



Regular Council Meeting for Public Hearings

Monday, October 15th, 2007

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

Present: Mayor Malcolm D. Brodie
Councillor Linda Barnes
Councillor Cynthia Chen
Councillor Derek Dang
Councillor Evelina Halsey-Brandt
Councillor Sue Halsey-Brandt
Councillor Rob Howard
Councillor Harold Steves

Gail Johnson, Acting Corporate Officer

Absent: Councillor Bill McNulty

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

- 1A. Proposed Single-Family Lot Size Policy 5461 (Section 18-4-6)
- 1B. Official Community Plan Amendment Bylaw 8088
- 1C. Zoning Amendment Bylaw 8022 (RZ 05-315799)
(6600 Granville Avenue and 6671 Livingstone Place; Applicant: S-8008 Holdings Ltd. / John Young)

Applicant's Comments:

The applicant was not present.

Written Submissions:

None.

Submissions from the floor:

Ms. Amy Yu, 6631 Livingstone Place, raised a number of questions relating to the square footage of the proposed lots; how access would be provided to those lots fronting Granville Avenue; and whether at some point in the future, Livingstone Place (east and west) would be connected. Cecilia Achiam, Acting Director, Development Applications, responded to the speaker's questions.



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PH07/10-1 It was moved and seconded
That Single-Family Lot Size Policy 5461 for the area bounded by Granville Avenue, Comstock Road, and Livingstone Place, be amended to permit the properties at 6600 Granville Avenue and 6671 Livingstone Place to rezone and subdivide as per "Single-Family Housing District (R1-0.6)".

CARRIED

PH07/10-2 It was moved and seconded
That Official Community Plan Amendment Bylaw 8088 and Zoning Amendment Bylaw 8022 each be given second and third readings.

CARRIED

2. **Zoning Amendment Bylaw 8211 (RZ 07-362664)**
(6211 Blundell Road; Applicant: Si Peng Mai)

Applicant's Comments:

The applicant was not in attendance.

Written Submissions:

None.

Submissions from the floor:

None.

PH07/10-3 It was moved and seconded
That Zoning Amendment Bylaw 8211 be given second and third readings.

CARRIED

3. **Zoning Amendment Bylaw 8278 (RZ 07-374314)**
(8871 Heather Street; Applicant: Raman Kooner)

Applicant's Comments:

The applicant was not in attendance.

Written Submissions:

None.



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Submissions from the floor:

None.

PH07/10-4

It was moved and seconded

That Zoning Amendment Bylaw 8278 be given second and third readings.

CARRIED

- 4. Zoning Amendment Bylaw 8280 (RZ 06-355463)**
(3800 Cessna Drive; Applicant: MKT Development Group Inc. on behalf of British Columbia Institute of Technology (BCIT))

Applicant's Comments:

The applicant was available to answer questions.

Written Submissions:

None.

Submissions from the floor:

Mr. Pat Young, of 2080 Sterling Avenue, referred to the proposed development and questioned whether there would be any changes to the parking areas around the building or to the land parcels in the area. Staff provided a response to Mr. Young's queries.

PH07/10-5

It was moved and seconded

That Zoning Amendment Bylaw 8280 be given second and third readings.

CARRIED

- 5. Zoning Amendment Bylaw 8285 (RZ 07-368083)**
(4491/4511 Danforth Drive; Applicant: Sohan & Gurmeje Dulay and Tirath & Dalvir Sandhu)

Applicant's Comments:

The applicant was available to answer questions.

Written Submissions:

None.



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Submissions from the floor:

None.

PH07/10-6

It was moved and seconded

That Zoning Amendment Bylaw 8285 be given second and third readings.

CARRIED

6. **Zoning Amendment Bylaw 8286 (RZ 06-331192)**
(11571 Williams Road; Applicant: JJC Developments Ltd.)

Applicant's Comments:

The applicant was not in attendance.

Written Submissions:

None.

Submissions from the floor:

None.

PH07/10-7

It was moved and seconded

That Zoning Amendment Bylaw 8286 be given second and third readings.

CARRIED

7. **Zoning Amendment Bylaw 8289 (RZ 07-377797)**
(10291 Williams Road; Applicant: Caroline Xu)

Applicant's Comments:

The applicant was available to answer questions.

Written Submissions:

None.

Submissions from the floor:

None.



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PH07/10-8

It was moved and seconded

That Zoning Amendment Bylaw 8289 be given second and third readings.

CARRIED

8. Zoning Amendment Bylaw 8290 (RZ 07-378855)

(8371 Ash Street; Applicant: Drew Arnot)

Applicant's Comments:

The applicant was available to answer questions.

Written Submissions:

Eric Poon, 8353 Ash Street (Schedule No. 1)

In response to questions raised about Mr. Poon's concerns, staff agreed to monitor the drainage situation on his property.

Submissions from the floor:

None.

PH07/10-9

It was moved and seconded

That Zoning Amendment Bylaw 8290 be given second and third readings.

CARRIED

9. Zoning Amendment Bylaw 8291 (RZ 06-331350)

(13060 No. 2 Road; Applicant: Oris Development (London Landing) Corp.)

Applicant's Comments:

The applicant was available to answer questions.

Written Submissions:

None.

Submissions from the floor:

None.



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PH07/10-10

It was moved and seconded

That Zoning Amendment Bylaw 8291 be given second and third readings.

CARRIED

10. **Zoning Amendment Bylaw 8292 (RZ 07-375571)**
(7520/7540 Langton Road; Applicant: Hari & Gurinder Gill)

Applicant's Comments:

The applicant was available to answer questions.

Written Submissions:

None.

Submissions from the floor:

None.

PH07/10-11

It was moved and seconded

That Zoning Amendment Bylaw 8292 be given second and third readings.

CARRIED

11. **Zoning Amendment Bylaw 8295 (RZ 07-380226)**
(10180 Cambie Road; Applicant: Pavan Development Ltd.)

Applicant's Comments:

The applicant was not present at the meeting.

Written Submissions:

None.

Submissions from the floor:

None.

PH07/10-12

It was moved and seconded

That Zoning Amendment Bylaw 8295 be given second and third readings.

CARRIED



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- 12. **Zoning Amendment Bylaw 8296 (RZ 07-374318)**
(3411/3431 Moresby Drive; Applicant: Raman Kooner)

Applicant's Comments:

The applicant was not in attendance.

Written Submissions:

None.

Submissions from the floor:

None.

PH07/10-13

It was moved and seconded

That Zoning Amendment Bylaw 8296 be given second and third readings.

CARRIED

Cllr. Derek Dang, in accordance with Section 100 of the *Community Charter*, declared himself to be in a conflict of interest because he was a partner in 9331 No. 3 Road Investments Ltd., and he then left the meeting – 7:21 p.m., and did not return.

- 13. **Zoning Amendment Bylaw 8297 (RZ 07-374060)**
(9331 No. 3 Road; Applicant: 9331 No. 3 Road Investments Ltd.)

Applicant's Comments:

The applicant was available to answer questions.

Written Submissions:

None.

Submissions from the floor:

None.

PH07/10-14

It was moved and seconded

That Zoning Amendment Bylaw 8297 be given second and third readings.

CARRIED



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ADJOURNMENT

PH07/10-15

It was moved and seconded
That the meeting adjourn (7:22 p.m.).

CARRIED

Certified a true and correct copy of the Minutes of the Regular Meeting for Public Hearings of the City of Richmond held on Monday, October 15, 2007.

Mayor (Malcolm D. Brodie)

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

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To Public Hearing
Date: <u>October 15, 2007</u>
Item # <u>8</u>
Re: <u>Bylaw 8290</u>

MayorandCouncillors

From: Webgraphics [webgraphics@richmond.ca]
 Sent: Saturday, 13 October 2007 11:10 PM
 To: MayorandCouncillors
 Subject: Send a Submission Online (response #145)

SCHEDULE 1 TO THE MINUTES
 OF THE REGULAR MEETING OF
 COUNCIL FOR PUBLIC
 HEARINGS HELD ON MONDAY,
 OCTOBER 15, 2007

Send a Submission Online (response #145)

Survey Information

Site: City Website
 Page Title: Send a Submission Online
 URL: <http://cms.city.richmond.bc.ca/CM/WebUI/PageTypes/Survey/Survey.aspx?PageID=1793&PageMode=Hybrid>
 Submission Time/Date: 2007-10-13 11:09:44 PM

Survey Response

Your Name: Eric Poon
 Your Address: 8353 Ash Street, Richmond V6Y2S4
 Subject Property Address OR Bylaw Number: 8290

Comments: I live next to 8371 on Ash street and I noticed the rezoning application recently. When my house was build three years ago, part of my land in front of my garage driveway was kept untouched due to the drainage connection with 8371. Unfortunately, that area is significantly lower than my lot ground level and have caused inconvenience for accessing my garage on a daily basis. Because that area was untouched, a tree remains standing there in front of the garage for all the years. However, with the rezoning proposal on 8371, I've noticed that the trees on the proposed site will be cut and removed and the land will probably be raised in the future. Therefore, I am very concern firstly with the plan for my land because part of my land is significantly lower than my house, and this area will be turn into a hole when 8371 Ash St has raised their ground level for new house construction. Secondly, with all the trees being removed from 8371 Ash Street, it will cause an unpleasant image to my house with a single tree standing in front of the center of my



garage door. Therefore, I highly recommend a solution to be made (for example: to cut the tree and raised that small corner of my land with the driveway straighten), before the proposal is being approved by the city hall.