



Regular Council Meeting for Public Hearings

Monday, October 21, 2002

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

Present: Mayor Malcolm D. Brodie
Councillor Linda Barnes
Councillor Lyn Greenhill
Councillor Evelina Halsey-Brandt
Councillor Sue Halsey-Brandt
Councillor Rob Howard
Councillor Kiichi Kumagai
Councillor Bill McNulty
Councillor Harold Steves

David Weber, Acting City Clerk

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

- 1. OFFICIAL COMMUNITY PLAN AMENDMENT BYLAW 7406**
(Steveston, West Cambie, East Cambie and Bridgeport; Applicant: City of Richmond)

Applicant's Comments:

The Manager, Policy Planning, Terry Crowe, said that the reformatting of the 17 area plans included housekeeping amendments that resulted in a more readable form.

Written Submissions:

None.

Submissions from the floor:

None.



Regular Council Meeting for Public Hearings

Monday, October 21, 2002

PH10-01 It was moved and seconded
That Official Community Plan Amendment Bylaw 7406 be given second and third readings.

CARRIED

PH10-02 It was moved and seconded
That Official Community Plan Amendment Bylaw 7406 be adopted.

CARRIED

- 2. **ZONING AMENDMENT BYLAW 7411 (RZ 02-202113)**
(8220 and 8240 Garden City Road and 9020 and 9040 Dixon Avenue;
Applicant: G5 Management Inc.)

Applicant's Comments:

The applicant was present to answer questions.

Written Submissions:

None.

Submissions from the floor:

Ms. Cheung, 8200 Garden City Road, asked where the lane would be located and if an existing tree at the rear of the property would be retained. Ms. Cheung then expressed her concerns relating to parking and privacy.

In response to Ms. Cheung's comments, Mr. Russell Polston, Asparchitects Inc., representing G5 Inc., with the aid of site plans, addressed the location of the lane and its access. Mr. Jim Simpson, also representing G5 Inc., provided the information that the arbourist report on the existing trees indicated that seven trees would potentially be retained, including the one of concern to Ms. Cheung.

PH10-03 It was moved and seconded
That Zoning Amendment Bylaw 7411 be given second and third readings.

CARRIED



Regular Council Meeting for Public Hearings

Monday, October 21, 2002

- 3. **ZONING AMENDMENT BYLAW 7412 (RZ 02-208491)**
(4640, 4700, 4720 and 4740 Steveston Hwy.; Applicant: Parm Dhinjal & Michael Tilbe, Remax Select Properties)

Councillor Steves declared himself to be conflict of interest on this item as he owned land in the immediate area. He then left the meeting.

Applicant's Comments:

The applicant was present to answer questions.

Written Submissions:

M. Carver, #62 – 4800 Trimaran Drive – Schedule 1.

J. & R. Blair, 4780 and 4800 Steveston Highway – Schedule 2.

Submissions from the floor:

Ms. Charlotte Sakaki, #50 – 4800 Trimaran Drive, said that she was present in representation of herself and 29 others who had signed a petition protesting the proceedings of this public hearing. Ms. Sakaki suggested that the public hearing be postponed and then rescheduled once proper notification, which would include mention of the proposed lane and its access to Steveston Highway, had been distributed to all homeowners impacted by the proposed development.

Considerable discussion ensued on the statutory requirements of the public hearing notice that included comments of Council, staff, the delegation and the applicant. Although it was determined that all requirements had been satisfactorily met, suggestions were put forth that resulted in the following referral motions:

PH10-04

It was moved and seconded

That the item be referred to the Regular Meeting of Council for Public Hearings scheduled for November 18, 2002 at 7:00 p.m. in Council Chambers, in order to provide notification, which would include the two maps provided in the report (dated August 1, 2002 from the Manager, Development Applications), to an extended area.

CARRIED



Regular Council Meeting for Public Hearings

Monday, October 21, 2002

PH10-05

It was moved and seconded

That staff review the content of the Public Hearing notices to determine how the provision of information might be enhanced.

CARRIED

Cllr. Steves returned to the meeting.

4. **ZONING AMENDMENT BYLAW 7421**
(Applicant: Conway Richmond Ltd. (Lorraine Palmer))

Applicant's Comments:

The applicant was not present.

Written Submissions:

None.

Submissions from the floor:

None.

PH10-06

It was moved and seconded

That Zoning Amendment Bylaw 7421 be given second and third readings.

CARRIED

PH10-07

It was moved and seconded

That Zoning Amendment Bylaw 7421 be adopted.

CARRIED



Regular Council Meeting for Public Hearings

Monday, October 21, 2002

- 5a. **ZONING AMENDMENT BYLAW 7427 (RZ 02-205822)**
(8391 Heather Street; Applicant: Mary Grayston)
- 5b. **ZONING AMENDMENT BYLAW 7428 (RZ 02-207453)**
(9420 Dixon Avenue; Applicant: Sitara Premji)
- 5c. **ZONING AMENDMENT BYLAW 7429 (RZ 02-212633)**
(8411 Heather Street; Applicant: Avtar Grewal)

Prior to comments from the applicant being heard, it was confirmed that site elevations and plans required for Item 5c. had been received immediately prior to the Public Hearing being called to order.

Applicant's Comments:

Ms. Raj Grewal, 8411 Heather Street, advised that a previously concerned neighbour had withdrawn his concerns after reviewing the revised plans.

Written Submissions:

N. Chalmers, 9171 Dayton Avenue – Schedule 3.

Submissions from the floor:

None.

PH10-08

It was moved and seconded

That Zoning Amendment Bylaws 7427, 7428 and 7429 be given second and third readings.

CARRIED

PH10-09

It was moved and seconded

That Zoning Amendment Bylaw 7427 be adopted.

CARRIED

PH10-10

It was moved and seconded

That Zoning Amendment Bylaw 7429 be adopted.

CARRIED



Regular Council Meeting for Public Hearings

Monday, October 21, 2002

6. **ZONING AMENDMENT BYLAW 7430 (RZ 01-196022)**
(8300 and 8320 Ryan Road; Applicant: Les Cohen & Azim Bhimani)

Applicant's Comments:

The applicant was present to answer questions.

Written Submissions:

None.

Submissions from the floor:

Mr. David Dixon, 8360 Ryan Road, was concerned about i) the proposed lot sizes and the resulting poor utilization of land, and ii) the addition of a road access to Ryan Road. Mr. Dixon said that the application precluded any future option to develop the whole street into townhouses.

Mr. Les Cohen, 5591 Cornwall Drive, one of the applicants, said that when his client purchased the property the intent was to split the two lots into three. Although initially interested in townhouse development, Mr. Cohen said that initial discussions with homeowners and developers had not been successful as not all owners were interested in selling their property. As this did not meet the requirements of the City that 4 of the 6 lots would need to be assembled for townhouse development, the property was purchased for single-family development.

Discussion then ensued between Council, staff and the delegation which resulted in the following **referral** motion:

PH10-11

It was moved and seconded

That the second and third readings of Zoning Amendment Bylaw 7430 be referred to the Regular Meeting of Council for Public Hearings scheduled for November 18, 2002 at 7:00 p.m. in Council Chambers.

Prior to the question being called direction was given that staff consider townhouse development on the 2 lots that would be compatible with future development. Mr. Erceg then advised that if the application were to be amended to townhouse development, a report would be made at the November 18th Public Hearing indicating that the application and a new Bylaw would be submitted to the Planning Committee in the usual manner. The question on the motion was then called and it was **CARRIED**.



Regular Council Meeting for Public Hearings

Monday, October 21, 2002

7. ADJOURNMENT

PH10-12

It was moved and seconded
That the meeting adjourn (8:35 p.m.).

CARRIED

Certified a true and correct copy of the
Minutes of the Regular Meeting for Public
Hearings of the City of Richmond held on
Monday, October 21, 2002.

Mayor (Malcolm D. Brodie)

Acting City Clerk (David Weber)

SCHEDULE 1 TO THE MINUTES OF
THE REGULAR COUNCIL MEETING
FOR PUBLIC HEARINGS HELD ON
MONDAY, OCTOBER 21, 2002.

Mayor and Councillors

From: the carver family west coast b.c., canada [carvfam@dowco.com]
Sent: October 19, 2002 3:41 PM
To: Mayor and Councillors; urbandev@city.richmon.bc.ca; DevApps; Zoning
Cc: editor@richmond-news.com; news@richmondreview.com
Subject: Zoning Amendment Bylaw 7412 (RZ 02-208491)

To Public Hearing
Date: <u>Oct 21, 2002</u>
Item # <u>3</u>
Re: <u>Bylaw 7412</u>

Importance: High

Re: Public Hearing Monday October 21, 2002 at 7pm
City of Richmond

New information was delivered to the residence of Birchwood Estates at 4800 Trimaran Drive on Friday, October 18, 2002 regarding the above application for rezoning of 4640, 4700, 4720, 4740 Steveston Highway. This information that was conveniently left out of the Notice of Public Hearing and directly effects the owners at 4800 Trimaran Drive.

We request that this hearing be postponed so that all the owners of Birchwood Estates have the opportunity to respond to this new information. As you can probably summarize it will be impossible to contact all owners prior to Monday's meeting.

Thanks you for your immediate attention to this matter.

Yours truly,
Michelle Carver
#62-4800 Trimaran Drive
Richmond, BC
(604) 272-1554 - Home
(604) 871-2333 - Business



SCHEDULE 3 TO THE MINUTES OF
THE REGULAR COUNCIL MEETING
FOR PUBLIC HEARINGS HELD ON
MONDAY, OCTOBER 21, 2002.

To Public Hearing
Date: <u>Oct 21, 2002</u>
Item # <u>5</u>
Re: <u>Bylaws 7427,</u> <u>7428 + 7429</u>

Noel V. Chalmers
9171 Dayton Avenue
Richmond, BC,
V6Y 1E1

October 19, 2002

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

Attention: City Clerk

Dear Sirs;

Re: Zoning Amendment Bylaws 7427, 7428, & 7429:

My wife Kathleen and I own and occupy the property at 9171 Dayton Avenue, which backs on to 8411 Heather Street, one of the properties subject to the above zoning amendment bylaws.

We attended the Planning Committee meeting in September 2002 when these Bylaws were presented and discussed. At that time we expressed our concerns with respect to the siting of the building to be constructed after the 8411 Heather Street property was subdivided.

We wish to confirm that we have reviewed a proposed building layout with the applicant, Mr. Avtar Grewal and his wife. This proposed building is approximately 80 feet in length which, if sited as close to the front of the lot as allowed, will not interfere with the view from our back yard, since it will leave a back yard of approximately 45 feet. Mr. and Mrs. Grewal have indicated that it is their intent to site the building at the front of the property. At the time we reviewed the building layout, a site plan had not been prepared.

As a result, providing that the building is as reviewed with us and is to be sited as close to the front of the property as allowed, we support this rezoning application.

Yours truly

Noel V. Chalmers

cc: J. Beran
A. & R. Grewal

