



Regular Council Meeting for Public Hearings

Monday, October 20th, 2003

- Place: Council Chambers
Richmond City Hall
6911 No. 3 Road
- Present: Mayor Malcolm D. Brodie
Councillor Linda Barnes
Councillor Derek Dang
Councillor Sue Halsey-Brandt
Councillor Rob Howard
Councillor Kiichi Kumagai
Councillor Bill McNulty
- David Weber, Acting City Clerk
- Absent: Councillor Evelina Halsey-Brandt
Councillor Harold Steves
- Call to Order: Mayor Brodie opened the proceedings at 7:00 p.m.

1a. Proposed Single-Family Lot Size Policy 5453 (Section 24-4-7)

1b. Zoning Amendment Bylaw 7559 (RZ 03-233573)

Applicant's Comments:

The applicant was not present.

Written Submissions:

T. & M. Harrison, 8360 Railway Avenue – Schedule 1.



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Submissions from the floor:

Ms. Frances Clark, 8160 Railway Avenue, said that she had no objection to the two homes proposed for the subject site but that she did object to the dedications that would be required by the City should her property be rezoned for subdivision. Ms. Clark cited her concerns about i) the notification process including the lack of provision of a map or other material indicating the lane; ii) the potential loss of existing trees; and iii) the City requirement for lane dedications in an area recently redeveloped. Ms. Clark suggested that amalgamated driveways with right in/right out access would be preferable, and further, that City staff should conduct an on-site review of each property being subdivided.

PH03/10-1

It was moved and seconded
That Single-Family Lot Size Policy 5453 (Section 24-4-7) be amended to exclude the properties fronting Blundell Road, Railway Avenue and Francis Road.

CARRIED

PH03/10-2

It was moved and seconded
That Zoning Amendment Bylaw 7559 be referred to staff for further consideration of the proposed lane treatment.

CARRIED

2a. Official Community Plan Amendment Bylaw 7561

2b. Zoning Amendment Bylaw 7562

(22611 Westminster Highway and a portion of McLean Park; Applicant: 598401 BC Ltd.)

Applicant's Comments:

The applicant was not present.

Written Submissions:

None.



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Submissions from the floor:

Mr. Jack Singh read a written submission, which is attached as Schedule 2 and forms a part of these minutes, on behalf of his father, Joginder Singh, the owner of an adjacent property. In addition, Mr. Singh indicated that in 1999 he had considered buying the property adjacent to his father's property, but had been told by City staff that single family development only would be allowed.

PH03/10-3

It was moved and seconded

That Official Community Plan Amendment Bylaw 7561 and Zoning Amendment Bylaw 7562 each be given second and third readings.

CARRIED

3. **Zoning Amendment Bylaws 7568 & 7569 (RZ 03-229096)**
(13160 Princess Street, 6431 Princess Lane and a portion of the former CN Rail right-of-way;
Applicant: London Landing Development Corporation (for 13160 Princess Street and 6431 Princess Lane) and
City of Richmond and London Landing Development Corporation (for the portion of the former CN Rail right-of-way)

Applicant's Comments:

Mr. Dana Westermarck, 13333 Princess Street, said that the project was a continuation of the redevelopment of the London/Princess area, and he commended the calibre of the report written by Janet Lee, Planner. Mr. Westermarck referred to Item 5d and 5e, of the development requirements prior to adoption, as noted on Page 19 of the report dated September 8th, 2003, from the Manager, Development Applications, and requested that these items be included in the legal requirements listed on Page 18 of the above noted report in a manner similar to that of Item 4 of the legal requirements. In support of this request Mr. Westermarck indicated that the design and construction of the new public loop road and the traffic calming measures on Dyke Road would, for economic reasons, be best completed as a concurrent project after further consultation with the area residents. Mr. Westermarck



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then spoke about the community benefits the project would provide, which would include accessible housing, the provision of a tram building and an impetus to run the tram to the Steveston Town Centre, and the provision of a new public trail.

Written Submissions:

C. Eyestone, 6471 Dyke Road – Schedule 3.

The Director of Gilbert Gardens – Schedule 4.

R. & W. James, #8 – 13400 Princess Street – Schedule 5.

D. Enns, #15, 13028 No. 2 Road – Schedule 6

Submissions from the floor:

Mr. Jonathan Baker, a lawyer representing the interests of Mr. Curtis Eyestone, said, in reference to the provision by the applicant of a half width road, that Mr. Eyestone did not want or need the road as he had no desire to develop his land. Mr. Baker also – i) referred to a previous conclusion by Polygon Dev. that indicated that should a full road be required a project in this location would not be viable; ii) said that the proposal ignored the requirement for appropriate buffering between the industrial and residential uses; and, iii) said that approval of the rezoning application would unfairly place a substandard road next to an industrial building, and that conflicts between vehicles and pedestrians using the road would occur.

Speaking for the second time Mr. Westermarck reviewed the dedications required by the application and commented on the 1.5m strip along the eastern edge that had been voluntarily dedicated to aid Mr. Eyestone should he wish to develop his land.

PH03/10-4

It was moved and seconded

That

- 1) *Zoning Amendment Bylaws 7568 & 7569 each be given second and third readings; and*



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- 2) *the design and construction of the new public loop road and the traffic calming measures on Dyke Road (items 5d and 5e of the Development Requirements, as listed on page 19 of the report dated September 8, 2003 from the Manager, Development Applications) be required instead through the registration of a restrictive covenant as described under item 4 of the Legal Requirements listed on page 18 of the staff report.*

CARRIED

4. **Zoning Amendment Bylaw 7572 (RZ 03-235761)**
(9791 Williams Road; Applicant: Amarjit Sanghera and Surinder Purewal)

Applicant's Comments:

The applicant was not present.

Written Submissions:

None.

Submissions from the floor:

None.

PH03/10-5

It was moved and seconded

That Zoning Amendment Bylaw 7572 be given second and third readings.

CARRIED

5. **Zoning Amendment Bylaw 7574**
(10931 Gilbert Road; Applicant: Narinder S. Sidhu)

Applicant's Comments:

The applicant was present to answer questions.

Written Submissions:

None.



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Submissions from the floor:

Ms. A. Alfonso, 10660 Whistler Court, requested clarification of the exit location of the proposed rear lane. Ms. Alfonso spoke about the impact the rear lane would have on the green space behind her back yard, the lowering of property values, the light and general noise that would result from the installation of a lane, the number of cars that will access Gilbert Road in the interim period of the lane construction, and, the potential loss of trees.

Ms. V. Santos, 10640 Whistler Court, spoke about the increase in traffic that has occurred on Gilbert Road over the past five years. Ms. Santos questioned why the lane could not be located in front of the subject property in a manner similar to a development located between Gilbert Road and Constable Gate.

Mr. Mohar, a representative of the applicant, indicated that an agreement had been reached with the City regarding the retention of 8 existing trees. An offer was also extended for the planting of additional cedars along the rear property line to aid privacy issues.

PH03/10-6

It was moved and seconded

That Zoning Amendment Bylaw 7574 be given second and third readings.

CARRIED

- 6. **Zoning Amendment Bylaw 7575 (RZ 03-237207)**
(10240/10242 Bird Road; Applicant: Gurdev Purewal & Jeeta Purewal)

Applicant's Comments:

The applicant was present to answer questions.

Written Submissions:

None.

Submissions from the floor:

None.

PH03/10-7

It was moved and seconded

That Zoning Amendment Bylaw 7575 be given second and third readings.

CARRIED



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7a. Official Community Plan Amendment Bylaw 7578

7b. Zoning Amendment Bylaws 7580 and 7579 (RZ 02-221885)

(10200, 10220 and 10222 No.1 Road; Applicant: Patrick Cotter Architect Inc.)

Applicant's Comments:

The applicant was present to answer questions.

Written Submissions:

T. Paul – Schedule 7.

Submissions from the floor:

Mr. David Smith, 4091 Cavendish Drive, questioned how it could be ensured that existing vegetation would be retained.

PH03/10-8

It was moved and seconded

That Official Community Plan Amendment Bylaw 7578 and Zoning Amendment Bylaws 7580 and 7579 each be given second and third readings.

CARRIED

8. Zoning Amendment Bylaw 7582 (RZ 03-234963)

(4191 and 4211 Williams Road; Applicant: Patrick Cotter Architect Inc.)

Applicant's Comments:

The applicant was present and responded to several questions of Council regarding the standard setbacks for the zone, the retention of existing vegetation, and the possibility of increasing the daylight angle to the adjacent property by pulling back the second storey, or, where possible, the whole building.

Written Submissions:

P. & P. Gannon, #6 – 4411 Williams Road – Schedule 8.

N. Pareja, 4520 Waller Drive – Schedule 9.



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G. & K. Arnsdorf, 4151 Williams Road – Schedule 10.

Submissions from the floor:

Ms. June Burton, 4500 Waller Drive, objected to the application as it was felt that the 3m setbacks were too small.

PH03/10-9

It was moved and seconded

That Zoning Amendment Bylaw 7582 be given second and third readings.

CARRIED

- 9. **Zoning Amendment Bylaw 7583 (RZ 03-236587)**
(4100 Garry Street; Applicant: Rav Bains)

Cllr. Barnes declared herself to be in a potential conflict of interest on the matter as she owned property on Garry Street and she left the meeting – 8:50 pm.

Applicant's Comments:

The applicant was present to answer questions.

Written Submissions:

B. & L. Thompson, 11731 Yoshida Court – Schedule 11.

Submissions from the floor:

None.

PH03/10-10

It was moved and seconded

That Zoning Amendment Bylaw 7583 be given second and third readings.

Prior to the question being called the applicant, Mr. Rav Bains, indicated that written confirmation regarding the retention of trees had been provided to staff, and further, that adequate protective fencing would be provided during the course of construction.

The question on resolution PH03/10-10 was then called and it was **CARRIED.**

Cllr. Barnes returned to the meeting – 8:53 p.m.



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- 10. **Zoning Amendment Bylaw 7584 (RZ 03-237850)**
(4820 Bonavista Drive; Applicant: Christopher V. Bouchard)

Applicant's Comments:

The applicant was present to answer questions.

Written Submissions:

None.

Submissions from the floor:

None.

PH03/10-11

It was moved and seconded

That Zoning Amendment Bylaw 7584 be given second and third readings.

CARRIED

PH03/10-12

It was moved and seconded

That Zoning Amendment Bylaw 7584 be adopted.

CARRIED

- 11a. **Proposed Single-Family Lot Size Policy 5447 (Section 15-4-7)**

- 11b. **Zoning Amendment Bylaw 7588**
(7171 No.1 Road; Applicant: Baljit Punia)

Applicant's Comments:

The applicant was present to answer questions.

Written Submissions:

C. Chung & W. Kwong, 7695 Thormanby Crescent – Schedule 12.

Submissions from the floor:

None.

PH03/10-13

It was moved and seconded

That Policy 5447 (Section 15-4-7) be amended to exclude the properties fronting No. 1 Road.

CARRIED



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PH03/10-14

It was moved and seconded

That Zoning Amendment Bylaw 7588 be given second and third readings.

CARRIED

12.

Zoning Amendment Bylaw 7589 (RZ 03-235503)

(9400 Dolphin Ave; Applicant: Les Cohen & Azim Bhimani)

Applicant's Comments:

The applicant was present to answer questions.

Written Submissions:

J. Larden, 9440 Dolphin Avenue – Schedule 13.

Submissions from the floor:

Ms. Joan Larden, a 34 year resident of 9440 Dolphin Avenue, spoke against the proposed application. Ms. Larden expressed concern that i) area residents had not been asked if 33 ft. lots were wanted in the area; ii) the proposed houses could take up the whole lot; iii) light to the adjacent properties could be affected; and iv) her interests were not being considered.

PH03/10-15

It was moved and seconded

That Zoning Amendment Bylaw 7589 be given second and third readings.

CARRIED

PH03/10-16

It was moved and seconded

That Zoning Amendment Bylaw 7589 be adopted.

CARRIED

ADJOURNMENT

PH03/10-17

It was moved and seconded

That the meeting adjourn (9:08 p.m.).

CARRIED



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Monday, October 20th, 2003

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 20th, 2003.

Mayor (Malcolm D. Brodie)

Acting City Clerk (David Weber)

**SCHEDULE 1 TO THE MINUTES
OF THE REGULAR MEETING
FOR PUBLIC HEARINGS HELD
ON OCTOBER 20TH, 2003.**

T J Harrison & Muriel Harrison
8360 Railway Avenue
Richmond, B.C. V7C 3K3

To Public Hearing	
Date:	<u>Oct. 20. 03</u>
Item #:	<u>1</u>
Re:	<u>8180 Railway Ave.</u>

		INT
✓	JRM	
✓	DW	
	KY	
	AS	
	DB	
	WB	

Attention City Clerk

The Mayor and Council
City of Richmond
6911 No 3, Road
Richmond, B.C. V6Y 2C1

4045-00
XV: 8000-20-755

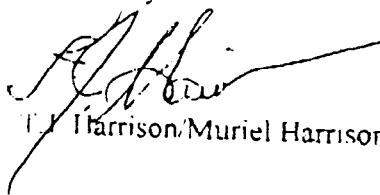

REFERENCE: Policy 543 (Section 24-4-7)

My wife and I have owned the duplex property at 8360-8380 Railway Avenue since 1973 and have operated it as a two single family dwelling with two accesses to Railway Avenue, one on the North side and one on the South of the property

Therefore we can see no reason why the traffic will be affected on Railway Avenue if the property was included in Policy 5453 (Section 24-4-7) as sub dividable and allowed to sub-divided at a future date. The lot size is adequate to conform with the lot size of the above policy

As senior citizens and long time residence of Richmond we feel the council should not jeopardize our right to maximize our property when it will in no way alter the vehicular, bicycle or pedestrian traffic on Railway Avenue.

Yours truly

 
T.J. Harrison/Muriel Harrison



SCHEDULE 2 TO THE MINUTES OF
THE REGULAR MEETING FOR
PUBLIC HEARINGS HELD ON
OCTOBER 20TH, 2003.

To: Council Chambers (Richmond City Hall)

From: Joginder Singh (Property owner of 22595 Westminster Hwy, Richmond BC)

Dear Madam or Sir,

I am the property owner of 22595 Westminster Hwy, and my property is directly adjacent to the property under rezoning considerations, 22611 Westminster Highway. I have been living at my current residence for the past five years. I am 62 years old and plan to spend the rest of my life in this location with my wife. I bought this house as my dream house where I have planned to retire in few years and wish to spend days in peace and quite.

The location was one of the most important elements in the decision making process of me buying this house. To the right of my property public owns the land and behind my house is a park. To me this was the perfect setting for my retirement dream house. I enjoy the peace and quietness that this property has to offer.

In 1999, the owner of 22611 West Minster Hwy, applied and was approved for single-family residential lots. When the city of Richmond held a council meeting to decide whether or not to turn 22611 into three single residential lots, I did not even attended the public hearing. I did not have any problem if the owner decided to build 3 single-family houses right beside my property. The 22611 property was divided into 3 lots and was put on sale. Now a new owner, developer/builder has come along and has applied for a rezoning permit.

I am certain that I will be greatly affected if the city permits the current owner to build town houses. The town houses will affect my property value, peace and quietness, and my privacy.

With having town houses standing and sky rocketing right beside my property, I will never be able to sell my house in the future, at least it will be difficult to get a fair share of the profit compared to if my house was not beside townhouses. My house value will decrease strictly because of the presence of the townhouses.

Instead of three single family houses where only three families would have had resided, now with 11 townhouses the traffic of people and cars will increase by at least 4 times. I am concerned that my privacy will be at jeopardy, because the three story town houses will be built ever so close to my 2-story house. In the summer I spend a lot of time on my patio that faces the 22611 property, and by having town houses windows and doors right beside my patio it will restrict this 62 year old mans movement. I like to just sit out there, read a book, and watch the park. Because of the presence of the town houses (they will be right beside my patio) I will no longer enjoy the privacy of having the patio to my self without worrying about the presence of other people, watching my every move. Same privacy issue applies for my backyard and front yard. A simple fence will no longer protect my privacy or freedom to enjoy my backyard. A seven or eight foot high fence will not be a satisfactory divider between my privacy and the neighbors' privacy.

The townhouses will not only decrease my property value, they will restrict my movement, freedom, and privacy. I could not think of one advantage that my property could face by having the townhouse beside my property. For my property and me, the disadvantages of having townhouses beside my property weigh far more heavily than the advantages.

I would like to take this opportunity to request the Council Cambers to consider this old mans requests and concerns. I request the council to consider not permitting the development of 22611 property into townhouses.

If the Council has any questions or would like to discuss any of my issue or concerns in further detail, I can be reached at 604 6171822.

I greatly appreciate that you have taken time out of your busy schedule to read my concerns.

Thanks

Jeginder Singh

1002000 BBA
SCHEDULE 3 TO THE MINUTES
OF THE REGULAR MEETING
FOR PUBLIC HEARINGS HELD
ON OCTOBER 20TH, 2003.

London Lai

6471 Dyke Road
Richmond B.C. V7E 3R3
Phone & Fax (604) 277-9553

City of Richmond - Planning Committee

6911 No. 3 Road
Richmond B.C. V6Y 2C1

FOR SUBMISSION TO PLANNING COMMITTEE - WHEN THIS APPLICATION IS REVIEWED,
WITHOUT PREJUDICE

Saturday, June 28, 2003

Re: Rezoning Application RZ03-229096 - Oris Development/Dana Westermark-Princess Lane Area

Dear COMMITTEE CHAIR PERSON

This letter is a re-statement of the essence of more than 300 items of correspondence directed to you, Council and your committee over the past five years.

On the surface it would appear that something is wrongfully amiss and that many actions taken by Staff and Council are the result of deliberate manipulation by the developer Dana Westermark, or some other influences that are not understood or appreciated by me. Previous and proposed property exchanges are especially disconcerting.

In my opinion the number and extent to which bylaws and rules have been amended for the benefit of this developer are appalling. Although I am reasonably assured that nothing obviously illegal has transpired, the level of honest and fair treatment in many of the decisions and recommendations made, is clearly unacceptable, namely:

Princess Lane initial dedications:

When I dedicated the first extension to the East end of Princess Lane, in the early 1970's, it was a 12.0 m wide road designed to provide access to my as yet un-built industrial buildings.

At the same time plans were prepared that indicated that, the then existing narrower 6m wide portion of Princess Lane, would be widened by requiring road dedications from property owners on both the North and South sides of the lane when they developed. *See drawing attached.*

In the early 1980's I dedicated a North-South leg addition to Princess Lane, which was extended farther South in 1997, and was 6.0 m wide, on the understanding that this constituted my one-half of a future continuation of the 12.0 m wide road, now referenced as McKinney Walk.

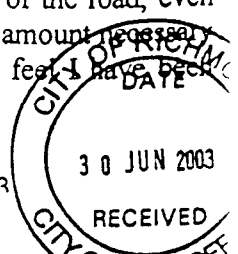
Prior to any applications, in this area, by Dana Westermark I had applied for a subdivision of the vacant portion of my property into single-family lots facing what is now shown as McKinney Walk, South of Princess Lane.

It had been confirmed by you, Mr. Burke, that if I were to proceed prior to any rezoning or development of the adjacent property, I would be required to increase the width of my dedicated portion of roadway by 4.0 m to meet road width requirements.

It was suggested that I should withdraw my application until the adjoining property developed at which time the rezoning and development of the adjacent property would afford the City the opportunity to acquire the necessary land to fulfill the road width requirements. I agreed to withdraw my application for these reasons, based on your letter.

Developer was not required to provide any land for road widening:

When the developer Dana Westermark submitted his application for re-zoning and development of the adjoining property, only his requirements were considered in the design and width requirements of the road, even though I had already dedicated 6.0 m of road, Westermark was asked to only contribute the 1.5 m amount to satisfy Westermark's requirements. No consideration of our requirements was forthcoming. I feel I have been cheated.



Loop Road

An extensive evaluation of the need for a loop road was done. In the report to Council recommending the loop road, it clearly stated in the first mention of the location of the loop road that it be "within the developer's property".

Since this loop road only exists as a direct result of the new housing developments in the area, it would be reasonable to assume that, land for the required loop road would be provided by the developer on his land.

Legally it is also only reasonable to expect that the written statement, in the initial report, that said "the loop road was to be located on the developer's land" overruled the conceptual drawing of the location of the loop road.

For the developer to shift a portion of the loop road onto my property, so that he might increase the number of houses on his property, and then attempt to download the provision of land for this road and download the costs of this road on to me, is not acceptable. If the developer wants my land for his loop road he must pay for it.

Preparation of an "Area Concept Plan".

Since the very first development of 20 homes referred to as "London Landing Riverfront" it has been a requirement that the developer provide an acceptable overall "Area Concept Plan" demonstrating the overall development plan, the proposed trail and the road network. An acceptable plan has never been provided.

Plans that have been provided have been consistently based on false information. Consistently absent from every plan presented are the existing industrial buildings, the required industrial and ALR buffer zones and adequate access to the existing industrial buildings.

Dyke Road connection to McKinney Walk.

Many of the development proposals put forward have suggested, that as part of the proposals, a trail and road extension would be made to the South end of McKinney Walk, over the existing Utilities right-of-way. No agreement has ever been made that permits any road extension, trail, or emergency vehicle access through our property.

For those of you who may not be aware, an action has been commenced in BC Supreme Court to verify that the existing Utilities right-of-way agreements were never initiated to include any use of this utilities right-of-way as a road, pedestrian or emergency vehicle access. Contrary to what the City or the developer may wish to contend.

Neither an acceptable property exchange, sale and purchase of land, nor any expropriation of the right-of-way has ever been concluded. We are not opposed to any of these propositions, however at this time this land remains our private property.

Residential to Industrial Buffer Zone.

There is a City requirement that the Developer provide for a buffer zone between existing industrial property and any proposed residential development. The "Area Concept Plan" presented does not provide for any such buffer zone. Suggestions that simply increasing the thickness of the Gypsum Wall Board from 1/2" to 5/8" and eliminating windows on the housing units adjacent to the industrial park, will not provide the required visual or sound barrier.

Any suggestion to the idea that the industrial buildings are temporary is not true. They will remain in place for many years, probably at least Thirty years, given their high standard of construction and the commensurate design and affordability. The proposed road design will render the property effectively worthless, except as industrial use.

We have provided what we feel is an appropriate and acceptable buffer design. *See drawing attached.* It is the "Plan Approving Officer's" responsibility to insure that an adequate buffer is provided by the developer on his property that will insure a compatible co-existence.

Access for Industrial Park Tenants

It is imperative that we maintain adequate access for trucks to our industrial buildings and storage yard. For the developer to propose that he will install ramps into our property, to accommodate the increase in elevation of his proposed road, that will compromise or prohibit adequate access, drainage and parking is unacceptable. Although site

meetings were held with some City staff, we have never been presented with any acceptable solutions to these serious problems.

Future road shown under our existing building.

The future portion of the loop road that is shown under our building is for the sole benefit of this current residential development and has nothing to do with any existing or proposed future development of our industrial property.

Drawings by the developer that show our existing industrial building property subdivided into single-family lots are wrong and not substantiated by anything.

The developer's idea of what he thinks should be developed on our property in the future, so that he can justify his placement of the road on our property, under our existing building, is clearly not acceptable.

Any attempt to pursue this plan, of placing this road on our property, will be met with similar B C Supreme Court action for compensation or outright invalidation of the Official Community Plan.

Any attempt to postpone application of the dedication, downloading or construction of this road under our building, onto the future development of our property, will be met with similar court action.

Subdivision of the vacant South portion of our property

We have submitted to you an application to subdivide our vacant land into 5 single-family residential lots. This application has been in your hands for more than three years. That subdivision is conditional on the application of some of the points mentioned above. We suggest you revisit the proposals in our current subdivision application, which may diminish or eliminate the need for the lengthy and costly litigation that we are now engaged in.

Summary

I have already dedicated more than my share of land for roads, installed the main sanitary sewer extension and constructed a vehicle and pedestrian crossing to the dyke. All I asked was to be able to sell my vacant land over time and be left alone to operate my industrial buildings. I will not provide land or pay for roads required by others.

I strongly recommend you refrain from adopting this Rezoning until these items are fully resolved.

LONDON LANE INDUSTRIAL PARK LTD.



Curtis C. Eyestone – President

- CC: Allan Clarke-Manager of Zoning
- Jim Hnatiuk-Transportation Engineer
- Donna Chan-Transportation Engineer
- Rick Stene-Chief Fire Prevention Officer
- David Brownlee-Urban Planner
- Janet Lee-Area Planner
- Ernie Nishi-Supervisor – Permits
- Al Schmidt-Supervisor-Urban Development (Utilities)
- Yvonne Stitch-Park Planner
- Clarence Sihoe-Park Planner
- Jane Fernyhough-Manager Heritage and Cultural Services
- Terry Crowe-Manager Policy Planning
- Brian Guzzi-Planner

SCHEDULE 4 TO THE MINUTES
OF THE REGULAR MEETING
FOR PUBLIC HEARINGS HELD
ON OCTOBER 20TH, 2003.

*Distributed at Planning Committee mtg
Sept 16, 2003.*

		INT
	JRM	
✓	DW	DW
	KY	
	AS	
	DB	
	WB	

Gilbert Gardens Ltd.
13811 Gilbert Road
Richmond, B.C.
V7E 2H8

8060-20 -
756817.

The Chairman
Planning Committee
City of Richmond
6911 No 3 Road
Richmond, B.C.
V6Y 2C1

September 15, 2003.

Dear Sir,

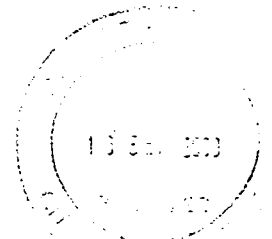
Application by London Landing
Development Corporation
Amendment of Bylaw # 7568 and Bylaw # 7569u

I was encouraged by the recent statements from the City which affirmed that farming was a vital component of the City and that the City would give whatever assistance is necessary to sustain it.

The proposal that the Planning Committee is asked to consider is the establishment of a pedestrian trail and a tram building on the CN Right of Way and in the location of single family homes on the eastern boundary of the proposed development. This proposal is not in the interest of the farming community in the area.

The farmers have on numerous occasions in the past spoken of serious risks to farming posed by locating trails along the boundaries of farmlands. The trails will expose the farmland, interalia to acts that will cause damage to the crops and farming machinery and equipment. There is also the risk of garbage being deposited on the farmland.

There is no need for an additional trail on the CN Right of Way when there is an existing trail nearby which runs along No 2 Road southwards to the waterfront.



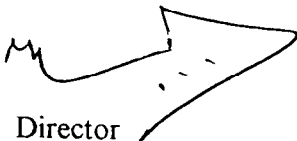
My objection is to both the pedestrian trail and the tram building. Although we are informed that it will be a pedestrian trail, there is no guarantee that it will be used by pedestrians only. The same applies to the tramway.

As regards the proposed location of single family homes along the eastern boundary of the development, it is regrettable that the width of the buffer zone is not adequate. There appears to be no strong reason why the width is reduced from the Development Permit guideline of 15m (42.2 ft) to 12m. The fields are spayed periodically and the buffer zone must be wide enough to avoid complaints from residents in the vicinity.

The objections raised by me are in the interests of farming , to make it a viable business.

I hope that the Planning Committee will take the above points raised into consideration when making a decision on the re-zoning application.

Yours truly,

A handwritten signature in black ink, appearing to be 'M. M.', written over a large, irregular, hand-drawn scribble that resembles a signature or a stylized mark.

Director

SCHEDULE 5 TO THE MINUTES OF
THE REGULAR MEETING FOR
PUBLIC HEARINGS HELD ON
OCTOBER 20TH, 2003.

MayorandCouncill

From: web1@city.richmond.bc.ca
Sent: October 19, 2003 5:33 PM
To: MayorandCouncillors
Subject: 7568 & 7569 (RZ 03-229096)

To Public Hearing	
date: <u>Oct. 20. 03</u>	
Item #	<u>3</u>
Re:	<u>13160 Princess St</u> <u>6431 Princess Lane</u> <u>A portion of the former CN ROW.</u>

		INT
✓	JRM	
✓	DW	
	RT	
	AS	
	DB	
	WB	

Name: Robert James & Wendy James
Address: #8-13400 Princess Street, Richmond, BC, V7E 6R5
SubjectProperty_Bylaw: 7568 & 7569 (RZ 03-229096)

8060-20-2569
XV: 8060-20-2568

Comments:

With respect to the proposed Bylaw amendment, We are in favour the rezoning of 13160 Princess Street and 6431 Princess Lane from "Light Industrial District (I2) to "Comprehensive Development District (CD/115) as amended in order to permit the development of approximately 67 multiple-family dwelling units, 16 townhouses and 8 single-family lots. The conversion of the current I2 to CD/115 will further improve the residential mix and development of the London Landing Residential area.

The rezoning of AG1, I2 and CD/112 to SPU will permit the development of a public pedestrian trail and the potential development of a functional historical tram building and tram line.

Comment regarding potential increase in traffic to the London Landing Area and specifically Dyke Road, from London Road to Gilbert Road. We would like to see the posted vehicle "Speed Limit" revised to 30 kilometers per hour along with road way line painting as is currently displayed on the portion of Finn Road, from #4 Road to Garden City Road. We do not believe that road narrowing or the introduction of "Speed Bumps" would reduce the noise level currently being experienced on the portion of Dyke Road adjacent to the London Landing residential development area.

Respectfully
Robert James & Wendy James



604-278-513

Darryl
5-13028 No. 2 Rd
604-241-9000
Oct



Item #	3
Re:	<u>3160 Princess St</u>
	<u>643 Princess Lane</u>
a portion of the former CN ROW.	

ENS
NO. 2 RD
AS
DB
WB

Attention: City Clerk

I am writing to let you know of my unhappiness about the recent rezoning application (R203-229096). I just purchased a new townhome + the proposed walkway will run right past my living, dining, + bedroom windows. I purchased this place because of the peace + quiet in the area + also for the wonderful views. This walkway will have a huge negative impact on the noise level around my home, my view, my privacy, and my resale value. Why this would happen when there is a beautiful walkway all along the water a block away + another walkway starting right across the street at NO. 2 ROAD, is beyond me. Next you'll want to run a train past my place!

If this proposal goes through I will be selling my place and moving to a community where the city planning at least makes some sense. In an area that already has such nice walkway why do we need more? Especially at such an expense to the people who just moved into or presently live in my area.

Yours Sincerely



604-276-4052

To Public Hearing
Date: Oct 20, 2003 #15-13028 NO. 2 Rd
Item # 3
Re: Bylaw 756 & 7569

Darryl EWS
604-241-9060

Dear Holger Burke,

I am writing to let you know of my unhappiness about the recent rezoning application (RZ03-229096) I just purchased a new townhome in this area. I thought it would be quiet + it has the most spectacular views. The proposed walkway + possible eventual small train, will go right past my front windows. Why this would happen when there is already a beautiful walkway all along the water, just a block away + another walkway starting right across the street at No. 2 Rd is beyond me. I will be selling my place if this proposal goes through + will move to a community where the city planning at least makes some sense. This walkway / possible train will have a huge negative effect on my resale value, my view, and on the noise level around my home. In an area that already has two nice walkways, why do we need more? Especially at such an expense to the people who just moved into my area.

Yours Sincerely
Darryl EWS

SCHEDULE 7 TO THE MINUTES OF THE REGULAR MEETING FOR PUBLIC HEARINGS HELD ON OCTOBER 20TH, 2003.

To Public Hearing
 Date: Oct 20. 03
 Item #: 7
 Re: 10200, 10220 & 10222 No. 1 Rd.

	JRM
✓	DW
	KY
	AS
	DB
	WB

ATTENTION : CITY CLERK

I am responding to The Official Community Plan Amendment Bylaw 7578 and Zoning Amendment Bylaws 7580 and 7579 (RZ 02-221885). As a resident of Richmond since 1974 I have seen a lot of development over the years in Richmond which have brought a lot of employment to the people that live in this city as well as other local cities which is great for people in this line of work. I feel that now that I have become a single mother since 1994 that it is hard to find affordable single family houses in the city of Richmond with a front and back yard for my son to play in or for that matter any other family children to play in. These Townhouses that you are wanting to build on this street that I call home they DO NOT have front yards or hardly a back yard for children to play in, which I think is one of the problems why we see more children on the streets causing problems. I feel that when they do not have a yard to play in they will go else where, which then gives them an unsupervised area to play in and also endangers our child of being kidnapped by paedophiles and serial killers. Also the noise that it will cause to my self and fellow neighbours in this area will be horrible because I have seen and heard other houses going up and the construction workers start at 7:00am in the morning and work 7 days a week so that the owners of these houses can move in, in less than a month as a single mother I get little sleep to begin with already I really do not want to get woken up on my days off by houses being built that are not needed, as we are already OVER POPULATED ALL OVER RICHMOND. Another problem that is already affecting this area is lack of controlled crosswalks which doesn't seem to matter as my son and I were nearly hit by a young driver on Saturday October 18th at the intersection of No1 Road and Williams Road which is a marked and controlled and we had the walk light to us but she didn't care when she was making a left turn from Williams Road on to No 1 Road. With these 16 Townhouses that you are wanting to build this is going to increase the traffic on this road by another 38 cars on average 2 cars per household if not more which will cause even more problems especially on Sundays because there are 2 churchs within a block of each other which their parking lots can not hold all of the cars that these people use going to church so they park on the street in front of all of our houses and they even sometimes over park into our driveways which blocks us from leaving our own homes to go out. With this new development it will take away some of this curbed parking space which will increase more traffic problems in this area then we already have which is OUT OF CONTROL ALREADY AND IT STARTS AT 10:00AM AND GOES UNTIL 1:00PM on Sundays. I have seen some pretty close calls and near mishaps already. IS IT GOING TO TAKE A CHILD OR A PERSON GETTING KILLED OR SERIOUSLY INJURED BEFORE RICHMOND STOPS THIS OVER DEVELOPMENT. I AM 100 % AGAINST THIS DEVELOPMENT OR ANY OTHER DEVELOPMENT IN MY AREA OR ANY OTHER AREA IN RICHMOND WHEN IS GOING TO BE ENOUGH FOR YOU PEOPLE TO REALIZE THAT.

THANK YOU,

Theresa Paul



SCHEDULE 8 TO THE MINUTES OF THE REGULAR MEETING FOR PUBLIC HEARINGS HELD ON OCTOBER 20TH, 2003.

#6-4411 Williams Road
Richmond, BC
V7E 6B5

To Public Hearing	
Date:	<u>Oct 20, 2003</u>
Item #	<u>8</u>
Re:	<u>Bylaw 7582</u>
	<u>4191 + 4211 Williams</u>

Phone 604 275-2166

15 October, 2003

Richmond City Council
Att: City Clerk

Re: Zoning Amendment Bylaw 7582 (RZ03-234963) 4191 and 4211 Williams Road

By means of this letter I wish to express strong objections to the above re-zoning.

Driving around Richmond in the past year we have seen increasing numbers of these re-development projects where one or two small houses are removed and replaced by numerous townhouses. In the past, such developments always permitted some greenspace around the homes but now there are developments in place (along Williams Road) where there is no vestige of green but the homes are completely paved around. In time Richmond will become a concrete jungle. Apart from considerations such as the aforementioned, there is absolutely no consideration given to surrounding homes such as the ones in the Pendebury Estates which will be impacted by the development - these long term residents will lose the sun in their backyards as the developers these days are allowed to build almost to the lot-line. By sending out letters ten days before the application is to be "rubber-stamped" in Council it gives local residents little time to organise and present any sort of meaningful objections. In the past my husband and I attended Council meetings and were surprised to see how re-zoning applications were rushed through with little or no discussion amongst Council members - and suspect that this will be the case in the upcoming Council meeting.

I would like it to go on record that we feel most strongly that this trend in re-development in our city should be carefully studied with more than the bottom line in mind. The title "Richmond, Garden City" is becoming a joke.

Yours truly,

Patricia Gannon *Patrick Gannon*

Patricia and Patrick Gannon

cc. Jenny Beran, Urban Development Division



SCHEDULE 9 TO THE MINUTES
OF THE REGULAR MEETING
FOR PUBLIC HEARINGS HELD
ON OCTOBER 20TH, 2003.

MayorandCouncillors

From: web1@city.richmond.bc.ca
Sent: October 15, 2003 8:00 PM
To: MayorandCouncillors
Subject: Bylaw 7582 (RZ03-234963)

To Public Hearing	
Date:	Oct 20, 2003
Item #	8
Re:	Bylaw 7582
	4191 + 4211 Williams

Name: Nora Pareja
Address: 4520 Waller Drive
SubjectProperty_Bylaw: Bylaw 7582 (RZ03-234963)

Comments:

My property is immediately to the north of the proposed development. I've reviewed the site plans and generally approve of the proposed development, which seems well designed. However, I am concerned about how close the back townhouses are to the property line on the north side of the proposed development site. I am concerned that the back townhouses, being two-storeys, and so close to the property line, will permanently block the winter sun from my property. As well, the row of deciduous trees which currently grow along the north property line of the proposed site appear to be set for removal (it seems that only one will be kept). Currently, these trees provide not only privacy and noise abatement during the summer, but more significantly, do not block the winter sun. I would welcome Council's consideration of an amendment to the proposed development which would see the back townhouses moved a few feet further south within the proposed site, enough to lessen the possibility that, as a result of the height of the townhouses, the winter sun will be blocked completely from my property.

Sincerely,
Nora Pareja



SCHEDULE 10 TO THE
MINUTES OF THE REGULAR
MEETING FOR PUBLIC
HEARINGS HELD ON OCTOBER
20TH, 2003

Mayor and Councillors

From: web1@city.richmond.bc.ca
Sent: October 20, 2003 3:51 PM
To: Mayor and Councillors
Subject: Bylaw 7582

To Public Hearing
Date: <u>Oct 20, 2003</u>
Item # <u>8</u>
Re: <u>4191 + 4211 Williams Rd</u>
<u>Bylaw 7582</u>

 Name: Glen and Kathy Arnsdorf
 Address: 4151 Williams Road
 Subject Property_Bylaw: Bylaw 7582

Comments:

We would like to register our opposition to this proposed bylaw via this written submission.

The tendency toward townhouse development on Williams Rd between Railway and #1 roads is accelerating and, in our opinion, it is doing so at a disturbing rate. It began some time ago with the Victory Wynd townhouse complex at 4411 and has continued with the just recently completed Maplewood townhouse complex at 4771. If bylaw 7582 passes we will undoubtedly have another 14 or so townhouses a few lots away from our residence in due time. What about the future? How many more townhouse complex proposals will Richmond city council approve zoning amendment bylaws for on this small stretch of Williams Rd.?

With the passing of bylaw 7582 we will witness the further erosion of the single family zoned (SFZ) community that we had bought into 16 years ago. We will also see more property with increased density of buildings and people, less open space in general and specifically less green space. It's not as if we are opposed to one or possibly two well designed townhouse complexes that make a good fit in the community. The passing of bylaw 7582, in our opinion, crosses the line when considering what is an acceptable complement of townhouse development on this segment of William's Rd and what is not. With the passing of this bylaw I can easily see other similar bylaw amendments following on its heels. If this occurs then we will end up with a real mish mash of development that could read something like this: a few SFZ properties, a townhouse complex, a church, another townhouse complex, two SFZ properties, another townhouse complex, a few more SFZ properties, another townhouse complex, etc. This form of community development is completely adhoc in nature and does not serve our best interest at all.

We appeal to you not to pass Zoning Amendment Bylaw 7582 so that this community can continue to develop and renew itself mainly as single family zoned properties and hence not become completely surrounded and dominated by townhouse developments.

Sincerely,

Glen and Kathy Arnsdorf



SCHEDULE 11 TO THE MINUTES
 OF THE REGULAR MEETING FOR
 PUBLIC HEARINGS HELD ON
 OCTOBER 20TH, 2003.

PUBLIC HEARING OCT 20TH

MayorandCc

CITY CLERK

	JEM	INT
	DW	
	KY	
	AS	
	DB	
	WB	

From: web1@city.richmond.bc.ca
 Sent: October 9, 2003 10:26 PM
 To: MayorandCouncillors
 Subject: bylaw 7583(RZ 03-236587) Rav Bains

Name: Barry and Lana Thompson
 Address: 11731 Yoshida Court
 SubjectProperty_Bylaw: bylaw 7583(RZ 03-236587) Rav Bains

8060-20-75

Comments:

We support Mr. Bains request to subdivide this property with the following request;
 That Mr. Bains takes neighbours privacy into consideration when planning the positioning
 of the home on each lot. In other words we do not want homes that
 are positioned very close to the rear border of the property line. We presently have the
 co-op directly behind
 our property and if the new homes are build close to the property line to the north, we
 will end up with zero privacy.

Regards,
 Barry and Lana Thompson

SCHEDULE 12 TO THE MINUTES
OF THE REGULAR MEETING
FOR PUBLIC HEARINGS HELD
ON OCTOBER 20TH, 2003.

To Public Hearing	
Date:	<u>Oct 20 *</u>
Item #	<u>11</u>
Re:	<u>Bylaw 7588</u>

TO: CITY OF RICHMOND,
ATTN: CITY CLERK,
FAX NO. (604) 278-5139
DATE: OCTOBER 16TH, 2003.

RE: ZONING AMENDMENT BYLAW7588 (RZ 02-210254)
7171 NO. 1 ROAD, RICHMOND, B.C.

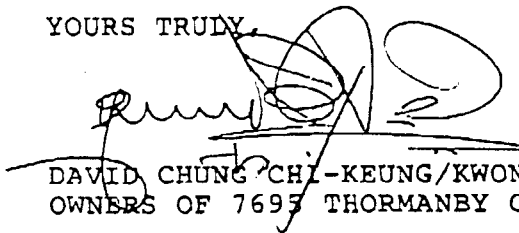
REFERENCE IS MADE TO THE SUBJECT REZONING APPLICATION, I WISH TO ADVISE THAT I HAVE NO OBJECTION TO THIS APPLICATION.

HOWEVER, I WOULD LIKE TO TABLE MY CONCERN IN YOUR RECORD THAT THE APPLICANT; BALJIT PUNIA MUST GUARANTEE THAT THERE WILL BE NO WATER RUNNIGN BACKWARD TO MY PROPERTY AT 7695 THORMANBY CRESCENT, RICHMOND, B.C. V7C 4G4 UNDER ANY CIRCUMSTANCES.

IN THE EVENT THAT THIS HAPPENS BECAUSE OF INFERIOR QUALITY OF DRAINAGE SYSTEM IN THE NEW DEVELOPMENT AND OR RAISE UP OF GROUND LEVEL ETC. THE APPLICANT AND THE NEW OWNERS OF THE HOUSES AT THE 7171 NO.1 ROAD SITE MUST BE 100% RESPONSIBLE AND LIABLE TO ANY FORM OF WATER DAMAGE TO THE STRUCTURE AND BELONGINGS OF THE DWELLERS AT 7695 THORMANBY CRESCENT.

THANK YOU FOR YOUR ATTENTION TO THIS MATTER.

YOURS TRULY,



DAVID CHUNG CHI-KEUNG/KWONG WAI KUEN
OWNERS OF 7695 THORMANBY CRESCENT.



August 29/03

Attention: Jenny Baron.

My name is Joan Larden. I live at 944
Dolphin Ave., with my husband David
Larden. We have lived here for 34 yrs
following 10 yrs at 855 Garden City Rd.

These two addresses are where we
started and raised our four children.

My husband and I both grew up in
Richmond where our parents and grandpa
lived and worked since the early 1900's.

All in all I would say we helped build
the foundation of Richmond through years of
paying taxes.

Our home and yard are very important.
We have taken good care of our house and
it's still very liveable for years to come.

When we moved here in 1969, the house
stood on an empty lot. We personally plant
every tree, shrub and flower bed that is in.

Our children and their friends were
constantly playing in the back yard. We
we have ten grandchildren to add to the
fun. We have many family gatherings
where relatives and friends can enjoy
home and yard, as they are big enough
to accommodate us all.

Of course we have seen many changes
here and around Richmond over the
years. Many of the changes causing
a great deal of stress. One of the changes
was the rezoning of the back property into
smaller lots. This meant a house butte
right up to our back fence. That took alot
of getting used to, but we planted the hedge and
tried to put it behind us.

Now we come to the matter of the lot to the west of us. It has been requested to be rezoned into two lots.

We understand that the planners of Richmond allow houses to be built with 20 ft. from front and back of the property and 3 ft from the sides.

We feel if this is allowed it will be ruin to our home.

Why? Already as I have stated there is a house right at the end of the property lot facing south. Now if the new homes face to the west so the full length of the lot the job of enclosure will be complete.

Blocking all afternoon sun, looking like the Berlin wall and eliminating any privacy that was left.

What we would like to see next to us is a house and yard keeping in line with what is already here. Having respect for the existing properties without jeopardize the look and nature of the neighborhood.

Fitting in ^{and} that taking over. Consideration for existing property owners rights.

We would like to shown the plans to what to expect before any building is done.

I hope this explains some of our concerns and you will grant us the right to speak to you further on the subject.

Sincerely

Jean M. Lorde