



## Regular Council Meeting for Public Hearings

Monday, October 16, 2006

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

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

Gail Johnson, Acting Corporate Officer

Absent: Councillor Rob Howard

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

PH06/9-1 It was moved and seconded  
*That the order of the Regular Council Meeting for Public Hearings agenda be varied to consider (item 4A ) Proposed Single-Family Lot Size Policy 5434, (item 4B) Zoning Amendment Bylaw 8080, and (item 4C) Zoning Amendment Bylaw 8081 prior to (item 2) Zoning Amendment Bylaw 8016.*

**CARRIED**

Councillor Derek Dang, in accordance with Section 100 of the *Community Charter*, advised that he was in a potential conflict of interest for both agenda items 1 and 3 because of his connection with property owners in the area. He then left the meeting at 7:03 p.m.



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1. **Zoning Amendment Bylaw 7811 (RZ 04-273100)**  
(7271 Gilbert Road; Applicant: ATI Construction Ltd.)

*Applicant's Comments:*

The applicant advised that he was available to answer questions.

*Written Submissions:*

Nikki Apostolis, 6751 Mang Road (Schedule 1)

*Submissions from the floor:*

None.

PH06/9-2

It was moved and seconded

***That Zoning Amendment Bylaw 7811 be given second and third readings.***  
**CARRIED**

3. **Zoning Amendment Bylaw 8058 (RZ 05-321176)**  
(7311 Gilbert Road; Applicant: Julian Rey)

*Applicant's Comments:*

The applicant advised that he was available to answer questions.

*Written Submissions:*

None.

*Submissions from the floor:*

None.

PH06/9-3

It was moved and seconded

***That Zoning Amendment Bylaw 8058 be given second and third readings.***  
**CARRIED**

Councillor Dang returned to the meeting – 7:07 p.m.



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

*Applicant's Comments:*

Mr. Jean Lamontagne, Director of Development, advised Council that since the referrals made at the July 17, 2006 Public Hearing, staff has revised the proposed lot size policy 5434 to reflect retention of the R1/B zoning for the deepest lots along the west side of No. 5 Road, from Steveston Highway north to Seaclyff Road. He also commented that the Transportation Department has investigated traffic accesses; traffic calming measures and ways to restrict access from the lanes to the neighbourhood.

Mr. Victor Wei, Director, Transportation, acknowledged that staff's investigation did not disclose any significant traffic problems in the neighbourhood; and it is believed that the new development will generate a minimum increase in traffic. However, he noted that staff will review incoming traffic calming requests, and they are prepared to work with the residents to address these issues.



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*Written Submissions:*

Carol Day, 11631 Seahurst Road (Schedule 2)  
Daphne Keith, 10671 No. 5 Road (Schedule 3)  
Brian and Mary Ho, 11651 Seahurst Road (Schedule 4)  
Eric Pun (Schedule 5)  
Annie Yung (Schedule 6)  
Robert Cunningham, 10691 and 10711 No. 5 Road (Schedule 7)  
April Parr, 10680 Seamount Road (Schedule 8)  
Harry Keith, 10671 No. 5 Road (Schedule 9)  
Daphne Keith, 10671 No. 5 Road (Schedule 10)  
Al Akizuki, 10551 Seamount Road (Schedule 11)  
A 232 signature petition in support of the lot size policy and bylaw amendments (Schedule 12)  
250 form letters in support of the lot size policy (Schedule 13)

*Submissions from the floor:*

Paul Lermite, 10860 Seamount Road spoke in opposition to the proposed lot size policy amendment, questioning the affordability of any new home built in this area. It was his belief that long term residents bring a sense of pride to the neighbourhood, and that allowing coach home development will result in an increase in traffic by 100 to 200 cars. Furthermore the existing lanes are too narrow causing traffic and safety problems; with new development, there will be additional stress on parking in the area.

Jack Wagner, 10491 No. 5 Road spoke regarding safety on No. 5 Road and pointed out that pedestrian traffic is frequently obstructed due to both parked service vehicles and bicycle traffic on the sidewalk. He also commented that the lane is narrow, and vehicles must pull partway into a driveway to allow the other to pass, there is also a blind spot at the corner of Seaclyffe and No. 5 Road. The lane is the only option for children to access Daniel Woodruff School.



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In response to a question, Mr. Wei indicated that traffic staff would investigate the corner blind spot to see if corrective action is warranted.

Carol Day, 11631 Seahurst Road spoke in opposition to the lot size amendment believing that access to the area is very limited and if coach housing is allowed, the increase in vehicles will create traffic havoc. She stated that if the proposed development was similar in design to the townhouse development on Steveston Hwy, between No. 5 Road and Seaward Gate, she would support it. She concluded by suggesting that a five year moratorium on any change would be her preference.

David Withers, 11600 Williams Road expressed his dissatisfaction with the number of rental homes on Williams Road that are in disrepair and contain multiple illegal suites. He believed criminal elements are moving in, and he would like to see new development and the area cleaned up. Mr. Withers also said that speeding and traffic problems are minimal; the same as you would have in any residential area.

Daphne Keith, 10671 No. 5 Road spoke in favour of the development and said that she does not wish to see a moratorium. With regard to the lane and parking issues, she stated that with care, two vehicles are able to pass each other. Mrs. Keith concluded by stating that the new homes along Williams Road are aesthetically pleasing and that she is in favour of the smaller lots.

James Day, 11631 Seahurst Road spoke in opposition to the lot size amendment, noting a blind spot in the lane along No. 5 Road on the south end. He also stated that the existing lane cannot accommodate the traffic that would be generated by new development, and he supported the idea of a moratorium.



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Timothy Lok, 11631 Seahurst Road spoke in opposition to the proposed development, stating that most families have two or more vehicles and there will be insufficient parking, and the back lane cannot accommodate the traffic that would be generated by new development.

Neena Randhawa spoke in support of the proposal, indicating she favoured small lots as they help families continue to live in Richmond by making it affordable for them to stay.

Kim Riley, 10980 Seamount Road spoke about the lanes that are on the side of his house and along the back. He stated that he has repaired his fence several times due to vehicles coming in contact with it. He also stated that the area is busy with heavy traffic.

Ravi Johal, 10371 Seaham Crescent spoke in favour of the proposed lot size policy. He believed the area does not have traffic problems and felt that the change will be a good way to solve the issue of the run down homes.

Susan Worfolk, 10691 Seamount Road spoke in opposition to the proposed lot size policy, stating that additional traffic should not be added to the lane at No. 5 Road and Seacliff Road which already has a bad blind spot and poor lighting.

Pete Cutura, 11771 Seabrook Road spoke in opposition to the proposal due to his concern regarding traffic in the lane.

David Langer, 10720 Seamount Road spoke in opposition to the proposal and talked about the danger to children due to heavy traffic and drivers cutting through the area to get to Steveston Highway. He concluded by stating that he favours splitting the lots, but does not favour coach homes.



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

- traffic calming measures are not necessary if the development is rejected; focus needs to be on planning the subdivision better and not calming the traffic;
- if the lots are split, then one lot should have access to the arterial road and the other lot should have access to the lane. Splitting the access will give the look of single family houses;
- turning onto Williams or No. 5 Road can pose a safety issue;
- old run down houses should be sold to first time home buyers; providing affordable alternatives;
- residents claim that it takes up to 15 minutes to get out of the neighbourhood;
- proposed development will create additional traffic volume in an already heavily burdened lane;
- one way lane traffic may be an alternative;
- these are not considered affordable homes but are executive homes;
- this neighbourhood does not want change.

Sal Bhullar, the applicant, 11540 Williams Road spoke in support of the lot size policy and stated that increased traffic should not be an issue due to the bus line on Steveston Highway and continuing improvements to the transit system in this area. She also advised Council that as a result of the canvassing effort made on her behalf, 250 letters and 232 signatures were received in support of this proposal; 88 of the supporters were from other areas within Richmond. She indicated that she lives in the neighbourhood and intends to work with the City to improve the liveability of the area.

In response to a query from Council, staff advised they could commit to using the existing annual capital program for neighbourhood traffic safety improvements to fund any speed bumps and signage in the lanes which would enhance traffic flow and address safety issues.



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PH06/9-4

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 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 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 Seacliff Road to rezone and subdivide in accordance with the provision of the Single-Family Housing District, Subdivision Area B (R1/B).*

**CARRIED**

OPPOSED: Councillor Evelina Halsey-Brandt  
Councillor Sue Halsey-Brandt

PH06/9-5

It was moved and seconded

*That Zoning Amendment Bylaws 8080 and 8081 each be given second and third readings.*

**CARRIED**

OPPOSED: Councillor Evelina Halsey-Brandt  
Councillor Sue Halsey-Brandt





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PH06/9-6

It was moved and seconded

*That staff investigate traffic flow in the area of Single Family Lot Size Policy 5434 with a view to improving parking, safety issues and accessibility in the neighbourhood and report back within 60 days on the following:*

- (i) *types of traffic calming measures that could be implemented in the lanes;*
- (ii) *signage in the lanes advising drivers of the speed limits and penalties for parking and speeding violations;*
- (iii) *proposed measures to generally upgrade the lanes, including the improvement of sight lines;*
- (iv) *restrictions and regulations related to parking in the entire area;*
- (v) *source of funding for improvements;*
- (vi) *timing of implementation prior to the completion of any new subdivision in this area.*

**CARRIED**

2. **Zoning Amendment Bylaw 8016 (RZ 05-301311)**  
(11111 Steveston Highway; Applicant: Rosanne Costain)

*Applicant's Comments:*

The applicant was not in attendance.

*Written Submissions:*

Neil and Mary Friesen, 10711 Seamount Road (Schedule 14)

*Submissions from the floor:*

None.

PH06/9-7

It was moved and seconded

*That Zoning Amendment Bylaw 8016 be given second and third readings.*

**CARRIED**



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5. **Official Community Plan Amendment Bylaw 8111 and Zoning Amendment Bylaw 8086 (RZ 06-329965)**  
(10171 No. 1 Road; Applicant: S-8117 Holdings Ltd.)

*Applicant's Comments:*

The applicant advised that he was available to answer questions.

*Written Submissions:*

Denise North, 8320 Fairfax Place (Schedule 15)

*Submissions from the floor:*

None.

PH06/9-8

It was moved and seconded

*That the Conditional Rezoning Requirement for Registration of a Flood Indemnity Covenant for the application by S-8117 Holdings Ltd. regarding the property at 10171 No. 1 Road be removed and become a condition of approval for the Development Permit for this property (as recommended by the Director of Development in his memo of October 2, 2006).*

**CARRIED**

PH06/9-9

It was moved and seconded

*That Official Community Plan Amendment Bylaw 8111 and Zoning Amendment Bylaw 8086 each be given second and third readings.*

**CARRIED**

6. **Text Amendment Bylaw 8106 – Secondary Suites**  
(Applicant: City of Richmond)

*Applicant's Comments:*

Mr. John Irving, Manager, Building Approvals advised that he was available to answer questions.

*Written Submissions:*

None.



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*Submissions from the floor:*

None.

PH06/9-10

It was moved and seconded

***That Zoning Amendment Bylaw 8106 be given second and third readings.***  
**CARRIED**

7. **Zoning Amendment Bylaw 8108 (RZ 06-329870)**  
(10820 Southdale Road; Applicant: Harjinder Mangat)

*Applicant's Comments:*

The applicant advised that he was available to answer questions.

*Written Submissions:*

John and Pam Dale, 10800 Southdale Road (Schedule 16)

Ross Strachan, 10870 Southdale Road (Schedule 17)

Harjinder Mangat, Unit 106-7565-132 Street, Surrey (Schedule 18)

*Submissions from the floor:*

None.

PH06/9-11

It was moved and seconded

***That Zoning Amendment Bylaw 8108 be given second and third readings.***  
**CARRIED**

8. **Zoning Amendment Bylaw 8109 (RZ 06-333643)**  
(11251 Williams Road; Applicant: Ho Yeen Tsang)

*Applicant's Comments:*

The applicant advised that he was available to answer questions.

*Written Submissions:*

Barbara and Clifford Turner, 11260 Seaton Road (Schedule 19)



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*Submissions from the floor:*

None.

PH06/9-12

It was moved and seconded

***That Zoning Amendment Bylaw 8109 be given second and third readings.***

**CARRIED**

**9. Zoning Amendment Bylaw 8110 (RZ 06-341092)**

(10551 Williams Road; Applicant: All Line Construction Ltd.)

*Applicant's Comments:*

The applicant advised that he was available to answer questions.

*Written Submissions:*

None.

*Submissions from the floor:*

Laura K. Goold, 10540 Aragon Road spoke against the proposal stating that as a result of other similar homes built around her house, her property has suffered from extensive water damage due to drainage run-off, resulting in her having to expend thousands of dollars to address problems with dry rot, mold and inadequate drains. Her house is now the lowest in the area and for seven months of the year, her yard is underwater. She concluded by pleading with Council to address these continual drainage issues.

At Council's request, Jean Lamontagne indicated he would meet with Ms. Goold and approach the Engineering Department the following day to explore a solution to Ms. Goold's problem.

PH06/9-13

It was moved and seconded

***That Zoning Amendment Bylaw 8110 be given second and third readings.***

**CARRIED**



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**10. Zoning Amendment Bylaw 8116 (RZ 06-337137)**  
(11471 Williams Road; Applicant: Benn Panesar)

*Applicant's Comments:*

The applicant advised that he was available to answer questions.

*Written Submissions:*

None.

*Submissions from the floor:*

None.

PH06/9-14

It was moved and seconded

*That Zoning Amendment Bylaw 8116 be given second and third readings.*  
**CARRIED**

**11. Zoning Amendment Bylaw 8118 (RZ 06-332907)**  
(10111 Williams Road; Applicant: Balbir S. Biring)

*Applicant's Comments:*

The applicant advised that he was available to answer questions.

*Written Submissions:*

None.

*Submissions from the floor:*

None.

PH06/9-15

It was moved and seconded

*That Zoning Amendment Bylaw 8118 be given second and third readings.*  
**CARRIED**



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12. **Zoning Amendment Bylaw 8123 (RZ 06-321434)**  
(10300 No. 5 Road; Applicant: Richmond Christian School Association)

*Applicant's Comments:*

The applicants advised they were available to answer questions.

*Written Submissions:*

April Parr, 10680 Seamount Road (Schedule 20)

*Submissions from the floor:*

None.

PH06/9-16

It was moved and seconded

*That a Conditional Rezoning Requirement for Registration of a Flood Indemnity Covenant be added to the application by the Richmond Christian School Association regarding the property at 10300 No. 5 Road (as recommended in the memo dated October 13, 2006 from the Planning Department).*

**CARRIED**

PH06/9-17

It was moved and seconded

*That Zoning Amendment Bylaw 8123 be given second and third readings.*

**CARRIED**

**ADJOURNMENT**

PH06/9-18

It was moved and seconded

*That the meeting adjourn (9:31 p.m.).*

**CARRIED**



Regular Council Meeting for Public Hearings

Monday, October 16, 2006

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 16, 2006.

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Mayor (Malcolm D. Brodie)

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

SCHEDULE 1 TO THE MINUTES  
OF THE REGULAR MEETING OF  
COUNCIL FOR PUBLIC  
HEARINGS HELD ON MONDAY,  
OCTOBER 16, 2006

Mayor and Councillors

From: on behalf of Mayor and Councillors

Subject: FW: Send a Submission Online (response #91)

To Public Hearing	
Date:	OCTOBER 16, 2006
Item #	1
Re:	Bylaw 7811

Your Name:

Nikki Apostolis

Your Address

6751 Mang Road, Richmond, B.C.

Subject Property Address OR  
Bylaw Number:

7271 Gilbert Road - Bylaw 7811

Comments:

I am opposed to the rezoning of the subject  
property, as I believe this will bring the value of my  
home down



SCHEDULE 2 TO THE MINUTES  
OF THE REGULAR MEETING OF  
COUNCIL FOR PUBLIC HEARINGS  
HELD ON MONDAY, OCTOBER 16,  
2006

Mayor and Councillors

From: Carol Day [carol@catsigns.ca]  
Sent: Friday, 6 October 2006 12:29 PM  
To: Mayor and Councillors  
Cc: lermittfamily@shaw.ca  
Subject: rezoning policy 5434

<b>To Public Hearing</b>
Date: <u>OCTOBER 16, 2006</u>
Item #: <u>4A, 4B + 4C</u>
Re: <u>Lot Size Policy 5434</u>
<u>Bylaws 8080 + 8081</u>

To Richmond City Council and the Mayor

Oct 6, 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 trees 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 it 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

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

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

Sent: Thursday, 7 September 2006 4:26 PM

To: MaycrandCouncillors

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

No virus found in this incoming message.

Checked by AVG Free Edition.

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

## MayorandCouncillors

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

**Mayor and Councillors**

SCHEDULE 4 TO THE MINUTES  
OF THE REGULAR MEETING OF  
COUNCIL FOR PUBLIC  
HEARINGS HELD ON MONDAY,  
OCTOBER 16, 2006

To Public Hearing	
Date:	OCT 16, 2006
Item:	4A 4B 4C
Re:	Lot Size Policy 5434 Bylaw 8080+8081

**From:** Webgraphics [webgraphics@richmond.ca]

**Sent:** Saturday, 14 October 2006 8:33 PM

**To:** Mayor and Councillors

**Subject:** Send a Submission Online (response #94)

## Send a Submission Online (response #94)

### 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: 2006-10-14 8:32:45 PM

### Survey Response

Your Name: Brian and Mary Ho

Your Address: 11651 Seahurst Road

Subject Property Address OR  
Bylaw Number: Proposed Single-Family Lot Size Policy 5434

Comments:

Re: Public Hearing Monday October 16, 2006  
1. We are objecting to the proposal, A(ii), to allow Coach House District (R9) zoning for these properties. This will increase the traffic density through these small single vehicle lanes by up to four times existing usage. Subsequently leading to an unsafe situation where multiple vehicles going in opposite directions could be trying to pass each other in the lanes. Where will all these extra residential and visitor vehicles park? This will severely impact negatively on the existing roadside residential parking around the exits of these lanes. 2. We have no objection to the proposal to rezone to Single-Family Housing district 0.6 (R1-0.6). Properties that have existing vehicular access to the major arteries should retain their existing access in order to reduce lane congestion.

SCHEDULE 5 TO THE MINUTES  
OF THE REGULAR MEETING OF  
COUNCIL FOR PUBLIC HEARINGS  
HELD ON MONDAY, OCTOBER 16,  
2006

**Mayor and Councillors**

To Public Hearing
Date: <u>OCT. 16, 2006</u>
Item #: <u>4A</u>
Re: <u>Lot Size Policy</u>
<u>5434</u>

**From:** Eric Pun [ericpun33@shaw.ca]

**Sent:** Friday, 13 October 2006 12:01 AM

**To:** Mayor and Councillors

**Subject:** FW: Rezoning amendment policy 5434/Public Hearing 16/Oct

Dear Sir/Madam,

Further to rezoning notice for amendment policy 5434, I would like the city to adopt this staff recommend lot size policy 5434. I hope the council can support these policy as recommended by planning committee and as the neighbours have done on the north side of Williams Road.

Thank you very much for your kind attention.

SCHEDULE 6 TO THE MINUTES  
OF THE REGULAR MEETING OF  
COUNCIL FOR PUBLIC  
HEARINGS HELD ON MONDAY,  
OCTOBER 16, 2006

Mayor and Councillors

From: Annie Yung [anniey\_et@hotmail.com]  
Sent: Thursday, 12 October 2006 4:12 PM  
To: Mayor and Councillors  
Subject: Rezoning amendment policy 5434/Public Hearing 16/Oct

To: Public Hearing
Date: OCT 16/06
Item # 4A
Re: Lot Size Policy
5434

Dear Sir/Madam,

Further to rezoning notice for amendment policy 5434, I would like the city to adopt this staff recommend lot size policy 5434. I hope the council can support these policy as recommended by planning committee and as the neighbours have done on the north side of Williams Road.

Thank you very much for your kind attention.

Annie Yung

Experience Live Search from your PC or mobile device today.  
<http://www.live.com/?mkt=en-ca>

SCHEDULE 7 TO THE MINUTES  
OF THE REGULAR MEETING OF  
COUNCIL FOR PUBLIC  
HEARINGS HELD ON MONDAY,  
OCTOBER 16, 2006

Mayor and Councillors

From: daphne keith [dannekeith@shaw.ca]  
Sent: Monday, 16 October 2006 12:11 PM  
To: Mayor and Councillors  
Subject: 10691 Number 5 Road

To Public Hearing
Date: Oct. 16, 2006
Item: 4A, 4B, + 4C
Re: Lot Size Policy 5434
Bylaw: 8080 + 8081

10691 Number 5 Road,  
Richmond, B.C.  
V7A 4E6

October 16, 2006

Mayor Malcolm Brodie and City Councillors;

My name is Robert Cunningham and I live with my father at 10691 and 10711 Number 5 Road, Richmond, B.C.

I am in favour of the smaller 30-33 foot lots along arterial roads in Richmond. I would like to purchase a home in the near future and after living on such a large parcel of land (1/2 acre) I can not envision myself in a condo or townhouse with people right next door to me. I would, however, prefer to own a house on a small lot. I cannot afford a big house on a big lot but the houses now being built on the smaller lots are more within my reach.

I personally feel that by allowing these smaller lots you are enabling people like myself and young families to have a chance at the dream we all have, of one day owning our own home.

This also helps to increase revenue from property taxes while still keeping our city attractive. I find the new homes architecturally pleasing.

Sincerely,

Robert Cunningham

SCHEDULE 8 TO THE MINUTES  
OF THE REGULAR MEETING OF  
COUNCIL FOR PUBLIC HEARINGS  
HELD ON MONDAY, OCTOBER 16,  
2006

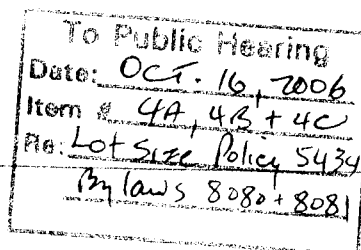
Mayor and Councillors

From: Webgraphics [webgraphics@richmond.ca]

Sent: Monday, 16 October 2006 1:32 PM

To: Mayor and Councillors

Subject: Send a Submission Online (response #97)



## Send a Submission Online (response #97)

### 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: 2006-10-16 1:31:37 PM

### Survey Response

Your Name:

April Parr

Your Address:

10680 Seamount Rd.

Subject Property Address OR  
Bylaw Number:

5434 Proposed single- family lot size policy

I am against any more subdividing of lots in this neighbourhood until you substantially reduce the allowed size of homes being built, allowing for something atleast resembling a front yard, and with room for trees. The size of these houses that stretch way from the front to the back of the lots are just built out of pure greed for the almighty dollar and with no respect for the environment or attractiveness of the neighbourhood. It is possible to build 2 homes on a subdivided lot without making the homes so large. The new homes built on these subdivided lots along Williams rd. recently have no trees. We are an area with many nice trees yet we are losing trees permanently along Steveston Hwy and Williams and soon #5 road if the cities plan goes through. What is the point of a tree bylaw if new homes are allowed so much square footage on a too small lot and are eating up most of the trees in the neighbourhood? We recently lost about 10 very tall fir trees on the corner of #5 and Steveston Hwy. for a future townhouse



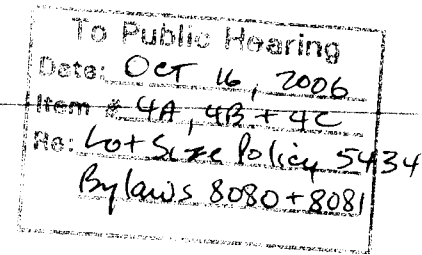
## Comments:

development. Squirrel sightings were much more common before they were cut down. The remaining fir trees on # 5 Rd will surely be gone if this is approved. I would also like to point out in regards to lane access that Seacliff road is already a very busy and dangerous road with so many cars using it as a route from/to # 5 Rd. that lane access will make it even more so. Until new subdivided homes can be built in a smaller, more reasonable size and in a more environmentally friendly way I am against any more subdividing of properties. I have one more comment to make. This area of Richmond has had alot of commercial development, loss of farmland , and residential projects pending yet which area of Richmond has been ignored as far as parks go? We have of course. I would like to suggest that city council look at giving us a nice landscaped park instead of more housing. We have no real parks in this area at all except for school yards. It is about time that this area of Richmond got something nice. Right now it feels that only developers have a vision for this part of Richmond.

SCHEDULE 9 TO THE MINUTES  
OF THE REGULAR MEETING OF  
COUNCIL FOR PUBLIC  
HEARINGS HELD ON MONDAY,  
OCTOBER 16, 2006

**Mayor and Councillors**

**From:** daphne keith [dannekeith@shaw.ca]  
**Sent:** Monday, 16 October 2006 9:33 AM  
**To:** Mayor and Councillors  
**Subject:** 10671 Number 5 Road



10671 Number 5 Road,  
Richmond, B.C.,  
V7A 4E6

October 15, 2006

Mayor Malcolm Brodie and City Councillors,  
City of Richmond, B.C.

Dear Mayor Brodie and Councilors;

My name is Harry Keith and I am the resident owner of 10671 Number 5 Road, Richmond, B.C.

I am in favour of smaller lots along the arterial roads in the majority of Richmond. The new homes now being constructed are attractive and I believe they add a lot to our city.

It goes without saying that these homes, due to their size and the smaller lot, are more within the reach of people just starting out as home owners or those who are now ready to leave their multi-family accommodation. It is also unnecessary to point out to you that these homes help to increase revenue from property taxes. You are now able to receive property taxes on two parcels as compared to the original one parcel.

I would also like to add, at this time, that I am of the opinion that my property and those on either side of me, that are 1/2 acre each, should be multi-family parcels. The proper utilization of these 3 properties is for such zoning.

Respectfully submitted,

Harry Keith

SCHEDULE 10 TO THE MINUTES  
OF THE REGULAR MEETING OF  
COUNCIL FOR PUBLIC  
HEARINGS HELD ON MONDAY,  
OCTOBER 16, 2006

To Public Hearing
Date: Oct 16, 2006
Item # 4A, 4B + 4C
Re: Lot Size Policy 5434
Bylaws 8080 + 8081

**Mayor and Councillors**

**From:** daphne keith [dannekeith@shaw.ca]  
**Sent:** Monday, 16 October 2006 9:32 AM  
**To:** Mayor and Councillors  
**Subject:** 10671 Number 5 Road

10671 Number 5 Road,  
Richmond, B.C.  
V7A 4E6

October 15, 2006

Mayor Malcolm Brodie and City Councillors,  
City of Richmond, B.C.

Dear Mayor Brodie and Councilors;

My name is Daphne Keith and with my husband, I am the resident owner of 10671 Number 5 Road, Richmond, B.C. I have resided at this address for 16 years.

As in my previous appearances before you, I am still of the opinion that my property and those to my immediate north and south should be multi-family properties. Each one of these properties is 132x184 feet, 1/2 acre each. Combined these properties make 1 1/2 acres and so it is obvious that they are best suited for multi-family dwellings.

I also firmly believe that it would be beneficial to our city to allow smaller lots along most of the arterial roads in Richmond. The homes now being constructed are attractive and in a lot of cases are much more pleasing to the eye than the previous dwellings. Also, there is an increase in property tax revenue, more homes are thus provided without affecting our precious farm land and young people have a chance to own a single family dwelling.

At this time I would like to thank you and others within City Hall who have patiently listened to my concerns and who have taken the time to explain various items to me. I appreciate the respect I have been afforded.

Respectfully submitted,

Daphne Keith

My name is ITL HIRIZUKI (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: August 20, 2006

Signature:

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

REASONS :



SCHEDULE 12 TO THE MINUTES  
OF THE REGULAR MEETING OF  
COUNCIL FOR PUBLIC  
HEARINGS HELD ON MONDAY,  
OCTOBER 16, 2006

232 signatures

To Public Hearing	
Date:	OCT 16, 2006
Item #	4A, 4B + 4C

Lot Size  
Policy 5434  
Bylaws 8080 +  
8081

I the undersigned do fully support this rezoning to R1.06 and subdivision of lots at 11540, 11680 Williams Road and 11091, 11111 and 11191 Steveston Highway. I agree with the staff recommendation on amending the 1991 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). I feel the staff has made this recommendation with their expertise and knowledge based upon a complete analysis, keeping in mind the policies, studies, facts and public input.

	Name	Address	Phone	Signature
1	David Mc	11480 Williams	604-277-0800	David Mc
2	James Mc	11480 Williams	604-277-0800	James Mc
3	Harold Mc	11480 Williams	604-277-0800	Harold Mc
4	GAIL Hoy	11500 WILLIAMS	604-274-1878	Gail Hoy
5	WALTER Hoy	" "	" "	Walter Hoy
6	CHRIS Hoy	" "	" "	Chris Hoy
7	BILL Hoy	" "	" "	Bill Hoy
8	PETER Hoy	" "	" "	Peter Hoy
9	JOSEPH MCGA	11500 Williams	604-277-2777	Joseph McGa
10	Sam Smith	10400 Smith Rd	604-274-8312	Sam Smith
11	CHRIS MAN	11500 WILLIAMS	604-277-8803	Chris Man
12	JUDE DA SILVA	11500 WILLIAMS	604-851-2140	Jude Da Silva
13	Dave Withers	11600 Williams	604-271-3449	Dave Withers
14	CAROL WITHERS	11600 WILLIAMS	604-277-3449	Carol Withers
15	Don Hickey	10111 #5 RD	604-241-2400	Don Hickey
16	Trend Hickey	10111 #5 Rd	604-241-2400	Trend Hickey
17	W Dulligan	102 #5 Rd	" 272-2479	W Dulligan
18	Steve	11500 Williams	75-6455	Steve
19	Steve	10091 #5 RD	604-272-1612	Steve
20	F 1542K	10091 #5 RD	604-272-1612	F 1542K
21	Paul Adam	10095 #5 Rd	604-277-6457	Paul Adam
22	Leanne Cadman	10095 #5 Rd	604-277-6452	Leanne Cadman
23	Karen Kistner	"	"	Karen Kistner
24	John Fink	11540 Williams	604-358-0753	John Fink
25	Rae Lally	11540 Williams	604-451-5185	Rae Lally
26				
27				
28				

\* A total of 250 form letters, samples  
as attached, were received  
in the clerk's office at 4:00pm  
today (originals on file)

To Public Hearing
Date: OCT 16, 2006
Item #4A, 4B + 4C
Re: Lot Size Policy 5434
Bylaws 8080 + 8081

SCHEDULE 13 TO THE MINUTES  
OF THE REGULAR MEETING OF  
COUNCIL FOR PUBLIC  
HEARINGS HELD ON MONDAY,  
OCTOBER 16, 2006

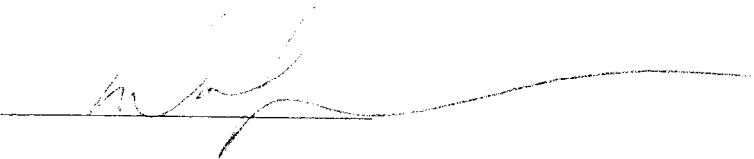
Richmond City Council  
Mayor Malcolm Brodie  
Councilor Linda Barnes  
Councilor Cynthia Chen  
Councilor Derek Dang  
Councilor Evelina Halsey-Brandt  
Councilor Sue Halsey-Brandt  
Councilor Rob Howard  
Councilor Harold Steves  
Councilor Bill McNulty  
6911 No.3 Road, Richmond BC

Dear Richmond City Council:

RE: Amendment of single family lot size policy 5434  
For area bounded by Williams Road, No.5 Road  
Steveston Highway and Shell Road (section 36-4-6)

As a resident/owner of this quarter section I, W. DALLIN of address  
10211 NO. 5 ROAD would like the city to adopt this staff  
recommended lot size policy 5434. As you are aware I the resident/owner of this quarter  
section have patiently waited for staff to bring an updated policy forward since 1991.  
Sitting back and watching my neighbors to the North and West clean their neighborhoods  
up of grow ops and run down houses with little to no street appeal makes me envious. I  
would like to see more affordable, manageable, similar sized homes as my neighbors to  
the North and West. After spending the majority of my time away from home, working,  
attending to children's activities at community centers and school parks as well shopping  
and cleaning. I find that quality luxurious time in a large home is something of the past.  
The times have changed and so have the neighborhoods. I think the recommendation  
brought forward is ideal for this area. I am in full support of this and hope that council  
will see that this policy is adopted.

Yours truly,



SCHEDULE 14 TO THE MINUTES  
OF THE REGULAR MEETING OF  
COUNCIL FOR PUBLIC HEARINGS  
HELD ON MONDAY, OCTOBER 16,  
2006

To Public Hearing	
Date:	OCT. 16, 2006
Item #	2
Re:	Bylaw 8016

## MayorandCouncillors

**From:** Webgraphics [webgraphics@richmond.ca]  
**Sent:** Monday, 16 October 2006 12:05 PM  
**To:** MayorandCouncillors  
**Subject:** Send a Submission Online (response #95)

## Send a Submission Online (response #95)

### 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: 2006-10-16 12:04:55 PM

### Survey Response

Your Name: Neil & Mary Friesen  
Your Address: 10711 Seamount Rd.  
Subject Property Address OR  
Bylaw Number: 8016

Comments: We are not in favour of having the property (ri-0.6) have vehicular access to the rear lane only. We have been at this rezoning discussion before, so what does the council not understand that we the Shellmont area residents prefer. Our traffic is already too heavy in our area. PLEASE GIVE THIS SOME CONSIDERABLE THOUGHT.

SCHEDULE 15 TO THE MINUTES  
OF THE REGULAR MEETING OF  
COUNCIL FOR PUBLIC  
HEARINGS HELD ON MONDAY,  
OCTOBER 16, 2006

**Mayor and Councillors**

**From:** Webgraphics [webgraphics@richmond.ca]  
**Sent:** Monday, 16 October 2006 1:54 PM  
**To:** Mayor and Councillors  
**Subject:** Send a Submission Online (response #98)

To Public Hearing
Date: Oct-16, 2006
Item # 5
Re: Bylaws 8111 and 8086

## Send a Submission Online (response #98)

### 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: 2006-10-16 1:53:52 PM

### Survey Response

Your Name: Denise NORTH  
Your Address: 8320 FAIRFAX Place Richmond B.C V7C 3Z1  
Subject Property Address OR  
Bylaw Number: bylaw 8111/8086

Comments:

Please do not make it easier for single family homes to have more than one regulated suite. Single family homes already are up against all these condos destroying single family areas, now you want to allow more suites in our areas creating parking problems and noise. We have already been subjected to 3 rentals in a house by us, it was disastrous. Council wants to "pass the buck" to single family homeowner what they refuse to do themselves, more affordable housing, because of pressure from builders, not giving a good example to builders to include affordable housing without needing to compromise and more money for the Oval project. Thank you Denise North



Send a Submission Online (response #93)

SCHEDULE 16 TO THE MINUTES  
OF THE REGULAR MEETING OF  
COUNCIL FOR PUBLIC  
HEARINGS HELD ON MONDAY,  
OCTOBER 16, 2006

To Public Hearing	
Date:	OCTOBER 16, 2006
Item #	7
Re:	Bylaw 8108

Page 1 of 2

Mayor and Councillors

From: Webgraphics [webgraphics@richmond.ca]  
Sent: Thursday, 12 October 2006 3:36 PM  
To: Mayor and Councillors  
Subject: Send a Submission Online (response #93)

Send a Submission Online (response #93)

### 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: 2006-10-12 3:36:01 PM

### Survey Response

Your Name: John and Pam Dale  
Your Address: 10800 Southdale Rd  
Subject Property Address OR Bylaw Number: 10820 Southdale Rd

Comments:

Public Lane - 10820 Southdale Rd. To Whom It May Concern, My wife and I reside (owners) at 10800 Southdale Rd. As we are unable to attend the hearing tonight regarding the construction project planned for 10820 Southdale Rd. we hope that you will raise our concerns on our behalf. Until yesterday (Oct 11, 2006) we were unaware that there existed plans to construct a public lane between our property and the bordering property. Although we do not object to this, we are concerned about our privacy. Will you please read the following questions at tonight's meeting and have the developer respond to the following questions? 1. What safeguards does the developer intend to take to ensure that our cedar hedge is not damaged during the construction process? 2. In terms of restoring our privacy: What does the developer intend to do if the hedge is damaged? 3. Does the developer intend to construct a fence between the properties irregardless of the hedge? 4. Does the developer intend to cover the gap in the hedge where once stood the old garden

2006-10-13

shed (prior to the demolition). We look forward to your response and we thank you for acting on our behalf. Kindest Regards,  
John and Pam Dale

Russ D. STRACHAN  
10780 SOUTHDALE RD.  
RICHMOND B.C.

V7A 2W9

RE RZ 00 329870

10820 SOUTHDALE RD

To Public Hearing
Date: Oct 16, 2006
Item # 7
Re: Bylaw 8108

I am opposed to this project going ahead  
for the following reasons

- (1) Possible removal of tree + cedar hedge borders, especially on the side of our neighbour. Richmond has had too much removal of green space.
- (2) No consultation with properties affected by purchaser
- (3) Opposed to two structures blocking our view of the ~~the~~ Farm land
- (4) Unnecessary noise on what has otherwise been a quiet street resulting from construction and supply trucks

Russ Strachan

604 274-6491

SCHEDULE 18 TO THE MINUTES  
OF THE REGULAR MEETING OF  
COUNCIL FOR PUBLIC  
HEARINGS HELD ON MONDAY,  
OCTOBER 16, 2006

To Public Hearing	
Date:	OCT 16/06
Item #	7
Re:	Bylaw 8108

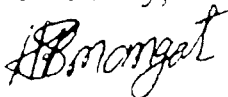
City of Richmond  
6911 No.3 Road  
Richmond, BC V6Y 2C1  
October 16, 2006

A.W. Schmidt  
Supervisor- Planning & Development

Re: October Public Hearing - Bylaw 8108- 10820- Southdale Road

As per our conversation With Edwin Lee (Planning Technician- Design) regarding neighbors hedge during the Construction process we take all necessary steps not to damage the hedge. While during the construction process in case hedge is damaged we will replace with new one. We will also cover the gap in the hedge where old garden shed (prior to the demolition). If you need more information please let us know. Thank you for your co-operation.

Yours truly,



Harjinder Mangat  
United Realty RCK & Assoc. Ltd.  
Unit 106- 7565-132st  
Surrey, BC V3W 1K5



SCHEDULE 19 TO THE MINUTES  
OF THE REGULAR MEETING OF  
COUNCIL FOR PUBLIC  
HEARINGS HELD ON MONDAY,  
OCTOBER 16, 2006

To Public Hearing	
Date:	OCTOBER 16, 2006
Item #	8
Re:	Bylaw 8109

## Mayor and Councillors

From: Webgraphics [webgraphics@richmond.ca]

Sent: Monday, 9 October 2006 7:33 PM

To: Mayor and Councillors

Subject: Send a Submission Online (response #92)

## Send a Submission Online (response #92)

### 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	2006-10-09 7:31:52 PM

### Survey Response

Your Name: Barbara and Clifford Turner

Your Address: 11260 Seaton Road

Subject Property Address OR  
Bylaw Number: 11251 Williams Road

Comments: Our concern is that it is necessary to put proper drainage at the back of their property so that the water doesn't flow off their property and into our driveway. Our driveway is on a downslope. Also if our grass outside our fence is torn up by the construction we would like it replaced. We had the same problem with the houses next to this address when they were building them. Thank you very much.

SCHEDULE 20 TO THE MINUTES  
OF THE REGULAR MEETING OF  
COUNCIL FOR PUBLIC HEARINGS  
HELD ON MONDAY, OCTOBER 16,  
2006

To Public Hearing
Date: Oct. 16, 2006
Item # 12
Re: Bylaw 8123

**MayorandCouncillors**

**From:** Webgraphics [webgraphics@richmond.ca]  
**Sent:** Monday, 16 October 2006 12:16 PM  
**To:** MayorandCouncillors  
**Subject:** Send a Submission Online (response #96)

**Send a Submission Online (response #96)**

**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:** 2006-10-16 12:16 00 PM

**Survey Response**

**Your Name:** April Parr  
**Your Address:** 10680 Seamount Rd.  
**Subject Property Address OR Bylaw Number:** Bylaw 8123 (RZ 06-321434) 10300 No. 5 Road

**Comments:**

I am against further loss of agricultural land at this end of #5 Rd. If this piece is lost, there is only one parcel left-adjacent to Fantasy Gardens; which will soon also be gone and which I have a view of. The once lovely semi-rural character of this area has been eroded. On the piece of land in question I have personally seen herons and the odd owl at night. Also in recent years the land was used for grazing sheep. The building now used for the Richmond Christian School was already expanded a couple of years ago and now they want to expand again. It's too bad that the rest of us are left looking at large asphalt parking lots and buildings instead of farmland and that the environment has to suffer. The least some of these organizations on #5 Rd could do is plant some tall trees fronting the road to add some beauty and make up for loss of green. I see that the barn at 10300 has just in the last week been torn down in anticipation of your approval. Oh well, I tried.