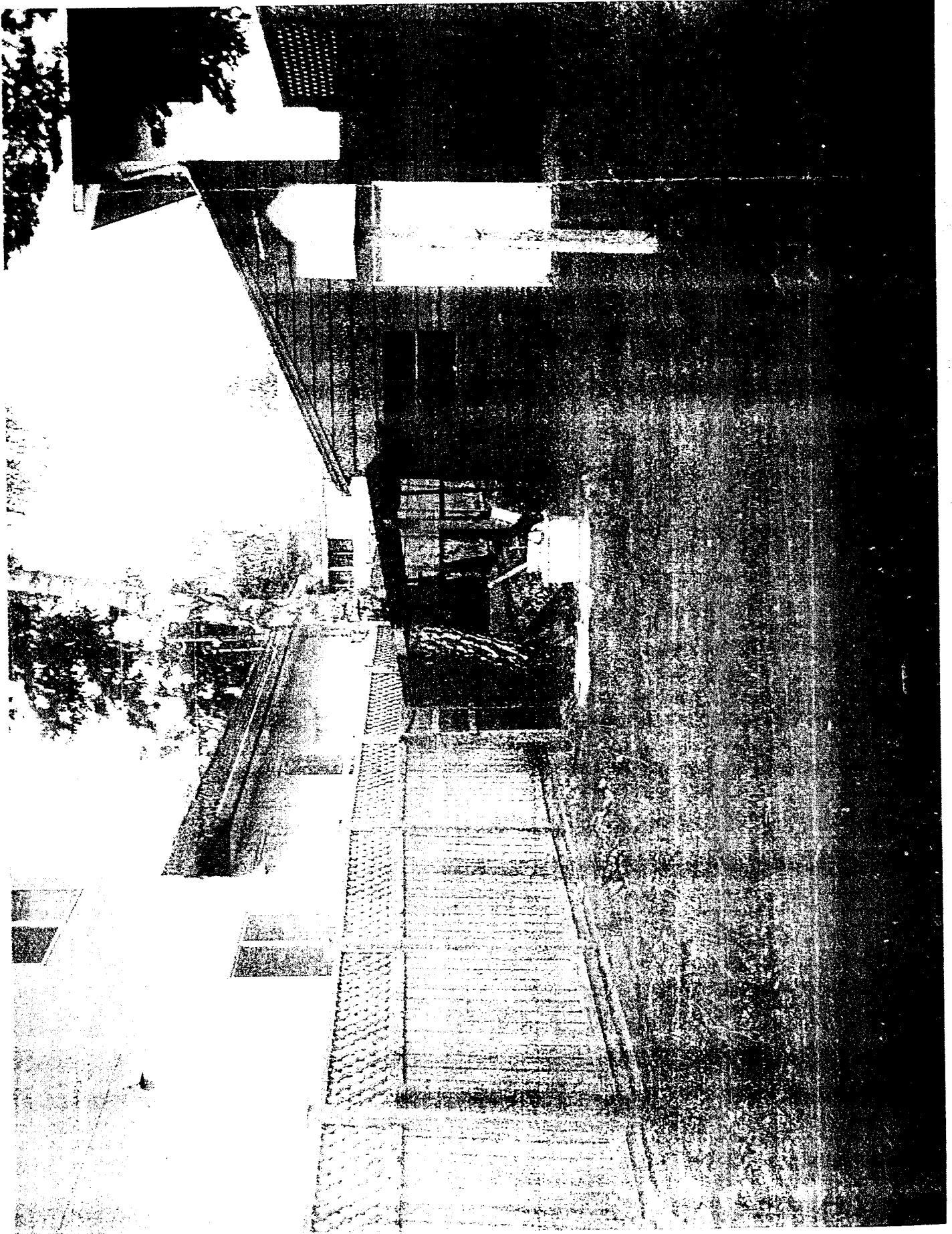
JOHNSON LEE

Encl:



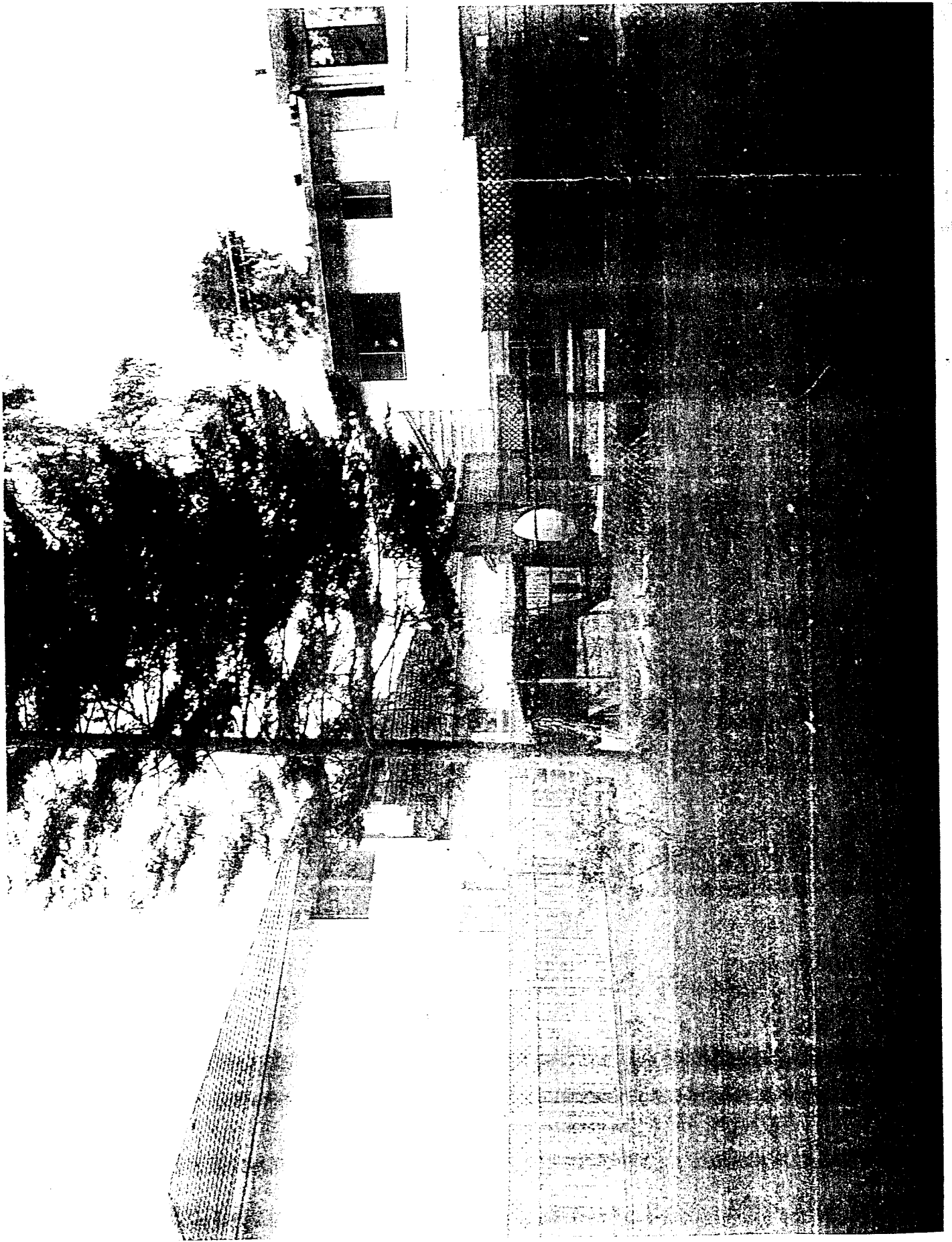
No. 1356

R 704 - 270815



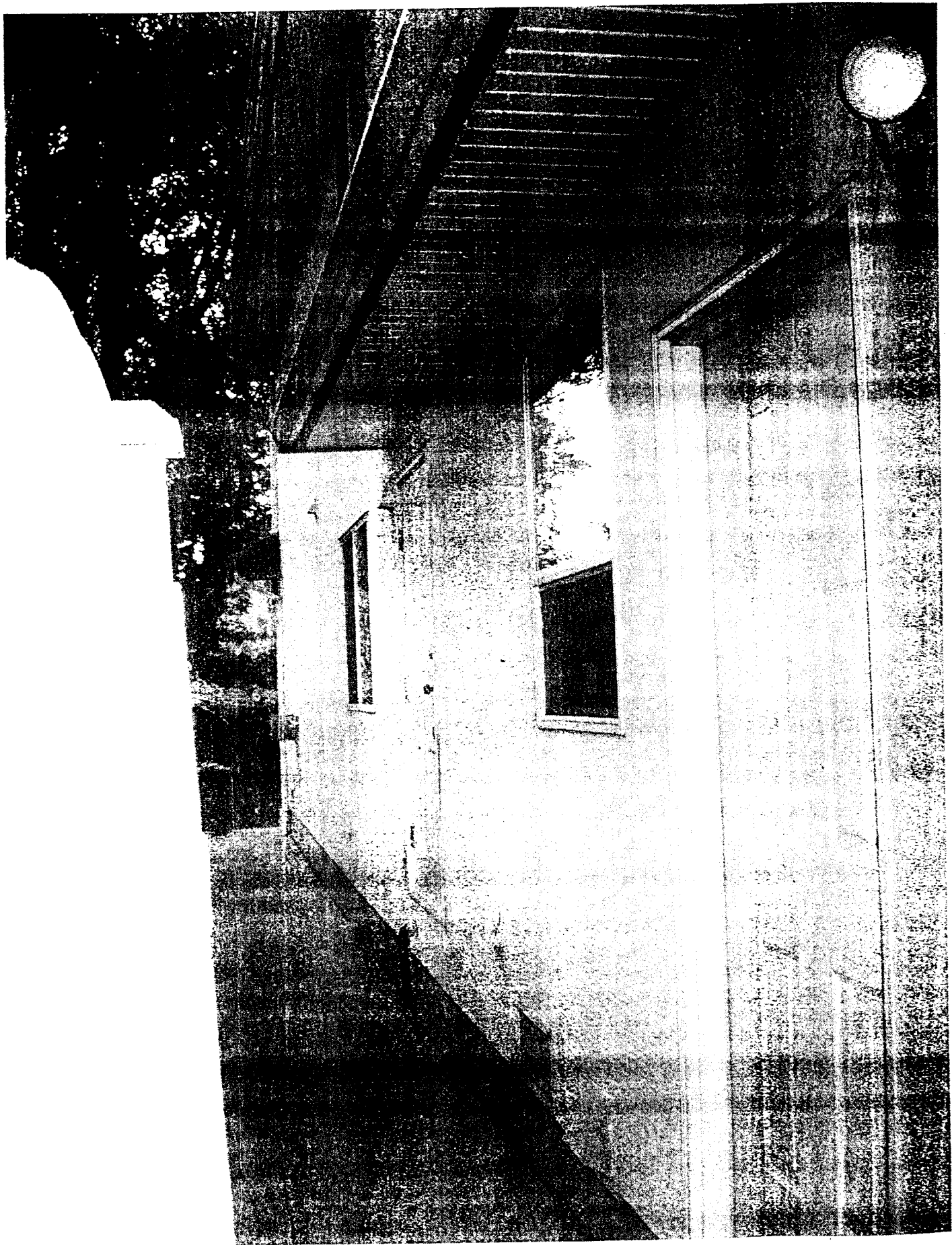
No 1338

R204-270815

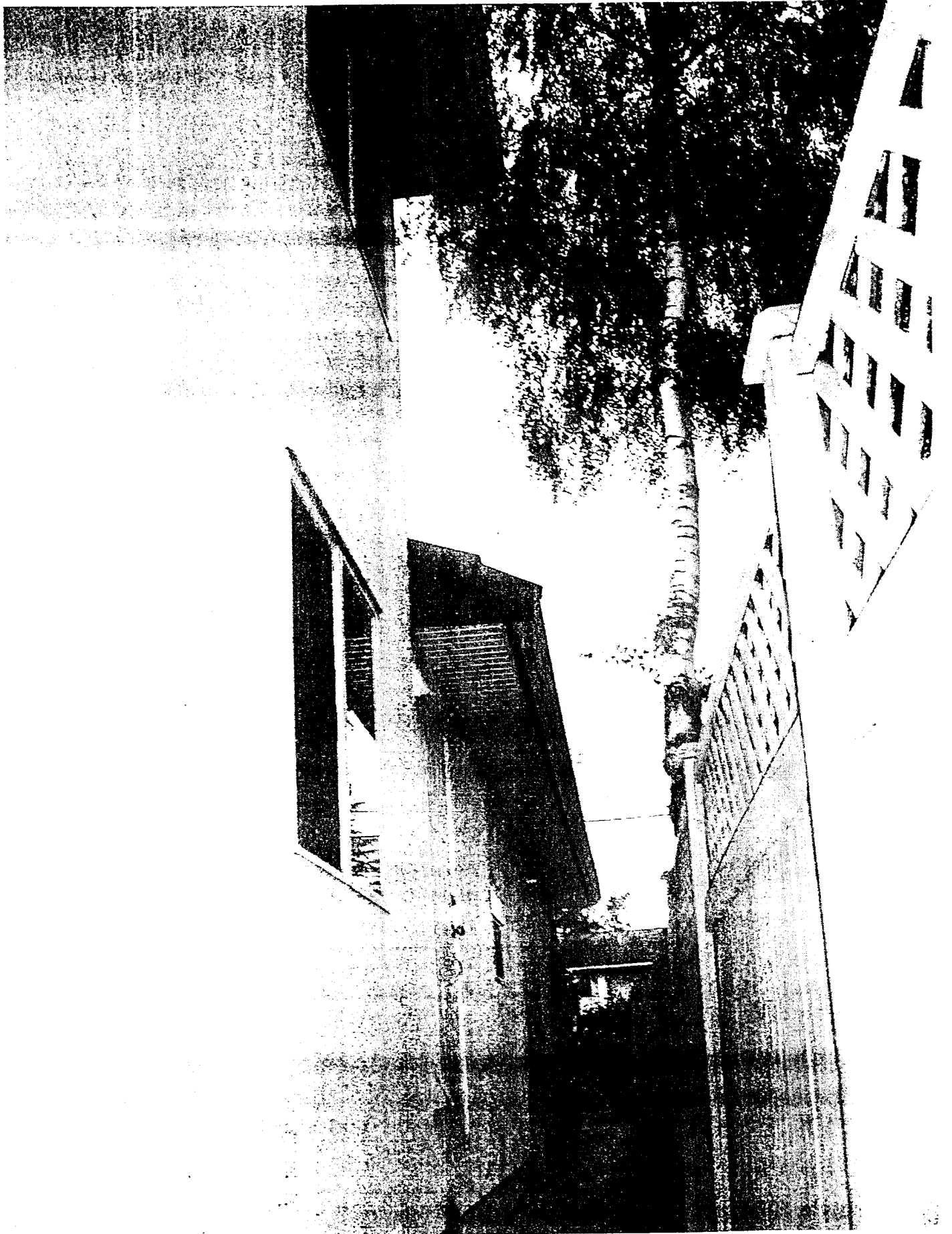


R2 04-270815

No 1342



RE-4-20315



22 04 - 270815

No. 049

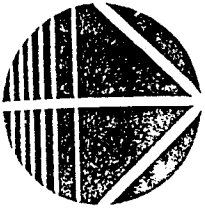
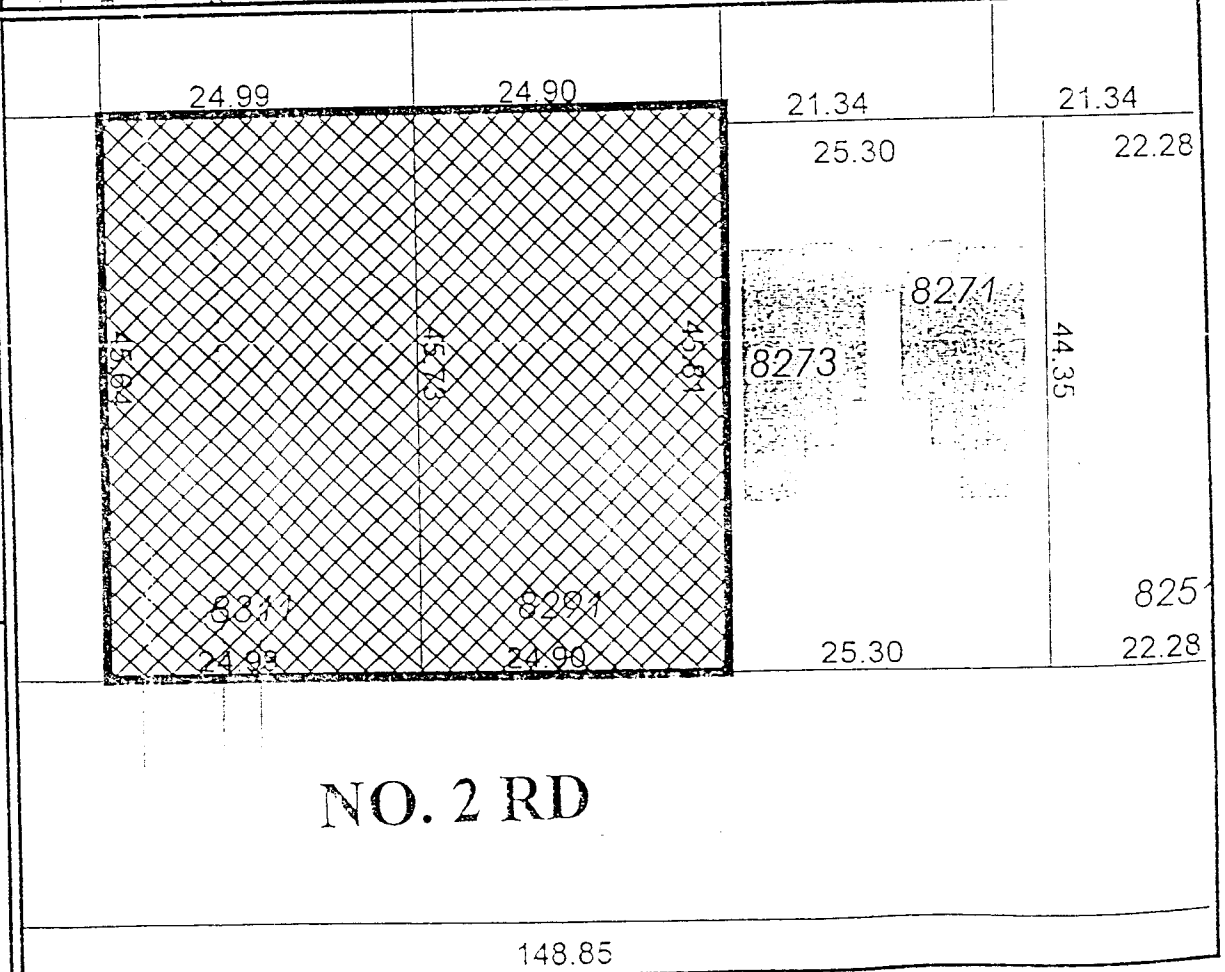
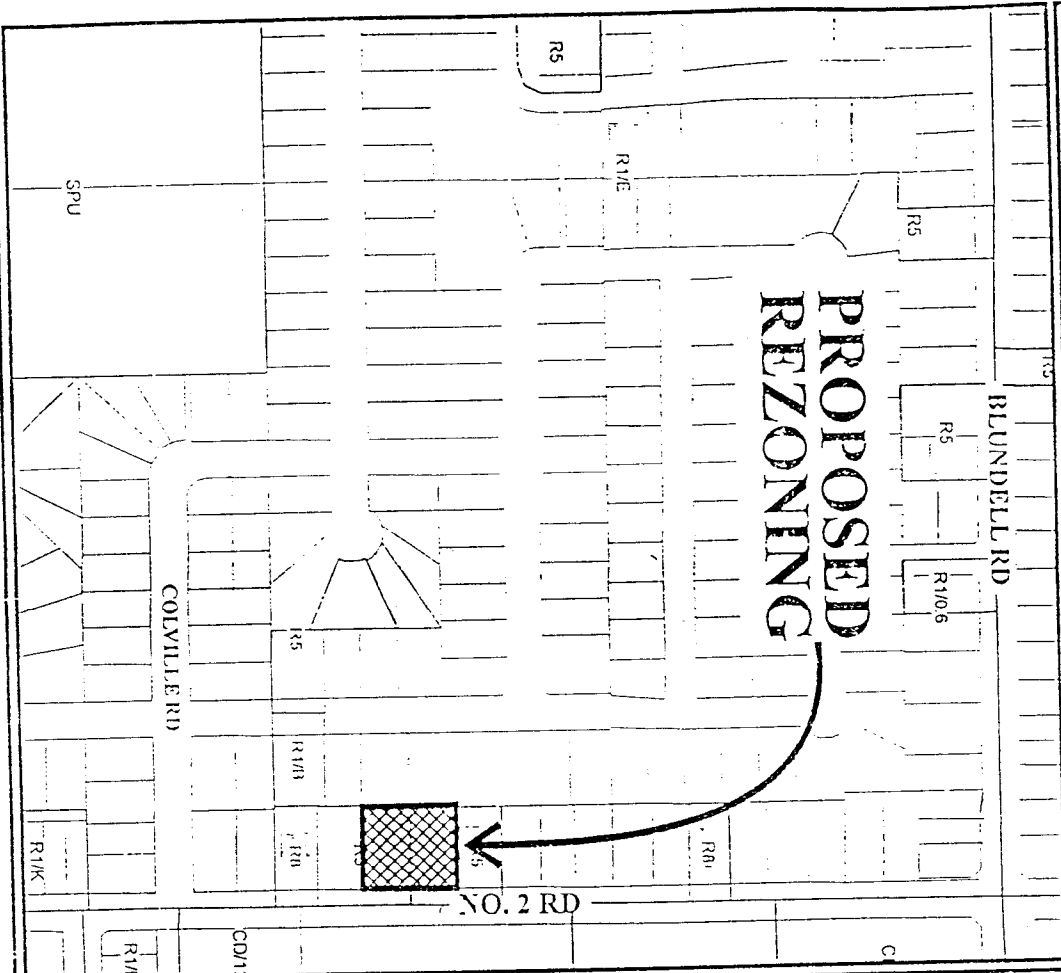


No. 1351



City of Richmond

PROPOSED REZONING

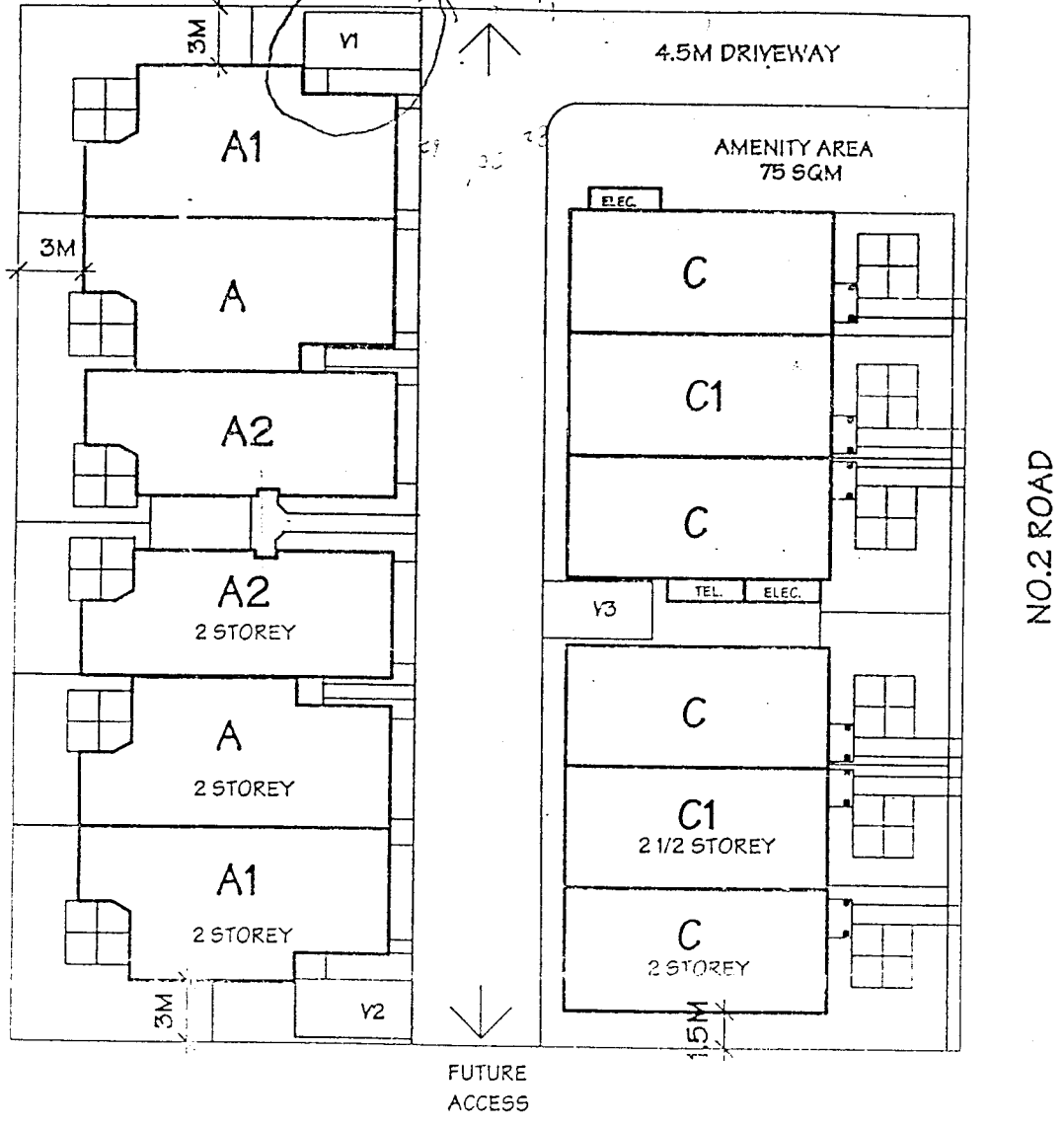


RZ 04-270815

Original Date: 05/26/04
 Revision Date: 08/03/04/
 Note: Dimensions are in METRES

MY HOUSE FUTURE ACCESS

BY:.....



STATISTICS:

SITE AREA: 24,564 SF
 PROPOSED ZONING: CD
 SITE COVERAGE: 10,832 SF (44%)
 MAX. ALLOWABLE FLOOR AREA: 0.69 X 24,564 SF = 16,949 SF

PROPOSED:	UNIT-A/A1:	1,400 SF X 6 UNITS	=	8,700 SF
	UNIT C:	1,350 SF X 4 UNITS	=	5,400 SF
	UNIT-C1:	1,400 SF X 2 UNITS	=	2,800 SF
	ELEC. ROOMS:			45 SF
	TOTAL	12 UNITS:		16,945 SF



SITE PLAN

SCALE: 1"=30'-0"

Superseded

0419

JULY 26, 2004

UNIT TOWNHOUSE DEVELOPMENT
 8311 NO.2 ROAD, RICHMOND

tomizo yamamoto architect inc.
 954 Baycrest Drive, North Vancouver, B.C.
 V7G 1N8 Tel. 604-929-8531 Fax. 604-929-8591
 E-mail: tyarch@shaw.ca

RZ-04-270815

AN OLD HOUSE

AN OLD HOUSE

PROPOSED

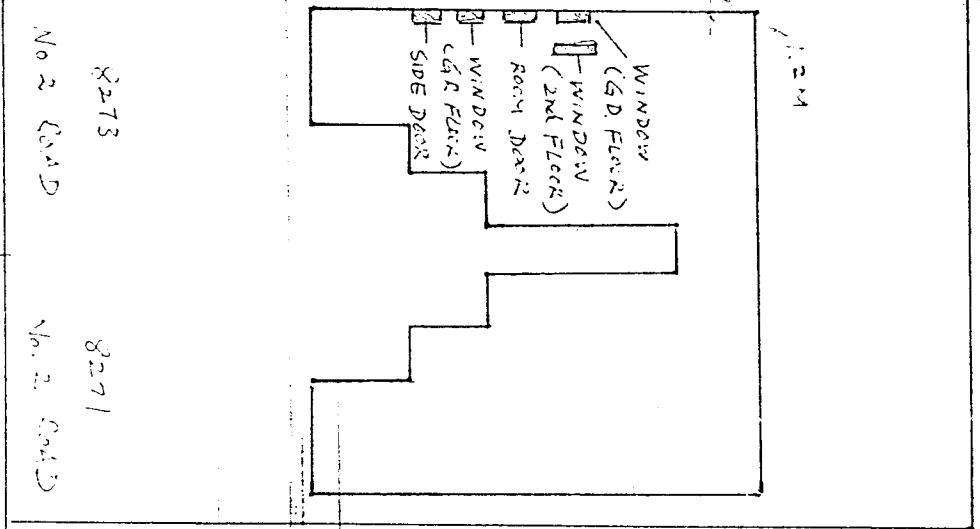
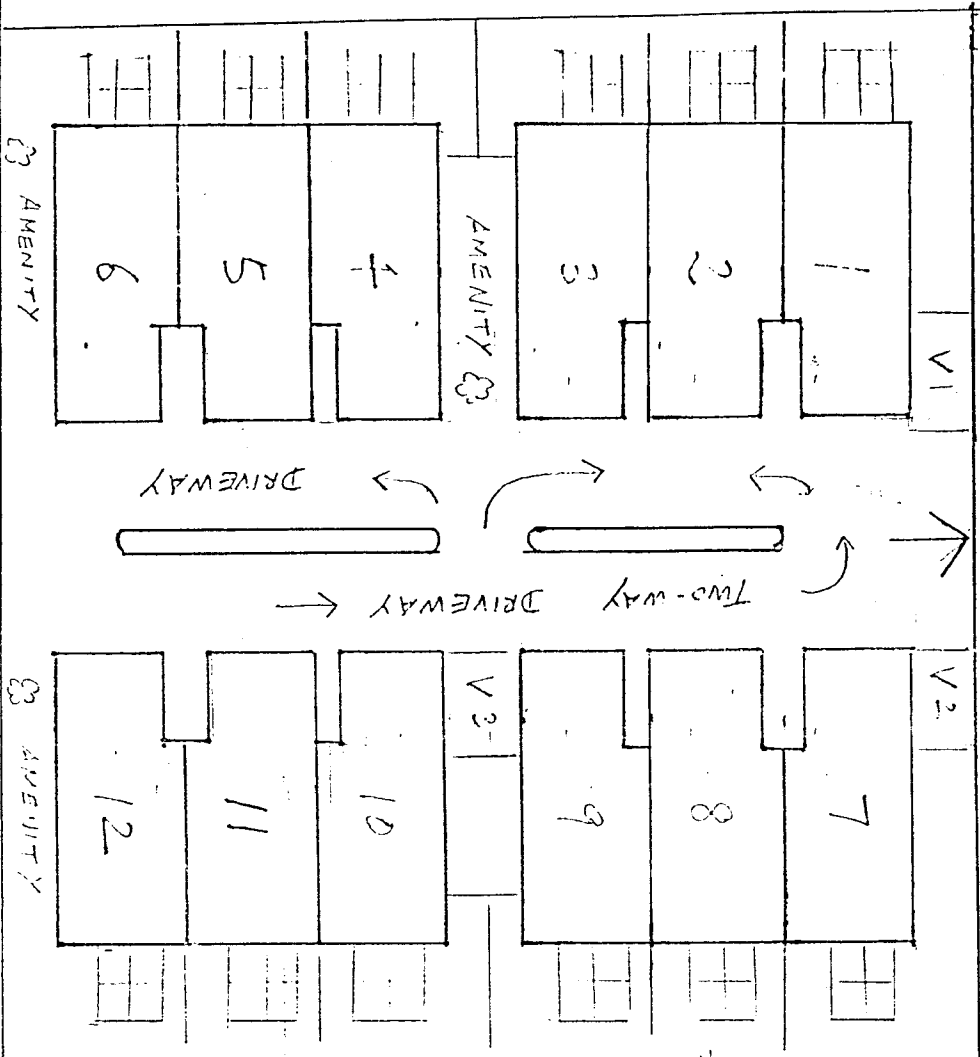
SITE PLAN

A



FUTURE ACCESS

A NEW HOUSE IN PROGRESSING



8251

8311 No. 2 ROAD

8241 No. 2 ROAD

WALLWAY

No. 2 ROAD

No. 2 ROAD

8273

8271

FILE No.
RZ 04 - 270815

No. 2 ROAD RICHMOND

10th SEPTEMBER 1955

3N OLD HOUSE

4N OLD HOUSE

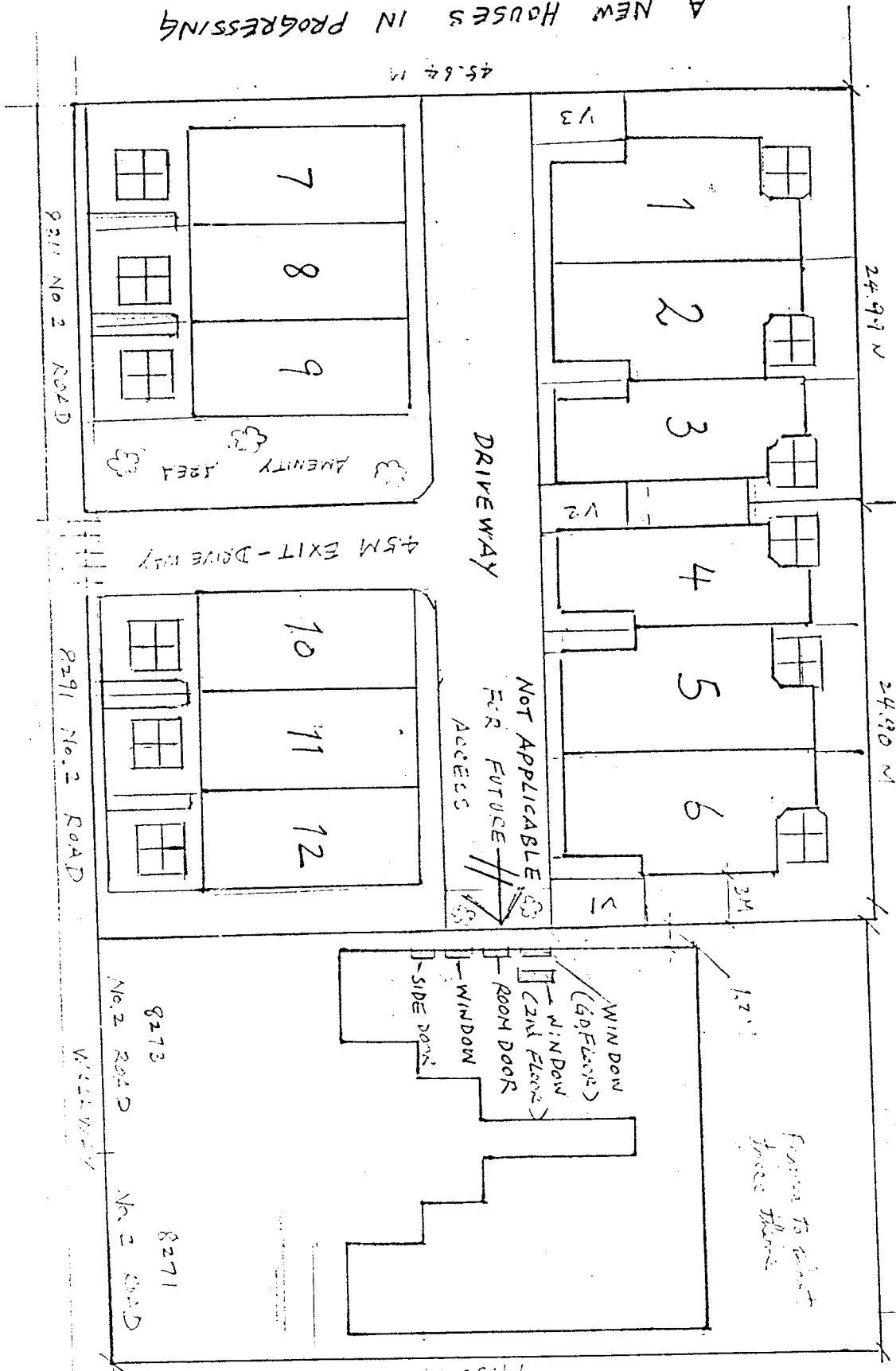
SITE PLAN

B

PROPOSED



A NEW HOUSES IN PROGRESSING



FILE No.
R2 04-270815

No. 2 ROAD, RICHMOND

8273
No. 2 ROAD
8271
No. 2 ROAD

8251

FOR SPREADSHEET

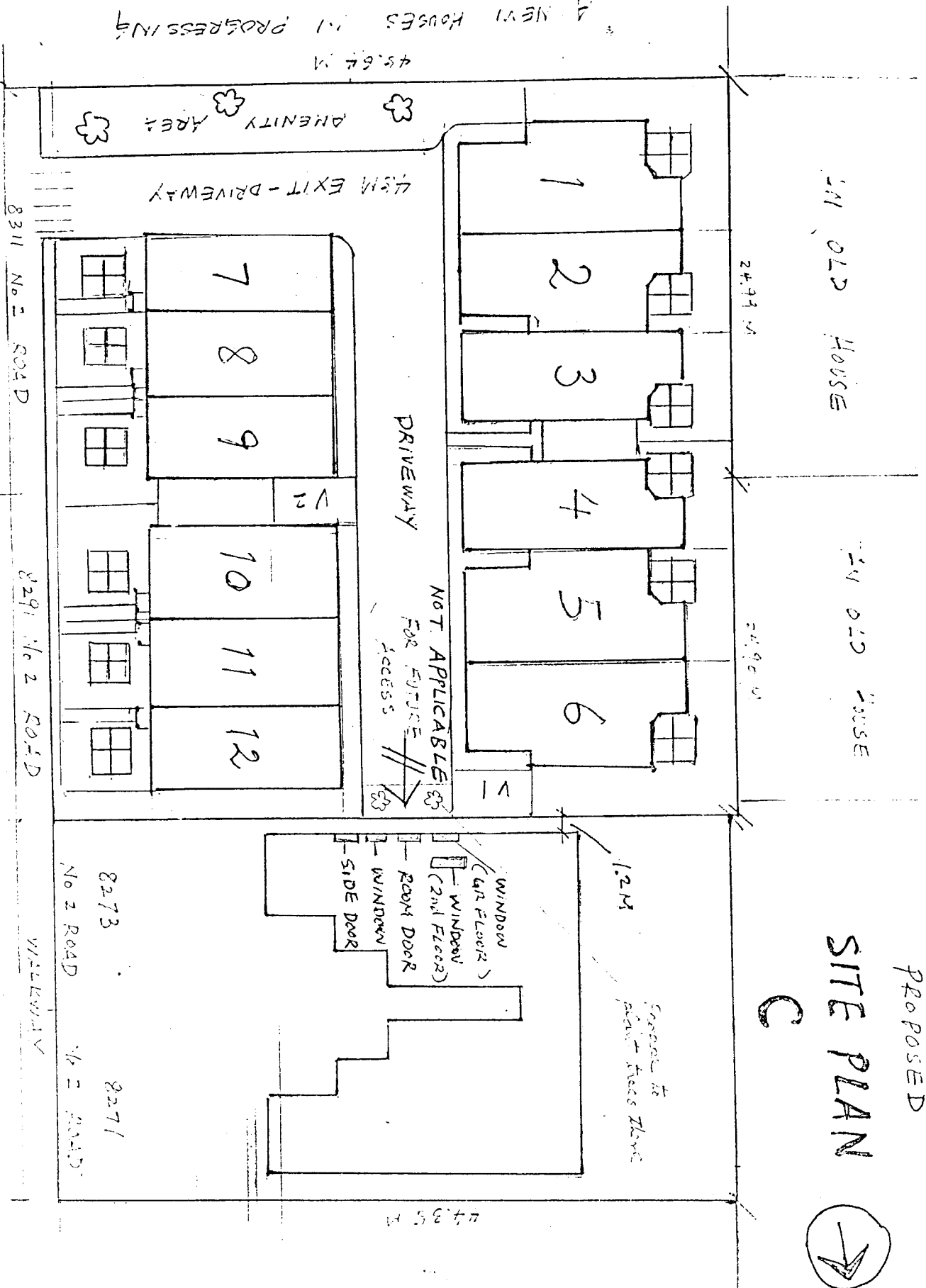
PROPOSED

SITE PLAN



IN OLD HOUSE

IN OLD HOUSE



4 NEW HOUSES IN PROGRESSING

45.64 M

24.94 M

24.96 M

8311 No. 2 ROAD

8291 No. 2 ROAD

WILLOWAY

No 2 ROAD

No 2 ROAD

8273

8271

8251

FILE No.

RZ 04-270815

No. 2 ROAD

10th SEPT 2004

NEW HOUSES IN PROGRESS

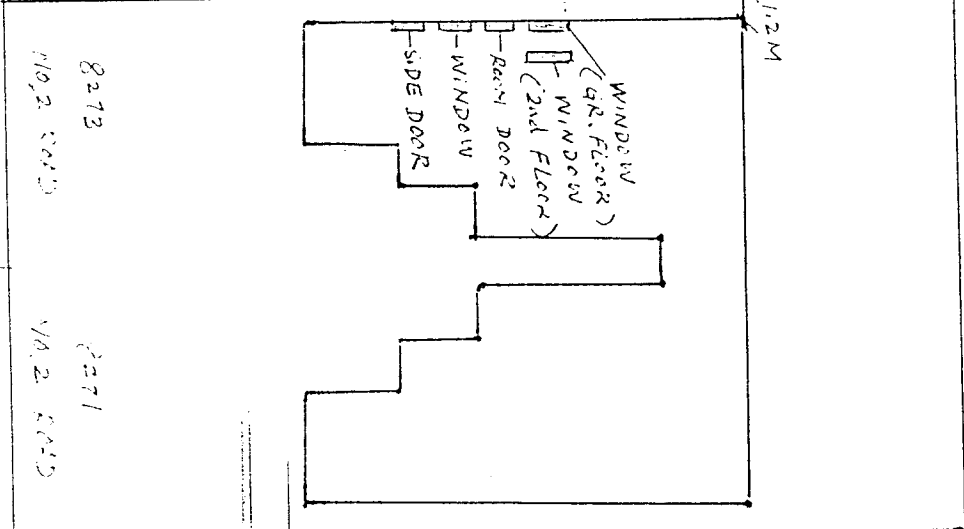
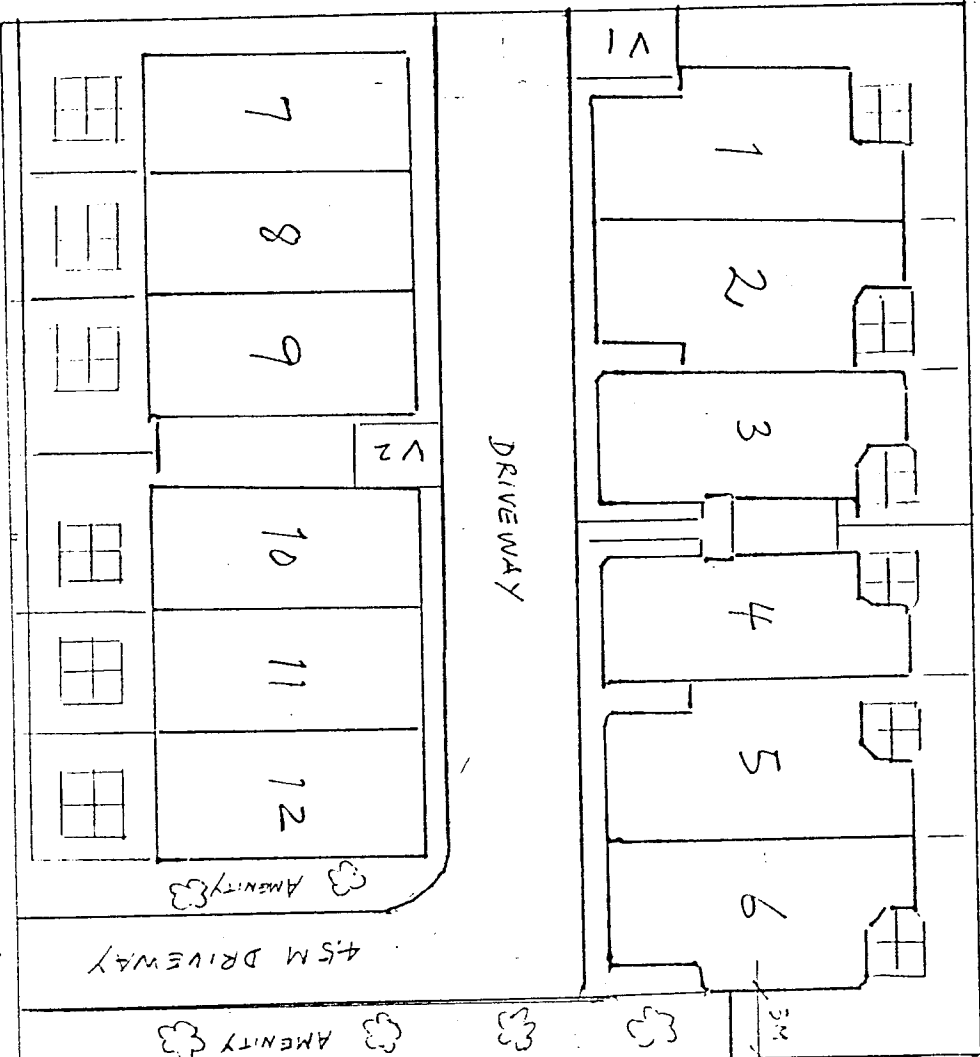
AN OLD HOUSE

AN OLD HOUSE

PROPOSED

SITE PLAN

D



8211 1102 ROAD

8291 1102 ROAD

WALKWAY

8273
1102 ROAD

8271
1102 ROAD

8251

FILE NO.

R2 04-270815

NO. 2 ROAD, RICHMOND

DATE: 11/11/11

To Public Hearing
Date: <u>Sept 20, 2004</u>
Item # <u>9</u>
Re: <u>8291 + 8311 No. 2 Rd</u> <u>Bylaw 7795</u>

8251 No. 2 Road
Richmond, BC, V7C 3M2

16 September 2004

Mr. J. Richard McKenna, City Clerk
City of Richmond
6911 No. 3 Road, Richmond
BC, V6Y 2C1

Dear Mr. McKenna,

Public Hearing, Monday September 20-7 pm
Zoning Amendment Bylaw 7795 (RZ 04-270815)
8291 and 8311 No. 2 Road

Thank you in sending me a Notice of Public Hearing of the above subject.

Mrs. Lee my neighbor of 8273 No. 2 Road talked to me that her neighbor houses of 8291 and 8311 No. 2 Road will be converted into a 12 townhouse units. I give my comments on this subject:

- (1) It is too crowding in No. 2 Road today and the City UDD should not allow builders to build more townhouses along No. 2 Road.
- (2) My house value will be drop if a 12 townhouse units closed next to my house.
- (3) The builder, JAB Enterprises Ltd, should think about their neighbor before submit their site plan to the City, UDD. They should modify their Plan even without Mrs. Lee objection. Thereby the builder should change their plan by knowing their neighbor's opinion and objection.
- (4) I am in fully supporting Mr and Mrs. Lee of 8273 No. 2 Road and their proposal and I ask the builder to change their original plan.

Yours truly,



Mrs. Liu
Owner of 8251 No. 2 Road



**SCHEDULE 9 TO THE MINUTES
OF THE REGULAR MEETING
FOR PUBLIC HEARINGS HELD
ON SEPTEMBER 20TH, 2004.**

TO: CITY COUNCIL OF RICHMOND

SUBJECT: CHEVRON CANADA REZONING

LOCATION: 12011 BRIDGEPORT ROAD

**PROPOSED REZONING: REZONE FROM SERVICE STATION DISTRICT (G2)
TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD/150)**

We oppose the proposed rezoning of 12011 Bridgeport Road from G2 to CD/150 for the purpose of redeveloping the site with a gas station and accessory retail trade and food catering establishment, which will be presented at the Richmond City Hall on Monday, September 20, 2004 by Chevron Canada Limited.

We oppose the rezoning of this site for the following reasons:

- Increased traffic flow - The corner of Bridgeport and No. 5 Road is already a highly congested area. An addition of a full service restaurant will increase traffic in that area and create a bottleneck at the traffic lights.

- Limited parking - There will not be enough parking available for a site that would like to include a gas station and a full-service restaurant. This will result in an overflow of customers who will look into neighbouring businesses to park their vehicles. Parking is already up to its maximum in surrounding areas and this will only create further problems.

- Effects on surrounding businesses – There are a lot of small businesses in this area that will be directly affected by this proposed redevelopment. There are many food service establishments in this area whose already limited sales will only deteriorate with the addition of another restaurant and could result in immediate closure.

- Lack of requirement - There is no need for another food establishment in this area. There is a neighbouring Chick n' Spuds and Wendy's Restaurant across the street on No. 5 Road which already provide a wide selection of fast-food items and a full-service drive thru. There are other food establishments such as Blue Flame Grill, Golden Spot Restaurant and U & I Kitchen which already accommodate to the businesses and residents of this area by providing breakfast and lunch options. Furthermore, there is no need for another retail convenience store as Bridgeport Snack and Foods provides snacks, lottery tickets, and cigarettes for its customers.

If you agree to support this cause to oppose the redevelopment of 12011 Bridgeport Road, please fill in your name and signature:

Abdul Rahman
(478) 879-7783

SCHEDULE 10 TO THE
MINUTES OF THE REGULAR
MEETINGS FOR PUBLIC
HEARINGS HELD ON
SEPTEMBER 20TH, 2004.

SEPT. 20/04

NOTES

1 BUILDING NUMBER
FOR INDIVIDUAL BUILDING AND UNIT
PLANS SEE A-200 AND A-250 SERIES
DRAWINGS

THIS PLAN IS SCHEMATIC SITE PLAN
AND IS NOT A LEGAL SURVEY. LOT
DIMENSIONS AND LOCATIONS ARE
APPROXIMATE AND SUBJECT TO
CONFIRMATION BY BOLS SURVEY.

50 UNITS

24 @ 2 - STOREY UNITS
26 @ 3 - STOREY UNITS
20 VISITOR SPACES

NO.	DATE	DESCRIPTION
1	2004.09.20	PRELIMINARY
2	2004.10.15	REVISED
3	2004.11.10	REVISED
4	2004.12.05	REVISED
5	2005.01.10	REVISED
6	2005.02.15	REVISED
7	2005.03.20	REVISED
8	2005.04.25	REVISED
9	2005.05.30	REVISED
10	2005.06.15	REVISED
11	2005.07.20	REVISED
12	2005.08.25	REVISED
13	2005.09.30	REVISED
14	2005.10.15	REVISED
15	2005.11.20	REVISED
16	2005.12.25	REVISED
17	2006.01.30	REVISED
18	2006.02.15	REVISED
19	2006.03.20	REVISED
20	2006.04.25	REVISED
21	2006.05.30	REVISED
22	2006.06.15	REVISED
23	2006.07.20	REVISED
24	2006.08.25	REVISED
25	2006.09.30	REVISED
26	2006.10.15	REVISED
27	2006.11.20	REVISED
28	2006.12.25	REVISED
29	2007.01.30	REVISED
30	2007.02.15	REVISED
31	2007.03.20	REVISED
32	2007.04.25	REVISED
33	2007.05.30	REVISED
34	2007.06.15	REVISED
35	2007.07.20	REVISED
36	2007.08.25	REVISED
37	2007.09.30	REVISED
38	2007.10.15	REVISED
39	2007.11.20	REVISED
40	2007.12.25	REVISED
41	2008.01.30	REVISED
42	2008.02.15	REVISED
43	2008.03.20	REVISED
44	2008.04.25	REVISED
45	2008.05.30	REVISED
46	2008.06.15	REVISED
47	2008.07.20	REVISED
48	2008.08.25	REVISED
49	2008.09.30	REVISED
50	2008.10.15	REVISED

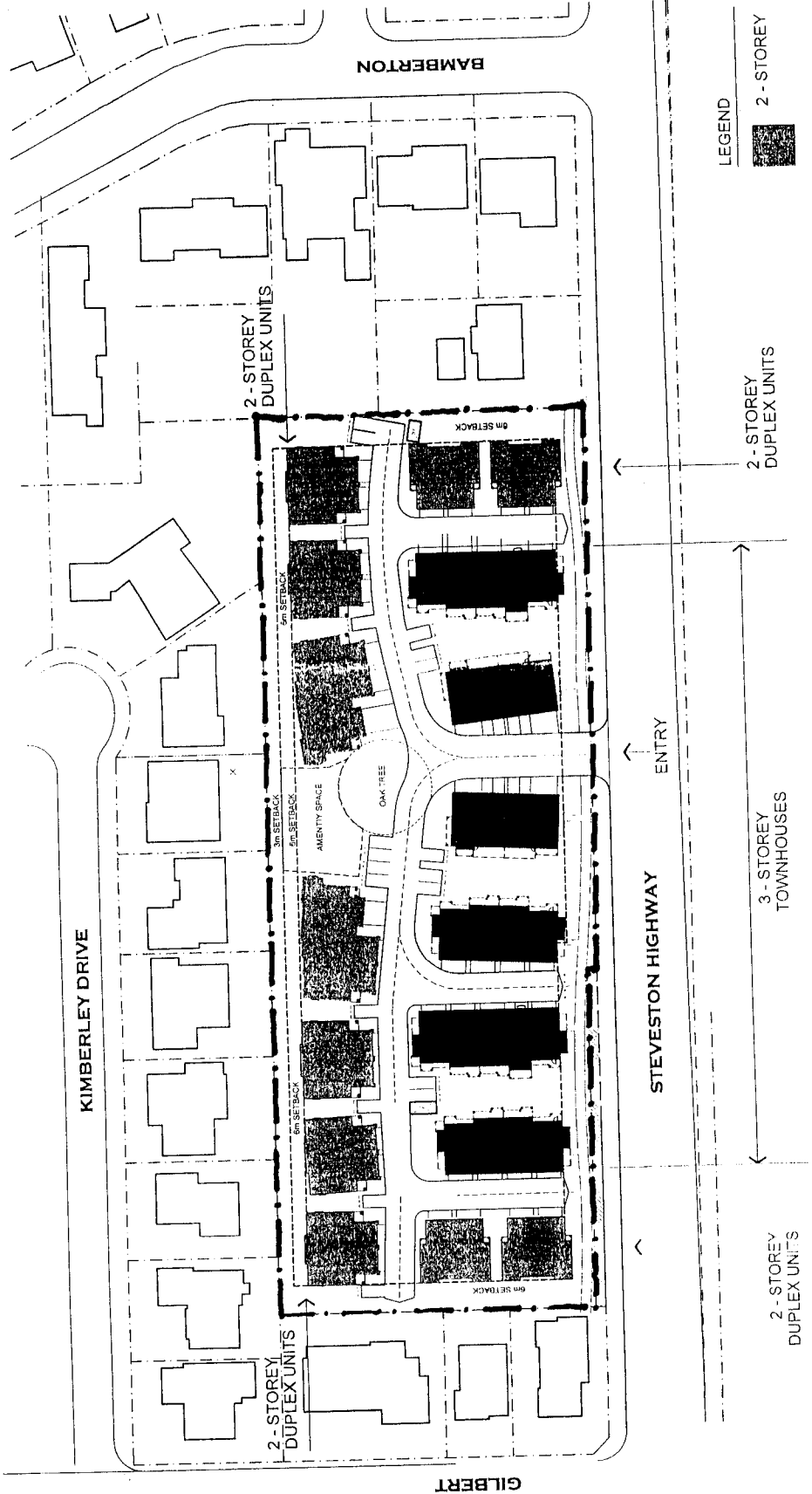
**PATRICK COITIER
ARCHITECT INC.**
1000 BAYVIEW AVE. #100
SCARBOROUGH, ONTARIO M1S 5B7
TEL: (416) 291-1111
FAX: (416) 291-1112
WWW.PATRICKCOITIER.COM

PROPOSED TOWNHOUSE
2011 Steveston Highway
Richmond, British Columbia
DATE: SEP 13 2004
DRAWN BY: SFL/MS/LSD

NO.	DATE	DESCRIPTION
1	2004.09.20	PRELIMINARY
2	2004.10.15	REVISED
3	2004.11.10	REVISED
4	2004.12.05	REVISED
5	2005.01.10	REVISED
6	2005.02.15	REVISED
7	2005.03.20	REVISED
8	2005.04.25	REVISED
9	2005.05.30	REVISED
10	2005.06.15	REVISED
11	2005.07.20	REVISED
12	2005.08.25	REVISED
13	2005.09.30	REVISED
14	2005.10.15	REVISED
15	2005.11.20	REVISED
16	2005.12.25	REVISED
17	2006.01.30	REVISED
18	2006.02.15	REVISED
19	2006.03.20	REVISED
20	2006.04.25	REVISED
21	2006.05.30	REVISED
22	2006.06.15	REVISED
23	2006.07.20	REVISED
24	2006.08.25	REVISED
25	2006.09.30	REVISED
26	2006.10.15	REVISED
27	2006.11.20	REVISED
28	2006.12.25	REVISED
29	2007.01.30	REVISED
30	2007.02.15	REVISED
31	2007.03.20	REVISED
32	2007.04.25	REVISED
33	2007.05.30	REVISED
34	2007.06.15	REVISED
35	2007.07.20	REVISED
36	2007.08.25	REVISED
37	2007.09.30	REVISED
38	2007.10.15	REVISED
39	2007.11.20	REVISED
40	2007.12.25	REVISED
41	2008.01.30	REVISED
42	2008.02.15	REVISED
43	2008.03.20	REVISED
44	2008.04.25	REVISED
45	2008.05.30	REVISED
46	2008.06.15	REVISED
47	2008.07.20	REVISED
48	2008.08.25	REVISED
49	2008.09.30	REVISED
50	2008.10.15	REVISED

50 UNIT
SCHEMATIC SITE PLAN

NO.	DATE	DESCRIPTION
1	2004.09.20	PRELIMINARY
2	2004.10.15	REVISED
3	2004.11.10	REVISED
4	2004.12.05	REVISED
5	2005.01.10	REVISED
6	2005.02.15	REVISED
7	2005.03.20	REVISED
8	2005.04.25	REVISED
9	2005.05.30	REVISED
10	2005.06.15	REVISED
11	2005.07.20	REVISED
12	2005.08.25	REVISED
13	2005.09.30	REVISED
14	2005.10.15	REVISED
15	2005.11.20	REVISED
16	2005.12.25	REVISED
17	2006.01.30	REVISED
18	2006.02.15	REVISED
19	2006.03.20	REVISED
20	2006.04.25	REVISED
21	2006.05.30	REVISED
22	2006.06.15	REVISED
23	2006.07.20	REVISED
24	2006.08.25	REVISED
25	2006.09.30	REVISED
26	2006.10.15	REVISED
27	2006.11.20	REVISED
28	2006.12.25	REVISED
29	2007.01.30	REVISED
30	2007.02.15	REVISED
31	2007.03.20	REVISED
32	2007.04.25	REVISED
33	2007.05.30	REVISED
34	2007.06.15	REVISED
35	2007.07.20	REVISED
36	2007.08.25	REVISED
37	2007.09.30	REVISED
38	2007.10.15	REVISED
39	2007.11.20	REVISED
40	2007.12.25	REVISED
41	2008.01.30	REVISED
42	2008.02.15	REVISED
43	2008.03.20	REVISED
44	2008.04.25	REVISED
45	2008.05.30	REVISED
46	2008.06.15	REVISED
47	2008.07.20	REVISED
48	2008.08.25	REVISED
49	2008.09.30	REVISED
50	2008.10.15	REVISED



LEGEND

	2 - STOREY
	3 - STOREY

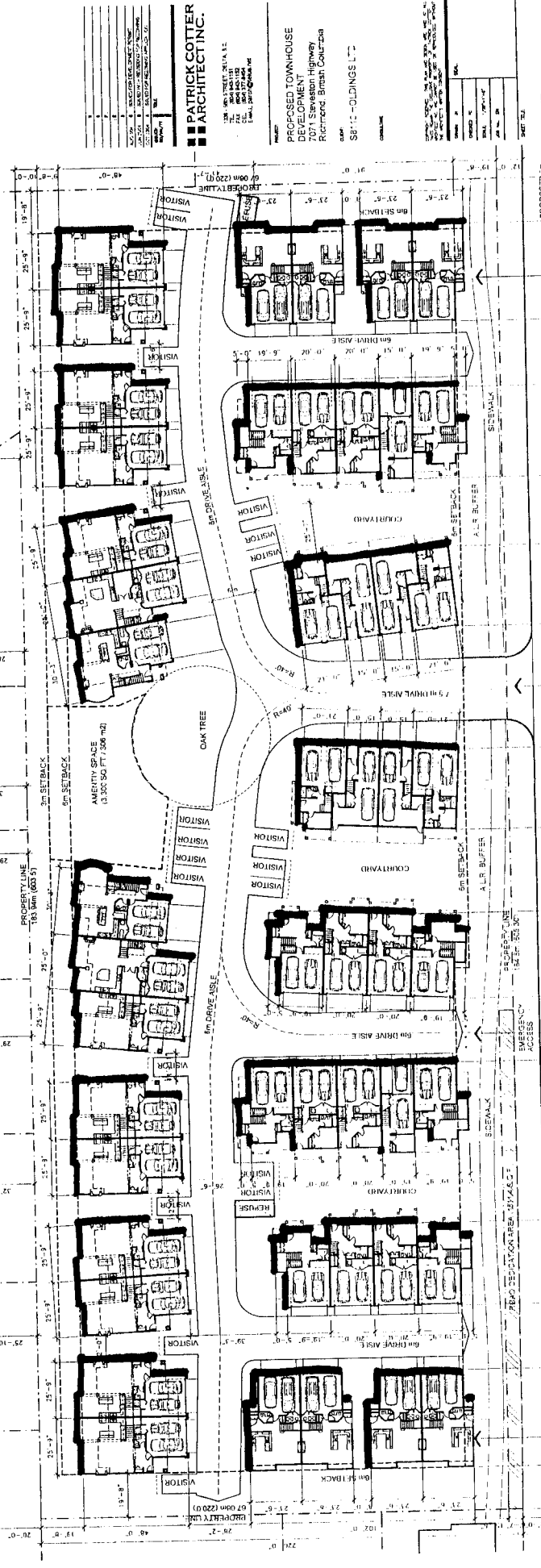


SEPT. 20/04

KIMBERLEY DRIVE

NOTES
 1 BUILDING NUMBER
 FOR INDIVIDUAL BUILDING AND UNIT
 PLANS SEE A-200 AND A-200 SERIES
 DRAWINGS
 THIS PLAN IS SCHEMATIC SITE PLAN
 AND IS NOT A LEGAL SURVEY
 AND IS NOT TO BE USED FOR
 APPROPRIATE AND SUBJECT TO
 CONFIRMATION BY BOLS SURVEY

50 UNITS
 24 @ 2 - STOREY UNITS
 26 @ 3 - STOREY UNITS
 20 VISITOR SPACES



50 UNIT
 SCHEMATIC SITE PLAN

2 - STOREY
 DUPLEX UNITS

STEVESTON HIGHWAY

2 - STOREY
 DUPLEX UNITS

**PATRICK COTTER
 ARCHITECT INC.**
 100 WEST 10TH AVENUE
 VANCOUVER, BC V6E 2E6
 TEL: 604-271-1111
 FAX: 604-271-1112
 WWW.PATRICKCOTTER.COM

PROPOSED TOWNHOUSE
 DEVELOPMENT
 2071 Steveston Highway
 Richmond, British Columbia
 50 UNIT - BUILDINGS L1

A-101 D

SCHEDULE 11 TO THE MINUTES
OF THE REGULAR MEETING FOR
PUBLIC HEARINGS HELD ON
SEPTEMBER 20TH, 2004.

<p>To Public Hearing to: <u>Sept 20, 2004</u> m # <u>8</u> : <u>7051-7211 Steveston</u> <u>Bylaw 7793</u></p>
--

Mayor and Councillors

From: Allueva, Raul
Sent: September 7, 2004 11:17 AM
To: 'rconklin@interchange.ubc.ca'
Cc: Crowe, Terry; Erceg, Joe; Lee, Janet; 'Patrick Cotter Architect'; McKenna, Richard; Mayor and Councillors; Wei, Victor
Subject: Rezoning Application No. 03-250605 (7051-7211 Steveston Hwy)- Comments from Mr. Conklin
Importance: High

Dear Mr. Conklin:

Thank you for taking the time to provide detailed information on this development application. As requested, your message has been forwarded to Mayor Brodie and Council members.

I have also forwarded this to Mr. Patrick Cotter, Architect, in order that detailed information requested can be prepared and be available for the Public Hearing, as you requested.

I offer the following information for clarification:

1. The 6m (20 foot) setbacks for the proposed townhouses is generally considered a reasonable standard, when combined with a two-storey building height, building design to minimize overlook, and landscaping, given this is the current zoning setback requirement for single-family dwellings from a rear property line. The basic test is that, were the subject site developed with single-family homes instead of townhouses, a similar type of development condition would be generated (2 to 2.5 storeys, 6 m. minimum setback, etc.)
2. I am asking Mr. Cotter to ensure copies of the arborist report, which provides information for the tree noted, are available.
3. In terms of your comments about parking, please note for clarification that only 7 units have tandem parking; the rest (44 units) have double-car garages. On this basis, and given that the proposal exceeds the required parking and also provides the availability of apron parking, we would not expect any overflow parking problems. Nevertheless, as is the case in some developments, the City could ensure registration of a Restrictive Covenant to prohibit the conversion of tandem parking stalls to habitable space. This is often effective in deterring such conversions. A representative from the Transportation Department will be available at the Public Hearing to address any questions regarding possible parking overflow.
4. An outdoor amenity area is provided which meets the size required under the OCP guidelines. As well, a number of raised courtyards for outdoor space are also provided. At the Development Permit stage, the City will ensure children's play area, and equipment, is provided.
5. I believe that a local commercial centre is located at Steveston Hwy and No. 2 Road. The basic premise of locating this type of a project on an Arterial Road is the location on a main transit line, which provides transportation options.
6. Indoor amenity space is not required to be physically provided; Council adopted policy No.5041, which allows cash-in-lieu to be provided instead. The application complies with this policy.
7. I am asking Mr. Cotter to discuss with the developer the market price of these units, and to speak to this issue at the Public Hearing.
8. With respect to the \$25,500 and \$25,500 which the developer is contributing to the Affordable Housing and Childcare Reserve Funds, the City did not ask for these contributions; these were offered by the developer. It is noted that Council has established Statutory Reserve Funds for both of these initiatives.

09/07/2004

I trust this information is sufficient for your needs at this time. Again, by copy of this message, the Mayor and Council have been apprised of your concerns. As you are probably aware, the Public Hearing for this project is scheduled for September 20th.

I appreciate your concerns, and would urge you to attend the Public Hearing, if you are available. If you are unable to make it, kindly forward any further information for the meeting to the attention of myself or the City Clerk, Mr. Richard McKenna.

Please contact me at your convenience if you require further information in this regard.

Regards,

Raul Allueva
Director of Development
Development Applications Department
City of Richmond
 6911 No. 3 Road, Richmond BC V6Y-2C1
 (604) 276-4138 fax: (604) 276-4052
 <<mailto:rallueva@city.richmond.bc.ca>>

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

From: [Bob Conklin](#)
To: [terry Crowe](#)
Cc: [Simon Baker](#) ; [barb robertson](#) ; [jahsunley@shaw.ca](#)
Sent: Wednesday, September 01, 2004 9:40 PM
Subject: 7051-7211 Steveston Hwy

Please explain why the planning department came to the conclusion that the objections of Mr. Cotter's proposal "have been addressed in the current proposal." There are many issues that many of us feel are still outstanding. The increase in rear setbacks are said to duplicate single family zoning setbacks. Our minimum set backs on the south side of Kimberly Drive average about 30 feet, and Cotter's maximum set backs are 19 feet. It is interesting that he measures our setbacks as the minimum and his as the maximum. His setbacks are not adequate and I believe one of the councillors stated that at the meeting August 24. Cotter states that the significant chestnut is in poor condition. I would like to see the report of an independent arborist to confirm that. Even though there is no city statute protecting significant trees, the voting public would be angry to know that such trees are cut down to line the developer's pocket and that the city councillors support that. Cotter proudly states he has increased the parking spots above the requirement, but he and everyone else knows that storage space is at a premium in such units and tandem parking spots and even side by side parking spots are soon converted to storage rooms, sometimes permanently. Therefore there are not going to be as many parking spots available after a few years, and more will park on Bamberton and Kimberly. Finally, where will children play,.... on Steveston Hwy? Where will the people in the development walk for groceries, etc, ... along Steveston Hwy where cars fly by at 70 to 80 km per hour. Where will they walk? How many miles? They will drive and increase traffic and pollution. Is this compatible with the GVRD's policy of high density near shopping and good transit. There is even no indoor amenity space provided for such as large development. One of the councillors, Mr. Howard, stated in a local paper that this was good since it was low cost housing. Is low cost housing starting at \$400,000 as these units will start as. Will buyers be happy to know that they are buying inferior quality housing as low cost housing implies?

Please explain the \$50,000 dollars the Mr. Cotter is paying to the city, unrelated to the development. Why is it a development requirement. It smells of a bribe. Who offered it or asked for it? I would like answers to these questions before the public hearing.

Please send this to all the councillors.

Bob Conklin.

09/07/2004

SCHEDULE 12 TO THE MINUTES
OF THE REGULAR MEETING
FOR PUBLIC HEARINGS HELD
ON SEPTEMBER 20, 2004.

Weber, David

To Public Hearing
Date: <u>Sept 20, 2004</u>
Item # <u>8</u>
Re: <u>7051-7211 Steveston Hwy</u> <u>Bylaw 7793</u>

Subject: FW: Rezoning Proposal at 7071 - 7211 Steveston Highway

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

From: Elenor Chan [mailto:echan@crestwell.com]
Sent: September 14, 2004 5:33 PM
To: Lee, Janet
Subject: FW: Rezoning Proposal at 7071 - 7211 Steveston Highway

City of Richmond
Planning Department

Attention: Janet Lee, Planner

Thank you for organizing the meeting tonight, September 14, 2004 with respect to the above rezoning application by Patrick Cotter Architects. I am unable to attend the meeting and would like to express my concerns.

I understand many near by residents have expressed concerns during previous meetings as to the density of the project so I am surprised to hear the proposed development has increased to over 50 units. Further to my previous email (see below), I feel the resubmitted development proposal represents a density that cannot be supported by a predominately single family neighbourhood. With no back lane access, residents of the development will find turning onto Steveston to be a dangerous proposition. The number of parking spaces being proposed does not appear to be sufficient and will certainly result in traffic and parking spilling over onto Bamberton, Waterton, and other residential streets. The results will be detrimental to the character and the safety of the neighbourhood. The many accidents I have personally witnessed at the intersection of Bamberton Drive and Steveston Highway will only increase. The safety of children walking and cycling in the neighbourhood will be jeopardized due to increased vehicular traffic & more vehicles parked along Bamberton Drive which the children would have to negotiate around, especially on their way to and from nearby Maple Lane School.

I believe a development similar to one recently built 1 block west on Steveston Highway, where there is a cul-de-sac entering off Steveston with smaller frontage single family lots, may be more compatible to the neighbourhood. The developer would still benefit from the subdivision into smaller lots while the single family character of the neighbourhood would be maintained.

E. Chan
10920 Bamberton Drive
Richmond, B.C.

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

From: Elenor Chan [mailto:echan@crestwell.com]
Sent: Thursday, March 25, 2004 6:02 PM
To: 'housingplanning@city.richmond.bc.ca'
Subject: Rezoning Proposal at 7071 - 7211 Steveston Highway

City of Richmond
Policy Planning Department

Attention: Terry Crowe, Manager, Policy Planning, City of Richmond

Thank you for organizing the meeting on March 23, 2004 with respect to the above rezoning application. We are the owners of 10920 Bamberton Drive but were unable to attend the meeting. We wish to express the following concerns with respect to the application:



The rezoning involves the proposed development of a large (38 units) multi-family complex in a single family neighbourhood. Our concern is that such a large complex would increase the traffic (in terms of the number of vehicles as well as the speed of vehicles) traveling in an area where young children play on the streets and seniors stroll throughout the day. Further, the potential for insufficient parking spaces within the complex would spill over onto Bamberton Drive and other area streets creating parking problems and potential for hazards especially at intersections like the corner of Steveston Highway and Bamberton Drive. As the first house at the north east corner of that intersection, we have witnessed many accidents with drivers turning into and out of the neighbourhood, often the result of the high speed highway traffic turning in or slower residential traffic turning onto the higher speed highway. With the potential for cars parked on both sides of Bamberton close to that intersection, the problem will be exacerbated.

We therefore request a reconsideration of the whole idea of allowing such a large multi-family complex in this neighbourhood. In another municipality where we lived, multi-family developments are not permitted on the same block as single-family dwellings. We believe this policy to be wise and works toward safe and livable neighbourhoods.

We would appreciate your feedback and any updates as to this rezoning application.

Thank you,

Ken and Elenor Chan
10920 Bamberton Drive
Richmond, B.C.

PATRICK COTTER 604-943-1152
JANET LEE 604-276-4052

To Public Hearing
Date: <u>Sept 20, 2004</u>
Item # <u>8</u>
Re: <u>7051-7211 Steveston Hwy</u> <u>Bylaw 7793</u>

September 15, 2004

Dear Mr. Cotter:

Re: Emergency Access Location – 7051 – 7211 Steveston Highway

This note is a follow up to our discussion at the Public Information meeting held on September 14, 2004 regarding the location of the proposed Emergency Access Location.

My concern is the open corridor of this development that is being created running north south from my back yard directly to Steveston Highway.

An emergency access at this location would not allow the continuation of a Berm and Landscaping which would reduce the traffic noise from vehicles stopping and starting at the traffic light at the intersection of Steveston and Gilbert and help to obstruct the view of the Hydro Power Station located on the south side of Steveston Highway.

Please reconsider this location.

Yours sincerely,



W.E. Smith
7060 Kimberley Drive
Richmond, B.C.

Copy to Janet Lee, Planner



PATRICK COTTER 604-943-1152
JANET LEE 604-276-4052

RZ 03-250605

To Public Hearing
Date: Sept 20, 2004
Item # 8
Re: 7051-7211 Steveston Hwy
Bylaw 7793

September 15, 2004

Dear Mr. Cotter:

Re: Emergency Access Location - 7051 - 7211 Steveston Highway

This note is a follow up to our discussion at the Public Information meeting held on September 14, 2004 regarding the location of the proposed Emergency Access Location.

My concern is the open corridor of this development that is being created running north south from my back yard directly to Steveston Highway.

An emergency access at this location would not allow the continuation of a Berm and Landscaping which would reduce the traffic noise from vehicles stopping and starting at the traffic light at the intersection of Steveston and Gilbert and help to obstruct the view of the Hydro Power Station located on the south side of Steveston Highway.

Please reconsider this location.

Yours sincerely,



W.E. Smith
7060 Kimberley Drive
Richmond, B.C.

Copy to Janet Lee, Planner



CITY CLERK. 604-278-5139.

SEPT 20/04.

To Public Hearing	
Date:	Sep. 20. 04
Item #	8
Re:	7051-7211
	Steveston Hwy

Re: Zoning Amendment Bylaw 7793 (RZ 03-250605)

Dear Sir,

I have been a resident of Richmond since 1962 and a Richmond taxpayer since 1971. I have lived at 7060 Kimberley Drive for the past 20 years.

I am not against new Development and i do see a number of positives in this Multi family proposal however i need to voice a couple of particular concerns regarding the overall Density of the buildings and the Setbacks to the Single family homes on Bamberton, Gilbert and Kimberley .(The Developer has agreed to increase this setback from the original proposal and for that i thank him.)

The proposed Duplex units will be staggered to our property lines. As my home is a split level with one storey levels on the East and West sides these 2 story level Duplex units will be very visable as you walk or drive along Kimberley which will reduce my privacy and property value.

Attachment 7also demonstates that the shadowing effect parallels the south property lines on Kimberley Drive. Landscaping on these new properties will only increase the shadows on to our properties.

Please consider this impact on all residents of this Single family neighbourhood and reduce the Density of the buildings and increase the Setbacks.

Yours sincerely,

W.E Smith.



Fax # 604-2
City of 1

SCHEDULE 14 TO THE MINUTES
OF THE REGULAR MEETING FOR
PUBLIC HEARINGS HELD ON
SEPTEMBER 20TH, 2004.

Evelyn Thibault
0280 Hogarth Plac
Richmond, B.C.
V7E 4A1
Tel. # 604-272-0077
September 19, 2004

Re. Notice of Public Hearing
Monday, Sept. 20, 2004 7.P.M.

To Public Hearing
Date: <u>Sept 20, 2004</u>
Item # <u>8</u>
Re: <u>7051-7211 Steveston Hwy</u>
<u>Bylaw 7793</u>

Attn. City Clerk

Re: Zoning Amendment Bylaw 7793
(RZ 03-250605)

Location: 7051, 7071, 7091, 7131, 7171, 7191 & 7211
Steveston Highway

I am against the building of 51 townhouses on the above properties because of all the traffic that will be created on Steveston Highway. From 7houses with 1 to 2 cars per house to 51 townhouses with 1 to 2 cars per townhouse and only one exit and entrance on Steveston Highway, I feel it is too much. Traffic from the townhouses wanting to go east will probably cross over the centre line to go east. Please do not accept this zoning amendment.

Evelyn Thibault

SCHEDULE 15 TO THE MINUTES
OF THE REGULAR MEETING
FOR PUBLIC HEARINGS HELD
ON SEPTEMBER 20TH, 2004.

Mayor and Councillors

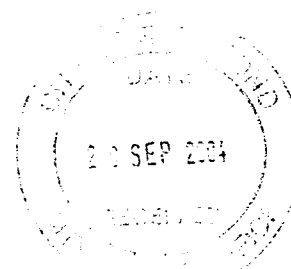
From: web1@city.richmond.bc.ca
Sent: September 19, 2004 4:50 PM
To: Mayor and Councillors
Subject: bylaw7793 (RZ03-250605)

To Public Hearing	<input checked="" type="checkbox"/>
Date:	Sept 20, 2004
Item #	8
Re:	7051-7211 Steveston Hwy Bylaw 7793

Name: Robert G. DeBou
Address: 7391 Manning Court
Subject Property_Bylaw: bylaw7793 (RZ03-250605)

Comments:

My family has lived at this address for almost 30 years, including the time when Bamberton (intersecting with Manning Court) was extended north. At that stage people began using Bamberton as a shortcut and sped through a residential neighbourhood. One of my daughters had a serious accident when she was t-boned trying to get out of a semi-blind intersection at the end of our cul-de-sac, and I protested to City Council. This location on Steveston Highway is not readily accessible for anyone travelling east, and I expect that an access road will have to intersect Bamberton. 51 townhomes will add to the parking and traffic burden on Bamberton. This development will change the whole complexion of our neighbourhood, increase safety concerns, and diminish property values.



SCHEDULE 16 TO THE
MINUTES OF THE REGULAR
MEETING FOR PUBLIC
HEARINGS HELD ON
SEPTEMBER 20TH, 2004.

To Public Hearing
Date: <u>Sept 20, 2004</u>
Item # <u>1</u>
Re: <u>7051-7211 Steveston Hwy</u> <u>Bylaw 7793</u>
<u>7211 Steveston Highway</u>

MayorandCouncillors

From: web2@city.richmond.bc.ca
Sent: September 19, 2004 10:17 PM
To: MayorandCouncillors
Subject: Zoning Amendment Bylaw 7793 (RZ 03-250605), 7051-7211 Steveston Highway

Name: Heidi Priestley
Address: 10891 Bromley Place
SubjectProperty_Bylaw: Zoning Amendment Bylaw 7793 (RZ 03-250605), 7051-7211 Steveston Highway

Comments:

I am strongly opposed to the Zoning Re-application for 7051-7211 Steveston Highway. The long term sustainability of the neighbourhood character will obviously be in question going from 7 single family homes to a 51 unit townhouse monolith. Not much imagination is needed to picture what traffic congestion and issues of community safety will result from 51 times 2? 3? more vehicles added to the surrounding roads, not to mention onto Steveston Highway itself. It really angers me that a developer is being allowed to "buy out" of the requirement to build indoor amenity space. What does this sound like to you?? This money will mean absolutely nothing to the residents of this neighbourhood who will have to live with increased neighbourhood traffic, parking and road safety issues, and probably lower property values should this huge development go ahead. There are far too many units in this development proposal and I would rather see a much smaller number of units, in the range of 15-20.



SEPT 20/04 ITEM #9

McKenna, Richard

AK

To Public Hearing
Date: <u>SEPT 20, 2004</u>
Item # <u>8</u>
Re: <u>7051/7071/7091</u> <u>Steveston Hwy</u>

From: Lee, Janet
Sent: September 20, 2004 8:55 AM
To: McKenna, Richard; Weber, David
Cc: Allueva, Raul
Subject: FW: 7051,7071,7091 etc Steveston Highway Zoning Amend Bylaw-Sept 20,2004

Hello Richard and David,

Here is another email received this morning for Public Hearing tonight.

Janet

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

From: UrbanDev
Sent: September 20, 2004 8:52 AM
To: Lee, Janet
Subject: FW: 7051,7071,7091 etc Steveston Highway Zoning Amend Bylaw-Sept 20,2004

For your information.

Susan Griffith
Customer Service/Records
Local 4290

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

From: Clive Schindler [mailto:cschindler@direct.ca]
Sent: September 17, 2004 11:28 AM
To: UrbanDev
Subject: 7051,7071,7091 etc Steveston Highway Zoning Amend Bylaw-Sept 20,2004

To: City Clerk -- Attention Janet Lee

The change in zoning to the captioned property will make an existing traffic problem entering onto Steveston Highway from Bamberton even more acute. The present roadway is not able to handle another 51 families.

The proposed single entry/exit onto Steveston from the proposed townhouse district (R2-0.6) is not sufficient. 51 units could conceivably mean 2-3 cars per unit. This does not include guests. Where do these vehicles park? Surely there will be restrictions on parking on Bamberton or the surrounding streets for anyone other than the residents of those streets.

We strongly object to the traffic and other pressures an additional 51 families would bring to the neighbourhood.

Our vote is NO.

Sincerely
Clive & Carole Schindler
7420 Manning Court
Richmond, B.C.

(THIS IS A REPEAT OF COMMENT SENT EARLIER
THROUGH E-MAIL)

ATTN: City Clerk
RE: Zoning Amendment Bylaw 7793 (RZ 03-250605)
Public Hearing on September 20, 2004
DATE: September 20, 2004

To Public Hearing	
Date:	Sep. 20. 04
Item #	8
Re:	7051-7211
	Steveston Hwy

Dear Mr. McKenna:

Thank you for sending me the Notice of Public Hearing with regard to the rezoning application of 7051-7211 Steveston Highway. After reviewing the staff report for this application, I would like to express my strong opposition to this rezoning proposal due to the following concerns:

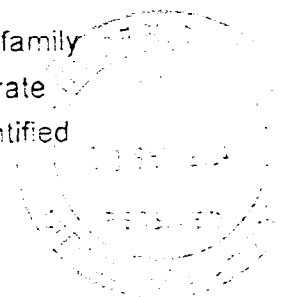
1. Nonconformance with the Arterial Road Redevelopment Policy

Section 1 of the City's *Arterial Road Redevelopment Policy* ("Policy") states that "townhouses and low-rise apartments ...are to be encouraged" if the development site is "Near Neighbourhood Service Centres." For the purposes of Section 1, "Near' is defined as within 1/2 block (400 m)". As the two closest "Neighbourhood Service Centres" (Richlea Square Centre, and shopping area at No. 2 Road and Steveston Highway) for this development site ("site") are both over 1 block (800 m) away, clearly Section 3 of the *Policy* (not Section 1) should apply.

Section 3 of the *Policy* states that "In areas not within the scope of Section 1, the following housing forms will be considered along arterial roads:

- large lot single family, small lot single family and duplex developments;
- townhouses (not low-rise apartments), may be supported where significant community benefits can be derived, which would include for example, improvements such as: lane access; trail connections; green space; improvements to existing transportation problem areas; saving of heritage resources; beautification improvements that exceed minimum City requirements; or non-market housing.

As this application proposed to build 51 townhouses on seven single-family lots along an arterial road (Steveston Highway), it would have to demonstrate significant community benefits. However, no such benefits have been identified



in the staff report, which leads to the conclusion that this proposal does not conform to the City's *Policy*.

2. Nonconformance with the Official Community Plan

Subsection 1.3 of the City's *Official Community Plan* ("OCP") on growth management strategy dictates the three guiding principles to manage Richmond's growth as "*Protect agricultural lands; Concentrate growth in the City Centre; Retain the single-family character of neighbourhoods*". The adoption by the Council of the *Policy* in 2001 offered exception to this strategy. However, the *Policy* still limits the townhouse development to sites "*Near Neighbourhood Service Centres..*" (which is not the case for the current proposal).

The report indicated that "*The proposed development is consistent with the Arterial Road Redevelopment Policy. No amendments to the Official Community Plan are necessary*" (page 80), yet it clearly favored the multi-family option, without demonstrating significant benefits, which violated the "*Retain the single-family character of neighbourhoods*" principle in OCP, and the single-family option requirement in the *Policy*. No explanations were offered in the report as to how the requirements in the *Policy* and OCP were met, which leads to the conclusion that this application does not conform to both the *Policy* and OCP.

3. Neighbourhood' oppositions were largely ignored

Subsection 5.1.1 of the Bylaw No. 7273 on development permit procedure directs the Development Permit Panel to submit to City Council a written report ("report") of rezoning application, containing "*a brief summary of the general nature of public response to the development permit application...*". Of the close to 30 written comments received by the City on this application, all except one (on not receiving meeting notice) expressed negative comments to the application, which can be summarized into two words "*reduce units*" of development.

Nonetheless, the report failed to adequately address this common concern in the summary and only noted the cons of multi-family development as "*greater neighbourhood opposition*" (page 86) and indicated that "*the proposal addresses many of the neighbourhood's concerns...*" by listing several technical revisions. In the meantime, the neighbourhood watched in horror as the originally

proposed 38-unit development turned into 51-unit (with one additional lot acquired by the developer), which generated deep resentment toward this development.

If the purpose of public consultation process is to receive public input and address neighbourhood concerns, the staff report has shown no signs that public oppositions and concerns have been alleviated through this process and the revisions of the application.

4. Single-Family options were rejected without due process

Two single-family options, one from the applicant and the other from the neighbouring residents, were presented in the report. The residents' option was downright rejected by the applicant, while the applicant provided an unacceptable option.

Section 3 of the *Policy* requires the applicant to consider single-family options first, if requested as such, any professional architects should be able to develop acceptable options. As the applicant was instead given the choice between single-family and multi-family options, there was no due process in this action, and the result that single-family options were ruled out is foreseeable.

Richmond has always prided and aspired itself to be "*the most appealing, livable, and well-managed community in Canada*"; however, this rezoning application has generated much discontent in this neighbourhood toward the public consultation process and relevant parties, which may be turned into political action at the next municipal election. Therefore, I would strongly urge the Council to consider the neighbourhood's concerns and request the applicant to develop acceptable proposal before making the decision on Bylaw 7793 amendment application.

Thank you very much for your attention.

Sincerely yours,

M.S. Lai
10620 Buttermere Dr.
Richmond, BC V7A 4T8

SCHEDULE 19 TO THE MINUTES
OF THE REGULAR MEETING FOR
PUBLIC HEARINGS HELD ON
SEPTEMBER 20TH, 2004.

Weber, D

To Public Hearing	
Date:	Sep. 20. 04
Item #	8
Re:	7051-7211 Steveston Hwy

Subject: FW: Re-Zoning #03-250605 located at 7051-7211 Steveston Hwy

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

From: P. Lewis [mailto:pryanlew@shaw.ca]

Sent: September 17, 2004 4:25 PM

To: Lee, Janet

Cc: Crowe, Terry; parch@telus.net; jhutson@shaw.ca; rmrobertson@shaw.ca; rconklin@interchange.ubc.ca

Subject: Re-Zoning #03-250605 located at 7051-7211 Steveston Hwy

Ms. Janet Lee, Planner
City of Richmond

I would like to take this opportunity to thank you for the time spent, and the questions answered by yourself, at the Public Information Meeting held Sept 14/04 at City Hall.

I must say, however, that my opposition to the re-zoning, towards the end of that meeting, had not changed.

I was subsequently party to a conversation between Mr. Kavanaugh (the developer of the project) and some other concerned residents. During that conversation Mr. Kavanaugh advised that they would be reducing the East and West units to 2 storey from the original proposed 3 storey.

It was at this point that I began to feel that perhaps there was some light at the end of the tunnel towards the re-zoning application being acceptable, subject to some of my other concerns.

My personal major outstanding concerns are to do with:

- (1) The density, regarding the number of family living units within the complex.
- (2) The lack of sufficient Visitor parking spaces within the complex, which will force visiting automobiles to encroach into the surrounding neighbourhood.
- (3) The overall quality of the development to be in keeping with the neighbourhood.

The suggestion from Councillor Rob Howard, as quoted in the Richmond Review, "that density and affordability go hand-in-hand and is a necessity to provide **low priced housing**" does little to reassure us that the investment in our property and the serenity of our neighbourhood will not be put into jeopardy.

We still feel that it is the responsibility of the City, our Council, and the Planning Department to consider the concerns of it's current tax paying residents, and to direct development that would at least maintain, if not improve their lifestyle.

We now feel that there is room for this re-development proposal to get approval, however there is still work to be done.

Sincerely,
Patrick & Eileen Ryan-Lewis
7111 Kimberley Dr.

09/20/2004

SCHEDULE 20 TO THE MINUTES
OF THE REGULAR MEETING
FOR PUBLIC HEARINGS HELD
ON SEPTEMBER 20, 2004.

Public Hearing
Date: <u>Sept. 20. 04</u>
Item # <u>8</u>
Re: <u>1051-1211</u> <u>Steveston Hwy</u>

Allueva, Raul

From: Judith A. Hutson [jhutson@shaw.ca]
Sent: September 20, 2004 3:26 PM
To: Allueva, Raul
Subject: Rezoning Steveston Highway
Importance: High

Dear Mr. Allueva,

Could you please ensure that this correspondence is sent to the City Councillors and included in the package for the September 20 Public Hearing? Thank you.

To: Richmond City Council

I would like to reiterate my concerns with this rezoning application and process.

As a community of concerned neighbours, we have continued to express our concerns to both the City of Richmond and to the developers involved in this project. We have raised our concerns about this proposal in multiple forums including meetings with the developer, the Planning Committee Meeting (August 24) and most recently at the City Council meeting (August 30). At both meetings, our elected City Councilors also had many questions/ concerns about elements of this rezoning application. At the August 24 Planning Committee Meeting the following concerns were identified:

- "...Very concerned about the impact this will have on a well established neighbourhood." Councillor Sue Halsey- Brant and supported by Councillor Harold Steves
- Concerns about the total number of units proposed (51)/ number of people who would now be living on this property. Councillors Harold Steves/ Sue Halsey-Brant/ Bill McNulty
- Concerns about the setback for the properties that back onto the north facing properties; would like to see the setbacks increased to minimize the impact on the current properties and to give the new residents larger back yards. "...Would like to see a more creative approach for the north facing properties." Councillors Harold Steves/ Sue Halsey-Brant/ Bill McNulty
- Concerns about the involvement of the neighbourhood in this "dialogue" with the developer. (It was agreed that the developer would have another meeting with the community and that the notification area be expanded.) Councillors Sue Halsey-Brant/ Harold Steves

At the August 30 meeting of City Council, the following concerns/ issues were identified by our elected City Councillors:

Councillor Harold Steves:

- Concerned about the density/ number of units
- Impact this will have on the north properties
- "...should be working closely with the neighbourhood regarding these issues."

Councillor Sue Halsey-Brant

- To the developer: "...listen to the comments of this well established neighbourhood."
- concerns regarding the density, the traffic and the height of some of the development, especially the proposed 3 story units.
- "....will support this going to a public hearing but with extreme reservation."

Councillor Kiichi Kumagi

- To the developer: "...need to address some of the concerns of the neighbours."
- Wanted the developer to go back to the neighbourhood and .."make sure the adjoining single family developments do not feel that they are having a wall of townhouses built next to them."

Councillor Bill McNulty

- Some concerns about the application.
- "Need to have a written resolution to these issues.....it is not very often that there is a 3 acre development in Richmond."

Councillor Derek Dang

- "...This project merits a public hearing...by needs to be looked at carefully."

All of the concerns identified by our City Councillors are also key concerns of our neighbourhood. It was great anticipation that our neighbourhood attended the "open house" organized by the developer. We had expected that we would see a new plan that addressed some, if not all of the concerns identified. We were very disappointed. The plans that were presented were identical to the plans that were presented at both the Planning Committee Meeting and the City Council meeting.

As homeowners and taxpayers who have actively participated in this process, it is devastating to see that our concerns and the concerns of many of the City Councilors have not been addressed. The impact this proposed rezoning will have on our neighbourhood is very significant.

As we all move toward the next step in the process, I ask, on behalf of our well established neighbourhood, that you again listen to our significant concerns about this project. Many of us, myself included, wanted to work with the developer to find a solution that would best meet the needs of all parties. Many of us, myself included, now support the concept of a multi-family development in our neighbourhood. And many of us, myself included, are very concerned that this redevelopment proposal, as it currently stands, does not address our concerns.

Sincerely,

Judith Hutson
 7160 Kimberley Drive
 Richmond, British Columbia

To Public Hearing	
Date:	Sept. 20. 04
Item #	8
Re:	7051-7211
Steveston Hwy	

Allueva, Raul

From: Judith A. Hutson [jhutson@shaw.ca]
Sent: September 20, 2004 3:34 PM
To: Allueva, Raul
Subject: Fw: Public Hearing - September 20
Importance: High

Hello Raul,

I have heard back from Patrick Cotter and he is not prepared to meet. This is very unfortunate as I feel that this may have been the last opportunity for us to look at a "joint" solution prior to the Public Hearing. He is aware of what we were going to propose including a reduction in the total number of units, increased parking, increased set backs for some of the properties, etc.

I think it is important that our City Council know that, as a community, we were more than willing to meet with the developer to attempt to find a solution to this dilemma. Could this correspondence also be included in the Councillors package for today's meeting?

Judith

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

From: Judith A. Hutson
To: Patrick Cotter
Cc: rallueva@city.richmond.bc.ca
Sent: Monday, September 20, 2004 11:21 AM
Subject: Re: Public Hearing - September 20

Hello Patrick,

It would be very helpful if we could meet with you and the developers prior to the public hearing tonight. The proposal we discussed on Tuesday night at the open house was thoroughly reviewed at our neighbourhood meeting on Thursday night. We really would like to have an opportunity to work with you and your clients to build a solution that will work for both you and your clients and our neighbourhood.

FYI, there is another group of very upset neighbours in the Bamberton area. There has been a petition circulated and it is gaining momentum. This group of concerned citizens have not participated in our neighbourhood meetings and became aware of the rezoning proposal very recently. I believe that they are going to be opposing the entire development application.

I look forward to hearing from you.

Judith

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

From: Patrick Cotter
To: 'Judith A. Hutson'
Cc: rallueva@city.richmond.bc.ca
Sent: Sunday, September 19, 2004 10:07 AM
Subject: RE: Public Hearing - September 20

09/20/2004

Judith:

Thank you for this message, unfortunately I was out of the office when this was sent on Friday afternoon and am reading this for the first time on Sunday morning. I am not sure that at this late date I will be able to accommodate your request for a meeting, but as always remain open to the input and comments of the neighbourhood in this process.

We believe that the current proposal, with the various revisions made over the past 9 months, is a balanced approach to the site and reflects sensitivity to the issues of adjacency and context. We are pleased to hear that there may be some growing acceptance of a multi-family development on this site, as I believe that it is the option that permits the greatest opportunity and flexibility to respond to these and other issues.

Thank you for your continued comments and commitment to this process. I will give you a call on Monday to discuss.

Sincerely,

Patrick Cotter

From: Judith A. Hutson [mailto:jhutson@shaw.ca]
Sent: Friday, September 17, 2004 1:35 PM
To: Patrick Cotter
Cc: Allueva, Raul
Subject: Public Hearing - September 20
Importance: High

Hello Patrick,

As you know, our neighbourhood met last night to discuss the rezoning application and the upcoming public hearing.

We would like to meet with you and your clients prior to the meeting on Monday to explore how we can find a redevelopment proposal that more closely meets all of our collective needs. The majority of the residents have moved from opposing the rezoning to now supporting the concept of a multi-family redevelopment. This is a very significant change.

As you know, the vast majority of the neighbours, if not all of them, still have concerns about such issues as the number of units, the set backs, the height of the units (east/west), parking, etc. We would like to meet with you prior to the meeting to see if we can find a mutually acceptable solution.

I would be happy to host the meeting in my home.

Please let me know if you and your clients would be willing to meet with us prior to the public hearing on Monday night. We sincerely want to work with you and your clients to find a reasonable solution that will work for all of us.

Sincerely,

Judith Hutson
7160 Kimberley Drive

09/20/2004

To Public Hearing	
Date:	Sept. 20.04
Item #	8
Re:	7051-7211 Steveston Hwy.

Allueva, Raul

From: Judith A. Hutson [jhutson@shaw.ca]
Sent: September 20, 2004 3:36 PM
To: Allueva, Raul
Subject: Fw: Rezoning 7051-7211 Steveston Highw
Importance: High

Hello Raul,

Can you ensure that this correspondence is included in the package for tonight's meeting? I noticed that it had not been included in the package for the August 30 meeting of City Council.

Thank you.

Judith

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

From: Judith Hutson
To: Allueva, Raul
Cc: McKenna, Richard ; JErceg@richmond.ca ; GDuncan@richmond.ca
Sent: Tuesday, August 24, 2004 12:32 PM
Subject: Rezoning 7051-7211 Steveston Highw

Dear Raul,

As the Director of Development for the City of Richmond, I believe it is important for you to understand my significant concerns about both the process and the rezoning recommendation that will be presented at today's planning meeting.

In terms of the rezoning process and the Planning Department's report that will be presented today, I continue to have major concerns. In the report, it reads that the majority of the concerns identified by the residents have been addressed by the developer. This is patently untrue. Anyone who has attended any of the public meetings and/or read any of the correspondence from the residents would know that these concerns have not been addressed. I feel that all of our involvement in this process has been a complete waste of time. Our concerns have not been included in the Planning Department's report and recommendation. It is interesting that the City Planning Department feels comfortable writing a report about these concerns when, to the best of my knowledge, the City has only attended one of these public meetings and the summary of the meetings that the City is relying has been written by the agent of the developer. These meeting summaries should have been prepared by someone who does not have a vested interest in the project.

I also have significant concerns about the fact that the new plan for 51 units has never been presented to our neighbourhood. Again, how can this happen? It is so unfair that both the developer and the City have engaged in discussions about this new proposal and the citizens, who will be directly impacted, have not. It is galling to see that the City has gone so far as to engage and finalize negotiations with the developer about payments, prior to receiving approval from our elected officials for the rezoning.

I am a loss to understand how our rights as taxpayers and property owners are being represented at this hearing. My neighbours and I have participated in a one sided discussion. Based on the city report that will be presented at the meeting today, the rezoning and the proposed redevelopment is slated to go ahead as planned. All of our concerns about density, the trees, the traffic, the impact this will have on our property from both a financial and lifestyle, and the overall impact this type of development will have on our single family neighbourhood appear irrelevant to the City Planning Department.

I can not begin to adequately capture my deep frustration with this process and the impending outcome of the

09/20/2004

rezoning application. My home, neighbourhood and the value of my largest asset are about to be significantly impacted. I feel powerless and fearful.

I feel that my concerns have not been addressed and that, in the end, my concerns and the concerns of my neighbours are not relevant to the City Planning Department. Since the onset of this rezoning/ redevelopment project, the most significant change in this project has been that the number of units have increased from 38 to 51. No one in my neighbourhood considers this a positive change.

I have actively participated in the process and have had little or no impact on the final outcome. Like my next door neighbours who, after much soul searching, made a very difficult decision to sell their home, I feel that I am being forced to make the same decision. This is a terribly difficult position to be put in. I love my home, my neighbourhood and my community. In the end, it is the citizens in this neighbourhood who will bear the brunt of this redevelopment. The City planners will continue to work in their departments, the City will collect the property taxes and the developers will move onto new projects. My neighbours and I will live with the impact of this redevelopment. And in the end, many of us will leave our neighbourhood with a huge sense of loss and lack of representation. This is a terrible position to be in.

I am stunned that in a democracy in 2004, that as property owners and taxpayers, our concerns are whitewashed by a City Planning Department and a process that treats us as second class citizens.

I would like the members of the Planning Committee to fully understand my concerns about this rezoning process and would appreciate it if this correspondence could be included in their briefing package for today's meeting.

I look forward to your response to my email and my request to share this email with all the members of the Planning Committee.

Sincerely,

Judith Hutson
7160 Kimberley Drive
Richmond, British Columbia

SCHEDULE 21 TO THE MINUTES
OF THE REGULAR MEETING
FOR PUBLIC HEARINGS HELD
ON SEPTEMBER 20, 2004.

To Public Hearing	
Date:	Sep. 20. 04
Item #	8
Re:	7051-7211 Staverton Hwy.

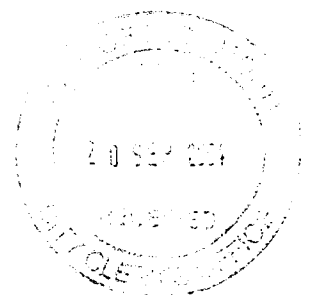
Mayor and Councillors

From: web2
Sent: September 20, 2004 2:23 PM
To: Mayor and Councillors
Subject: 7793 (RZ 03-250605)

Name: David and Linda Vanderveer
Address: 7400 Waterton Drive
Subject Property_Bylaw: 7793 (RZ 03-250605)

Comments:

We strongly object to the application for rezoning. We believe it will seriously affect the quality of life we enjoy in this Maple Lane neighborhood. We believe it will lead to increased traffic and road safety issues. We are particularly concerned as we have 2 small children that play near the area that will have the increased traffic. We also believe it will lower our property value as the neighborhood will become quite congested and therefore less appealing to potential buyers.



SCHEDULE 22 TO THE MINUTES
OF THE REGULAR MEETING FOR
PUBLIC HEARINGS HELD ON
SEPTEMBER 20, 2004.

Mayor and Councillors

From: web2@city.richmond.bc.ca
Sent: September 20, 2004 4:40 PM
To: Mayor and Councillors
Subject: 7793 (RZ 03-250605)

To Public Hearing	
Date:	SEP 20 04
Item #	8
Re:	7051-7211
	Steveston Hwy.

 Name: Stephanie & Juan Recavarren
 Address: 7420 Waterton Drive
 SubjectProperty_Bylaw: 7793 (RZ 03-250605)

Comments:

I am writing to you to voice my opposition to the proposal to have 51 units built on Steveston Hwy between Bamberton Drive and Gilbert. We have three small children who enjoy playing in the neighbourhood with other small children. They also ride their bikes through the safe and quiet single family home neighbourhood. The added traffic coming through by new prospective residents from the proposal townhomes would make our neighbourhood unsafe to play in. This would change the whole scape by having parked vehicles in and around our quiet home. The integrity of Maple lane neighbourhood would no longer exist, which is why we purchased our first home here. I had hoped my children would grow up in this very neighbourhood. Our home would be very hard to sell and no doubt de-value the worth, causing us great hardship should this proposal come to fruition. Please do not let this proposed bylaw pass!

With regards,

Stephanie Recavarren



To Public Hearing
 Date: Sep 20 04
 Item #: 8
 Re: 7051-7211
Steveston Hwy

SCHEDULE 23 TO THE MINUTES
 OF THE REGULAR MEETING
 FOR PUBLIC HEARINGS HELD
 ON SEPTEMBER 20, 2004.

fax:

To: City Clerk

Fax Number: 604-2785139

From: Dr. Harry Karlinsky

Fax Number: 604-2040523

Voice Number: 604-2040523

Email: harryk@telus.net

Date: Sept 21/04

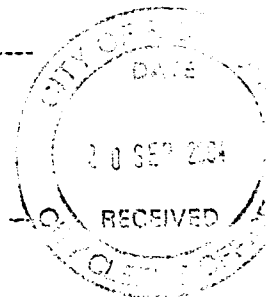
Total No. of Pages (including this Cover Page): _____

COVER NOTE:

Please see the attached signatures -
 just the beginning of concerned neighbours
 expressing their opposition to the
 zoning reapplication for 7051-7211
 Steveston Highway. The opposition of
 the community to this excessive
 development is loud & appears to be
 untoldly unanimous => please listen!
 Sincerely, Harry Karlinsky

This fax is CONFIDENTIAL. It is intended only for the use of the person it is addressed.
 Any distribution, copying or other use by anyone else is strictly prohibited. If you have
 received this fax in error, please telephone 604-204-0523 immediately. Many thanks.

Dr Harry Karlinsky Inc, 7511 Manning Court, Richmond, BC, Canada, V7A 4J3



PETITION

**THE UNDERSIGNED ARE STRONGLY OPPOSED TO
THE ZONING REAPPLICATION FOR 7051-7211
STEVESTON HIGHWAY AS IT IS CURRENTLY
SUBMITTED**

NAME	ADDRESS	DATE
Jimmy Lui	10911 Bromley Place	20/9/2004
Cynthia Chiu	✓	20/9/2004
Ching Ling Lui	✓	20/9/2004
Si Yin Law	✓	20/9/2004
Thomas Lui	✓	20/9/2004
Winnie Lui	✓	20/9/2004
GRACE Chen	✓	20/9/2004

Please forward this petition to Harry Karlinsky, 7511 Manning Court, Richmond V7A4J3 by Sept 20th. Or phone or email your support or concerns to Harry at harryk@telus.net or 604-2776003.

PETITION

THE UNDERSIGNED ARE STRONGLY OPPOSED TO
THE ZONING REAPPLICATION FOR 7051-7211
STEVESTON HIGHWAY AS IT IS CURRENTLY
SUBMITTED

NAME	ADDRESS	DATE
Su	10860 Bamberton Dr.	Sep. 19, 2004

Please forward this petition to Harry Karlinsky, 7511 Manning Court, Richmond V7A4J3 by Sept 20th. Or phone or email your support or concerns to Harry at harryk@telus.net or 604-2776003.

Karlinsky

From: Simon Baker [simondale@shaw.ca]
Sent: Monday, September 20, 2004 6:05 AM
To: harryk@telus.net
Subject: Petition

Please add our names to your petition opposing the new Steveston Highway development.
Simon & Dale Baker, 10891 Bamberton drive, V7A 1K6. Thanx.

