



To Council - Sept 25, 2006

To: Planning Committee

Date: August 29, 2006

From: Jean Lamontagne  
Director of Development

RZ 06-331753,  
RZ 06-334342

File: 12-8060-20-8080  
12-8060-20-8081


Re: **Application by Sal Bhullar for Rezoning at 11540 Williams Road from Single-Family Housing District, Subdivision Area E (R1/E) to Single-Family Housing District 0.6 (R1-0.6)** 08-4430-01

**Application by Dhinjal Construction Ltd. for Rezoning at 11680 Williams Road from Single-Family Housing District, Subdivision Area E (R1/E) to Single-Family Housing District 0.6 (R1-0.6)**

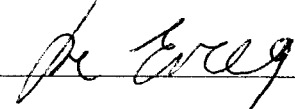
**Staff Recommendation**

1. That the following recommendations be forwarded to Public Hearing:
  - (a) Single-Family Lot Size Policy 5434 for the area bounded by Williams Road, No. 5 Road, Steveston Highway, and Shell Road (Section 36-4-6), adopted by Council on November 18, 1991, be amended to:
    - i. Remove all properties fronting on Steveston Highway from Seaward Gate to No. 5 Road;
    - ii. Permit properties fronting on Williams Road from Shell Road to No. 5 Road, properties fronting on Steveston Highway from Seaward Gate to Shell Road, and properties fronting on No. 5 Road from Williams Road to approximately 135 m south of Seaclyff Road to rezone and subdivide in accordance with the provisions of Single-Family Housing District 0.6 (R1-0.6) or Coach House District (R9), provided that vehicle accesses are to the existing rear laneway only. Multiple-family residential development shall not be permitted in these areas.
    - iii. Permit the properties fronting No. 5 Road from Steveston Highway to approximately 135 m south of Seaclyff Road to rezone and subdivide in accordance with the provision of the Single-Family Housing District, Subdivision Area B (R1/B).
2. That Bylaw No. 8080, for the rezoning of 11540 Williams Road from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Single-Family Housing District (R1-0.6)", be forwarded to Public Hearing on October 16, 2006; and

3. That Bylaw No. 8081, for the rezoning of 11680 Williams Road from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Single-Family Housing District (R1-0.6)", be forwarded to Public Hearing on October 16, 2006.

  
Jean Lamontagne  
*Director of Development*

EL:blg  
Att.

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<b>CONCURRENCE OF GENERAL MANAGER</b> 

## Staff Report

### Origin

The applications for rezoning at 11540 Williams Road (RZ 06-331753; Bylaw 8080) and 11680 Williams Road (RZ 06-334342; Bylaw 8081) (**Attachment 1**), and the proposed amendment to Single-Family Lot Size Policy 5434 were originally presented to Planning Committee on June 20, 2006, with Council granting first reading on June 26, 2006. At the July 17, 2006 Public Hearing, Council passed the following resolution:

*“That the proposed amendments to Single-Family Lot Size Policy 5434 (Section 36-4-6) for the area bounded by Williams Road, No. 5 Road, Steveston Highway and Shell Road be referred back to staff for further review taking into consideration the following:*

- ways to restrict access from the lanes to the internal neighbourhood;*
- retention of the R1/B zoning for the deepest lots along the west side of No. 5 Road, from Steveston Highway north to Seacliff Road;*
- improved access to arterial roads from the neighbourhood;*
- the addition of traffic calming measures in the neighbourhood;*
- utilization of the middle lane on Williams Road for left turns;*
- the financial consequences for these improvements.”*

*“That Zoning Amendment Bylaw 8080 (RZ 06-331753) for the rezoning of 11540 Williams Road from “Single-Family Housing District, subdivision Area E (R1/E)” to “Single-Family housing District (R1-0.6)” be referred back to staff for review.”*

*“That Zoning Amendment Bylaw 8081 (RZ 06-334342) for the rezoning of 11680 Williams Road from “Single-Family Housing District, Subdivision Area E (R1/E)” to “Single-Family Housing district (R1-0.6)” be referred back to staff for review.”*

This staff report addresses the Council referral and brings forward the rezoning applications for consideration based on the revised proposed amendment to Single-Family Lot Size Policy 5434.

### Findings Of Fact

The original staff report and related information is attached for reference (**Attachment 2**).

### Staff Comments

In response to the Council referral, the proposed amendment to Single-Family Lot Size Policy 5434 has been revised to maintain the Single-Family Lot Size Policy, Subdivision Area B (R1/B) zoning for the deep lots fronting No. 5 Road approximately 135 m south of Seacliff Road to Steveston Highway (**Attachment 3**). The responses to the Council referral related to traffic issues prepared by Transportation staff are attached for reference (**Attachment 4**).

## Analysis

### Lot Size Policy 5434 Revised Proposal

Based on the results of the survey done in December 2005, multi-family townhouses are neither supported nor prohibited along No. 5 Road between Seacliff Road and Steveston Highway. As mentioned in the original staff report (**Attachment 2**), an extensive review including further community consultation will be required when such an application is received by the City.

However, staff have reviewed the lot configuration of the properties along this block of No. 5 Road and considered the properties between Seacliff Road and approximately 135 m to the south not ideally suited for townhouse development given existing lot configurations and recently approved subdivisions in this area. Therefore, staff propose to limit the redevelopment of this area to small lot single-family (R1-0.6) or coach house (R/9) only.

### Traffic Concerns

According to the Memorandum prepared by the Transportation Department (**Attachment 4**), no traffic-related improvements are warranted due to the proposed amendment to the Lot Size Policy 5434. However, upon request from the neighbourhood residents, potential of traffic calming measures on laneways and signalization of intersections will be evaluated.

### RZ 06-331753 & RZ 06-334342

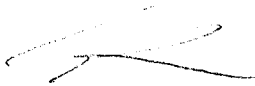
The two development applications to rezone 11540 and 11680 Williams Road to Single-Family Housing District (R1-0.6) for the purpose of creating two (2) single-family lots on each parcel for a total of four (4) lots would comply with the amended Lot Size Policy 5434 if adopted by Council. Staff have no additional concerns to the two rezoning applications. However, since Council adopted the Richmond 2006-2031 Flood Protection Management Strategy on July 10, 2006 and a Flood Indemnity Covenant is now required for all development applications, the Conditional Rezoning Requirements for the two applications have been revised (**Attachment 5 & 6**).

## Public Consultation

Rezoning signs have been installed on 11540 and 11680 Williams Road shortly after the two rezoning applications were submitted to the City. The signs will remain in place until Council has made a final decision on the applications. Subsequent to the Public Hearing on July 17, 2006, the City Clerk's Office had received one (1) Notice of Objection (**Attachment 7**) to the proposed amendment to Lot Size Policy 5434 and the two rezoning applications at 11540 and 11680 Williams Road (RZ 06-331753 and RZ 06-334342).

**Conclusion**

The Planning and Development Department staff have responded to the referral items that were raised at the Public Hearing. The proposed amendment to Single-Family Lot Size Policy has been revised but no traffic related improvement is required at this time. Staff is recommending that the revised proposed amendment to Single-Family Lot Size Policy 5434 as shown in **Attachment 3** be forwarded to Public Hearing and that Bylaws 8080 and 8081 for the rezoning applications at 11540 and 11680 Williams Road, be introduced and given first reading.



Edwin Lee  
*Planning Technician – Design*  
(Local 4121)

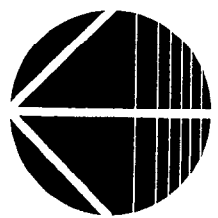
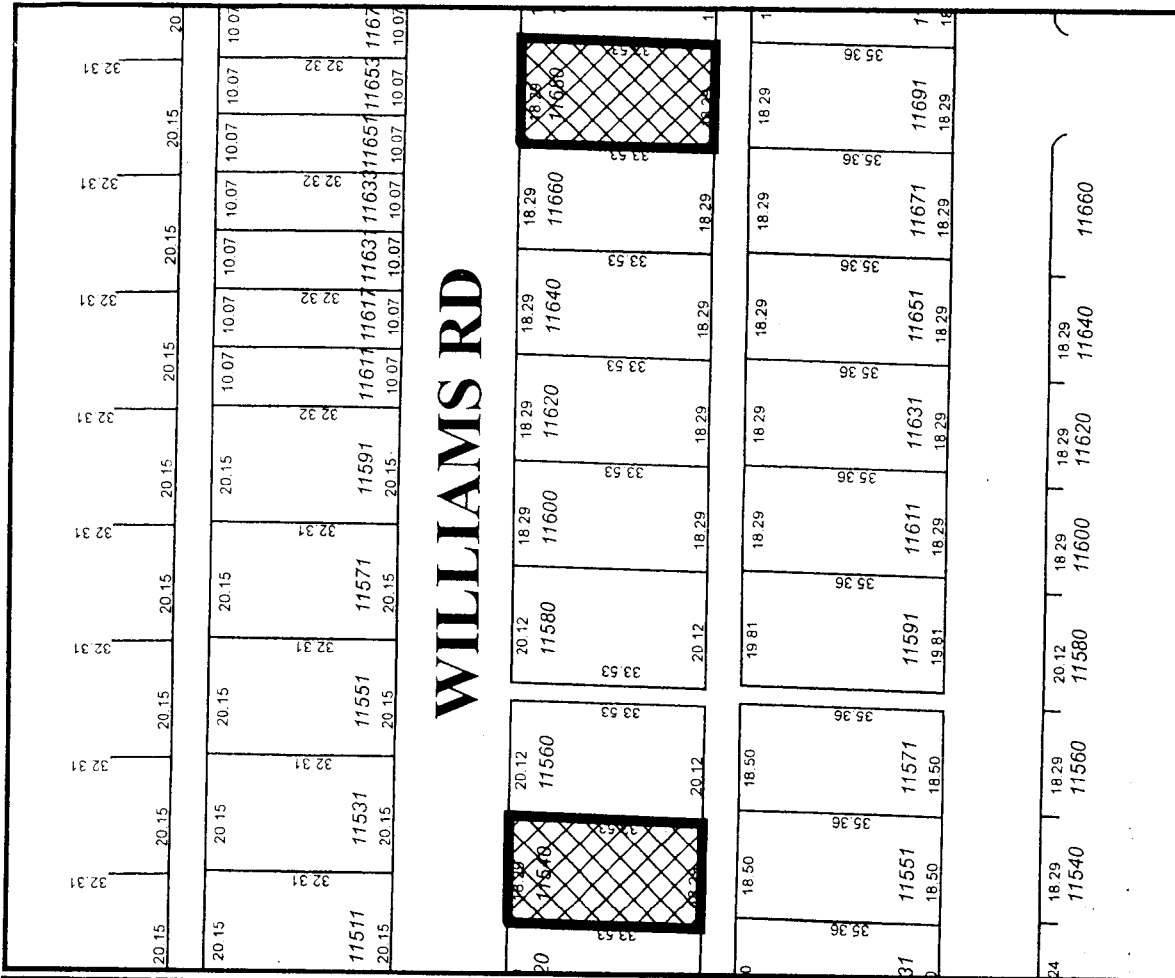
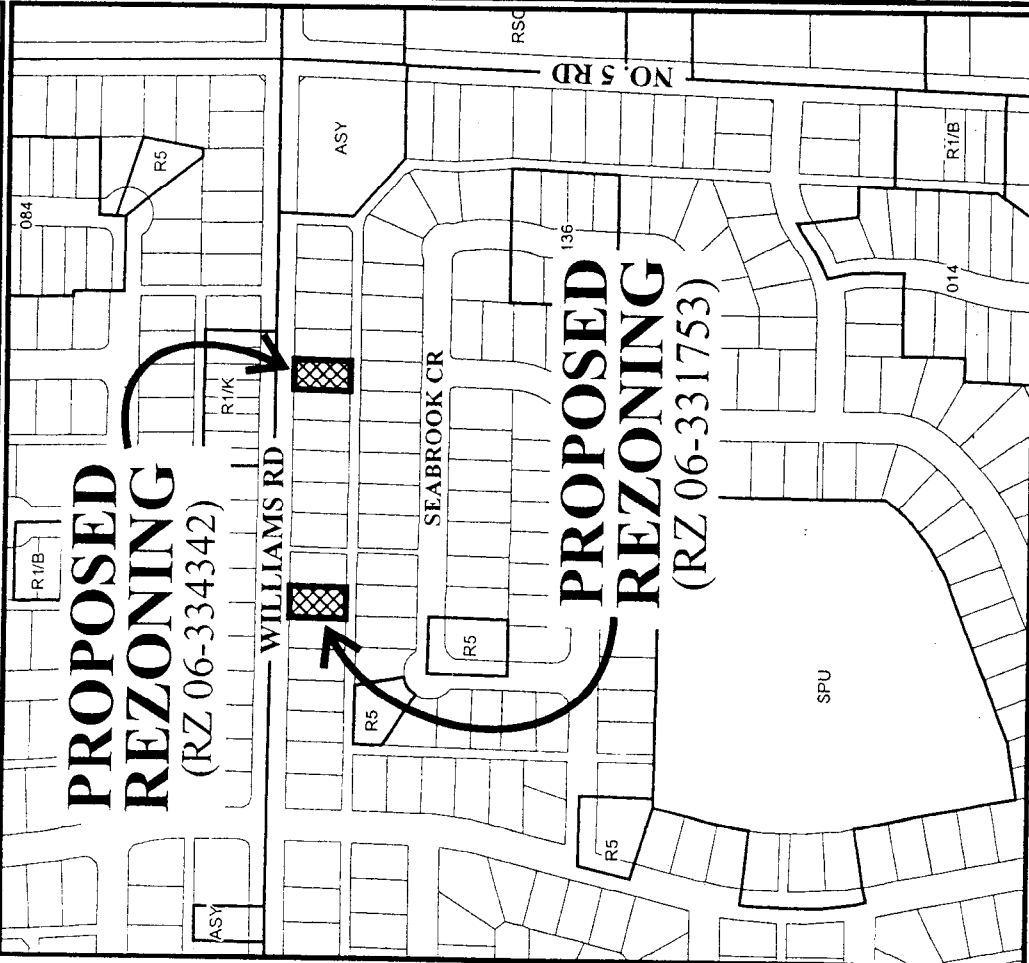
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- Attachment 1: Location Maps and Aerial Photos
- Attachment 2: Original Staff Report
- Attachment 3: Proposed Amended Single-Family Lot Size Policy 5434
- Attachment 4: Memorandum from Transportation
- Attachment 5: Conditional Rezoning Requirements - 11540 Williams Road (RZ 06-331753)
- Attachment 6: Conditional Rezoning Requirements - 11680 Williams Road (RZ 06-334342)
- Attachment 7: Notice of Objection



# City of Richmond

## PROPOSED REZONING (RZ 06-334342)



# RZ 06-331753 & RZ 06-334342

Original Date: 04/05/06

Revision Date: 05/29/06

Note: Dimensions are in METRES



RZ 06-331753 & RZ 06334342

Original Date: 05/29/06

Amended Date:

Note: Dimensions are in METRES



RZ 06-331753 & RZ 06334342

Original Date: 05/30/06

Amended Date:

Note: Dimensions are in METRES





**City of Richmond**  
Planning & Development

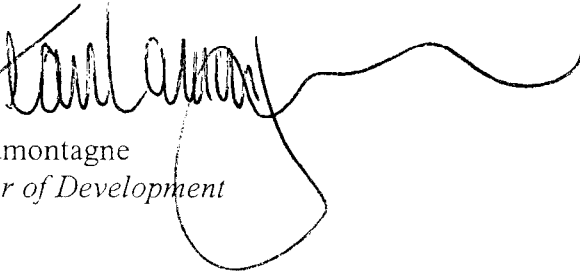
## Report to Committee

**To:** Planning Committee **Date:** June 1, 2006  
**From:** Jean Lamontagne **File:** RZ 06-331753,  
Director of Development RZ 06-334342  
**Re:** **Application by Sal Bhullar for Rezoning at 11540 Williams Road from Single-Family Housing District, Subdivision Area E (R1/E) to Single-Family Housing District 0.6 (R1-0.6)**  
**Application by Dhinjal Construction Ltd. for Rezoning at 11680 Williams Road from Single-Family Housing District, Subdivision Area E (R1/E) to Single-Family Housing District 0.6 (R1-0.6)**

### Staff Recommendation

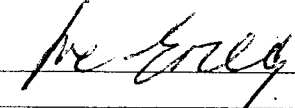
1. That the following recommendations be forwarded to Public Hearing:
  - (a) Single Family Lot Size Policy 5434 for the area bounded by Williams Road, No. 5 Road, Steveston Highway, and Shell Road (Section 36-4-6), adopted by Council on November 18, 1991, be amended to:
    - i. Remove all properties fronting on Steveston Highway from Seaward Gate to No. 5 Road;
    - ii. Permit properties fronting on Williams Road from Shell Road to No. 5 Road, properties fronting on No. 5 Road from Williams Road to Seacliff Road, and properties fronting on Steveston Highway from Seaward Gate to Shell Road, to rezone and subdivide in accordance with the provisions of Single-Family Housing District 0.6 (R1-0.6) or Coach House District (R9), provided that vehicle accesses are to the existing rear laneway only. Multiple-family residential development shall not be permitted in these areas.
    - iii. Permit properties fronting on No. 5 Road from Seacliff Road to Steveston Highway to rezone and subdivide in accordance with the provisions of Single-Family Housing District 0.6 (R1-0.6) or Coach House District (R9), provided that vehicle accesses are to the existing rear laneway only;
2. That Bylaw No. 8080, for the rezoning of 11540 Williams Road from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Single-Family Housing District (R1-0.6)", be introduced and given first reading; and

3. That Bylaw No. 8081, for the rezoning of 11680 Williams Road from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Single-Family Housing District (R1-0.6)", be introduced and given first reading.



Jean Lamontagne  
*Director of Development*

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Att.

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<b>CONCURRENCE OF GENERAL MANAGER</b>


## Staff Report

### Origin

Sal Bhullar of 11540 Williams Road (RZ 06-331753) and Dhinjal Construction Ltd. of 11680 Williams Road (RZ 06-334342) (**Attachment 1**) have each applied to rezone their respective properties to Single-Family Housing District (R1-0.6) for the purpose of creating two (2) single-family lots on each of the two (2) properties. These applications are contrary to the existing Single-Family Lot Size Policy 5434, which has been in effect for over five years.

Prior to being able to consider these rezoning applications, the existing Single-Family Lot Size Policy 5434 must be amended to allow properties along Williams Road within this policy area to be subdivided as per Single-Family Housing District (R1-0.6). A public consultation process for the amendment to Single-Family Lot Size Policy 5434 was initiated in December, 2005, based on three separate rezoning applications to allow for the subdivision of 11091, 11111 and 11191 Steveston Highway (RZ 05-313184, RZ 05-301311, and RZ 05-304459) into two (2) lots each.

This report provides information on the neighbourhood consultation, responses to the informal survey used in the consultation process, and staff's recommendations for amendments to the Policy and each of the two rezoning applications along Williams Road.

### Findings Of Fact

Item	Existing	Proposed
Owner	11540 Williams – Jora Bhullar & Ravi Lally 11680 Williams – Manpreet Kaur Sambhi	To be determined
Applicant	11540 Williams – Sal Bhullar 11680 Williams – Dhinjal Construction Ltd.	No change
Site Size	11540 Williams – 613 m <sup>2</sup> 11680 Williams – 613 m <sup>2</sup>	2 lots - 306 m <sup>2</sup> (3,299 ft <sup>2</sup> ) each <b>(Attachment 2)</b> 2 lots - 306 m <sup>2</sup> (3,299 ft <sup>2</sup> ) each <b>(Attachment 3)</b>
Land Uses	Single-Family	No change
OCP Designation	Low Density Residential	No change
Lot Size Policy	R1/E (18 m or 59 ft. wide)	R1-0.6 (9 m or 29.5 ft. wide)
Zoning	R1/E (18 m or 59 ft. wide)	R1-0.6 (9 m or 29.5 ft. wide)

### Surrounding Development

To the south, east and west: Single-family dwellings on large lots (typically 18 m wide or wider) and zoned as Single-Family Housing District, Subdivision Area E (R1/E).

To the north: Older single-family dwellings on R1/E designated lots as well as recently completed single-family dwellings on Single-Family Housing District, Subdivision Area K (R1/K) designated lots.

A number of properties in the 10000 and 11000 block of Williams Road are currently in the process of redevelopment. The majority of the lots in these two blocks have similar development potential due to the existing lane system and the Arterial Road Redevelopment Policy.

### **Related Policies & Studies**

#### Lot Size Policy 5434

Single-Family Lot Size Policy 5434 (**Attachment 4**) was adopted by Council on February 19, 1990 and amended on November 18, 1991. It permits rezoning and subdivision to Single-Family Housing District, Subdivision Area E (R1/E) (18 m or 59 ft. wide), with the exception that properties fronting on Steveston Highway and No. 5 Road, from Seaward Gate to Seacliff Road, which are permitted to rezone to Single-Family Housing District, Subdivision Area B (R1/B) (12 m or 39 ft. wide).

#### Lane Establishment and Arterial Road Redevelopment Policies

The rezoning applications comply with the adopted "Revised Interim Strategy" to handle new development application during the review of the Lane Establishment and Arterial Road Redevelopment Policies, as they are single-family residential proposals with access to an operational lane. The rezoning applications also conform with the revised Lane Establishment and Arterial Road Development Policies (have been considered by Council on May 8, 2006 and are scheduled for Public Hearing in June, 2006) which encourages single-family residential and coach house development along arterial roads where an existing municipal lane is fully operational.

#### Ironwood Sub-Area Plan

The properties along the north side of Steveston Highway between Seaward Gate and No. 5 Road are located within Area B of the Ironwood Sub-Area Plan which encourage multiple-family development in this area to facilitate compatible land use and coordinated vehicle access. (**Attachment 5**) A set of development guidelines have also been developed to promote an attractive welcoming gateway to the City of Richmond at this location. The proposal to remove the properties along this section of Steveston Highway from Lot Size Policy 5434 complies with the intention of the sub-area plan.

### **Consultation**

In early December, 2005, letters were sent to the entire quarter-section (36-4-6) regarding the three rezoning applications on Steveston Highway and proposed amendments to the Single-Family Lot Size Policy for this area (**Attachment 6**). In response to this letter, six letters were received from area residents (**Attachment 7**). Concerns included the proposal for multi-family residential housing along No. 5 Road, overall densification, and the timing of the letter itself.

In late January, 2006, a second letter (**Attachment 8**) was sent out, again providing an overview of the applications and the proposed amendments to the Single-Family Lot Size Policy as well as an invitation to an open house meeting at Kidd Elementary School on February 16, 2006.

Approximately 35 residents attended the open house meeting and a survey (**Attachment 9**) was provided at the meeting. The survey was not intended to be a scientifically valid sampling and should only be viewed as individuals' opinions rather than a representation of the opinions of the neighbourhood as a whole. Twenty-two (22) valid surveys were received; 21 of the responses were from owners and one (1) was from a resident. The responses of the 22 surveys are summarized below:

*Question 1:*

*Are you in favour of reducing the minimum lot width along Steveston Highway between Seaward Gate and Shell Road to 9 m?*

*YES: 13 respondents*

*NO: 9 respondents*

*Question 2:*

*Are you in favour of reducing the minimum lot width along No. 5 Road between Seacliff Road and Williams Road to 9 m?*

*YES: 13 respondents*

*NO: 9 respondents*

*Question 3:*

*Are you in favour of reducing the minimum lot width along Williams Road between No. 5 Road and Shell Road?*

*YES: 12 respondents*

*NO: 10 respondents*

*Question 4:*

*What is the minimum lot width that you prefer in the quarter-section interior?*

*18 m (59 ft.) (current minimum): 11 respondents*

*12 m (39 ft.): 4 respondents*

*9 m (29.5 ft.): 6 respondents*

*no answer: 1 respondent*

*Question 5:*

*Please indicate your preference for the area fronting No. 5 Road between Steveston Highway and Seacliff Road.*

*Multiple-family townhouses: 4 respondents*

*Single-family residential 12 m (39 ft.) wide lots – (current minimum): 9 respondents*

*Single-family residential 9 m (29.5 ft.) wide lots: 5 respondents*

*“Either 9 m wide lots or multiple-family townhouses”: 3 respondents*

*“Not in favour”: 1 respondent*

*(Note – the last two options were not part of the original survey)*

Staff also received eight form letters indicating support for small lots along the arterials and for multiple-family along No. 5 Road. Some of these did not provide addresses and about 1/2 were

from residents living outside the quarter-section. A copy of the letter is provided in **Attachment 10**.

### **Staff Comments**

#### Transportation Services

Staff concluded that the additional traffic from the proposed zoning in the Shellmont Area could be accommodated in the existing capacity of the fronting arterial roadways. All single-family lot subdivisions or rezonings in the area highlighted in this proposed Policy shall access off the existing rear lanes in order to minimize the number of driveways and conflict points on the fronting arterial roads. Should any multi-family development be considered in the area in the future, further review would be required to determine its access location and requirements.

#### Infrastructure Services

Utility services have been reviewed by Engineering staff who have determined that at ultimate build-out, the current utilities should be sufficient to handle the additional lots, assuming redevelopment with single-family only. However, if any portion of the quarter section is considered for redevelopment with multiple-family residential, a storm and sanitary utility capacity review, as well as a transportation review, will be required.

#### Rezoning Proposal for 11540 Williams Road (RZ 06-331753)

#### Staff Technical Review

No servicing concerns with rezoning. At subdivision, the applicant will be required to pay Neighbourhood Improvement Charge (NIC) fees for future lane improvements. The applicant is also required to pay Development Cost Charges (DCCs), School Site Acquisition Charge, Address Assignment Fee and Servicing costs at the subdivision stage. Vehicular access is to be from lane only, no access to Williams Road.

#### Trees

A tree survey was submitted (**Attachment 2**). There 12 trees on site and the applicant is proposing to remove seven (7) trees and prune another two (2) to accommodate the future detached garages. Staff recommend that the applicant plant and maintain a minimum of two (2) trees on site for each tree being removed. Due to the configuration of the future lots and building footprints, the applicant is proposing to plant six (6) replacement trees on site and contribute \$4,000 towards the Park Improvement Fund in-lieu of eight (8) replacement trees.

The applicant has provided a preliminary landscape plan (**Attachment 11**) prepared by a registered landscape architect, to ensure that the front yards of the future lots will be enhanced. The landscape plan includes the six (6) replacement trees, Cedar hedge, and a combination of shrubs and ground covers. In order to ensure that this work is undertaken, the applicant has agreed to provide a landscape security in the amount of \$8,229 prior to final adoption of the rezoning bylaw. Tree protection barriers will be installed prior to final adoption of the zoning amendment bylaw or demolition of the existing house on site.

The applicant is also proposing to remove one (1) tree in the back lane and prune another one (1) to allow the construction of the future driveway. The applicant will need to seek permission from Parks Department and may need to plant replacement trees or contribute to the Tree Planting Fund to plant trees elsewhere. Removal, pruning, and replanting of City's trees will be at the owner's cost.

#### *Conditional Rezoning Requirements*

A list of conditional rezoning requirements is provided in **Attachment 12**. The applicant has agreed to fulfill these conditions prior to final adoption of the rezoning bylaw.

#### *Rezoning Proposal for 11680 Williams Road (RZ 06-334342)*

#### *Staff Technical Review*

No servicing concerns with rezoning. At subdivision, the applicant will be required to pay Neighbourhood Improvement Charge (NIC) fees for future lane improvements. The applicant is also required to pay Development Cost Charges (DCCs), School Site Acquisition Charge, Address Assignment Fee and Servicing costs at the subdivision stage. Vehicular access is to be from lane only, no access to Williams Road.

#### *Trees*

A tree survey was submitted (**Attachment 3**). There are three (3) trees on site and the applicant is proposing to remove all of the trees on site to accommodate the future garages and driveway. Staff recommend that the applicant plant and maintain a minimum of two (2) trees on site for each tree being removed.

The applicant has provided a preliminary landscape plan (**Attachment 13**), prepared by a registered landscape architect, to ensure that the front yards of the future lots will be enhanced. The landscape plan includes the six (6) replacement trees and a combination of shrubs and ground covers. In order to ensure that this work is undertaken, the applicant has agreed to provide a landscape security in the amount of \$6,164 prior to final adoption of the rezoning bylaw.

#### *Conditional Rezoning Requirements*

A list of conditional rezoning requirements is provided in **Attachment 14**. The applicant has agreed to fulfill these conditions prior to final adoption of the rezoning bylaw.

### **Analysis**

#### *Recommended Policy*

Based on the results of the survey, the technical review of the area, and the recommendations from revised Lane Establishment and Arterial Road Development Policies considered by Council on May 8, 2006 and scheduled for Public Hearing in June, 2006, an amended Lot Size Policy is proposed (see **Attachment 15**).

The amended Policy effectively supports subdivision to Single-Family Housing District 0.6 (R1-0.6) and Coach House District (R9) - 9 m (29.5 ft.) wide lots - in the following areas:

- along Williams Road between Shell Road and No. 5 Road;
- along No. 5 Road between Williams Road and Steveston Highway; and
- along Steveston Highway between Seaward Gate and Shell Road.

Without consolidations, and assuming complete build out, a total of new 69 lots would be created by the proposed Policy amendments. Access to all the single-family lots fronting an arterial road will be to the existing rear laneways.

Multiple-family townhouses will NOT be considered in the following locations:

- along Williams Road between Shell Road and No. 5 Road;
- along No. 5 Road between Williams Road and Seacliff Road; and
- along Steveston Highway between Seaward Gate and Shell Road.

Multiple-family townhouses are neither supported nor prohibited along No. 5 Road between Seacliff Road and Steveston Highway. It is noted that extensive reviews, including further community consultation, may be required should such an application be received by the City.

The amended Policy proposes that the existing Single-Family Housing District, Subdivision Area E (R1/E) (i.e. minimum 18 m (59 ft.) wide lots) be retained and that no multiple-family townhouses be considered in the interior. For some, this last recommendation will be contentious as the average age of housing in this area is 37 years old and the rising cost of land and construction will make direct replacement of large houses on the area's large lots increasingly unaffordable. However, in addition to some of the residents concerns regarding the impacts of such redevelopment on the character of the area, there are also servicing and utility issues which will require in depth analysis with such a wholesale change in policy.

Staff supports each of the subject applications because each is consistent with the recommended Single Family Lot Size Policy 5434 for the larger area.

### **Financial Impact or Economic Impact**

None.

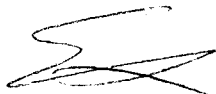
### **Conclusion**

The Planning and Development Department has completed a study to determine future single-family lot sizes in Section 36-4-6. Based on the survey results and the technical analysis, staff is recommending that the amended Policy shown in **Attachment 13** be forwarded to Public Hearing.

Pending rezoning applications in the study area to rezone two (2) separate lots to Single-Family Housing District 0.6 (R1-0.6) for the purpose of creating two (2) single-family lots on each parcel for a total of four (4) lots, are consistent with the proposed amendment to Lot Size



Policy 5434 recommended. The proposed landscaping works in the front yards of the future lots would enhance the streetscape. On this basis, staff support the two subject applications.



Edwin Lee  
*Planning Technician – Design*  
(Local 4121)

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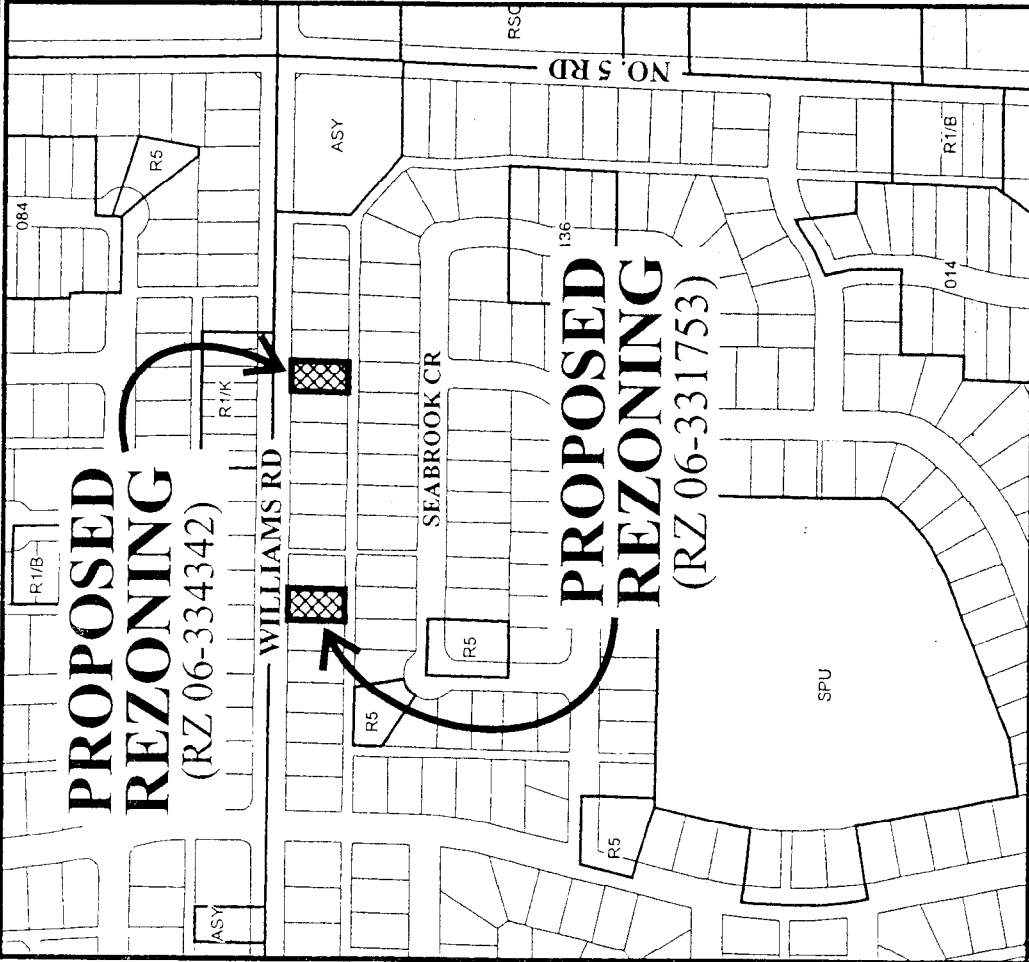
- Attachment 1: Location Map and Aerial Photo
- Attachment 2: Proposed Subdivision Plan and Tree Survey – 11540 Williams Road (RZ 06-331753)
- Attachment 3: Proposed Subdivision Plan and Tree Survey – 11680 Williams Road (RZ 06-334342)
- Attachment 4: Existing Single-Family Lot Size Policy 5434
- Attachment 5: Ironwood Sub-Area Development Permit Area Plan
- Attachment 6: Neighbourhood Consultation Letter
- Attachment 7: Letters Received
- Attachment 8: Open House Notification Letter
- Attachment 9: Survey Form
- Attachment 10: Support Letter Sample
- Attachment 11: Preliminary Landscape Plan - 11540 Williams Road (RZ 06-331753)
- Attachment 12: Conditional Rezoning Requirements - 11540 Williams Road (RZ 06-331753)
- Attachment 13: Preliminary Landscape Plan - 11680 Williams Road (RZ 06-334342)
- Attachment 14: Conditional Rezoning Requirements - 11680 Williams Road (RZ 06-334342)
- Attachment 15: Proposed Amended Single-Family Lot Size Policy 5434



# City of Richmond

## PROPOSED REZONING

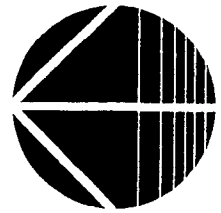
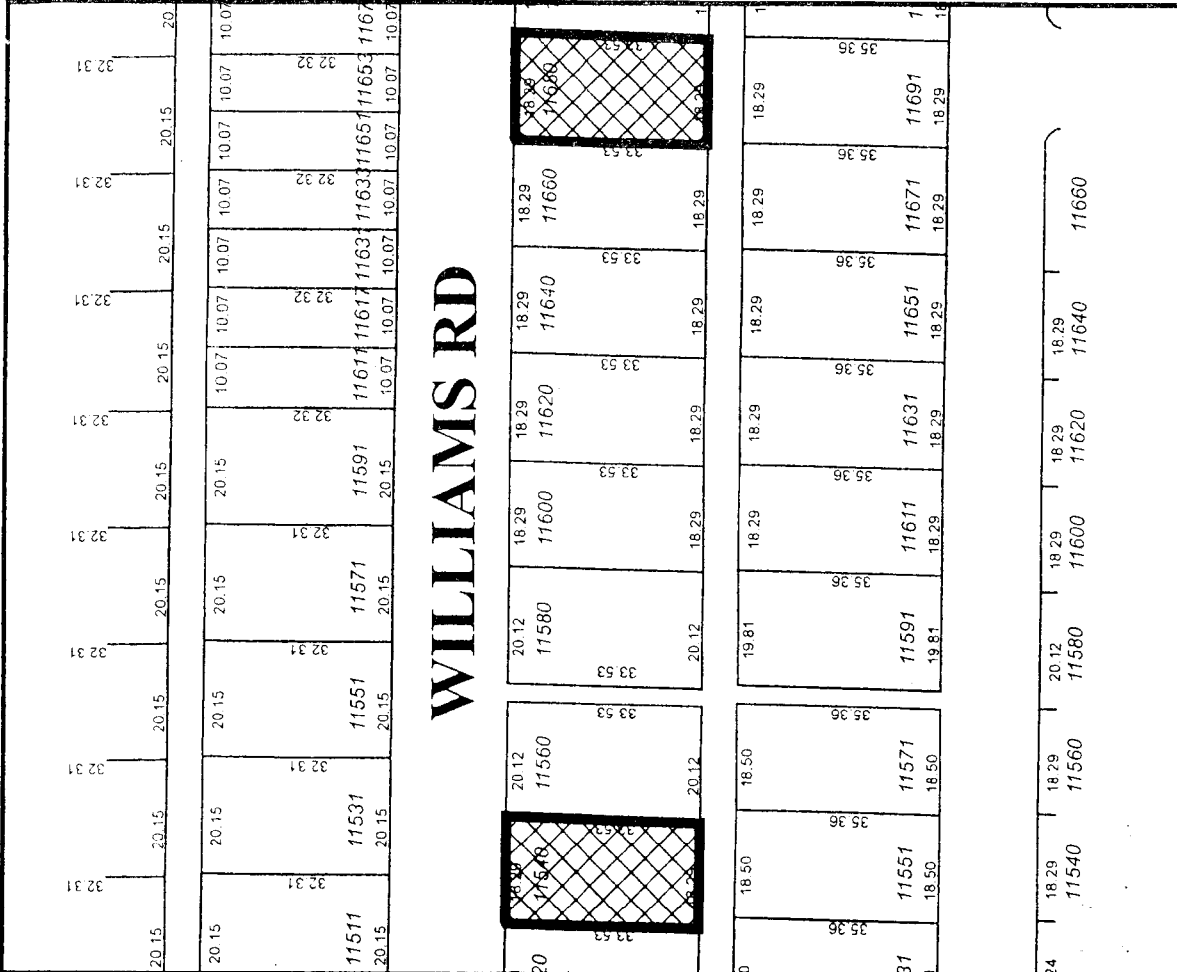
(RZ 06-334342)



## PROPOSED REZONING

(RZ 06-331753)

# WILLIAMS RD



# RZ 06-331753 & RZ 06-334342

Original Date: 04/05/06  
 Revision Date: 05/29/06  
 Note: Dimensions are in METRES



RZ 06-331753 & RZ 06334342

Original Date: 05/29/06

Amended Date:

Note: Dimensions are in METRES



RZ 06-331753 & RZ 06334342

Original Date: 05/30/06

Amended Date:

Note: Dimensions are in METRES

ED 06-335073

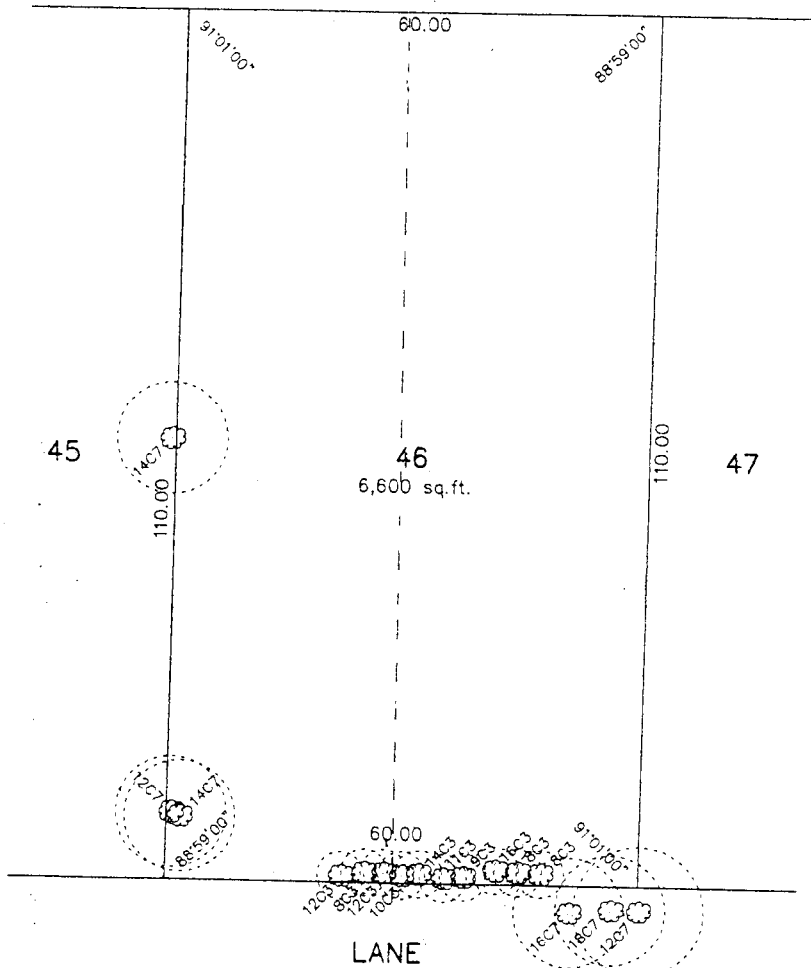
# TREE SURVEY PLAN OF LOT 46 SECTION 36, BLOCK 4 NORTH, RANGE 6 WEST NEW WESTMINSTER DISTRICT, PLAN 28788

SCALE 1" = 16'  
All distances are in feet

ATTACHMENT 2



## WILLIAMS ROAD



### NOTES:

- Lot dimensions are derived from Plan 28788.
- All trees have been plotted as required by Tree Bylaw.

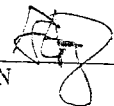
- ⊗ denotes tree stump.
- ⊙ denotes tree.
- 8-10 height (inches)
- diameter (inches)
- 6010-1234 tag number
- drip line radius (feet)
- C=coniferous
- D=deciduous
- diameter (inches)

### CIVIC ADDRESS

11540 WILLIAMS ROAD  
RICHMOND, B.C.

CERTIFIED CORRECT.  
DATED THIS 16TH DAY OF MAR., 2008

LOUIS NGAN



B.C.L.S.

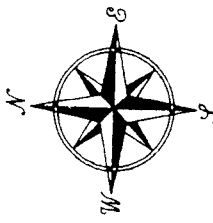
### LOUIS NGAN LAND SURVEYING

#270-11180 VOYAGEUR WAY  
RICHMOND, B.C. V6X 3N8  
(604) 273-2838



**PLAN OF SURVEY OF TREES AND PROPOSED SUBDIVISION OF LOT 53  
OF SECTION 36 BLOCK 4 NORTH RANGE 6 WEST  
NEW WESTMINSTER DISTRICT PLAN 28788**

#11680 WILLIAMS ROAD  
RICHMOND, B.C.  
P.I.D. 003-960-528

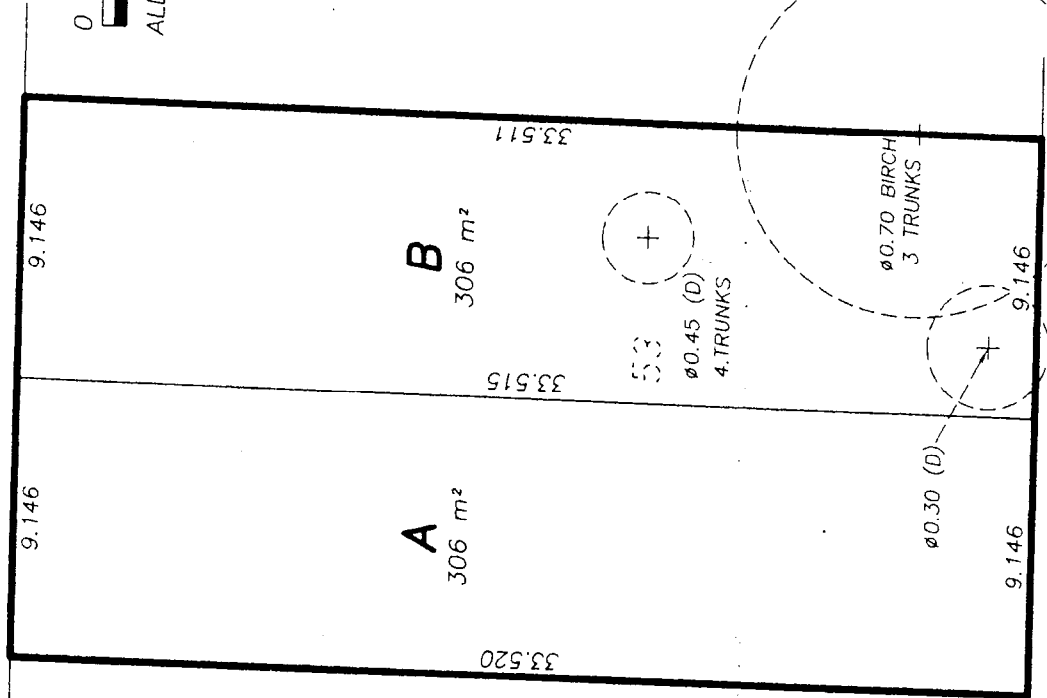


SCALE: 1:250



ALL DISTANCES ARE IN METRES AND DECIMALS  
THEREOF UNLESS OTHERWISE INDICATED

WILLIAMS ROAD



52

54

LANE

LEGEND:  
(D) denotes deciduous tree.

© Copyright  
J. C. Tam and Associates  
Canada and B.C. Land Surveyor  
115 - 8833 Odlin Crescent  
Richmond, B.C. V6X 3Z7  
Telephone: 214-8928  
Fax: 214-8929  
E-mail: jctam@telus.net  
Job No. 2976  
FB-75 P74-75  
Drawn By: GB

DWG No. 2976-TREE

ATTACHMENT 3

Survey completed on March 29th, 2006.



# City of Richmond

# Policy Manual

Page 1 of 2

Adopted by Council: February 19, 1990  
 Amended by Council: November 18, 1991

**POLICY 5434**

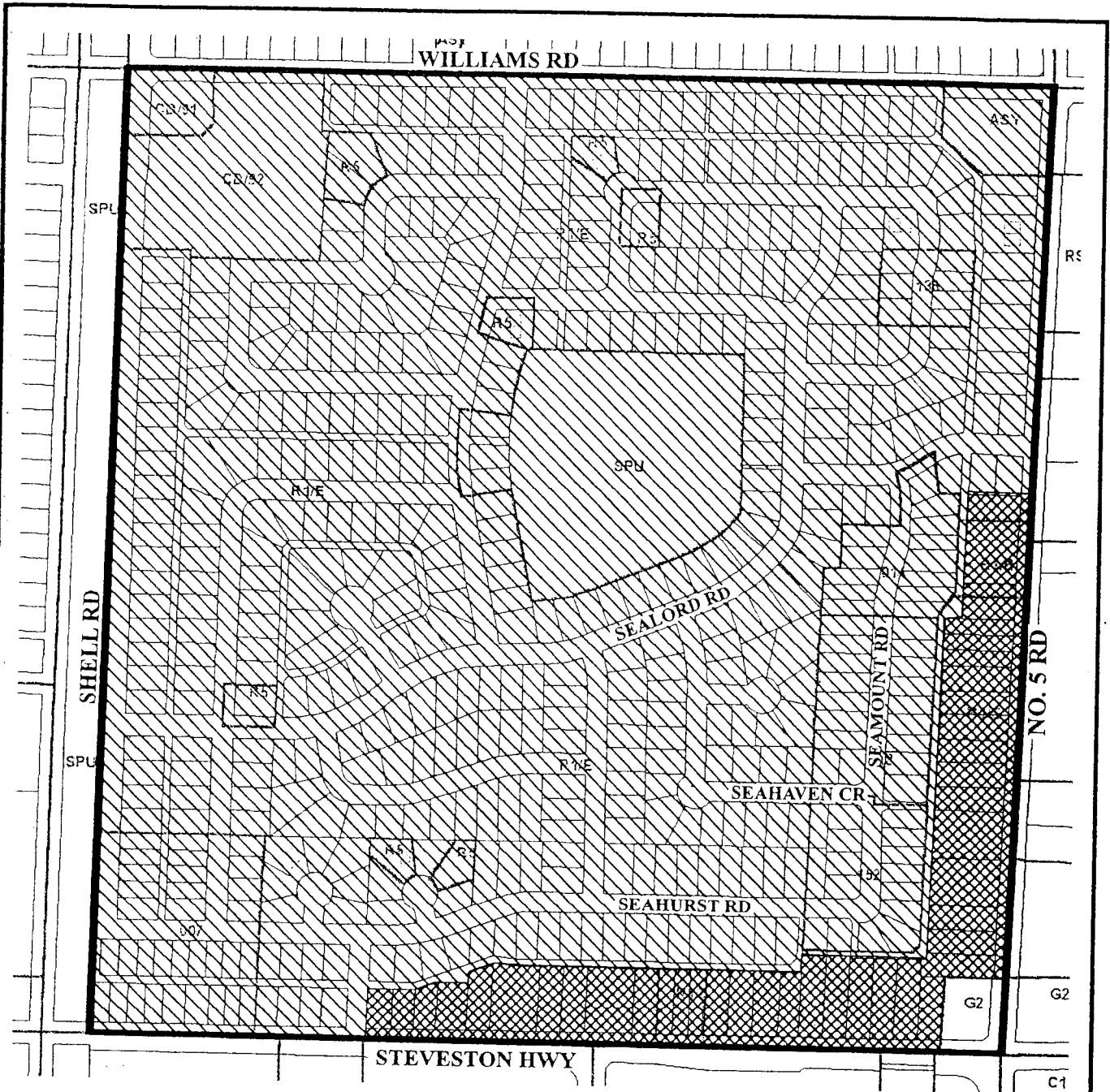
File Ref: 4045-00

SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 36-4-6

**POLICY 5434:**

The following policy establishes lot sizes in a portion of Section 36-4-6, within the area bounded by **Steveston Highway, Shell Road, No. 5 Road, and Williams Road:**

That properties within the area bounded by Shell Road, No. 5 Road, Steveston Highway and Williams Road, in a portion of Section 36-4-6, be permitted to subdivide in accordance with the provisions of Single-Family Housing District (R1/E), with the exception that properties fronting on Steveston Highway and No. 5 Road, from Seaward Gate to Seacliff Road, be permitted to subdivide in accordance with the provisions of Single-Family Housing District (R1/B), in Zoning and Development Bylaw 5300, and that this policy, as shown on the accompanying plan, be used to determine the disposition of future rezoning applications in this area, for a period of not less than five years, unless changed by the amending procedures contained in the Zoning and Development Bylaw.



Subdivision permitted as per **R1/E**



Subdivision permitted as per **R1/B**



**POLICY 5434**  
**SECTION 36, 4-6**

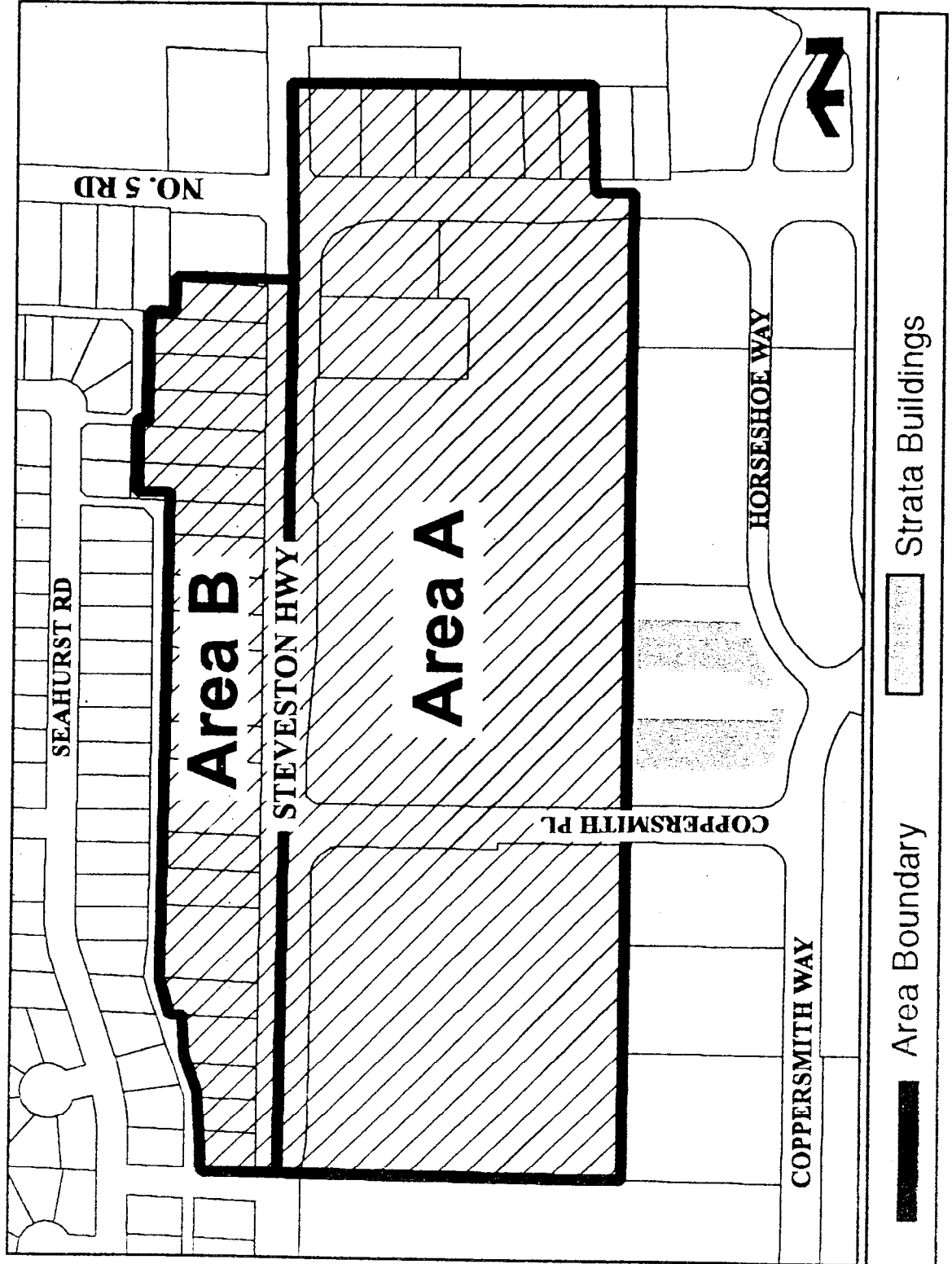
Adopted Date: 02/19/90

Amended Date: 11/18/91



# DEVELOPMENT PERMIT AREA MAP

Bylaw 7753  
2005/07/25





## City of Richmond

6911 No. 3 Road, Richmond, BC V6Y 2C1  
 Telephone (604) 276-4000  
 www.city.richmond.bc.ca

December 6, 2005

File: RZ 05-301311, RZ 05-304459, RZ 05-313184

Urban Development Division  
 Fax: (604) 276-4052

Dear Home Owners and Residents:

**Re: Rezoning Applications for 11091, 11111 and 11191 Steveston Highway and Proposed Amendments to Your Area's Lot Size Policy**

This letter is being sent to inform you about three (3) separate applications for Rezoning for **11091, 11111 and 11191 Steveston Highway** (see **Attachment A**) and the implications for other single-family developments in your area.

### Rezoning Applications

The three (3) rezoning applications have been sought by separate applicants to allow for the subdivision of **11091, 11111 and 11191 Steveston Highway** into two (2) lots each in order to permit the development of six (6) single-family dwellings, each with access to the existing rear laneway. These three (3) separate applications are proposed to be considered by Planning Committee at an upcoming meeting.

### Single Family Lot Size Policy No. 5434

In 1990, City Council established a lot size policy for your area restricting the minimum size that lots could be subdivided down to when redevelopment proposals were made. This Policy was amended in 1991 to cover the area shown on **Attachment B**. The Policy was established after consultation with the neighbourhood and was intended to provide a level of assurance as to what types of subdivisions would be permitted in the area and therefore how the character of the neighbourhood would develop over time.

Typically, these Lot Size Policies are set up so that they will apply for a minimum of five (5) years after which they can be changed upon Council's approval. As the Lot Size Policy is more than five (5) years old, and the three (3) rezoning applications do not conform to the existing Lot Size Policy the City has initiated this review. Council's decision on whether to amend the Lot Size Policy may in turn affect whether each of these three (3) rezoning applications are also approved.

### Staff Recommendation

Having conducted a technical review of the applications for **11091, 11111 and 11191 Steveston Highway**, staff will be recommending that:

1. Single-Family Lot Size Policy No. 5434 be amended to permit subdivision to R1-0.6 along a portion of those properties fronting onto arterial roadways (i.e. Steveston Hwy, No. 5 Rd., and Williams Rd.) as shown in **Attachment C**;

2. Subdivision within the interior of the quarter section be permitted to R1/E (18 m wide lots) (i.e. be kept to the standards previously adopted);
3. That this proposed amendment be adopted for a minimum of five (5) years, and;
4. That the three (3) applications for rezoning of **11091, 11111 and 11191 Steveston Highway**, as noted below, be supported subject to the condition that accesses must be to the existing rear lane:
  - 11091 Steveston Hwy - from Land Use Contract No. 007 to Single-Family Residential Subdivision R1-0.6 (in this case 9.56 m wide lots);
  - 11111 Steveston Hwy - from Land Use Contract No. 007 to Single-Family Residential Subdivision R1-0.6 (in this case 10.01 m wide lots); and
  - 11191 Steveston Hwy – from Single-Family Residential – Subdivision R1/E (min. 18 m wide lots) to Single Family Residential Subdivision R1-0.6 (in this case 9.19 m wide lots).

Properties fronting Steveston Hwy. between Seaward Gate and No. 5 Road, and properties fronting No. 5 Road between Steveston Hwy. and Seacliff Road are proposed to be removed from the amended Single Family Lot Size Policy as the expectation is that multiple-family residential will be considered in these areas.

#### **Request**

Please forward any comments or concerns you may have on the proposed amendments to the Single-Family Lot Size Policy No. 5434 and the rezoning applications for **11091, 11111 and 11191 Steveston Highway** to the undersigned by Friday, December 30, 2005. Your comments will be provided to Council for their consideration.

Should you have additional questions please feel free to contact me at the number listed below.  
Thank you.

Yours truly,



David Brownlee

Planner 2

Phone: 604-276-4200

Fax: 604-276-4052

e-Mail [dbrownlee@richmond.ca](mailto:dbrownlee@richmond.ca)

DCB:rg

Att. 3

pc: Holger Burke, Acting Director, Urban Development



**City of Richmond****Policy Manual**

Page 1 of 2

Adopted by Council: February 19, 1990  
Amended by Council: November 18, 1991**POLICY 5434**

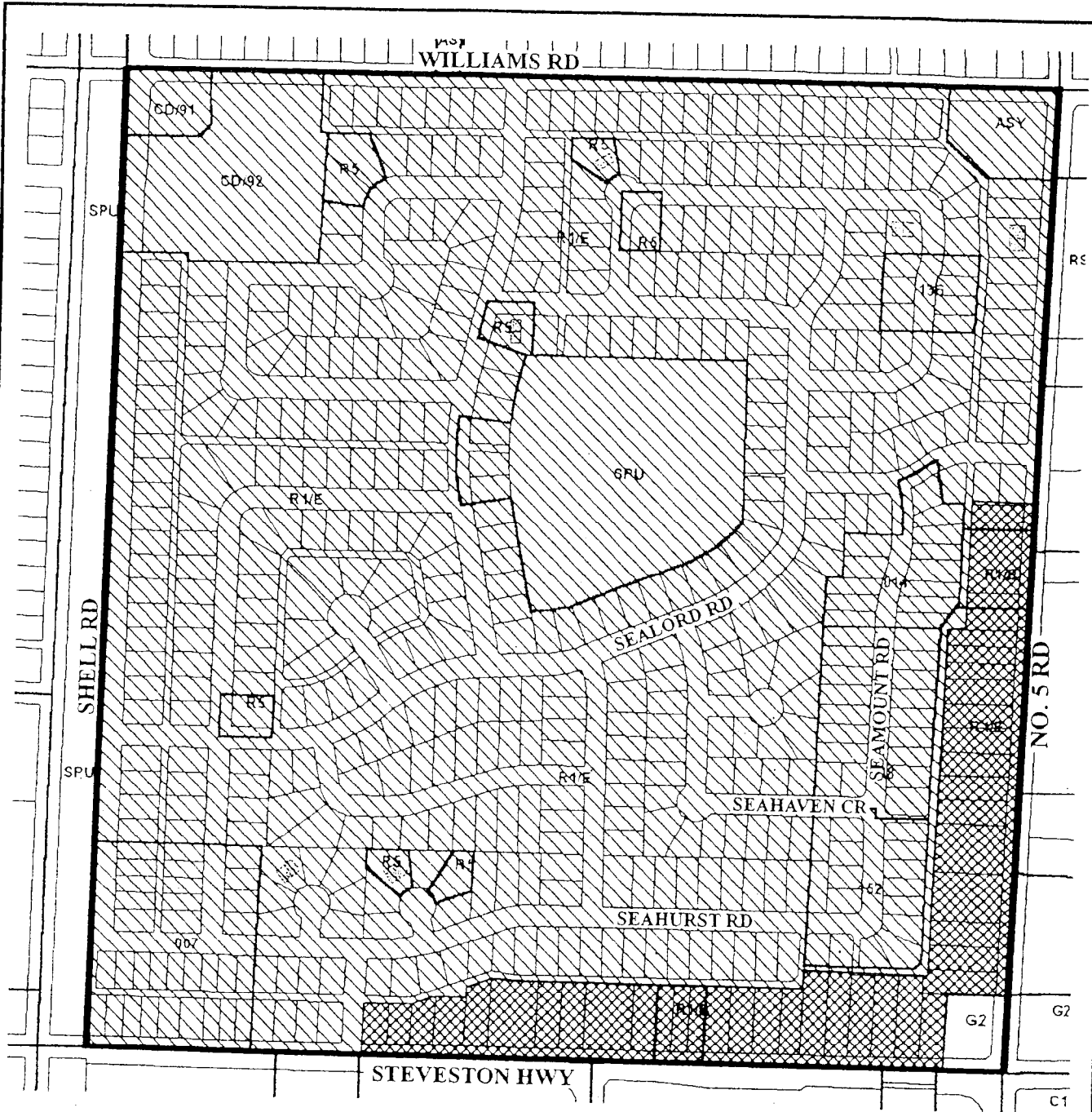
File Ref: 4045-00



SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 36-4-6

**POLICY 5434:**

The following policy establishes lot sizes in a portion of Section 36-4-6, within the area bounded by **Steveston Highway, Shell Road, No. 5 Road, and Williams Road:**

That properties within the area bounded by Shell Road, No. 5 Road, Steveston Highway and Williams Road, in a portion of Section 36-4-6, be permitted to subdivide in accordance with the provisions of Single-Family Housing District (R1/E), with the exception that properties fronting on Steveston Highway and No. 5 Road, from Seaward Gate to Seacliff Road, be permitted to subdivide in accordance with the provisions of Single-Family Housing District (R1/B), in Zoning and Development Bylaw 5300, and that this policy, as shown on the accompanying plan, be used to determine the disposition of future rezoning applications in this area, for a period of not less than five years, unless changed by the amending procedures contained in the Zoning and Development Bylaw.



-  Subdivision permitted as per **R1/E**
-  Subdivision permitted as per **R1/B**



**POLICY 5434**  
**SECTION 36, 4-6**

Adopted Date: 11/18/91  
 Amended Date:



Page 1 of 2

Proposed Policy

POLICY 5434

File Ref:

SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 36-4-6

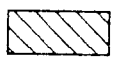
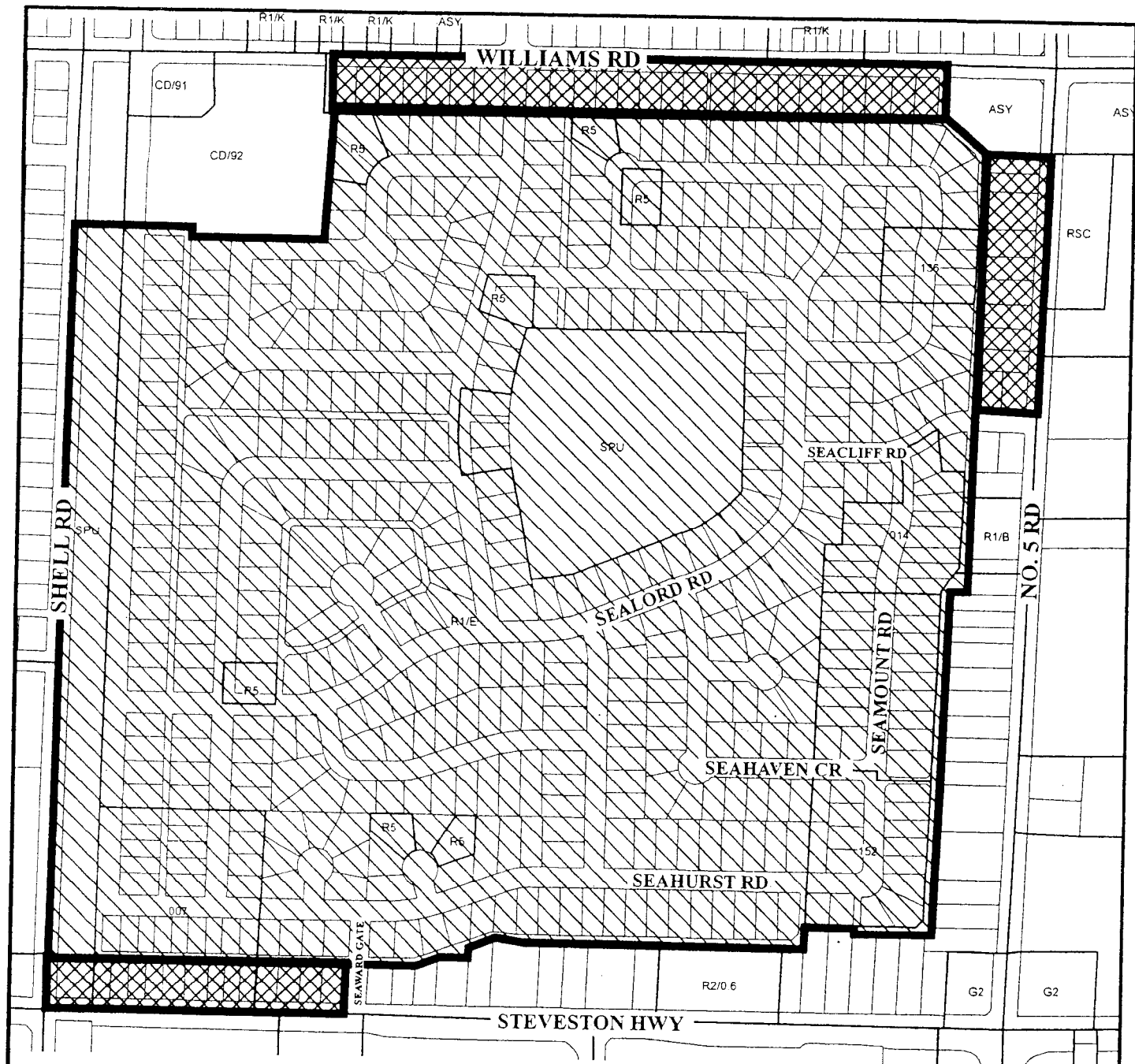
**POLICY 5434:**

The following policy establishes lot sizes in a portion of Section 36-4-6, within the area bounded by **Steveston Highway, Shell Road, No. 5 Road, and Williams Road:**

1. That properties within the area bounded by Shell Road, No. 5 Road, Steveston Highway and Williams Road, in a portion of Section 36-4-6, be permitted to subdivide in accordance with the provisions of Single-Family Housing District (R1/E), with the exception that:

Properties fronting on Steveston Highway from Seaward Gate to Shell Road, and properties fronting on No. 5 Road from Seacliff Road to Williams Road, and properties fronting Williams Road from No. 5 Road to Shell Road be permitted to subdivide in accordance with the provisions of Single-Family Housing District (R1-0.6) provided that vehicle accesses are to the existing rear laneway only.

2. This policy, as shown on the accompanying plan, is to be used to determine the disposition of future rezoning applications in this area, for a period of not less than five years, unless changed by the amending procedures contained in the Zoning and Development Bylaw.



Subdivision permitted as per **R1/E**



Subdivision permitted as per **R1-0.6**  
(access to lane only)



# Proposed Policy 5434

## Section 36-4-6

Adopted Date:  
Amended Date:



Mr. D. Brownlee, Planning Dept.  
 Copies to: Mr. Brodie, Mayor  
 Mr. Burke, acting Director, Urban Development

Re: Family Lot Size Policy #5434 and rezoning application for 11091, 11111 and 11191 Steveston Hwy. or RZ05-304459, Rzo5-301311 and RZ05-313184

I strongly disapprove of reducing lot size for parts of the subdivision from the current standard to the proposed 9-10 meter suggested. To do this to the perimeter of the subdivision creates the impression that the whole subdivision has small crowded houses.

In addition it and the multi family plans create a marked increase in subdivision traffic. By restricting access to the rear lane all traffic including existing have to compete for one of the only 4 exits out of the subdivision

- Shell Rd. and Seacote Rd. to Williams Rd. which its self is a single lane and very busy
- Seacliffe Rd. to # 5Rd. a very busy thorough-fare and currently requires long waits especially during peak periods.
- Seaway Rd. to Steveston Hwy. currently requires waits and very difficult during peak periods.

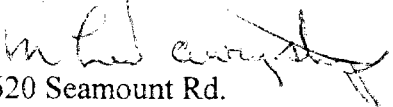
Also this increase in lane traffic creates danger of injury due to narrowness and poor visibility.

A multi family multi housing along #5 Rd. from Seacliffe Rd. to Steveston Hwy. would result in many children in that development making their way to school via the shortest route.

- down the narrow busy lane
- -across the lane the across existing private yards fronting Seamount Rd. neither way satisfactory.

We respectfully request your reconsideration of these changes

Mervin L. Wawryshyn

  
 10620 Seamount Rd.  
 Richmond, V7A 4P6  
 604-272 3764

11171 Sealord Road  
Richmond, BC V7A 3K5

December 22, 2005

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

Attention: David Brownlee

RE: Rezoning Applications for 11091, 11111, and 11191 Steveston Highway and Proposed Amendments to Your Area's Lot Size Policy

Dear Mr. Brownlee:

We are writing to express our opposition to both the rezoning applications for the properties noted above and the proposed amendments to Policy No.5434. You note in your letter of December 6, 2005 that consultation was undertaken with our neighbourhood in 1991 when the Policy was amended. We hope that this letter of request for feedback is not the City's idea of public consultation! Making such significant policy changes warrants far more extensive public consultation than a letter sent out during the busy holiday season. We are sure your feedback will be limited. Therefore, we strongly encourage the City to hold a more informative public information session that outlines the implications of the proposed policy changes. A couple of notable effects of continued lot size reductions that immediately come to mind are: 1. Destruction of a neighbourhood's integrity and 2. Increased impervious surfaces requiring greater stormwater runoff control (which we believe our road has been the subject of over the last 4 months – with the installation of larger than 'normal' stormwater pipes).

We would like the opportunity to have greater input into the future redevelopment plans of our neighbourhood and not simply be sent a letter as some kind of after thought. The redevelopment of the Shellmont Shopping Plaza was an excellent example of how a developer, the City and the neighbouring residents can work together to come to agreement on a development that fits in with the surrounding area and is an asset to the neighbourhood. Please give our suggestion serious consideration. At the very least we would appreciate being contacted to confirm receipt of our letter. We can be reached at 604-275-7285.

Sincerely,

Norbert Eckert and Karen Thomas

Cc: George Duncan, Chief Administrative Officer  
Holger Burke, Acting Director, Urban Development

## **G. Wynne & Glenys A. Powell**

10571 Seamount Road,  
Richmond, B.C.  
V7A 4P5  
Home 604-272-3897  
Cellular 604-209-3210  
Wynne Work 604-272-7412  
e-mail [wynnepowell@hotmail.com](mailto:wynnepowell@hotmail.com)

23 December, 2005

### **City of Richmond,**

6911 # 3 Road,  
Richmond, B.C.  
V6Y 2C1

### **ATTENTION: Mr. David Brownless, Planner to pass on to Richmond Council**

Dear Sirs:

Re: rezoning application / proposed amendments file RZ 05-301311,  
RZ 05-304459, RZ 05-313184

We are writing to you to express our strong disapproval of your staff's recommendation for the properties fronting # 5 Road to be changed from single family lot size policy to multiple families residential.

We initially moved to Seacliff Road in 1969, and moved to our current Seamount home in the late 1970's. As long term Richmond residents we respectfully wish to you to turn down the staff recommendation for the # 5 Road properties to be considered for multiple family zoning. The only access to # 5 Road properties will be a lane which is not a public roadway. This lane for this area comes out on Seacliff and Seahurst roads. With the proposed lane use for the properties located along Steveston Highway you are already potentially placing more traffic into an area of Richmond that already faces traffic gridlock without any additional # 5 Road expansion consideration.

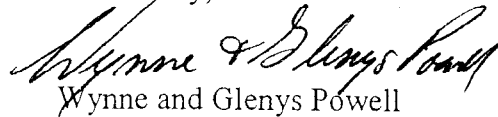
Our planning staff needs to recognize that Steveston Highway and # 5 Road have become major highways that are utilized by significant transient and local traffic. The fact that the recommendation is to turn a lane into the only access for the proposed Steveston Highway increased density development demonstrates the fact that these staff officials admit that our roadways cannot cope with their recommendations.

Seamount Road is occupied by higher end newer homes than the rest of the Sea street area. Staff's recommendations will turn Seamount into a major road access making the road not safe for the current children and grand children located in this well established well maintained Richmond home area.

The staff rezoning recommendation for 11091, 11111 and 11191 Steveston Highway we are pleased to note is single family residential. We urge Council to not increase the zoning to multiple family homes in the area from Seward Gate to # 5 Road, and from Seacliff and # Road to Steveston Highway. We also urge Council to not turn Seamount Road into a major high traffic area by inappropriately using lanes as major public roads.

Thank you for taking the time to consider the points raised by us.

Yours truly,



Wynne and Glenys Powell

Mr. David Brownlee  
Planner 2 for  
City of Richmond  
6911 No 3 Rd  
Richmond, B.C.  
V6Y 2C1

11720 Williams Rd.  
Richmond, B.C.  
V7A 1J4

December 27, 2005

Dear sir:

**Re: Rezoning Applications for 11091, 11111, 11191 Steveston Highway and  
Proposed Amendments to Your Area's Lot Size Policy**

I received your notice for the Rezoning Applications above, shortly after you mailed it out on December 6, 2005. However, I set it aside after reading it, because it referred to Single Family Lot Size Policy No. 5434. What's that mean?

Here was a mention made referring to the above lots as Policy No. 5434, and how it referred to the size of lots as they change after 5 years or sooner. The staff recommended to permit subdivision of the above lots to R1-0.6.

POINT NO. 1 These numbers mean nothing to me. I believe though R1-0.6, refers to the size of the lots, so why don't you tell me in the "letter of notice" the size of the lots in feet or meters, etc. as at present and what they will be changed to. As it is, they mean something to you and the developers, but they mean nothing to us ordinary citizens and why should I have to run to the City Hall every time I get a letter like this from City Hall.

This will not be the last letter from you to me, because I foresee a lot more similar developments.

POINT NO. 2

There are a lot of us citizens in this area bounded by Shell and #5 Rd on one side, and Steveston Highway and Williams Rd on the other sides.

Many of us go for walks in the neighbourhood for many different reasons - some walk because of their doctor's order, some walk if it is a nice day out, and others walk their dogs.

And then there is the majority of walkers, that walk to Ironwood to do some shopping there, or to drop in at Tim Horton's etc. for a casual cup of coffee. They have enjoyed their walk to Steveston Highway near the shopping center of Ironwood, ever since the

shopping center opened, and it was just great for them. But, to get there, many of us took a "short cut" to Steveston Highway from Seahurst Rd., through the vacant empty lots, referred to in this application. This wonderful shortcut, has been cut short, because the developers have erected metal fences, and now the poor citizens of this wonderful neighbourhood have to walk a way up Seahurst Rd to Seaward Gate and then a way back to the Ironwood Shopping Center, an unnecessarily extended walk. There are a lot of seniors in this area, and this extended walk may not be the best for their health.

My recommendations for the citizens of this area are, and for your consideration in this application are::

#1. That whenever a letter is sent from you to the citizens referring to some developers application, and it usually refers to some change in size in your developer language as R1-0.6, I request that after the word or number such as R1-0.6 that you enter in (Brackets) in English the actual size in feet or meters, so that we may all understand just what you are talking about, and make a more informed decision.

#2. That the developers be made responsible for a "pedestrian walkway" from Seahurst Rd. to Steveston Highway, some where's through their lots. It will only take a few feet off the total of their applications.

Sincerely;

Herbert Hinz

**Brownlee, David**

---

**From:** carol day [carolday@shaw.ca]  
**Sent:** Wednesday, 28 December 2005 9:03 PM  
**To:** Brownlee, David  
**Cc:** MayorandCouncillors  
**Subject:** file rz 05-301311,05-304459,05-313184  
**Attachments:** img741.jpg

Hello Mr. Brownlee planning dept  
City Council and the Mayor

Dec 28th ,05

I am writing in regards to file # RZ 05-301311,Rz 05-304459,RZ 05-313184 These are rezoning applications for 11091,11111 and 11191 Steveston Hwy.

The applicants wish to divide the lots into two lots each creating 6 lots where there now are only 3 lots.

I have talked to some of my neighbours and we understand that redevelopment with lane access for these single family homes makes sense but we feel that the new lot sizes should be in keeping with the lots that now exist.

The lots in between these lots up for rezoning are 13.34 meters. I feel it would make sense to maintain this minimum lot width for all these lots ,making them uniform in size. The lot size requested is 9.19 meters and this is far too narrow for the area.

The lane in that section of Steveston Hwy. is very narrow and cannot accomodate extra cars being parked in the lane. There is no extra parking on Seahurst rd. and there is no parking allowed on Steveston Hwy.

Please ask the planning committee and the council to require the developer have a minimum lot width of 13.34 meters so we can have some consistency in the neighbourhood and less problems with parking.

Thanks you for your time and consideration, I will forward this letter to the Richmond city council .

Carol Day  
11631 Seahurst Rd.  
Richmond, V7A.4K1  
604 271 7761

CELL 604 240 1986

[carolday@shaw.ca](mailto:carolday@shaw.ca)

**Brownlee, David**

---

**From:** Jan Lermite [lermittefamily@shaw.ca]  
**Sent:** Friday, 30 December 2005 4:36 PM  
**To:** Brownlee, David  
**Subject:** File ; RZ 05-301311,RZ 05-304459 , RZ 05 - 313184

**Re: Rezoning Applications for Steveston Highway**

David,

I am forwarding my concerns about the proposed amendments to the Single Family Lot Size Policy No. 5434 and the rezoning applications for 11091, 11111, and 11191 Steveston Highway.

As a resident in the subdivision between Steveston Hwy and Williams, and No. 5 Road and Shell, it continues to concern and surprise me with the lack of comprehensive thinking on this community plan. This is the fifth community plan amendment that our area has been subjected to in the twelve years we have been residents here. In looking back over this time there does not seem to be a thread of cohesiveness that the city planners have for this area.

My concerns are as follows:

1. Access to rear lanes for two way traffic. As residents we thought this was comprehensively reviewed and a decision to not have two way traffic in our lanes was made in 2004 when the Subdivision permit was changed as per R1/B.
2. The new amendment you wish is to go to R1-0.6 which goes against what the city and the residents have already accepted: Less density and no access to lane. Why would a small section of No. 5 Road and Steveston Hwy be different than what council has already put into the community plan under R1/E and R1/B?
3. It doesn't make sense to put higher density housing on smaller lots in the areas of these major thoroughfares entering and exiting Richmond. There is already too much traffic congestion on these roads, especially during rush hour periods. Down the road on Steveston Hwy, across from the Richmond Golf Club, there is another divergence in planning for single family homes. When will the city have a comprehensive design to enhance the community plan for Richmond? This is the gateway into our city and it should be reflected as such with sensible access routes and well thought out housing plans.
4. These submissions were done in Sept. 05. Why wait until December's holiday season to send out information to residents of the area? This puts undue pressure on residents to respond in an appropriate time. This seems to be another thread of the city's last minute approach to planning. When will the city counselors put in the time, effort and structure to enhance this evolving community?

Sincerely,

Concerned Richmond citizens,  
Paul and Jan Lermite  
10860 Seamount Road



**City of Richmond**

6911 No.3 Road, Richmond, BC V6Y 2C1  
Telephone (604) 276-4000  
www.city.richmond.bc.ca

January 25, 2006

File: RZ 05-301311, RZ 05-304459, RZ 05-313184

Urban Development Division  
Fax: (604) 276-4052

Dear Home Owners and Residents:

**Re: Rezoning Applications for 11091, 11111 and 11191 Steveston Highway and Proposed Amendments to Your Area's Single Family Lot Size Policy**

In early December, 2005, a letter was sent to the owners and residents within your neighbourhood outlining proposed amendments to the City's Single Family Lot Size Policy for your neighbourhood and advising of the three applications for subdivision along Steveston Highway. As you may recall the Single Family Lot Size Policy establishes the minimum lot width that a property can be subdivided down to.

In response to that letter the City has received a number of letters from residents relaying concerns and suggestions for addressing issues in the area and with these proposals. Because the issues being raised are complex, and since this neighbourhood has been quite sensitive to development in the area, it is apparent that the neighbourhood would benefit from further discussion on these issues.

As a result, City staff will be hosting an open house in the Kidd Elementary School gymnasium, 10851 Shell Road, on February 16, 2006 between 7:00 pm and 9:00 pm. The format will be drop-in. Information Panels will be displayed for your review and staff will be on hand to answer questions and listen to your input. A survey questionnaire will be made available at the meeting to allow for your additional comment and suggestions.

For your reference, I have again included a copy of the current lot size policy and the proposed lot size policy. Should you have any questions in advance of the meeting, please feel free to contact me at 604-276-4200 or through my email address at [dbrownlee@richmond.ca](mailto:dbrownlee@richmond.ca).

Yours truly,

David Brownlee  
Planner 2

DCB:cas

Att. 1

pc: Holger Burke, MCIP, Acting Director of Development

*Attachment 1: Locations of the three pending rezoning applications*

*Attachment 2: Existing Single Family Lot Size Policy No. 5434*

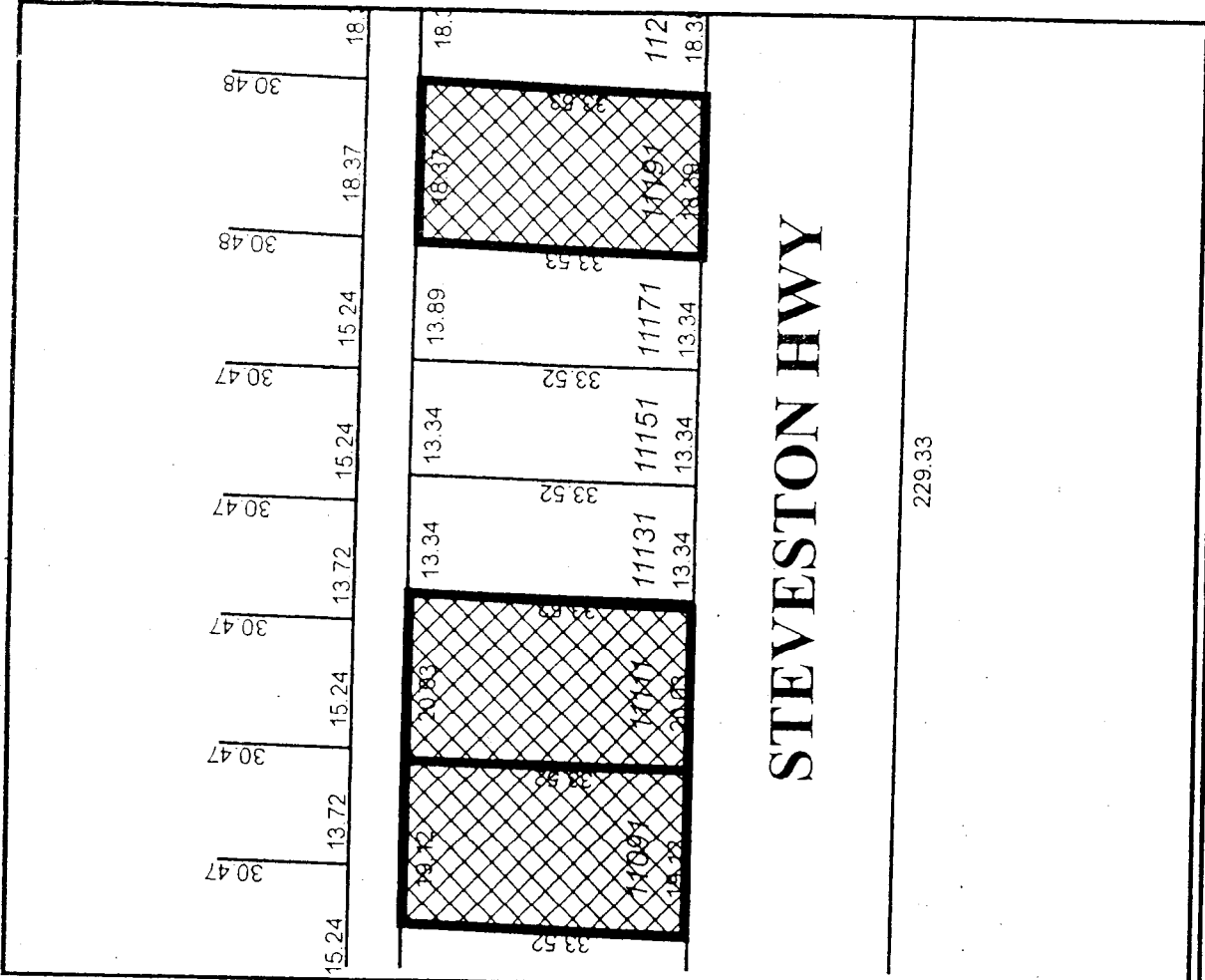
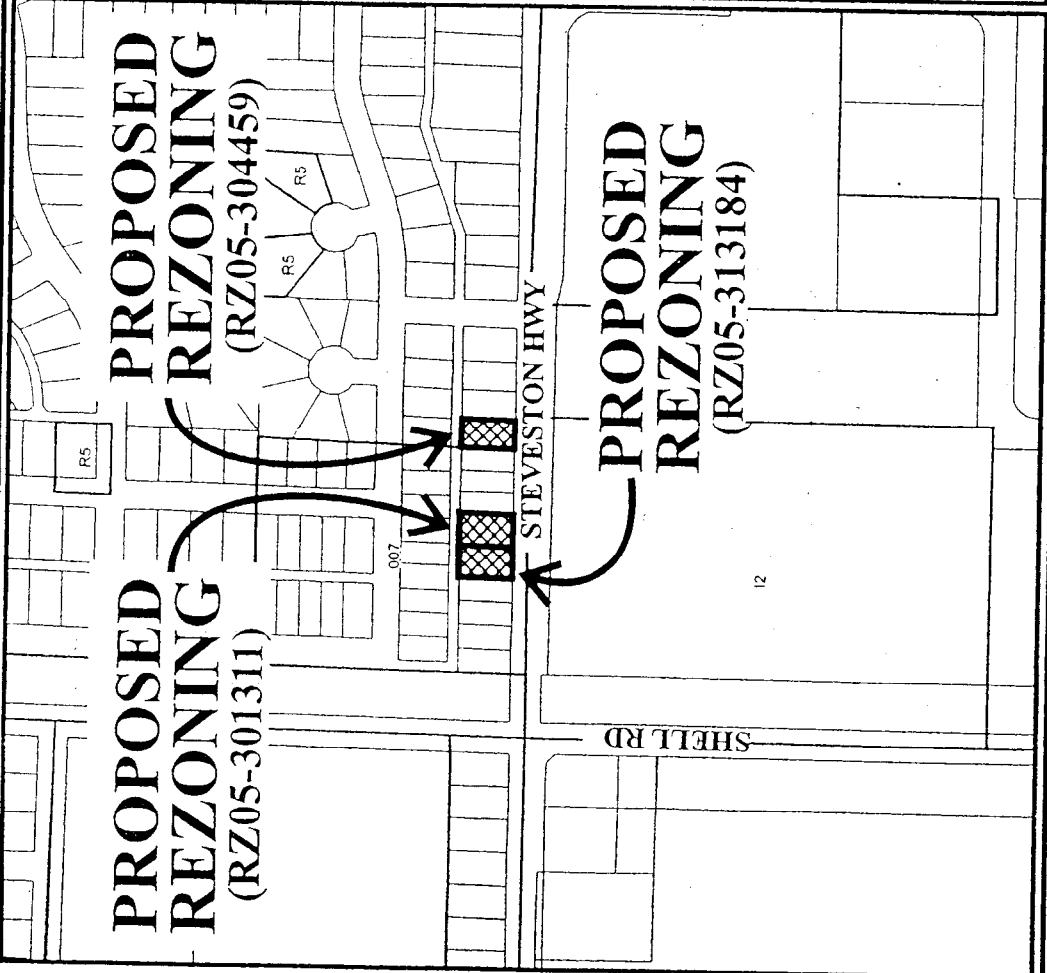
*Attachment 3: Proposed Single Family Lot Size Policy*



# City of Richmond

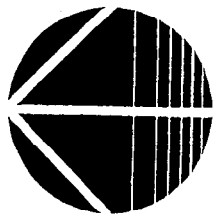
**PROPOSED REZONING (RZ05-301311)**

**PROPOSED REZONING (RZ05-304459)**



## STEVESTON HWY

229.33



# RZ 05-304459 ; RZ 05-301311 & RZ 05-313184

Original Date: 09/19/05

Revision Date:

Note: Dimensions are in METRES



## City of Richmond

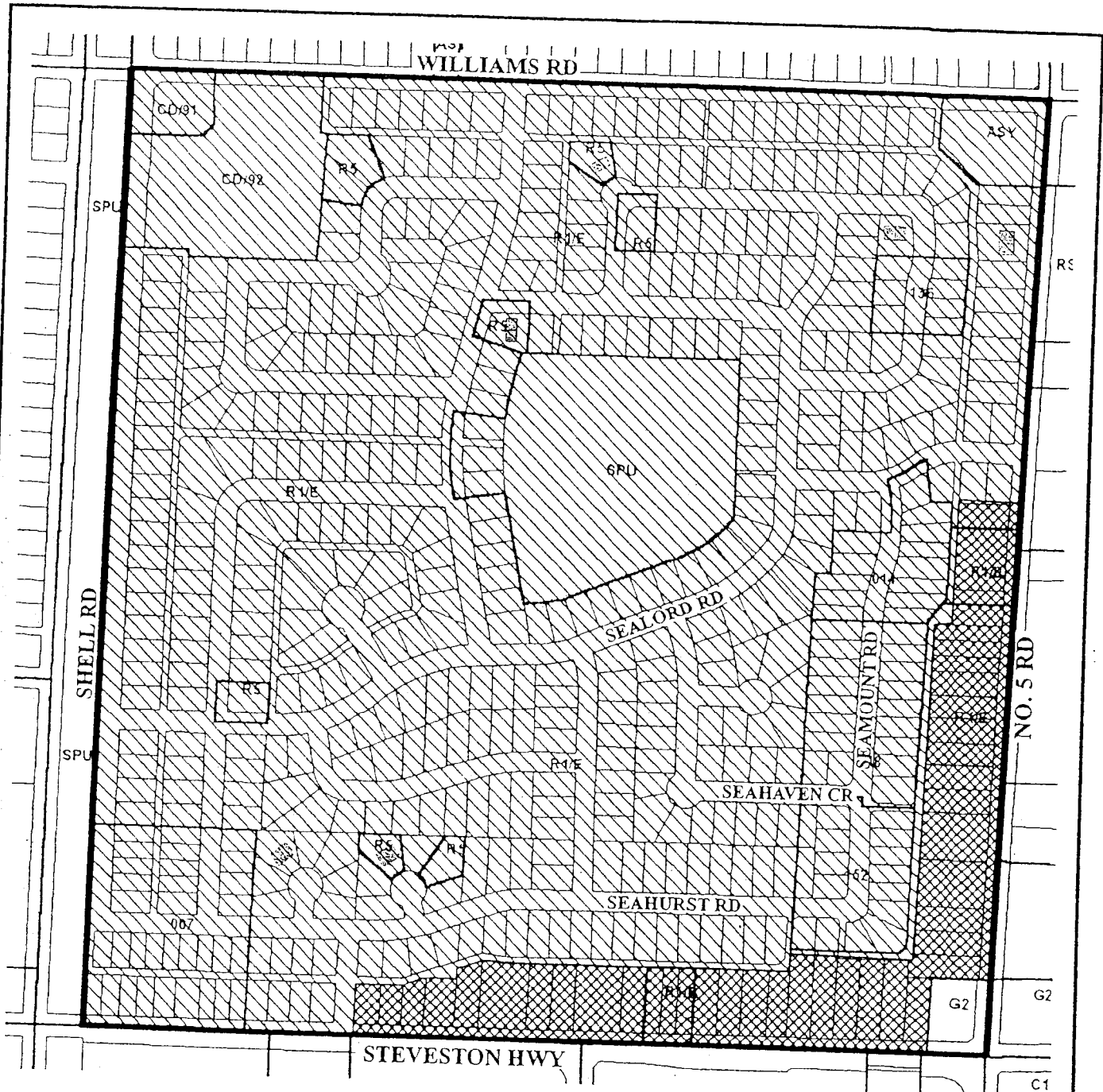
## Policy Manual



Page 1 of 2	Adopted by Council: February 19, 1990 Amended by Council: November 18, 1991	POLICY 5434
File Ref: 4045-00	SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 36-4-6	

**POLICY 5434:**

The following policy establishes lot sizes in a portion of Section 36-4-6, within the area bounded by **Steveston Highway, Shell Road, No. 5 Road, and Williams Road:**

That properties within the area bounded by Shell Road, No. 5 Road, Steveston Highway and Williams Road, in a portion of Section 36-4-6, be permitted to subdivide in accordance with the provisions of Single-Family Housing District (R1/E), with the exception that properties fronting on Steveston Highway and No. 5 Road, from Seaward Gate to Seacliff Road, be permitted to subdivide in accordance with the provisions of Single-Family Housing District (R1/B), in Zoning and Development Bylaw 5300, and that this policy, as shown on the accompanying plan, be used to determine the disposition of future rezoning applications in this area, for a period of not less than five years, unless changed by the amending procedures contained in the Zoning and Development Bylaw.



-  Subdivision permitted as per **R1/E**
-  Subdivision permitted as per **R1/B**



**POLICY 5434**  
**SECTION 36, 4-6**

Adopted Date: 11/18/91  
 Amended Date:



Page 1 of 2

PROPOSED POLICY

POLICY 5434

File Ref:

SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 36-4-6

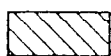
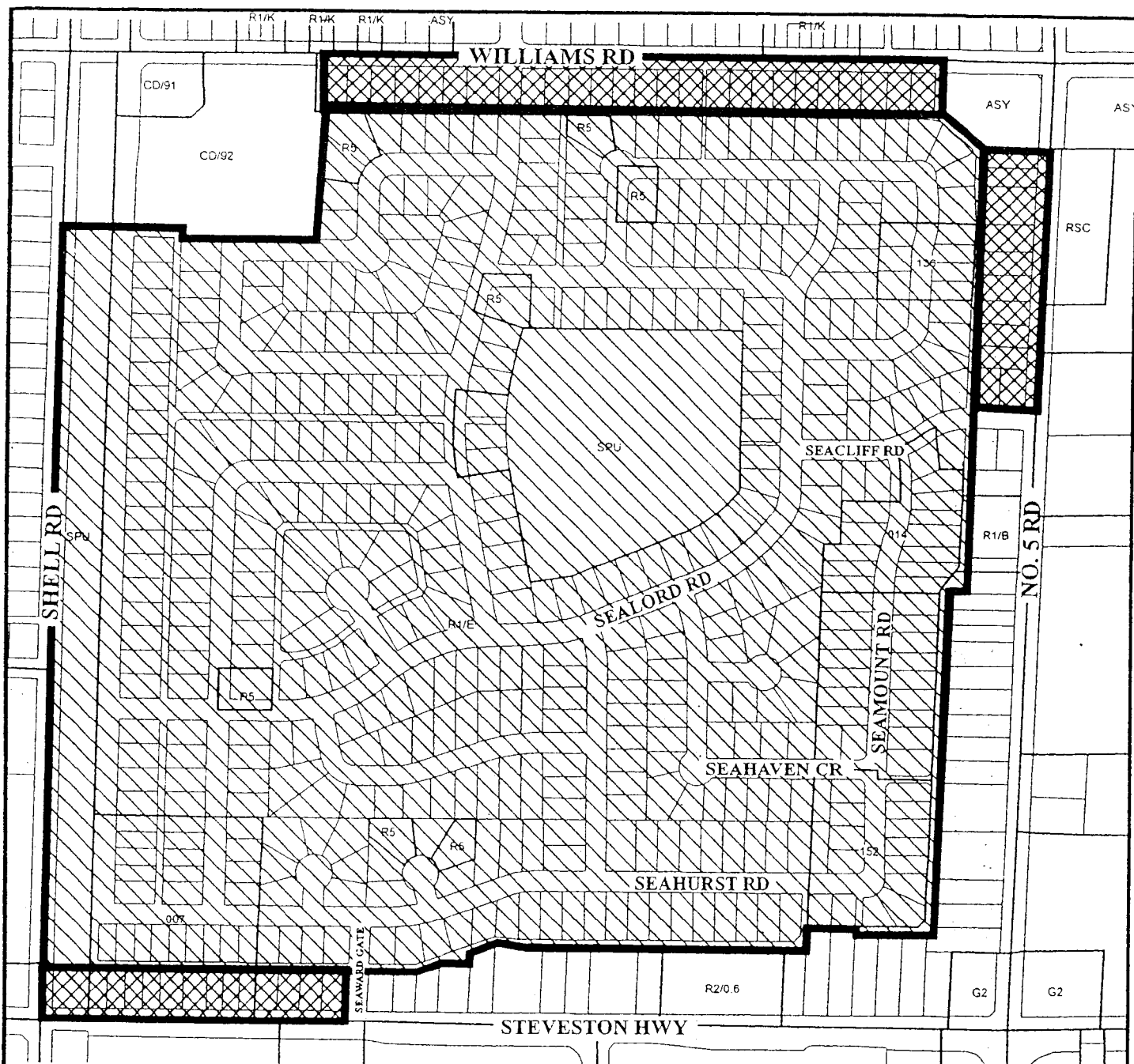
**POLICY 5434:**

The following policy establishes lot sizes in a portion of Section 36-4-6, within the area bounded by **Steveston Highway, Shell Road, No. 5 Road, and Williams Road:**

1. That properties within the area bounded by Shell Road, No. 5 Road, Steveston Highway and Williams Road, in a portion of Section 36-4-6, be permitted to subdivide in accordance with the provisions of Single-Family Housing District (R1/E), with the exception that:

Properties fronting on Steveston Highway from Seaward Gate to Shell Road, and properties fronting on No. 5 Road from Seacliff Road to Williams Road, and properties fronting Williams Road from No. 5 Road to Shell Road be permitted to subdivide in accordance with the provisions of Single-Family Housing District (R1-0.6) provided that vehicle accesses are to the existing rear laneway only.

2. This policy, as shown on the accompanying plan, is to be used to determine the disposition of future rezoning applications in this area, for a period of not less than five years, unless changed by the amending procedures contained in the Zoning and Development Bylaw.



Subdivision permitted as per **R1/E**



Subdivision permitted as per **R1-0.6**  
(access to lane only)



# Proposed Policy 5434 Section 36-4-6

Adopted Date:

Amended Date:



## City of Richmond

6911 No. 3 Road  
Richmond, BC V6Y 2C1  
(604) 276-4000

## Lot Size Study Survey Policy Planning Department

Section 36-4-6

Contact (604) 276-4200 Fax (604) 276-4052

To ensure that your response is valid, please fill in the following:

Name: \_\_\_\_\_ Address in Study Area: \_\_\_\_\_

Please indicate whether you are a;

Property Owner    or     Resident

### BACKGROUND

Staff have proposed changes to the Single Family Lot Size Policy for this quarter-section. This Policy is used to control the minimum lot widths for subdivisions of single-family lots.

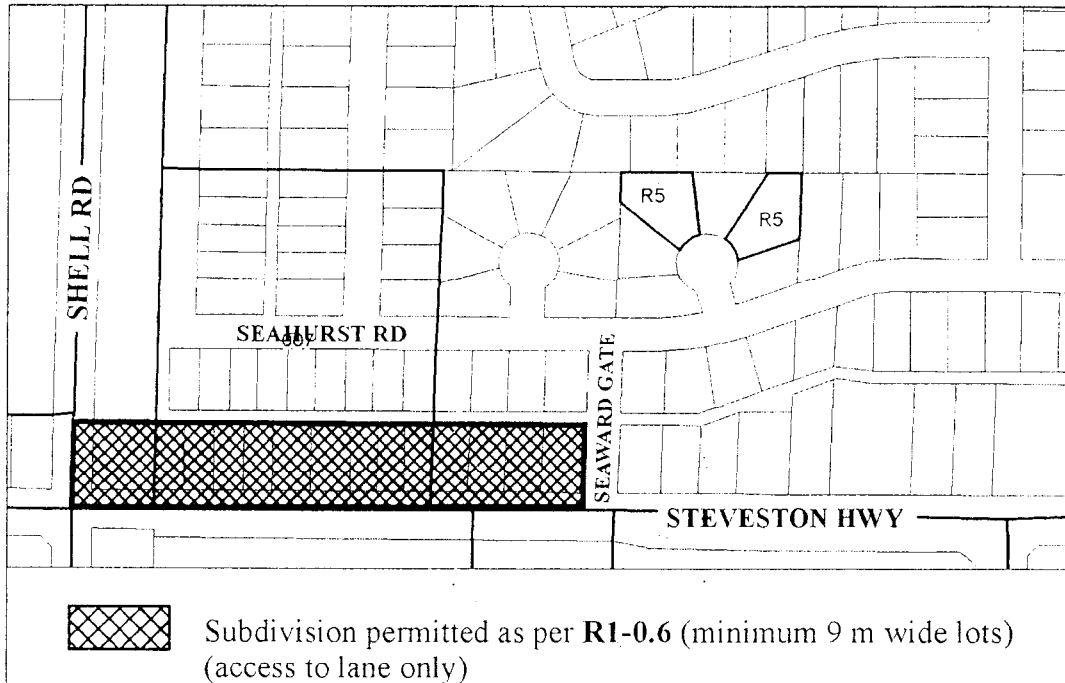
The City's normal policy is to support densification along arterial roads where rear lanes exist. Consequently, staff have proposed reducing the minimum lot widths for three locations in this quarter-section where the single-family lots front onto arterial roads and have existing rear laneways.

Please review each of the following questions and indicate your preferences in each of the following questions by placing an "X" in one of the following boxes.

# QUESTION 1: STEVESTON HIGHWAY AMENDMENT

Staff have proposed reducing the minimum lot width in the cross-hatched area along Steveston Highway west of Seaward Gate from 18m or 59 ft. (R1/E) to 9 m or 29.52 ft. (R1-0.6).

Up to 6 new lots would be created in this area through this option. Each of the three rezoning applications received in this area would be allowed to subdivide.



Are you in favour of reducing the minimum lot width in this area along Steveston Hwy. to 9m?

YES

NO

COMMENTS

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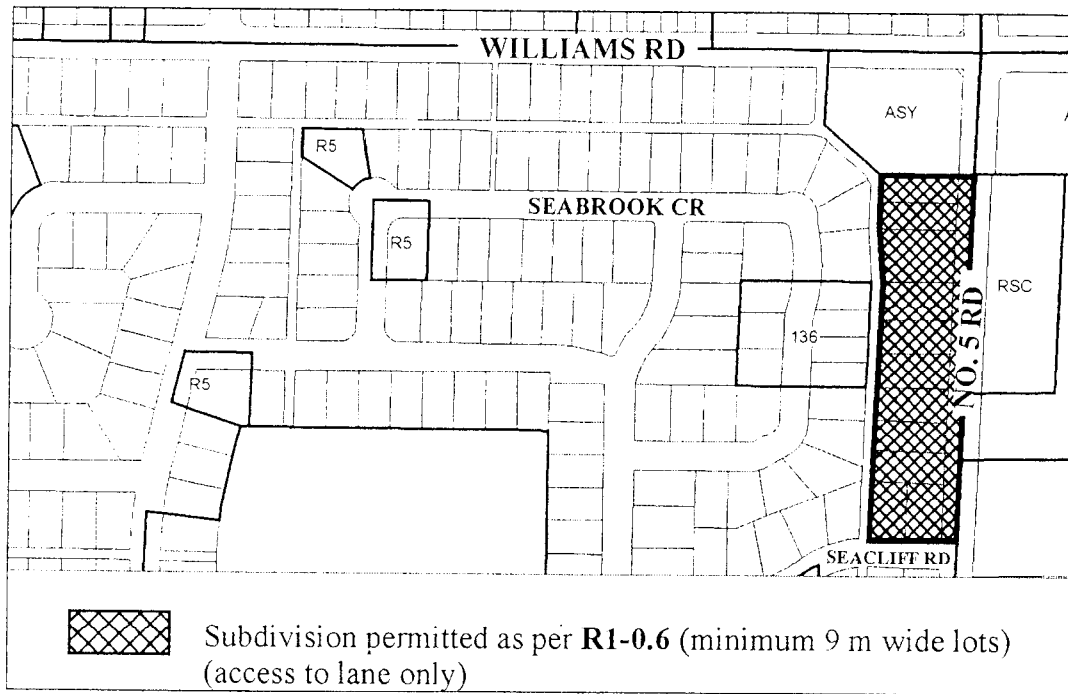
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## QUESTION 2: NO. 5 ROAD AMENDMENT

Staff have proposed reducing the minimum lot width in the cross-hatched area along No. 5 Road north of Seacliff Road from 18m or 59 ft. (R1/E) to 9 m or 29.52 ft. (R1-0.6).

Up to 7 new lots would be created in this area through this option.



Are you in favour of reducing the minimum lot width in this area along No. 5 Road to 9m?

YES

NO

COMMENTS

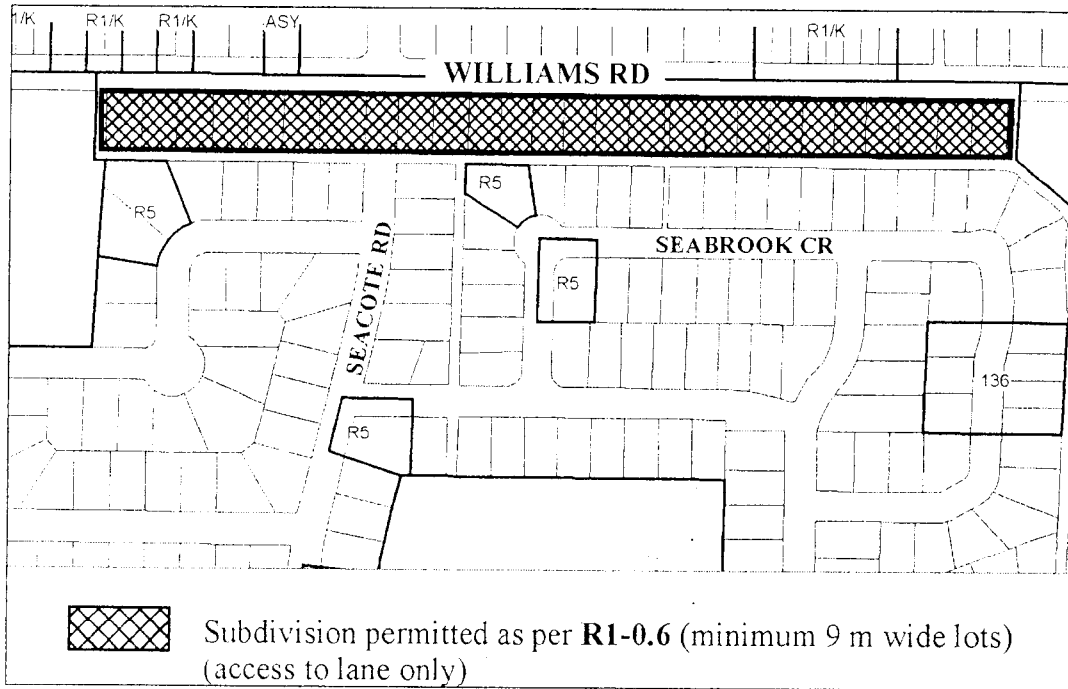
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### QUESTION 3: WILLIAMS ROAD AMENDMENT

Staff have proposed reducing the minimum lot width in the cross-hatched area along Williams Road between No. 5 Road and Shell Road from 18m or 59 ft. (R1/E) to 9 m or 29.52 ft. (R1-0.6).

Up to 25 new lots would be created in this area through this option.



Are you in favour of reducing the minimum lot width in this area along Williams Road to 9m?

YES

NO

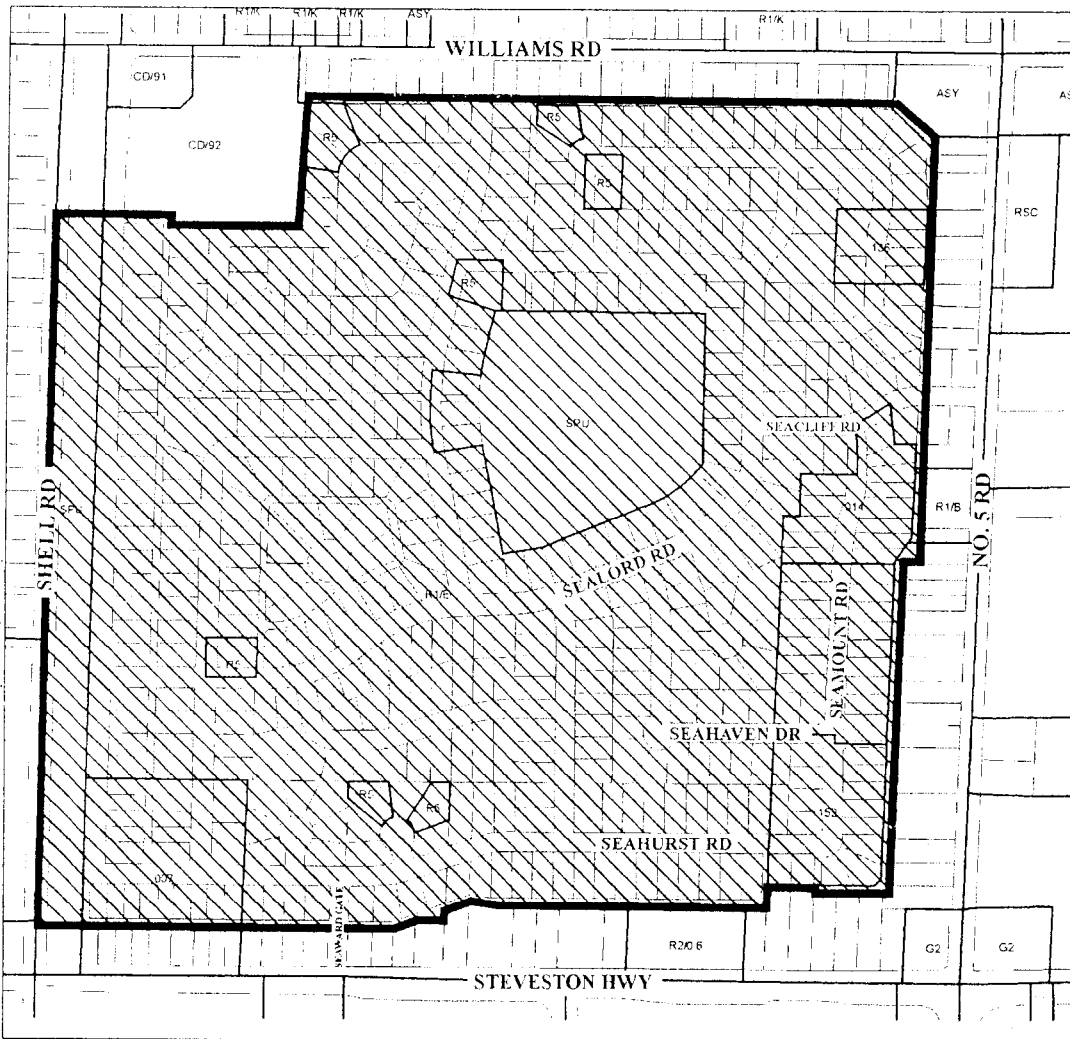
COMMENTS

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## QUESTION 4: THE INTERIOR AREA

Staff have proposed keeping the current minimum lot width of 18m or 59 ft. (R1/E) for the interior area of the quarter-section (see the hatched area on the map).



What is the minimum lot width that you prefer in the quarter-section interior?

- 18m (59ft) - *current minimum*
- 12m (39ft)
- 9m (29.5ft)

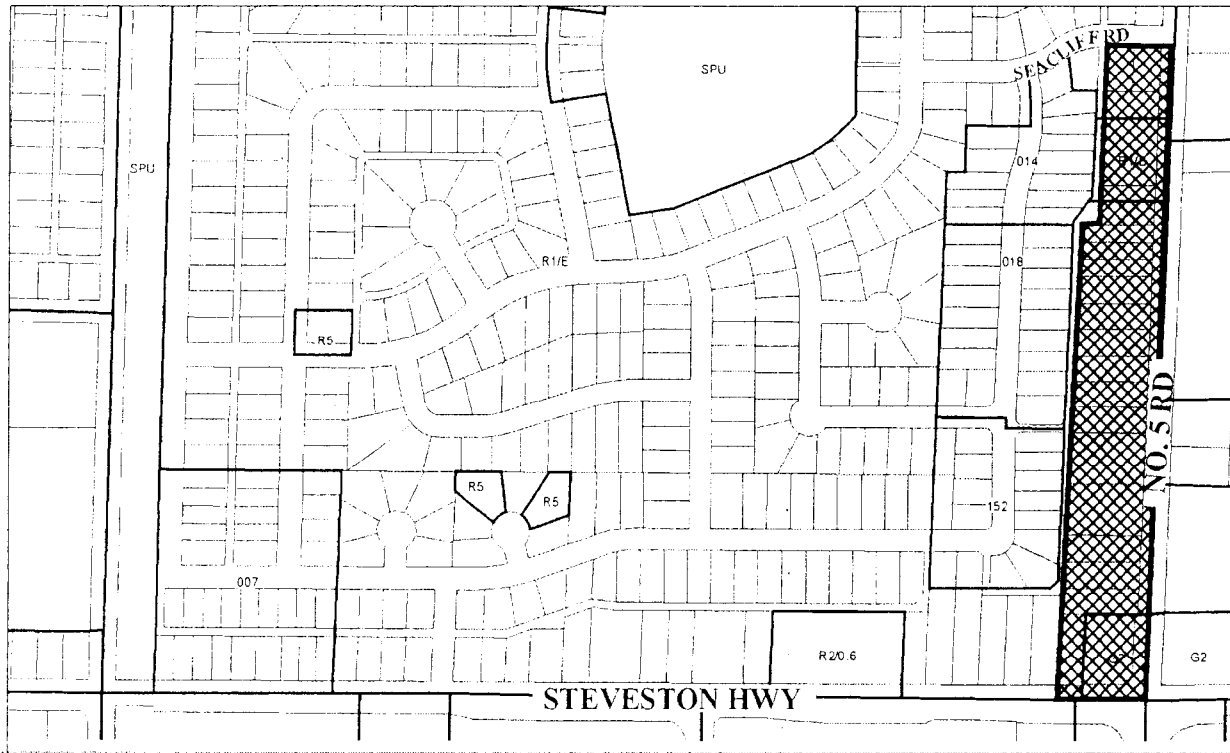
## COMMENTS

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## QUESTION 5: MULTIPLE-FAMILY OPTION ALONG PART OF NO. 5 RD

City Policies normally support additional density near commercial centres. Low to medium density townhousing has been considered for the area approximately between Seacliff Road and Steveston Highway (see cross hatched area in the map). These would be similar to those approved along Steveston Hwy. between No. 5 Road and Seaward Gate (i.e. 2 storey at the rear, up to 3 stories adjacent to No. 5 Road).



Please indicate your preference for this portion of No. 5 Road:

- Multiple-family townhouses
- Single-family residential  
12m (39ft) wide lots - *current minimum*
- Single-family residential  
9m (29.5ft) wide lots

COMMENTS

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**OTHER COMMENTS**

Please feel free to provide any other comments or suggestions below.

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The results of this survey will be used by City staff and Council to determine the appropriate lot sizes for the study area. All responses are confidential.

Thank you for taking the time to complete the survey. **Please return the completed survey by February 24, 2006** or fax to David Brownlee at **(604) 276-4052**.

Please contact David Brownlee, Planner, at **(604) 276-4200** if you have any questions regarding the survey.

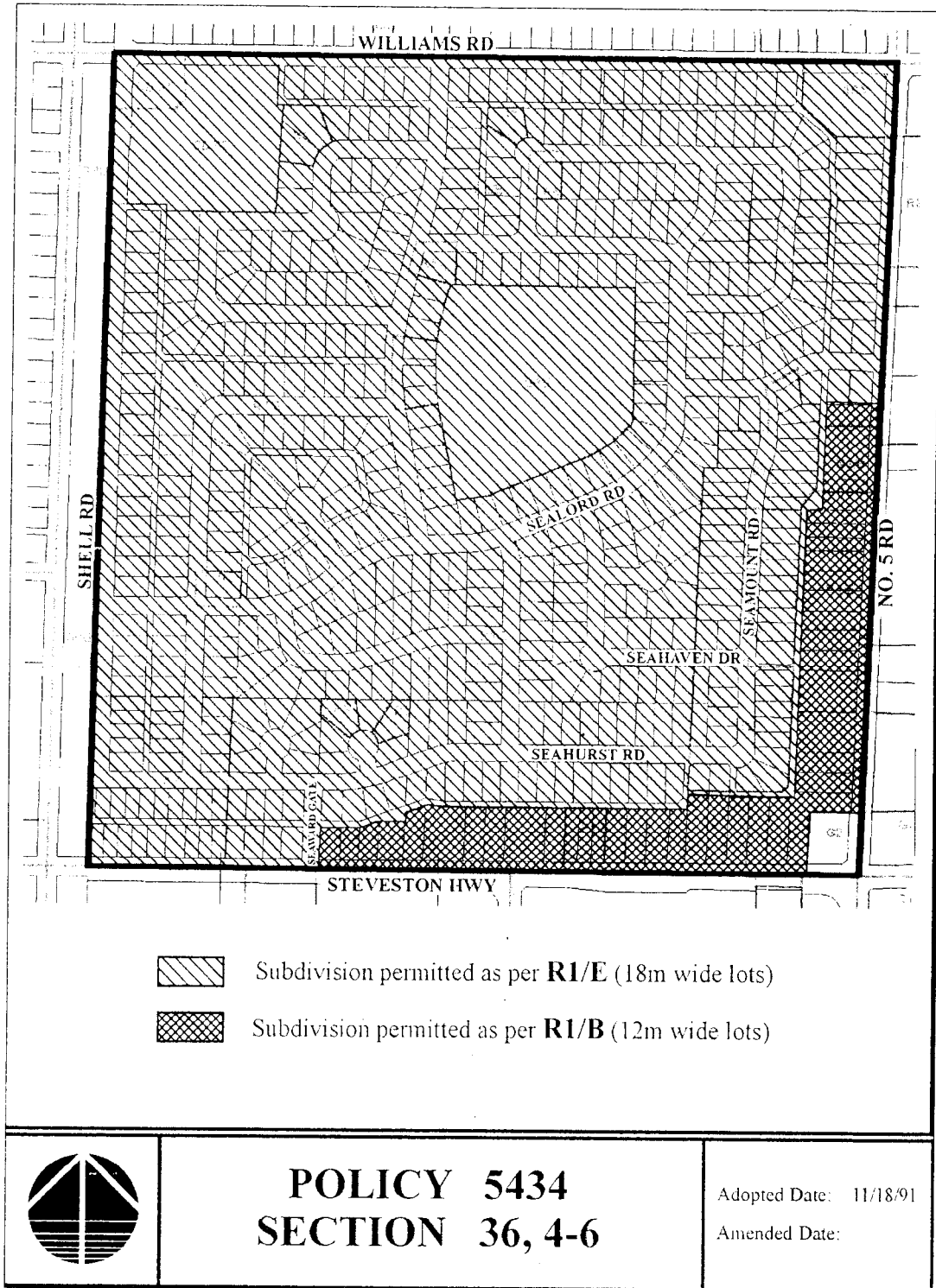
For Translation Assistance:

如閣下需要中文翻譯服務  
請與中僑互助會聯絡  
電話：279-7180

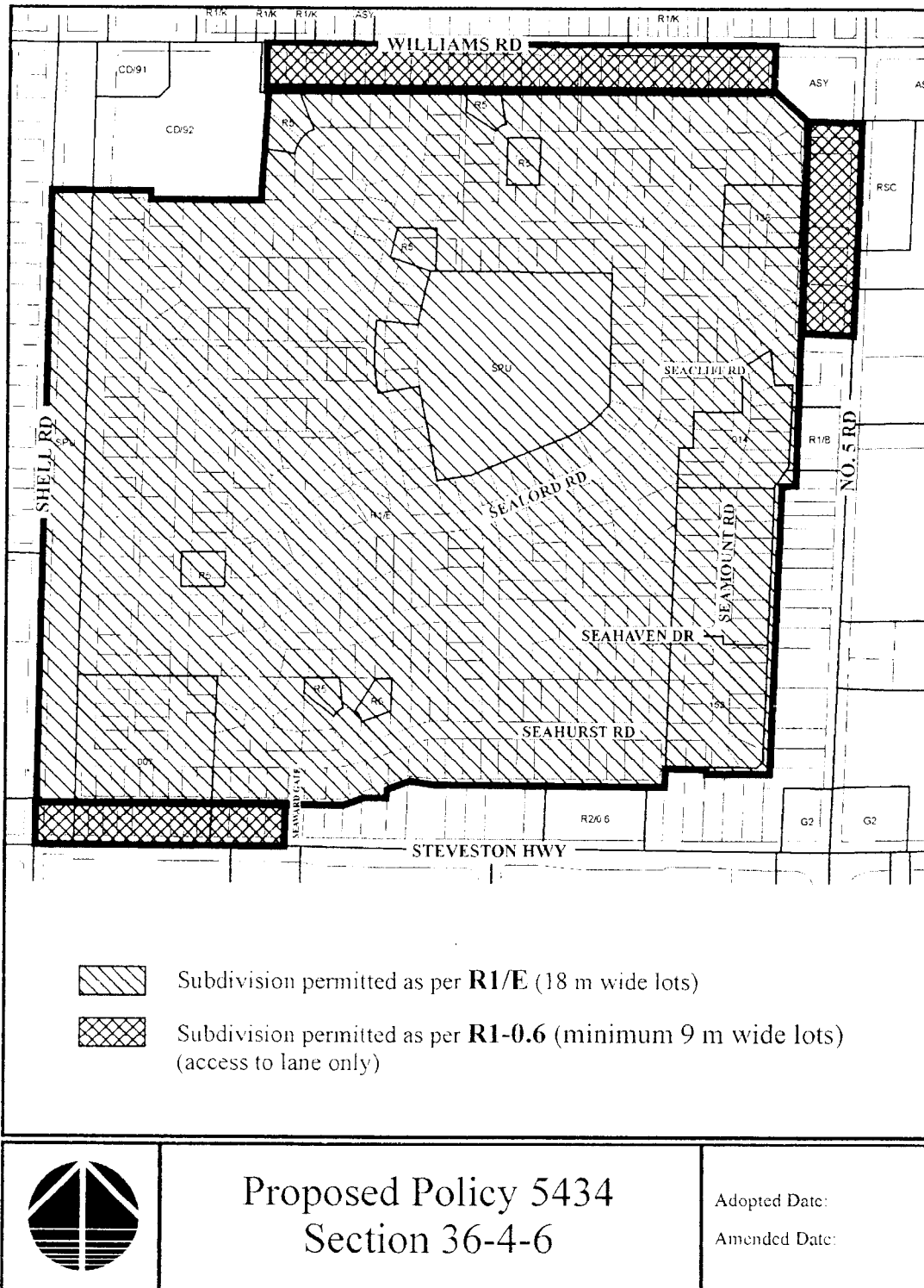
ਪੰਜਾਬੀ ਵਿੱਚੋਂ ਅਨੁਵਾਦ ਸੇਵਾਵਾਂ ਲਈ ਰਿਚਮੰਡ  
ਮਲਟੀਕਲਚਰਲ ਕਨਸਰਨਜ਼ ਸੋਸਾਇਟੀ ਵਿਖੇ  
279-7160 ਤੇ ਫੋਨ ਕਰੋ

# Reference Maps

## Current Single Family Lot Size Policy No. 5434



# Proposed Amended Policy Map



To whom it may concern:

I \_\_\_\_\_  
of address \_\_\_\_\_  
would like the City of Richmond to  
know that I support the 30' lots along  
Williams Road, #5 Road, and Steveston  
Hwy. I would also support multi family  
along Steveston Hwy and # 5 Road.  
I would agree with these smaller 30' lots  
because they would help to create more  
affordable homes. I feel this would be  
good for some seniors who wish to stay  
at home with their familys in the base-  
ment rather than move out to seniors  
homes which are few and far between.  
I would agree with allowing access  
from the back lane to these new homes.

Signed \_\_\_\_\_

Dated \_\_\_\_\_





## Conditional Rezoning Requirements

11540 Williams Road RZ 06-331753

Prior to final adoption of Zoning Amendment Bylaw 8080, the developer is required to complete the following requirements:

- 1) Contribution of \$4,000 in lieu of eight (8) replacement trees to go to the park Improvement Fund.
- 2) Provide a Landscape Security to the City of Richmond in the amount of \$8,229 for the landscape works as per the landscape plan prepared by Ito & Associates, dated May 28, 2006, and attached to the Report to Committee dated June 1, 2006; and
- 3) Installation of tree protection barriers around all protected trees prior to final adoption or demolition of the existing structures on site.

[signed copy on file]

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Signed

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Date

**PLANT LIST**

11680 A WILLIAMS ROAD RICHMOND

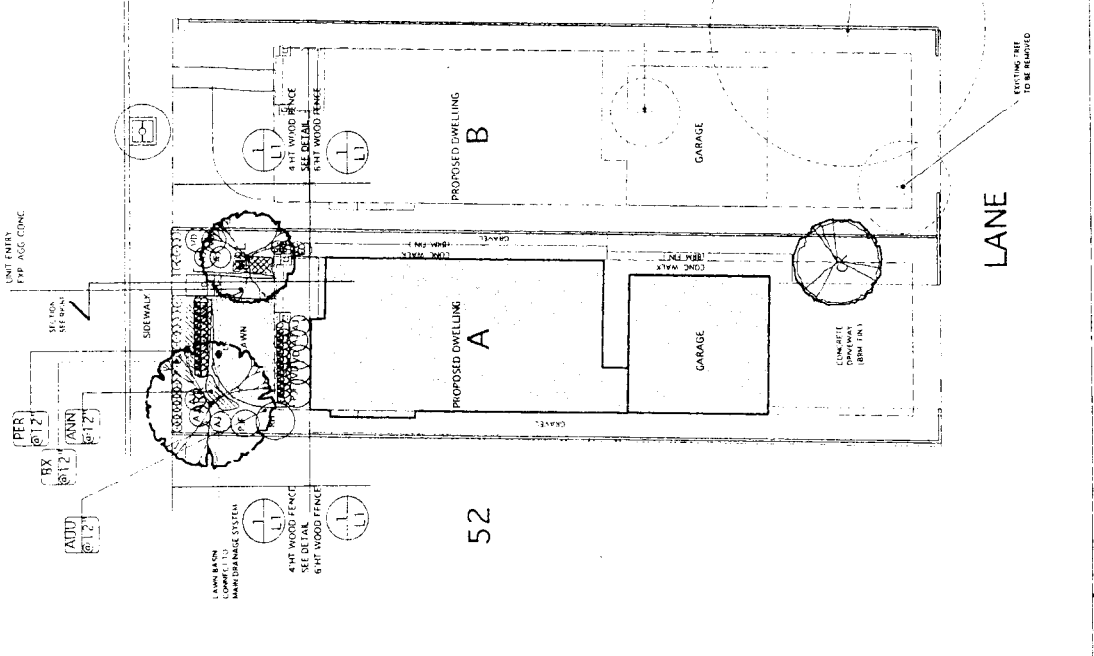
KEY	QTY	BOTANICAL NAME	COMMON NAME	SITE
<b>TREES</b>				
AK	1	ACER RUBRA 'RED SWEET'	RED FRASER MAPLE	31.0m CAL. RB6.1 1m STD
CK	1	CORNUS KOUSA 'SATOUME'	PINK KOUSSA DOGWOOD	6.0m CAL. B&B
MS4	1	MAGNOLIA SOUL ANGIANA 'RUSTIC FLORA'	PURPLE SAUCER MAGNOLIA	5.0m CAL. B&B
<b>SHRUBS</b>				
A1	2	AZALEA JAPONICA **	JAPANESE AZALEA	#2 POT
AK	2	ACER RUBRA 'RED SWEET'	RED FRASER MAPLE	#2 POT
P1F	2	PERIS JAPONICA 'FOREST FLAME'	LILY OF THE VALLEY	#5 POT
BN	1	RHOODEUCHRON **	RHOODEUCHRON	#5 POT
VD	4	VIBURNUM DOUGLII	DOUGLASS VIBURNUM	#2 POT
<b>GROUND COVERS</b>				
AU0	40	ARCTOSTAPHYLOS UVA URSI	WINTERKINCK	#293 POT

**PERENNIALS/ANNUALS/FERNS/GRASSES/AQUATIC PLANTS**

BF	24	BEGONIA CRASSIPEDIS	HEARTLEAF BEGONIA	#1 POT
ANN	20	ANNUALS **		#293 POT
PER	15	PERENNIALS **		#1 POT



**WILLIAMS ROAD**



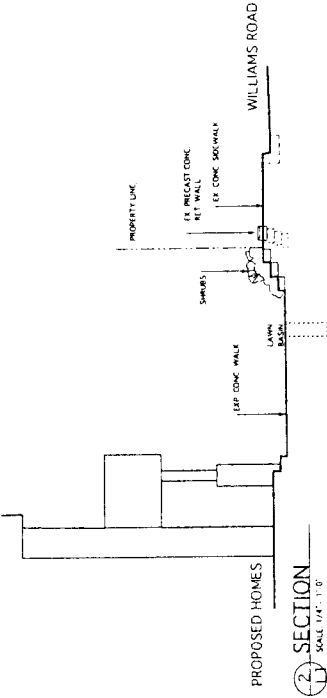
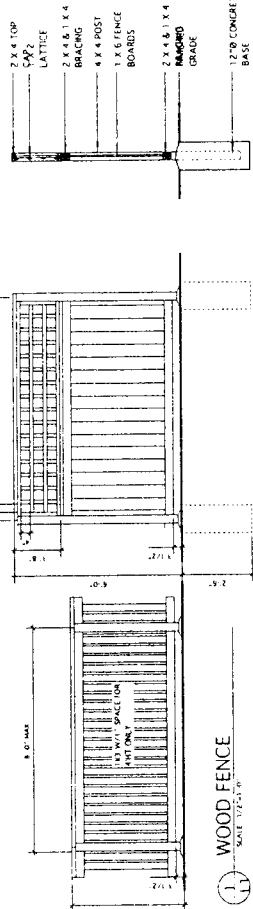
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52

**NOTES**

- \*\* DENOTES SPECIES AND VARIETY TO BE APPROVED BY THE LANDSCAPE ARCHITECT
- ALL MATERIALS AND EXECUTION SHALL BE IN ACCORDANCE TO THE MOST RECENT BRITISH COLUMBIA LANDSCAPE STANDARDS
- PLANTS IN THIS PLANT LIST ARE OFFERED AS GUIDANCE TO THE CLIENT. STANDARDS FOR PLANTING SPECIES AND THE BEST PRACTICES FOR PLANTING SHALL BE REPORTED TO THE LANDSCAPE ARCHITECT FOR CLARIFICATION PRIOR TO SUBMITTING BIDS
- ALL MATERIALS AND WORKMANSHIP SHALL BE GUARANTEED FOR ONE YEAR AFTER THE DATE OF SUBSTANTIAL PERFORMANCE. SUBSTANTIAL PERFORMANCE SHALL OCCUR WHEN 90% OF THE CONTRACT HAS BEEN COMPLETED TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT
- THE CONTRACTOR SHALL MAINTAIN ACCORDANCE TO THE LANDSCAPE STANDARDS UNTIL THE WORK IS TURNED OVER TO THE OWNER

**ITO**  
 ITO ASSOCIATES  
 LANDSCAPE ARCHITECTS  
 11680 A WILLIAMS ROAD  
 RICHMOND, BC V6V 2K4  
 Phone: (604) 271-2812  
 Fax: (604) 271-4636  
 Email: Ito@itoassociates.ca



L1 of 1

# PLANT LIST

11680 B WILLIAMS RD, RICHMOND

KEY CITY BOTANICAL NAME

TREES

- AJ 1 AZALEA JAPONICA \*\*
- ASR 1 RED BIRCH (RED SOCKET)
- MSL 1 CORNUS FLORIDA SUTOMI
- MSL 1 MAGNOLIA SOULANGIANA RUSTIE BURRA

SHRUBS

- 2 AZALEA JAPONICA \*\*
- 2 WINTER HEATHER
- 2 RHODODENDRON \*\*
- 2 RHODODENDRON \*\*
- 2 VIBURNUM DAVIDI

GROUND COVERS

- A16 40 ARCTOSTAPHYLOS UVA URSI

PERENNIALS/ANNUALS/PERNS/GRASSES/AQUATIC PLANTS

- BC 24 BERBERIS CRASSIFOLIA
- ARM 20 ANNUALS \*\*
- PER 15 PERENNIALS \*\*

## NOTES

- \*\* CHECK SPECIES AND VARIETY TO BE APPROVED BY THE LANDSCAPE ARCHITECT
- ALL MATERIALS AND EXECUTION SHALL BE IN ACCORDANCE TO THE MOST RECENT BRITISH COLUMBIA LANDSCAPE STANDARDS.
- PLANTS IN THIS PLANT LIST ARE SPECIFIED ACCORDING TO THE CANADA STANDARDS FOR PLANT STOCK AND THE BRITISH COLUMBIA STANDARDS FOR CONTAINER GROWN PLANTS.
- ALL PLANT QUANTITY DISCREPANCIES BETWEEN PLAN AND PLANT LIST SHALL BE REFERRED TO THE LANDSCAPE ARCHITECT FOR CLARIFICATION PRIOR TO SUBMITTING BIDS.
- ALL MATERIALS AND WORKMANSHIP SHALL BE GUARANTEED FOR ONE FULL YEAR AFTER THE DATE OF SUBSTANTIAL PERFORMANCE. SUBSTANTIAL PERFORMANCE SHALL OCCUR WHEN 95% OF THE CONTRACT HAS BEEN COMPLETED TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT.
- THE CONTRACTOR SHALL MAINTAIN ACCORDANCE TO THE LANDSCAPE STANDARDS UNTIL THE WORK IS TURNED OVER TO THE OWNER.

## SIZE

- 11.0cm CAL BARB 1.8m, S10
- 9.0cm CAL BARB
- 6CM CAL BARB

## COMMON NAME

- RED BIRCH MAPLE
- PINK ROSE LOGWOOD
- PURPLE SAUCEUR MAGNOLIA

## SEE

- #9 POT
- #2 POT
- #5 POT
- #3 POT
- #4 POT
- #5/1 POT
- #1 POT
- #1 POT
- #5/1 POT
- #1 POT
- #5/1 POT
- #1 POT

## LANDSCAPE PL

- 11680 B WILLIAMS RD
- RICHMOND, BC
- DATE: 10/12/10
- PROJECT: LANDSCAPE ARCHITECTURE
- CLIENT: PROPOSED HOMES
- SCALE: 1/2" = 1'-0"

## LANDSCAPE PL

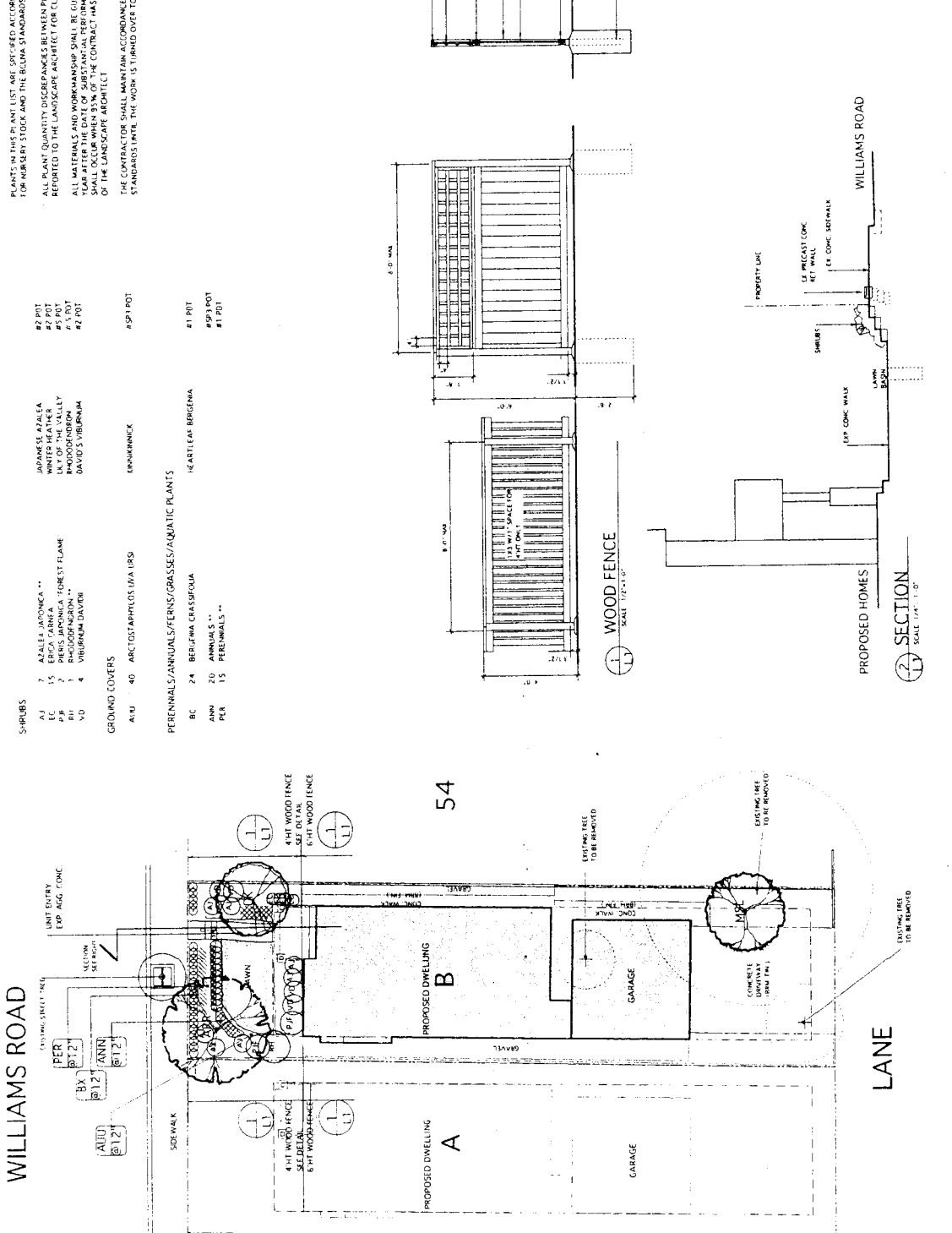
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- DATE: 10/12/10
- PROJECT: LANDSCAPE ARCHITECTURE
- CLIENT: PROPOSED HOMES
- SCALE: 1/2" = 1'-0"



**Conditional Rezoning Requirements**  
**11680 Williams Road RZ 06-334342**

Prior to final adoption of Zoning Amendment Bylaw 8081, the developer is required to complete the following requirements:

- 1) Provide a Landscape Security to the City of Richmond in the amount of \$6,164 for the landscape works as per the landscape plan prepared by Ito & Associates, dated June 1, 2006, and attached to the Report to Committee dated June 1, 2006.

[signed copy on file]

\_\_\_\_\_  
Signed

\_\_\_\_\_  
Date



# City of Richmond

# Policy Manual

Page 1 of 2

PROPOSED POLICY

POLICY 5434

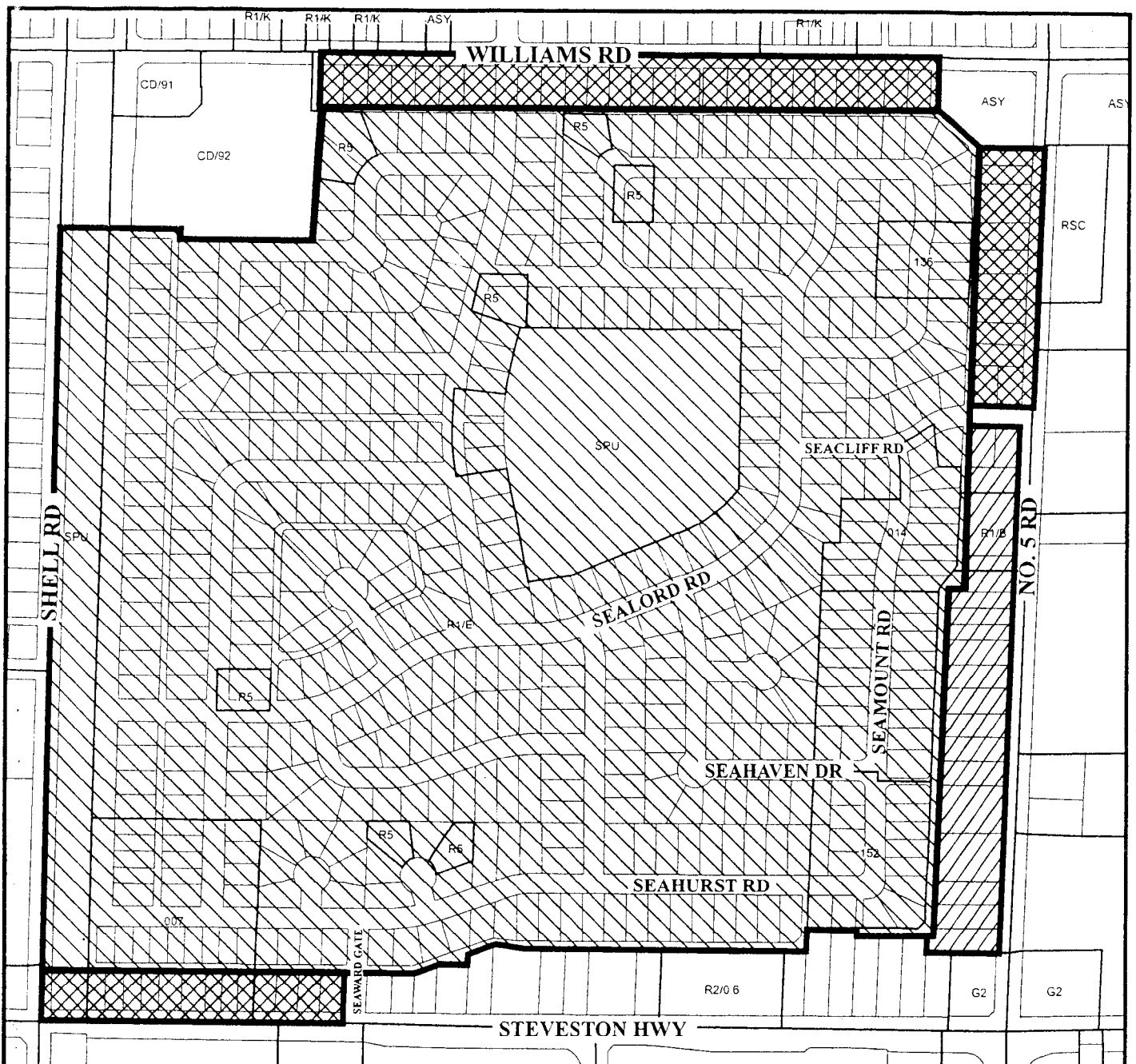
File Ref:

SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 36-4-6

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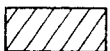
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  - a) Properties fronting on Williams Road from Shell Road to No. 5 Road, properties fronting on No. 5 Road from Williams Road to Seacliff Road, and properties fronting on Steveston Highway from Seaward Gate to Shell Road, be permitted to subdivide in accordance with the provisions of Single-Family Housing District (R1-0.6) or Coach House District (R/9) provided that vehicle accesses are to the existing rear laneway only. Multiple-family residential development shall not be permitted in these areas.
  - b) Properties fronting on No. 5 Road from Seacliff Road to Steveston Highway be permitted to subdivide in accordance with the provisions of Single-Family Housing District (R1-0.6) or Coach House District (R/9) provided that vehicle accesses are to the existing rear laneway only.
2. This policy, as shown on the accompanying plan, is to be used to determine the disposition of future rezoning applications in this area, for a period of not less than five years, unless changed by the amending procedures contained in the Zoning and Development Bylaw.



Subdivision permitted as per **R1/E** (18 m wide lots)



Subdivision permitted as per **R1-0.6 or R9**  
(access to lane only) (No Multiple-family residential development is permitted.)



Subdivision permitted as per **R1-0.6 or R9** (access to lane only)



# Proposed Policy 5434

## Section 36-4-6

Adopted Date:

Amended Date:



## City of Richmond

## Policy Manual

Page 1 of 2

PROPOSED POLICY

POLICY 5434

File Ref:

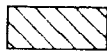
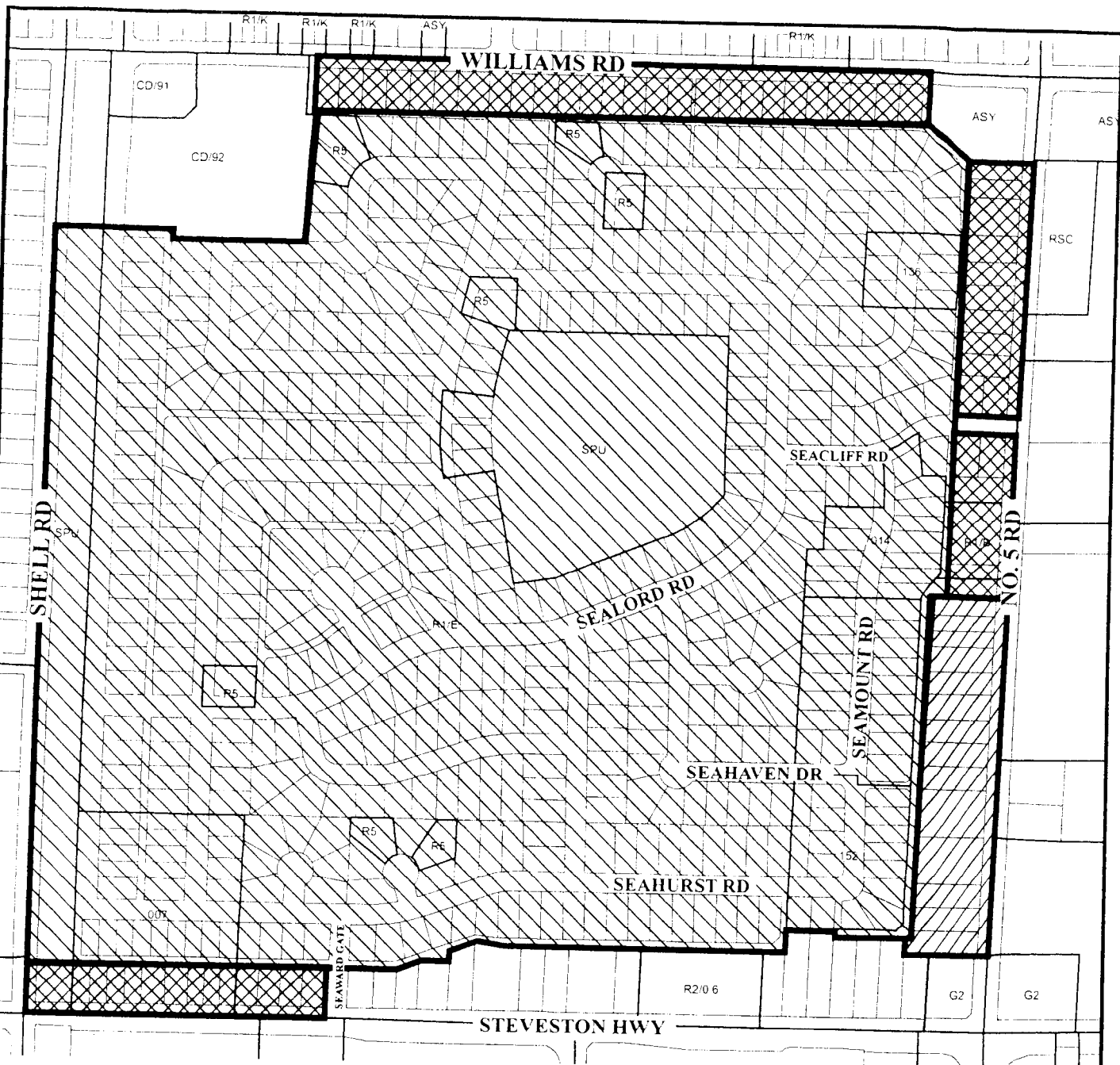
SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 36-4-6

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1. That properties within the area bounded by Shell Road, Williams Road, No. 5 Road, and Steveston Highway, in a portion of Section 36-4-6, be permitted to subdivide in accordance with the provisions of Single-Family Housing District (R1/E), with the exception that:
  - a) Properties fronting on Williams Road from Shell Road to No. 5 Road, properties fronting on Steveston Highway from Seaward Gate to Shell Road, and properties fronting on No. 5 Road from Williams Road to approximately 135 m south of Seacliff Road to rezone and subdivide in accordance with the provisions of Single-Family Housing District (R1-0.6) or Coach House District (R/9) provided that vehicle accesses are to the existing rear laneway only. Multiple-family residential development shall not be permitted in these areas.
  - b) Properties fronting on No. 5 Road from Steveston Highway to approximately 135 m south of Seacliff Road be permitted to subdivide in accordance with the provisions of Single-Family Housing District, Subdivision Area B (R1/B) provided that vehicle accesses are to the existing rear laneway only.
2. This policy, as shown on the accompanying plan, is to be used to determine the disposition of future rezoning applications in this area, for a period of not less than five years, unless changed by the amending procedures contained in the Zoning and Development Bylaw.





Subdivision permitted as per **R1/E** (18 m wide lots)



Subdivision permitted as per **R1-0.6 or R/9**  
(access to lane only) (No Multiple-family residential development is permitted).



Subdivision permitted as per **R1/B**



# Proposed Policy 5434 Section 36-4-6

Adopted Date:

Amended Date:



**City of Richmond**  
Planning and Development Department

## Memorandum

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**To:** Jean Lamontagne  
Director, Development

**Date:** August 24, 2006

**From:** Victor Wei, P. Eng.  
Director, Transportation

**File:** 08-4425-01/2006-Vol 01

**Re:** **PROPOSED AMENDMENTS TO SINGLE-FAMILY LOT SIZE POLICY 5434 – REFERRAL FROM RESOLUTION PH06/7-8**

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In response to the Council referral on the above subject at the Public Hearing on July 17, 2006, we offer the following comments.

- Ways to restrict access from the lanes to the internal neighbourhood – Restricting access on laneways to residential units fronting arterial roadways is not generally supported by Transportation staff as laneways are established for the main purpose of providing direct access to abutting properties in order to minimize traffic conflicts along the arterial roadways. However, upon request from the neighbourhood residents, Transportation staff do on a regular basis evaluate potential traffic calming measures on laneways (such as speed humps) to deter traffic from shortcutting into the neighbourhood if “rat-running” is found to be a problem.
- Improved access to arterial roads from the neighbourhood – A long-term solution for improved access for a neighbourhood would be to signalize local road intersections with the arterial roadways, if traffic signal warrants are met. Upon request from the public, Transportation staff monitor the access points to determine the timing for implementing such signalization. The overall increase in traffic volumes as a result of the future subdivision of existing lots in the subject neighbourhood does not appear to warrant signalization at this location at this time. As traffic volumes grow on adjacent arterial roads, signalization at some intersections in this area may be warranted in the future.
- The addition of traffic calming measures in the neighbourhood – If warranted, traffic calming measures can be introduced in any neighbourhood after consultation with the affected residents. In order to implement any traffic calming measures, the following assessment will be required:
  - verification of the extent of speeding or short-cutting
  - analysis of historical accident data
  - determination of the type of traffic calming measures to be implemented
  - estimation of costs and confirmation of funding availability
  - continuous monitoring of the traffic calmed area
- Utilization of the middle lane on Williams Road for left turns – As part of the Williams Road conversion plan in the mid-1990’s, sections of the existing centre left turn lane are envisioned to be converted to tree medians in the long term when the front driveways are relocated to the rear

laneways as part of future redevelopment of abutting properties. Therefore there will not be a need to retain the centre left turn lane where driveways are non-existent on Williams Road.

- Financial consequences of these improvements – The costs of the above mentioned improvements can generally be summarized as follows:
  - traffic calming (speed humps) on laneways - \$1,500 per speed hump
  - traffic signalization on arterial roadways - \$150,000 per intersection
  - conversion of left-turn lane to tree median - \$85,000 per 100 metres

None of the above traffic-related improvements is recommended at this time. Any funding needed to implement these improvements, if they are found to be warranted, will be submitted to Council for consideration as part of the future capital program budget process.



Victor Wei, P. Eng.  
Director, Transportation

SSS:lce

## Conditional Rezoning Requirements

### 11540 Williams Road RZ 06-331753

Prior to final adoption of Zoning Amendment Bylaw 8080, the developer is required to complete the following requirements:

- 1) Contribution of \$4,000 in lieu of eight (8) replacement trees to go to the park Improvement Fund.
- 2) Provide a Landscape Security to the City of Richmond in the amount of \$8,229 for the landscape works as per the landscape plan prepared by Ito & Associates, dated May 28, 2006, and attached to the Report to Committee dated June 1, 2006; and
- 3) Installation of tree protection barriers around all protected trees prior to final adoption or demolition of the existing structures on site.
- 4) Registration of a Flood Indemnity Covenant on title.

[signed copy on file]

\_\_\_\_\_  
Signed

\_\_\_\_\_  
Date

## Conditional Rezoning Requirements

11680 Williams Road RZ 06-334342

Prior to final adoption of Zoning Amendment Bylaw 8081, the developer is required to complete the following requirements:

- 1) Provide a Landscape Security to the City of Richmond in the amount of \$6,164 for the landscape works as per the landscape plan prepared by Ito & Associates, dated June 1, 2006, and attached to the Report to Committee dated June 1, 2006.
- 2) Registration of a Flood Indemnity Covenant on title.

[signed copy on file]

\_\_\_\_\_  
Signed

\_\_\_\_\_  
Date





**Richmond Zoning and Development Bylaw 5300  
Amendment Bylaw 8080 (RZ 06-331753)  
11540 WILLIAMS ROAD**

The Council of the City of Richmond, in open meeting assembled, enacts as follows:

- 1. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning and Development Bylaw 5300, is amended by repealing the existing zoning designation of the following area and by designating it **SINGLE-FAMILY HOUSING DISTRICT (R1-0.6)**.

P.I.D. 004-347-200

Lot 46 Section 36 Block 4 North Range 6 West New Westminster District Plan 28788

- 2. This Bylaw may be cited as **“Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 8080”**.

FIRST READING

JUN 26 2006

A PUBLIC HEARING WAS HELD ON

JUL 17 2006

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

CITY OF RICHMOND
APPROVED by.
<i>[Signature]</i>
APPROVED by Director or Solicitor
<i>[Signature]</i>

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CORPORATE OFFICER



**Richmond Zoning and Development Bylaw 5300  
Amendment Bylaw 8081 (RZ 06-334342)  
11680 WILLIAMS ROAD**

The Council of the City of Richmond, in open meeting assembled, enacts as follows:

- 1. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning and Development Bylaw 5300, is amended by repealing the existing zoning designation of the following area and by designating it **SINGLE-FAMILY HOUSING DISTRICT (R1-0.6)**.

P.I.D. 003-960-528

Lot 53 Section 36 Block 4 North Range 6 West New Westminster District Plan 28788

- 2. This Bylaw may be cited as “**Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 8081**”.

FIRST READING

JUN 26 2006

A PUBLIC HEARING WAS HELD ON

JUL 17 2006

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

CITY OF RICHMOND
APPROVED by
<i>il</i>
APPROVED by Director or Solicitor
<i>ST/SL</i>

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CORPORATE OFFICER





**Regular Council Meeting for Public Hearings**

**Monday, July 17<sup>th</sup>, 2006**

5. **Zoning Amendment Bylaw 8079 (RZ 06-330497)**  
(8311 No. 1 Road; Applicant: Ajit Thaliwal)

*Applicant's Comments:*

The applicant advised he was available to answer questions.

*Written Submissions:*

None.

*Submissions from the floor:*

None.

PH06/7-6

It was moved and seconded

*That Zoning Amendment Bylaw 8079 be given second and third readings.*

**CARRIED**

- 6A. **Proposed Amendment to Single-Family Lot Size Policy 5434 (Section 36-4-6)**  
(The area bounded by Williams Road, No. 5 Road, Steveston Highway, and Shell Road; Applicant: City of Richmond)
- 6B. **Zoning Amendment Bylaw 8080 (RZ 06-331753)**  
(11540 Williams Road; Applicant: Sal Bhullar)
- 6C. **Zoning Amendment Bylaw 8081 (RZ 06-334342)**  
(11680 Williams Road; Applicant: Dhinjal Construction Ltd.)



## Regular Council Meeting for Public Hearings

Monday, July 17<sup>th</sup>, 2006

*Applicant's Comments:*

Jean Lamontagne provided a summary of the proposed amendments to the lot size policy noting it would permit properties fronting Williams Road, No. 5 Road, and Steveston Highway to subdivide to provide two single-family homes or single-family homes plus coach houses, provided that vehicle accesses are to the existing rear laneways. Mr. Lamontagne circulated a memo (Schedule 15) with five maps attached regarding the lot size survey that was carried out during a public information meeting held on February 16, 2006.

*Written Submissions:*

Dale Pitts, 11680 Seaton Road (July 8, 2006) (Schedule 3)

Donna and Simon Austin, 6900 Chelmsford Street (July 12, 2006) (Schedule 4)

Carol Day, 11631 Seahurst Road (July 14, 2006) plus 25 form letters from other residents (Schedule 5)

Peter Chu, 10440 Seaham Crescent (July 16, 2006) (Schedule 6)

Khalid Hasan, 10711 Williams Road (July 16, 2006) (Schedule 7)

Moses Kajoba, 10500 Seamount Road (July 17, 2006) (Schedule 8)

Brian Estabrook, 11980 Seabrook Cres. (July 17, 2006) (Schedule 9)

Dale Pitts, 11680 Seaton Road (July 12, 2006) (Schedule 10)

*Submissions from the floor:*

Ian Macleod, 10920 Seamount Road provided his reasons for believing that vehicles accessing the rear lanes would not work, particularly because of safety concerns. He stated that any homes facing outside, arterial roads should have access to those arterial roads and this would prevent overuse of lanes.

Carol Romas, 10560 Seamount Road, spoke in opposition to the proposal and stated that traffic along No. 5 Road and Steveston Highway is already appalling and the proposal would increase the number of cars on the streets and in the narrow lanes, putting people at risk.



## Regular Council Meeting for Public Hearings

Monday, July 17<sup>th</sup>, 2006

Vinola Aguilera, 10551 No 5. Road spoke in opposition to the proposal and stated her concern with the existing traffic in the lanes and believed that additional traffic would be a safety hazard.

Paul Lermite, 10860 Seamount Road, spoke in opposition to the proposal, which if approved, could bring an additional 120 vehicles into the neighbourhood. The quality of life would change due to the added cars in the lanes affecting backyards where a lot of family activities take place.

He also believed that to change Williams Road and densify it with more homes would mean less affordable housing options in Richmond. People in the neighbourhood are satisfied with the way it is now.

Michael Penner, 11671 Seahurst Road , spoke in opposition to the proposal, based on safety concerns related to the increased traffic in the lanes and other parts of the neighbourhood.

Carol Day, 11631 Seahurst Road; spoke in opposition to the proposal and said that it would be a nightmare if new cars are directed into the neighbourhood. She suggested that frontage roads, parallel to the arterial roads would be a solution.

Daphne Keith, 10671 No. 5 Road quoted from her email to the city (Schedule 11), and stated that her property, when combined with the property of her two adjacent neighbours, would have a combined acreage that would be well suited to multi-family zoning.

Ms. Keith then read a letter submitted by Gordon Cunningham owner of 10691 and 10711 No. 5 Road (Schedule 12) who was not in attendance. Mr. Cunningham felt that his ½ acre lot should be considered for multi-family housing.

Khalid Hasan, 10711 Williams Road. spoke in support of the proposal. He believed that the safety issue with regard to the use of lanes could be resolved by the City's bylaw or traffic departments. The proposal would mirror developments along the north side of Williams Road. The addition of coach houses would increase the affordable units available in the City.



## Regular Council Meeting for Public Hearings

Monday, July 17<sup>th</sup>, 2006

Ian Hunter, 10840 Seamount Road, spoke in opposition to the proposal and stated that accessing the neighbourhood from Seaward Gate is dangerous. He said that the neighbourhood is affected by heavy traffic along Steveston Highway.

Sal Bhullar, 11540 Williams Road, spoke in support of the proposal and stated that there is a land shortage in Richmond and she would like to see more affordable homes in the City. She believed this proposal would create new affordable housing choices and would keep Richmond families in Richmond.

Herbert Hinz, 11720 Williams Road spoke in opposition to the proposal. Lanes in the neighbourhood are narrow and are used by children for bicycle riding, and an increase of traffic would lead to safety concerns.

Ranjit Kooner, 5680 Colville Road spoke in support of the proposed amendment to the lot size policy. He stated that subdivision of properties allows family members to live in close proximity to each other.

Jaswant Saran, 11311 Steveston Hwy expressed opposition to the proposal, believing that increased traffic would be a safety concern. She preferred her neighbourhood to remain as it is now.

Several speakers then addressed Council for the second time raising the following points:

- if coach house units were constructed as part of the proposal, the increase in the number of cars accessing the neighbourhood's lanes would be approximately 150, instead of approximately 120;
- there are not a lot of access roads into this quadrant; once traffic accesses the lanes, they will then come into the neighbourhood;
- left turn lanes, using a middle lane on the arterials should be explored;
- No. 5 Road should remain zoned as R1/B.



## Regular Council Meeting for Public Hearings

Monday, July 17<sup>th</sup>, 2006

PH06/7-7

It was moved and seconded

*That Single-Family Lot Size Policy 5434 for the area bounded by Williams Road, No. 5 Road, Steveston Highway, and Shell Road, be amended to:*

- (i) Remove all properties fronting on Steveston Highway from Seaward Gate to No. 5 Road;*
- (ii) Permit properties fronting on Williams Road from Shell Road to No. 5 Road, properties fronting on No. 5 Road from Williams Road to Seacliff Road, and properties fronting on Steveston Highway from Seaward Gate to Shell Road, to rezone and subdivide in accordance with the provisions of Single-Family Housing District 0.6 (R1-0.6) or Coach House District (R9), provided that vehicle accesses are to the existing rear laneway only. Multiple-family residential development shall not be permitted in these areas;*
- (iii) Permit properties fronting on No. 5 Road from Seacliff Road to Steveston Highway to rezone and subdivide in accordance with the provisions of Single-Family Housing District 0.6 (R1-0.6) or Coach House District (R9), provided that vehicle accesses are to the existing rear laneway only.*

The question on Resolution No. PH06/7-7 was not called, as the following **referral** motion was introduced during discussion by Council members and staff on various aspects of the Lot Size Policy:



## Regular Council Meeting for Public Hearings

Monday, July 17<sup>th</sup>, 2006

PH06/7-8

It was moved and seconded

*That the proposed amendments to Single-Family Lot Size Policy 5434 (Section 36-4-6) for the area bounded by Williams Road, No. 5 Road, Steveston Highway and Shell Road be referred back to staff for further review taking into consideration the following:*

- *ways to restrict access from the lanes to the internal neighbourhood;*
- *retention of the R1/B zoning for the deepest lots along the west side of No. 5 Road, from Steveston Highway north to Seacliff Road;*
- *improved access to arterial roads from the neighbourhood;*
- *the addition of traffic calming measures in the neighbourhood;*
- *utilization of the middle lane on Williams Road for left turns;*
- *the financial consequences for these improvements.*

**CARRIED**

PH06/7-9

It was moved and seconded

*That Zoning Amendment Bylaw 8080 (RZ 06-331753) for the rezoning of 11540 Williams Road from "Single-Family Housing District, subdivision Area E (R1/E)" to "Single-Family housing District (R1-0.6)" be referred back to staff for review.*

**CARRIED**

PH06/7-10

It was moved and seconded

*That Zoning Amendment bylaw 8081 (RZ 06-334342) for the rezoning of 11680 Williams Road from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Single-Family Housing district (R1-0.6)" be referred back to staff for review.*

**CARRIED**



<b>To Public Hearing</b>	
Date:	July 17, 2006
Item #	6A + 6B
Re:	Policy 5434
	Bylaw 8080

SCHEDULE 4 TO THE MINUTES  
OF THE REGULAR MEETING OF  
COUNCIL FOR PUBLIC  
HEARINGS HELD ON MONDAY,  
JULY 17, 2006.

## MayorandCouncillors

**From:** Webgraphics  
**Sent:** Wednesday, 12 July 2006 9:01 PM  
**To:** MayorandCouncillors  
**Subject:** Send a Submission Online (response #80)

## Send a Submission Online (response #80)

### Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	<a href="http://cms.city.richmond.bc.ca/CM/WebUI/PageTypes/Survey/Survey.aspx?PageID=1793&amp;PageMode=Hybrid">http://cms.city.richmond.bc.ca/CM/WebUI/PageTypes/Survey/Survey.aspx?PageID=1793&amp;PageMode=Hybrid</a>
Submission Time/Date:	2006-07-12 9:01:08 PM

### Survey Response

Your Name:	Donna & Simon Austin
Your Address:	6900 Chelmsford Street
Subject Property Address OR Bylaw Number:	Proposed Single-Family Lot Size Policy 5434 and Bylaw 8080
Comments:	<p>We are writing in opposition to the proposed amendment to change the lot sizes from R1E in the area mentioned to R1.06. The applicant Ms Bhullar recently spoke passionately at another public hearing about how she wanted to see affordable housing in OUR neighbourhood and had over 400 people (who didnt live anywhere near here) sign in favour of amending the lot size to her benefit. We shall await with interest to see how many of these attend the hearing and sign their intent to see another neighbourhood change versus the wishes of those who actually live there. We hope that council listens to the constituents who voted for them rather than the developers who profit from these proposals.</p>



<b>To Public Hearing</b>
Date: <u>July 17, 2006</u>
Item # <u>6A, 6B + 6C</u>
Re: <u>Policy 5434</u>
<u>Bylaws 8080+8081</u>

SCHEDULE 5 TO THE MINUTES  
OF THE REGULAR MEETING OF  
COUNCIL FOR PUBLIC HEARINGS  
HELD ON MONDAY, JULY 17,  
2006.

To City Council  
City of Richmond

July 13th , 2006

Bylaw 5434 RZ 06 331753 and RZ 06 334342

I am writing once again to request that you do not allow the deterioration of our neighbourhood.

Allowing small lots on Steveston Hwy, Number five road and Williams road will greatly increase the vehicular traffic in our very narrow lanes. Right now two cars cannot pass each other, it is necessary for someone to pull over. Many Children use the lanes to walk to school and people with pets walk the lanes and it can be very hazardous now, imagine what it will be like with many many more houses and these people having no access to the frontage roads.

My neighbours have contacted me and asked me to forward their comments to you , please find the attached their letters of objection.

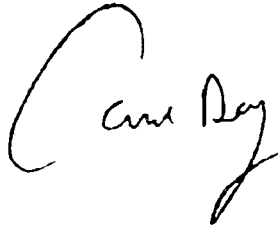
The residents of the area bordered by Gilbert, Blundell, No 2nd and Comstock , have been kind enough to alert us, these voters are very unhappy that their voices were not heard when you voted to increase the density in their neighbourhood.

Before you alienate another neighbourhood to benefit another developer, please stop and think what did this neighbourhood do to deserve increased density and increased traffic ?

The people of Richmond are speaking to you and asking you to maintain our lifestyle, our neighbourhood and above all to listen to us.

Thank you for your time

Carol Day  
11631 Seahurst Rd.  
Richmond, B.C.  
V7A 4K1



To Public Hearing  
 Date: July 17, 2006  
 Item # 6A, 6B + 6C  
 Re: Policy 5434  
Bylaws 8080 + 8081

Time to 2006  
 500-20-1000

**Notice of Objection**

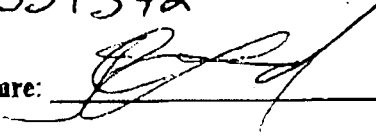
My name is IAN Mac LEAD (please print)

I live at 10920 SEAMOUNT (please print)

**To Richmond City Council:**

I would like to express my objection to the Application for Rezoning POLICY 5434  
(RZ 06 - 331753) AND (RZ 06 - 334342)

Date: JULY 13, 2006

Signature: 

Please mail the Notice of Objection to:  
 Richmond City Council  
 6911 No. 3 Road  
 Richmond, BC V6Y 2C1

You may also visit Richmond City Council website for the details of Council meeting

<http://richmond.ca/cityhall/council/agendas/>

**REASONS:**  
 SEAMOUNT + SEAHURST ARE NOT  
 SUITED FOR MAJOR INCREASES IN  
 TRAFFIC - LAST WINTER CARS  
 TWICE HIT LAMP STANDARDS  
 RIGHT IN FRONT OF MY HOUSE

**Notice of Objection**

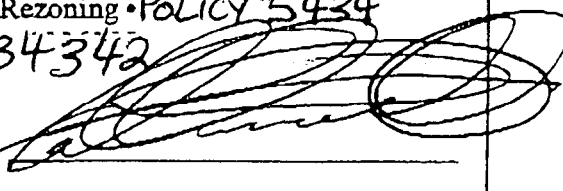
My name is Paul W. Lermice (please print)

I live at 10860 SEAMOUNT RD (please print)

**To Richmond City Council:**

I would like to express my objection to the Application for Rezoning • POLICY 5434  
(RZ 06 - 331753) AND (RZ 06 - 334342)

Date: JULY 13/06

Signature: 

Please mail the Notice of Objection to:  
Richmond City Council  
6911 No. 3 Road  
Richmond, BC V6Y 2C1

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<http://richmond.ca/cityhall/council/agendas/>

**REASONS :**

KEEP FAMILY LOTS

AND DONOT USE OUR

LANES FOR 2 WAY TRAFFIC

**Notice of Objection**

My name is KIAN HAN (please print)

I live at 11611 SEAHURST ROAD (please print)

**To Richmond City Council:**

I would like to express my objection to the Application for Rezoning POLICY 5434  
(RZ 06 - 331753) AND (RZ 06 - 334342)

Date: 13 JULY 2006

Signature: \_\_\_\_\_



Please mail the Notice of Objection to:  
Richmond City Council  
6911 No. 3 Road  
Richmond, BC V6Y 2C1

You may also visit Richmond City Council website for the details of Council meeting

<http://richmond.ca/cityhall/council/agendas/>

REASONS :

**Notice of Objection**

My name is Jan Huntz (please print)

I live at 10840 SEAMOUNT RD (please print)

**To Richmond City Council:**

I would like to express my objection to the Application for Rezoning **POLICY 5434**  
**(RZ 06 - 331753) AND (RZ 06 - 334342)**

Date: \_\_\_\_\_

Signature: \_\_\_\_\_

Please mail the Notice of Objection to:  
Richmond City Council  
6911 No. 3 Road  
Richmond, BC V6Y 2C1

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<http://richmond.ca/cityhall/council/agendas/>

**REASONS:**

increased density resulting in  
increased traffic.

**Notice of Objection**

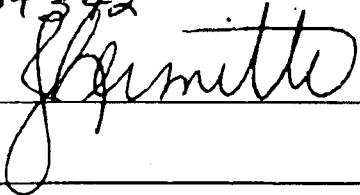
My name is Janet Lermite (please print)

I live at 10860 Seamount Rd. (please print)

**To Richmond City Council:**

I would like to express my objection to the Application for Rezoning • POLICY 5434  
(RZ 06 - 331753) AND (RZ 06 - 334342)

Date: July 13/06

Signature: 

Please mail the Notice of Objection to:  
Richmond City Council  
6911 No. 3 Road  
Richmond, BC V6Y 2C1

You may also visit Richmond City Council website for the details of Council meeting

<http://richmond.ca/cityhall/council/agendas/>

**REASONS :**

Increase in traffic in my lane  
is unacceptable.

**Notice of Objection**

My name is Lilly Voth (please print)

I live at 10900 Seamount Rd (please print)

**To Richmond City Council:**

I would like to express my objection to the Application for Rezoning • POLICY 5434  
(RZ 06 - 331753) AND (RZ 06 - 334342)

Date: July 13, 2006

Signature: Lilly Voth

Please mail the Notice of Objection to:  
Richmond City Council  
6911 No. 3 Road  
Richmond, BC V6Y 2C1

You may also visit Richmond City Council website for the details of Council meeting

<http://richmond.ca/cityhall/council/agendas/>

REASONS:  
I do not wish my lane  
to become a regular street.

**Notice of Objection**

My name is RENNE PELLEY (please print)

I live at 10980 STAMOUNT RD (please print)

**To Richmond City Council:**

I would like to express my objection to the Application for Rezoning • POLICY 5434  
(RZ 06 - 331753) AND (RZ 06 - 334342)

Date: July 13, 2006

Signature: RENNE PELLEY

Please mail the Notice of Objection to:  
Richmond City Council  
6911 No. 3 Road  
Richmond, BC V6Y 2C1

You may also visit Richmond City Council website for the details of Council meeting

<http://richmond.ca/cityhall/council/agendas/>

REASONS : INCREASED TRAFFIC IS NOT  
ACCEPTABLE FOR THIS AREA!



**Notice of Objection**My name is SHERMAN KWAN. (please print)I live at 11680 SEAHURST RD. (please print)  
RICHMOND**To Richmond City Council:**I would like to express my objection to the Application for Rezoning POLICY 5434  
(RZ 06 - 331753) AND (RZ 06 - 334342)Date: JULY 13, 2006Signature: Sherman Kwan

Please mail the Notice of Objection to:  
Richmond City Council  
6911 No. 3 Road  
Richmond, BC V6Y 2C1

You may also visit Richmond City Council website for the details of Council meeting

<http://richmond.ca/cityhall/council/agendas/>**REASONS :**

Object to excessive traffic through  
Seahurst and Seamount.

**Notice of Objection**

My name is PAUL RILEY (please print)

I live at 10980 SEAMOUNT RD (please print)

**To Richmond City Council:**

I would like to express my objection to the Application for Rezoning **POLICY 5434**  
**(RZ 06 - 331753) AND (RZ 06 - 334342)**

Date: July 13/06

Signature: [Signature]

Please mail the Notice of Objection to:  
Richmond City Council  
6911 No. 3 Road  
Richmond, BC V6Y 2C1

You may also visit Richmond City Council website for the details of Council meeting

<http://richmond.ca/cityhall/council/agendas/>

REASONS :

**Notice of Objection**

My name is BRIAN ITO (please print)

I live at 11651 SEAKREST RD (please print)

**To Richmond City Council:**

I would like to express my objection to the Application for Rezoning **POLICY 5434**  
**(RZ 06 - 331753) AND (RZ 06 - 334342)**

Date: July 13/06

Signature: B I T O

Please mail the Notice of Objection to:  
Richmond City Council  
6911 No. 3 Road  
Richmond, BC V6Y 2C1

You may also visit Richmond City Council website for the details of Council meeting

<http://richmond.ca/cityhall/council/agendas/>

REASONS: Too Much TRAFFIC IN  
LANE AND LOCAL ROADS.

**Notice of Objection**

My name is AGNES KROEGER (please print)

I live at 11640 SEAHURST RD. (please print)

**To Richmond City Council:**

I would like to express my objection to the Application for Rezoning **POLICY 5434**  
**(RZ 06 - 331753) AND (RZ 06 - 334342)**

Date: July 13/06

Signature: AKroeger

Please mail the Notice of Objection to:  
Richmond City Council  
6911 No. 3 Road  
Richmond, BC V6Y 2C1

You may also visit Richmond City Council website for the details of Council meeting

<http://richmond.ca/cityhall/council/agendas/>

**REASONS :**  
we don't want more traffic on our local roads. keep our family lots as is.

**Notice of Objection**My name is Carolyn Kwan (please print)I live at 11680 Seahurst Rd. (please print)  
Richmond**To Richmond City Council:**I would like to express my objection to the Application for Rezoning **POLICY 5434**  
**(RZ 06 - 331753) AND (RZ 06 - 334342)**Date: July 13 2006Signature: Carolyn Kwan

Please mail the Notice of Objection to:  
Richmond City Council  
6911 No. 3 Road  
Richmond, BC V6Y 2C1

You may also visit Richmond City Council website for the details of Council meeting

<http://richmond.ca/cityhall/council/agendas/>

**REASONS :**

Object to excessive traffic through  
Seahurst and Seamount.

**Notice of Objection**My name is Joanne Penner (please print)I live at 11671 Seahurst Road (please print)**To Richmond City Council:**I would like to express my objection to the Application for Rezoning **POLICY 5434**  
**(RZ 06 - 331753) AND (RZ 06 - 334342)**Date: July 13, 2006Signature: Joanne Penner

Please mail the Notice of Objection to:  
Richmond City Council  
6911 No. 3 Road  
Richmond, BC V6Y 2C1

You may also visit Richmond City Council website for the details of Council meeting

<http://richmond.ca/cityhall/council/agendas/>**REASONS :**

**Notice of Objection**

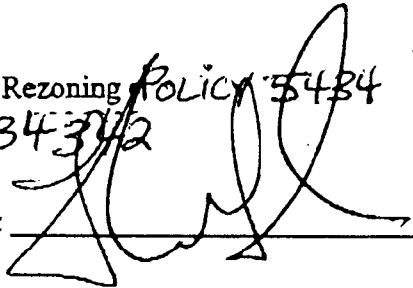
My name is Tomber Chen (please print)

I live at 11430 Seahurst Rd (please print)

**To Richmond City Council:**

I would like to express my objection to the Application for Rezoning POLICY 5434  
(RZ 06 - 331753) AND (RZ 06 - 334372)

Date: July 13<sup>th</sup>, 2006

Signature: 

Please mail the Notice of Objection to:  
Richmond City Council  
6911 No. 3 Road  
Richmond, BC V6Y 2C1

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<http://richmond.ca/cityhall/council/agendas/>

REASONS: Will increase traffic  
too much in a family area  
w/ children

**Notice of Objection**

My name is JOYCE CHEN (please print)

I live at 11480 Seahurst Road (please print)

**To Richmond City Council:**

I would like to express my objection to the Application for Rezoning • POLICY 5434  
(RZ 06 - 331753) AND (RZ 06 - 334342)

Date: July 13, 2006

Signature: Joyce Chen

Please mail the Notice of Objection to:  
Richmond City Council  
6911 No. 3 Road  
Richmond, BC V6Y 2C1

You may also visit Richmond City Council website for the details of Council meeting

<http://richmond.ca/cityhall/council/agendas/>

REASONS :



**Notice of Objection**My name is BARRY PETERSON (please print)I live at 10631 SEAWAY RD (please print)**To Richmond City Council:**

I would like to express my objection to the Application for Rezoning • POLICY 5434

(RZ 06 - 331753) AND (RZ 06 - 334342)

Date: July 13/06Signature: 

Please mail the Notice of Objection to:  
Richmond City Council  
6911 No. 3 Road  
Richmond, BC V6Y 2C1

You may also visit Richmond City Council website for the details of Council meeting

<http://richmond.ca/cityhall/council/agendas/>

REASONS : TRAFFIC CONGESTION ON ARTERIES  
CONNECTING TO STEVESTON HIGHWAY AND  
NUMBER 5 ROAD.

**Notice of Objection**

My name is DAW PAINTER (please print)

I live at 11531 Sealord Rd. (please print)

**To Richmond City Council:**

I would like to express my objection to the Application for Rezoning **POLICY 5434**  
**(RZ 06 - 331753) AND (RZ 06 - 334342)**

Date: 2006-07-13

Signature: D. Painter

Please mail the Notice of Objection to:  
Richmond City Council  
6911 No. 3 Road  
Richmond, BC V6Y 2C1

You may also visit Richmond City Council website for the details of Council meeting

<http://richmond.ca/cityhall/council/agendas/>

REASONS : too much traffic in a residential area.

**Notice of Objection**

My name is Sharon Newman (please print)

I live at 11400 Seafield Cres. Rmd (please print)

**To Richmond City Council:**

I would like to express my objection to the Application for Rezoning • POLICY 5434  
(RZ 06 - 331753) AND (RZ 06 - 334342)

Date: July 13, 2006

Signature: Sh Newman

Please mail the Notice of Objection to:  
Richmond City Council  
6911 No. 3 Road  
Richmond, BC V6Y 2C1

You may also visit Richmond City Council website for the details of Council meeting

<http://richmond.ca/cityhall/council/agendas/>

REASONS :

**Notice of Objection**My name is Ruth Ann (please print)I live at 17611 Seaburn Rd, (please print)**To Richmond City Council:**I would like to express my objection to the Application for Rezoning • POLICY 5434  
(RZ 06 - 331753) AND (RZ 06 - 334342)Date: July 13/06Signature: Ruth Ann

Please mail the Notice of Objection to:  
Richmond City Council  
6911 No. 3 Road  
Richmond, BC V6Y 2C1

You may also visit Richmond City Council website for the details of Council meeting

<http://richmond.ca/cityhall/council/agendas/>**REASONS :**

PARKING & TRAFFIC ARE  
A PROBLEM.

**Notice of Objection**

My name is BRENT CALVERT (please print)

I live at 11391 SEAFIELD CRES (please print)  
RICHMOND BC V7A 3J1

**To Richmond City Council:**

I would like to express my objection to the Application for Rezoning • POLICY 5434  
(RZ 06 - 331753) AND (RZ 06 - 334342)

Date: July 13/06

Signature: 

Please mail the Notice of Objection to:  
Richmond City Council  
6911 No. 3 Road  
Richmond, BC V6Y 2C1

You may also visit Richmond City Council website for the details of Council meeting

<http://richmond.ca/cityhall/council/agendas/>

REASONS : WILL BECOME TOO BUSY, TRAFFIC, NOISE,

**Notice of Objection**

My name is Thad Newman (please print)

I live at 11400 Seaford Cres (please print)

**To Richmond City Council:**

I would like to express my objection to the Application for Rezoning • **POLICY 5434**  
(RZ 06 - 331753) AND (RZ 06 - 334342)

Date: July 13/06

Signature: [Signature]

Please mail the Notice of Objection to:  
Richmond City Council  
6811 No. 3 Road  
Richmond, BC V6Y 2C1

You may also visit Richmond City Council website for the details of Council meeting

<http://richmond.ca/cityhall/council/agendas/>

REASONS : Safety + congestion

**Notice of Objection**

My name is Kyle Newman (please print)

I live at 11400 Seafield Cres. (please print)

**To Richmond City Council:**

I would like to express my objection to the Application for Rezoning **POLICY 5434**  
**(RZ 06 - 331753) AND (RZ 06 - 334342)**

Date: July 13 / 2006

Signature: [Handwritten Signature]

Please mail the Notice of Objection to:  
Richmond City Council  
6911 No. 3 Road  
Richmond, BC V6Y 2C1

You may also visit Richmond City Council website for the details of Council meeting

<http://richmond.ca/cityhall/council/agendas/>

REASONS :

**Notice of Objection**

My name is Elaine Peterson (please print)

I live at 10631 Seaway Rd (please print)

**To Richmond City Council:**

I would like to express my objection to the Application for Rezoning **POLICY 5434**  
**(RZ 06 - 331753) AND (RZ 06 - 334342)**

Date: July 13/06

Signature: Elaine Peterson

Please mail the Notice of Objection to:  
Richmond City Council  
6911 No. 3 Road  
Richmond, BC V6Y 2C1

You may also visit Richmond City Council website for the details of Council meeting

<http://richmond.ca/cityhall/council/agendas/>

**REASONS :**

Too much traffic.  
Dangerous for kids.



**Notice of Objection**My name is Helena Paunter (please print)I live at 11531 Seaboard Rd Rmd (please print)**To Richmond City Council:**I would like to express my objection to the Application for Rezoning • POLICY 5434  
(RZ 06 - 331753) AND (RZ 06 - 334342)Date: July 13/06Signature: HPaunter

Please mail the Notice of Objection to:  
Richmond City Council  
6911 No. 3 Road  
Richmond, BC V6Y 2C1

You may also visit Richmond City Council website for the details of Council meeting

<http://richmond.ca/cityhall/council/agendas/>**REASONS :**

too much traffic in residential  
area

## --Neighbours--

A Frontal Attack is occurring that will affect 'All' our properties in the Shellmont area!!

**Monday, July 17<sup>th</sup> @ 7 pm**

**Council Chambers 1<sup>st</sup> Floor  
Richmond City Hall**

The Planning Committee has once again instructed staff to "ensure that the developments have appropriate vehicular access to the rear laneway only."

**THIS IS CONTRARY TO THE REDEVELOPMENT IN  
FEBRUARY 2004 ON STEVESTON HIGHWAY!  
WHY CAN WE NOT HAVE 'NORMAL FAMILY LOTS'  
IN OUR COMMUNITY? MUST WE STUFF OUR  
LOTS AND LANES 'FULL TO OVERFULL'??**

Lane access = traffic on both sides of our lots—  
especially if high density housing is approved. We  
need to let our voices be heard on this issue.

**Be At This Extremely Important Meeting**

**Main Identity**

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**From:** "Simon & Donna" <sdaustin@shaw.ca>  
**To:** <wynnepowell@hotmail.com>; <carolday@shaw.ca>; <lermittefamily@shaw.ca>  
**Sent:** Wednesday, July 12, 2006 8:41 PM  
**Subject:** Proposed Change to Single Lot Size Policy in your area

**Dear Richmond neighbours -**

**I was reading the agenda and minutes regarding the Public Hearing of July 17 and got your emails from letters in recent protest to the change proposed to happen in your area. ([www.richmond.ca](http://www.richmond.ca) public hearing agendas)**

**The reason it caught my eye in the newspapers was that earlier this year my neighbourhood (boundaries of Gilbert, Blundell, 2Rd and Comstock) went through the same Public Hearing process and despite us getting over 120 signatures from homeowners in the area, we lost and now have our lot sizes changed from R1E to R.06**

**The ironic thing is the developer was none other than Sal Bhuller who is the same person now wanting to change the face of your neighbourhood. Although we had our 120 signatures of people who actually RESIDED in the area, Ms Bhuller gathered over 400 signatures of people in favour of "affordable housing" in our area. None of these people actually LIVE in this area but signed in favour of wanting more affordable housing in Richmond. Many of these people were 'parachuted' in to speak about how they would like to live in our neighbourhood but they couldn't afford our 'million dollar homes' . (They not only don't live anywhere near here, but they don't know our neighbourhood - very few of them are in that price range)**

**When asked at the Public hearing how much the proposed dwellings were to sell for, Ms Bhuller advised they would be in the range of \$650,000. (This is affordable?)**

**Only one of the city councillors (Evalina Halsey-Brandt) voted against the change - citing she thought it would be better to actually listen to the people living in the area. The other councillors voted in the change, and soon the construction will begin.**

**I write only to let you know what happened with the same situation, by the same developer so that you know what you may be up against. I hope that perhaps this time those who reside in your area speak up, attend the meeting - but more importantly are listened to, as such was not the case in ours. Best of luck to you in keeping your neighbourhood the way you want it to be!**

To Public Hearing
Date: July 17, 2006
Item # 6A, B + C
Re: Policy 5434
Bylaws 8080 + 8081

### MayorandCouncillors

**From:** Webgraphics  
**Sent:** Sunday, 16 July 2006 8:27 PM  
**To:** MayorandCouncillors  
**Subject:** Send a Submission Online (response #81)

SCHEDULE 6 TO THE MINUTES  
OF THE REGULAR MEETING OF  
COUNCIL FOR PUBLIC HEARINGS  
HELD ON MONDAY, JULY 17,  
2006.

## Send a Submission Online (response #81)

### 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:	2006-07-16 8:27:00 PM

### Survey Response

Your Name:	peter chu
Your Address:	10440 seaham crescent
Subject Property Address OR Bylaw Number:	11540 williams road , 11680 williams road and policy 5434
Comments:	i am e mailing my PROTEST to subdividing the two above lots from single lots into double lots. at the same time i am PROTESTING POLICY 5434. i do not want all these single houses double in size with two houses. this area is a great place to live. by doubling the lots there will be more traffic, more accidents and most likely crime. no to the above changes. council has already railroading the steveston hwy project and the pub at 5 and steveston hwy. stop this insanity. peter chu

**MayorandCouncillors**

To Public Hearing
Date: July 17 2006
Item # 6A, B + C
Re: Lot Size Policy 5434
Bylaws 8080 + 8081

**From:** Khalid Hasan [info@khalidhasan.com]  
**Sent:** Sunday, 16 July 2006 11:56 PM  
**To:** MayorandCouncillors  
**Cc:** CityClerk  
**Subject:** RE: Lot Size Policy 5434 & Zoning amendment bylaw 8080 & 8081

SCHEDULE 7 TO THE MINUTES  
OF THE REGULAR MEETING OF  
COUNCIL FOR PUBLIC  
HEARINGS HELD ON MONDAY,  
JULY 17, 2006.

To,  
Respected City Council Members.

From K. Hasan  
R/O 10711 Williams Road  
604-786-8960

RE: Lot Size Policy 5434 & Zoning Bylaw 8080 & 8081

I am writing today with respect to the above mentioned lot size policy amendment & zoning bylaws. I will support these amendments & bylaws to be approve tonight as they are required now with the increased demand of affordale housing in Richmond & will be a move in right direction.

I will SUPPORT it because;

- \* It is the best way to create new single family affordable lots.
- \* Also to keep development on main roads having back lane access so the traffic flow can be safely maintained.
- \* Best way to protect our farmland & keep our ALR reserves protected & keep developers away from it.
- \* Accomodate growth on arterial roads/Consistent with our policies.
- \* Consistent with the development across the street( On williams Road). Keep mirror image from across the street.
- \* Close to iron wood shopping mall & bus route, Easy to commute for lots of people. More people living in these new developed homes can walk to the shopping.
- \* 2 lots subdivision on a 66' lot is much better then having lots of townhomes.
- \* Prevent having mega homes built on main & busy street(No economic sense)
- \* Having proffesional Landscaping in front yards will improve street scape.
- \* Majority of the home owners on these portions of arterial street were waiting for this to happen for long time.

At last I will request all the council members to please support these zoning applications & ammendments which are by all means for the betterment of our proud City.

Thanx

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Sent via the WebMail system at khalidhasan.com

SCHEDULE 8 TO THE MINUTES OF THE REGULAR MEETING OF COUNCIL FOR PUBLIC HEARINGS HELD ON MONDAY JULY 17, 2006.

604-278-5739.

To Public Hearing  
Date: July 17 2006  
Item # 6A, B+C  
Re: Lot Size Policy 5434  
Bylaws 8080+8081

Notice of Objection

My name is MOSES KAJOBBA (please print)

I live at 10500 SEAMOUNT RD (please print)

To Richmond City Council:

I would like to express my objection to the Application for Rezoning POLICY 5434 (RZ 06 - 331753) AND (RZ 06 - 334342

Date: JULY 16<sup>th</sup> / 2006

Signature: [Handwritten Signature]

Please mail the Notice of Objection to:  
Richmond City Council  
6911 No. 3 Road  
Richmond, BC V6Y 2C1

You may also visit Richmond City Council website for the details of Council meeting  
<http://richmond.ca/cityhall/council/agendas/>

REASONS:  
- This is a quiet-family oriented neighbourhood.  
- The proposed change affects this neighbourly look and increases density to almost double its size. This destroys the neighbourhood and turns it into a Zoo-like environment with a lot of traffic with a potential to harm our children.  
Moses Kajobba

July 17/06

ATT City Clerks office

MY NAME IS Brian Estabrook of

11980 Seabrook Ct Rmd. I do not

Agree with Any changes to the bylaws

RZ 06-331753, RZ 06-334342, policy 5434.

MY REASON ARE AS FOLLOWS.

The traffic on 5 Rd + my neighbour hood

IS UNREAL: I HAVE to plan my

way out in the AM OR in Rush hour.

We have cars speeding around our

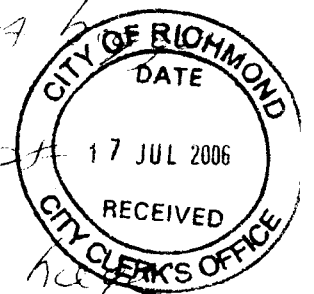
neighbour hood 'Allready' And I feel with

more housing it will become a b

problem. We have a number of

churches on 5 Rd. with being a big

Amount of cars on the weekend.



The people who ARE trying to  
change the bylaws will only profit  
from this.

Thank you. For your time

BEA

604 275-9611-





I am the resident owner of the property at 10671 #5 Road. As a brief check of your street map will indicate, this property is located directly across the street from Fantasy Gardens where a proposal is being considered for the building of a hotel and shopping complex. Consider also that my property is within one block of Ironwood Mall and the new shopping plaza located on the south-east corner of Steveston Highway and Number 5 Road.

A policy decision arrived at by the City of Richmond in August, 2004, determined that all properties in close proximity to shopping complexes would be rezoned for multi-family housing. For example, around the corner on Steveston Highway you have permitted the construction of a townhouse development. I respectfully draw your attention to the fact that my property falls within the definition of "close proximity" and when combined with the property of my two adjacent neighbours the area becomes one and a half acres, having a depth of 182 feet. It would seem reasonable that such a combined acreage would be well suited for a multi-family zoning, resulting in higher property tax revenues for the city.

It should be redundant to point out that Richmond is rapidly running out of land suitable for housing, especially lower cost housing. The only other option is to begin removing land from the ALR which option would result in an unnecessary, negative political reaction from the citizens of Richmond.

Please give this matter some further consideration.

I would appreciate a response to this email, indicating some time frame within which I could expect a response.

Most sincerely,  
Daphne Keith,  
10671 Number 5 Road,  
Richmond, B.C., V7A 4E6  
604-275-4169

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Version: 7.1.394 / Virus Database: 268.9.9/382 - Release Date: 7/4/2006



7/17/2006

July 17, 2006  
10691 Number 5 Road,  
Richmond, B.C.

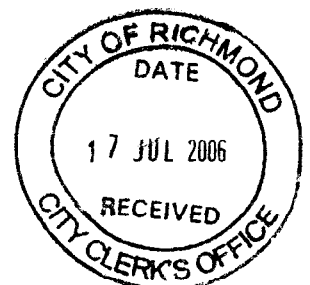
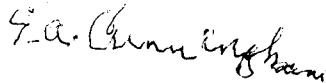
Your Honour, Mayor Brodie and City Councillors,

My name is Gordon Cunningham and I am the resident owner of 10691 and 10711 Number 5 Road, Richmond, B.C. I have lived in my home for over 50 years, I built it for my bride and, of course, there are many memories. But, now I am an old man, over 80 years old, my health is failing and my wife is in Rosewood Manor, a nursing home here in Richmond. I'm at the time of my life when I must start to make plans for my future. I am no longer able to take proper care of my home and must rely on others for assistance. I would like to sell my property but feel as though I am in limbo because I do not know what the zoning is, or will be. I think, that due to do the size of my combined properties, (1/2 acre), that it should be considered for multi-family housing. There is already multi-family housing underway just around the corner from my house on Steveston Highway. As a matter of fact, as I look out my rear windows I can see the land-fill and I am only a few steps from Ironwood Centre.

It was stated a few years ago that City policy was for the construction of multi-family housing on arterial roads and in close proximity to shopping. Well, I am in such a position. I would respectfully request that you carefully consider your decision respecting my property and that of my two neighbours to my north because combined we form 1 1/2 acres. Our combined road frontage is almost 400 feet with a property depth of 184 feet. Surely this would be better suited to multi-family residences.

Sincerely,

Gordon Cunningham



## MayorandCouncillors

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**From:** daphne keith [dannekeith@shaw.ca]  
**Sent:** Friday, 8 September 2006 1:24 PM  
**To:** MayorandCouncillors  
**Subject:** Re: Proposed rezoning of properties along Number 5 Road, Seacliff to Steveston Hwy.

Dear Mr. Weber,

Thank you for your quick response. Indeed, we are in favour of 30 foot lots along Williams Road and any other arterial road for that matter. We find the houses to be pleasing in design and quite welcoming. Please use our email in support of these projects and any others that would be of similarity.

Sincerely,  
Daphne Keith

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

**From:** "MayorandCouncillors" <MayorandCouncillors@richmond.ca>  
**To:** "daphne keith" <dannekeith@shaw.ca>  
**Sent:** Friday, September 08, 2006 11:37 AM  
**Subject:** RE: Proposed rezoning of properties along Number 5 Road, Seacliff to Steveston Hwy.

Dear Ms. Keith,

This is to acknowledge and thank you for your email to the Mayor and Councillors in connection with the above noted matter, a copy of which has been forwarded to the Mayor, each Councillor and to City staff for information. In response to your question, please note that all correspondence received for the Mayor and Councillors through this email box is indeed circulated to Council members.

If you would also be so kind as to verify whether you wish your email to be considered in conjunction with the future Public Hearing for the proposed rezoning of 11540 Williams Road, 11680 Williams Road and the amendment to Single Family Lot Size Policy 5434, that would be much appreciated. I am seeking this clarification because your current and previous emails reference several properties and potential projects in your area, but do not directly reference the Williams Road rezonings or the lot size policy amendment (which is the item you addressed at the July Public Hearing). If you could also clarify whether you wish your comments to be considered in conjunction with any other specific Public Hearing item(s), we will ensure that your correspondence is brought forward to Council with the appropriate report.

Thank you for taking the time to make your views known to Council and I look forward to receiving your clarification.

Yours truly,

David Weber

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David Weber  
Director, City Clerk's Office  
City of Richmond  
6911 No.3 Road, Richmond, BC, V6Y 2C1  
voice: (604) 276-4098  
fax: (604) 278-5139  
email: dweber@richmond.ca  
web: www.richmond.ca

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

From: daphne keith [mailto:dannekeith@shaw.ca]

Sent: Thursday, 7 September 2006 4:26 PM

To: MayorandCouncillors

Subject: Proposed rezoning of properties along Number 5 Road, Seacliff to Steveston Hwy.

I am once again writing to voice concern about the future rezoning of properties along Number 5 Road, between Seacliff Gate and Steveston Highway, specifically 10631,10671,10691 and 10711 Number 5 Road with depths of 184 feet.

I spoke last month at the public hearing and questioned why properties of such depth would be considered for 30 foot lots and suggested that prudent minds would realize that the best utilization of these properties would be multi-family units, especially for these 4 lots with 132' frontage, comprising a total of 1 1/2 acres. At that time, most of you agreed that it would be wasteful to allow single family homes on these properties and referred the matter back to the Planning Department. It has now come to my attention that Planning has recommended that these properties be zoned R1B, which means that we are now looking at 40 or 45 foot lots. This is a far cry from multi-family and the best utilization of these properties.

It should be unnecessary for me to point out that multi-family housing provides the city with more revenue in property taxes, as well as providing much needed lower cost housing for families.

The area residents voiced their opinion that they could live with multi-family units on Steveston Highway and along Number 5 Road if the lanes were not affected.

I must also point out that until recently the properties between Seacliff and Steveston were seen by the Planning Department as potential multi-family lots. These properties are on an arterial roadway and are in close proximity to Ironwood Shopping Centre. According to city policy as such should be seriously considered for multi-family housing. There seems to be a yo-yo effect going on in the Planning Department as they keep changing their minds about this area.

Please also remember that there will soon be changes with the Fantasy Gardens property and that should have a direct bearing on the rezoning of these properties.

We feel 30 foot lots on arterial roads, such as Williams Road, are reasonable and if need be we would rather have our large lots rezoned to 30 foot lots rather than the 40-45 foot lots. (Can you tell me anyone who would want a 7,000 square foot house on this section of Number 5 Road?)

As my last email was not recognized at the last public hearing I would like assurance that it will be received and read by all of the city councillors.

Respectfully submitted,  
Daphne Keith  
10671 No. 5 Road  
Richmond, B.C. V7A 4E6  
604-275-4169

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Version: 7.1.405 / Virus Database: 268.12.2/442 - Release Date: 9/8/2006



**MayorandCouncillors**

<b>To Public Hearing</b> <b>Date:</b> OCTOBER 16, 2006 <b>Item #</b> 4A, 4B + 4C <b>Re:</b> Lot Size Policy 5434 Bylaws 8080 + 8081
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**From:** Carol Day [carol@catsigns.ca]  
**Sent:** Friday, 6 October 2006 12:29 PM  
**To:** MayorandCouncillors  
**Cc:** lermittfamily@shaw.ca  
**Subject:** rezoning policy 5434

To Richmond City Council and the Mayor

Oct6, 2006

Hello I am writing in regards to the rezoning applications of Policy 5434.

\* Bylaw 8080 ( RZ 06-331753) and 8082 (RZ 06-331753)

I feel that doubling the amount of lots on this section of Williams road and number five road puts too much burden on the very narrow lanes to the rear. It is also unfair to the residents who live across the lane from these properties, the increase in traffic will lower their property values and increase the vehicular traffic and noise.

The solution I feel is to allow one access to the lane and one access to Williams road or number five road per original lot . I feel this is a fair compromise to the residents affected , this will disperse the traffic fairly .Developers must be considerate of existing neighbours and this compromise is fair to them as well.

The houses currently being built on arterial roads look like row houses , I feel that mixing up the appearance by having half the driveways in the rear and half in the front would make the houses look less like townhouses and more like single family homes.

Another benefit to having the drive way in the front facing the frontage road is the houses will have a garage in the front and have a far larger and more useable rear backyard. Currently the homes with lane access have no back yard as the whole thing is a cement driveway and a garage. Occasionally there is a cement patio or micro yard.

I feel the developers would get a better selling price if the houses had real back yards with a green landscape . This is also better for the environment as grass and tree's help to clean our air.

Policy 5434 REZONING Number five road from Single family to (R1/B)

I support this change as long as the guidelines match those previously agreed to with the three townhouse developments now under construction on Steveston Hwy between Number five road and Seaward Gate. The primary issue being no lane access and only two storeys high townhouses.

Policy 5434 (R1-06.6) to (R9) Steveston Hwy from Seaward gate to Shell road.

These lots are far too narrow for subdivision, the only access is the the lane and traffic already has a tough time moving through these very narrow lanes with a 90% turn on the north end. These lots should only be subdivided if two lots are combined to make three larger more acceptable size lots. Council should review this area as it needs more attention than has been given. Until more study is done I feel these applications should be denied.

This neighbourhood is more than willing to work with city hall and developers to build new housing that makes sense for both the new residents and the existing residents, but that means compromise and communication.

Thanks

Carol Day  
 11631 Seahurst Rd.  
 Richmond 604•240•1986

carol@catsigns.ca

2006-10-06

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