



City of RICHMOND

MINUTES

REGULAR COUNCIL MEETING FOR PUBLIC HEARINGS

Monday, October 15, 2001

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

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

David Weber, Acting City Clerk

Call to Order: Acting Mayor Lyn Greenhill opened the proceedings at 7:10 p.m.

1. **ZONING AMENDMENT BYLAW 7270 (RZ 01-187921 & RZ 01-188959)**
(7380, 7400, 7420, & 7500 Williams Road; Applicant: Charan & Rocky Sethi)

Applicant's Comments:

Mr. Charan Sethi and Mr. Rocky Sethi, with the aid of a site plan, artist's renderings and photographs, presented the project. Information on the benefits of having a "mortgage helper" by way of an additional unit over the garage was provided. The location of the project provided a good connection to the Broadmoor shopping centre and bus service. Each building would have a double garage in the rear, plus an additional parking stall. Access to the garages would be provided by a shared driveway. The windows of the unit over the garage were placed on the east/west walls in order to maintain the privacy of the neighbouring properties.

Written Submissions:

Surjit Johal – 7260 Nevis Drive – attached Schedule 1.

Parmdip Johal – 7391 Nevis Drive – attached as Schedule 2.

Mr. and Mrs. Burgess – 7411 Nevis Drive – attached as Schedule 3.



MINUTES

**Regular Council Meeting for Public Hearings
October 15, 2001**

Submissions from the floor:

Mr. Owens, 7431 Williams Road, said that he lived directly across the road from the subject property. Mr. Owens felt that the proposed development would detract from the existing homes. Concerns regarding increased traffic on Williams Road, drainage and sewer access were also expressed.

Mr. Surjit Johal, 7260 Nevis Drive, said he lived two houses away from the subject property and yet did not receive notification of the application. Mr. Johal was concerned about additional parking on Nevis Drive due to no parking being available on Williams Road.

Mr. Charan Sethi responded that additional parking could be provided by the shared access. Information was also provided that a requirement of development was the installation of a drainage system around the perimeter of the property to ensure no drainage onto adjacent properties occurred. Mr. Sethi concluded by explaining the development permit process and the number of precautions that would be taken to protect the integrity of the neighbourhood.

PH10-01

It was moved and seconded

That Zoning Amendment Bylaw 7270 be given second and third readings.

CARRIED

**2. ZONING AMENDMENT BYLAW 7278 (RZ 00-173694)
(12200 Blundell Road; Applicant: Fujian Evangelical Church)**

Applicant's Comments:

There were none.

Written Submissions:

There were no written submissions.

Submissions from the floor:

There were no submissions from the floor.

PH10-02

It was moved and seconded

That Zoning Amendment Bylaw 7278 be given second and third readings.

CARRIED



MINUTES

Regular Council Meeting for Public Hearings
October 15, 2001

- 3. **ZONING AMENDMENT BYLAW 7279 (RZ 01-190033)**
(23271 Dyke Road; Applicant: S-511 Holdings Ltd.)

Applicant's Comments:

Not present.

Written Submissions:

There were no written submissions.

Submissions from the floor:

There were no submissions from the floor.

PH10-03

It was moved and seconded

That Zoning Amendment Bylaw 7279 be given second and third readings.

CARRIED

- 4. **ZONING AMENDMENT BYLAW 7280 (RZ 01-188957)**
(7500 Railway Avenue; Applicant: Joe Uppal)

Applicant's Comments:

Mr. Uppal was present but did not wish to make a presentation at this time.

Written Submissions:

There were no written submissions.

Submissions from the floor:

Mr. Reginald Tate, 7520 Railway Avenue, was concerned that the differing lengths of the properties would necessitate jogs in the lane and questioned the amount of land that would be required from the longer properties. Mr. Tate was further concerned that his lot could be isolated.

Ian and Susan Senkow, 7460 Railway, expressed a number of concerns relating to the proposed lane. The concerns pertained to traffic, mischief and debris collection and lighting. Mr. Senkow said that he could lose up to 25% of his property due to the lane requirement. Mrs. Senkow said that while the proposal was pleasant for those who may also wish to subdivide their properties, the remainder of the residents wanted the character of their neighbourhood maintained. Mrs. Senkow was not opposed to the narrowing of the lots but she said opposition to the back lane was very strong. Concern



MINUTES

**Regular Council Meeting for Public Hearings
October 15, 2001**

was also expressed that the notification received from the City was misleading.

PH10-04

It was moved and seconded

That Zoning Amendment Bylaw 7280 be given second and third readings.

Prior to the question being called direction was given to staff to report to Planning Committee on the following items prior to consideration of adoption:

- i) the alignment of the proposed land and how the rear portions of existing lots will be utilized;
- ii) timing for construction of the lane and how existing, new houses will be accommodated;
- iii) the process for deletion of the lane from the existing 702 Policy.

CARRIED

5. ADJOURNMENT

It was moved and seconded

That the meeting adjourn (8:30 p.m.).

CARRIED

Certified a true and correct copy of the Minutes of the Regular Meeting for Public Hearings of the City of Richmond held on Monday, October 15, 2001.

Acting Mayor Lyn Greenhill

Acting City Clerk (David Weber)

SCHEDULE 1 TO THE MINUTES OF
THE REGULAR MEETING FOR
PUBLIC HEARINGS HELD ON
OCTOBER 15, 2001.

To Public Hearing
Date: Oct 15, 2001
Item # 1
Re: Bylaw 7270

		INT
	JRM	
✓	DW	DW
	KY	
	AS	
	DB	
	WB	

7260 Nevis Drive
Richmond, BC
V7A 1J5

October 15, 2001

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

8060 - 20 - 7270

SUBJECT: ZONING AMENDMENT BYLAW 7270 (RZ 01-187921 & RZ 01-188989)

I believe that my property is adversely affected by the proposed bylaw. I live on 7260 Nevis Drive. My home is in very close vicinity of the proposed property. By rezoning the subject properties from single-family housing district, to a four unit multi-family development, I believe that four times as many people will occupy each lot, thus increasing the amount of potential noise, and privacy in the area. Currently, this area is a very quiet place with a lot of privacy. Also, there is not a viable amount of parking on Williams Road because of a bike lane, or at the respective residences. I believe this could pose an additional problem, as residents and guests of the residents will most likely need to find parking on the nearby streets, and make the already narrow streets very congested.

Furthermore, I am concerned that a comprehensive development strip will also adversely affect the value of my property. If there has been any precedents in the past where a rezoning of this type was denied, then I feel this rezoning attempt should also be denied.

Sincerely,

Surjit Johal
Surjit Johal



SCHEDULE 2 TO THE MINUTES OF
THE REGULAR MEETING FOR
PUBLIC HEARINGS HELD ON
OCTOBER 15, 2001.

To Public Hearing
Date: Oct 15, 2001
Item # 1
Re: Bylaw 7270

		INT
	JFM	
✓	DW	DW
	KY	
	AS	
	DB	
	WB	

7391 Nevis Drive
Richmond, BC
V7A 1J5
Tel: 604-271-2931

October 15, 2001

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

8060-20-7270

SUBJECT: ZONING AMENDMENT BYLAW 7270 (RZ 01-187921 & RZ 01-188989)

I believe that my property is adversely affected by the proposed bylaw. I live on 7391 Nevis Drive. My backyard is conjoined with the backyard of the proposed property. By rezoning the subject properties from single-family housing district, to a four unit multi-family development, I believe that four times as many people will occupy each lot, thus increasing the amount of potential noise, and privacy in the area. Currently, this area is a very quiet place with a lot of privacy.

Furthermore, I am concerned that a comprehensive development strip will also adversely affect the value of my property. If there has been any precedents in the past where a rezoning of this type was denied, then I feel this rezoning attempt should also be denied.

Sincerely,



Parmdip Johal



SCHEDULE 3 TO THE MINUTES OF
THE REGULAR MEETING FOR
PUBLIC HEARINGS HELD ON
OCTOBER 15, 2001.

To Public Hearing
 Date: Oct 15, 2001
 Item #: 1
 Re: Bylaw 7270

		INT
	JRM	
✓	DW	DW
	KY	
	AS	
	DB	
	WB	

7411 Nevis Drive
Richmond, BC V7A 1J5

October 15, 2001

City Clerk's Office
Richmond City Hall
6911 No.3 Road
Richmond, BC V6Y 2C1


8060-20-7270

RE: ZONING AMENDMENT BYLAW 7270 (RZ 01-187921 & RZ 01-188959)

I live on 7411 Nevis Drive and I feel that my property will be affected by the proposed bylaw. I live directly behind the proposed properties. This neighbourhood is a very peaceful and private area. By rezoning the subject properties on Williams Road, I think a lot more families will occupy each lot, which will decrease the privacy and peacefulness that people living on Nevis Drive currently incur. Therefore, I wish to see this rezoning proposal to be denied.

Yours truly,

Mr. J.D. Burgess



Mrs. R.E. Burgess