



## Regular Council Meeting for Public Hearings

**Monday, November 17<sup>th</sup>, 2003**

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

Present: Mayor Malcolm D. Brodie  
Councillor Linda Barnes  
Councillor Derek Dang  
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 Brodie opened the proceedings at 7:04 p.m.

1. **Zoning Amendment Bylaw 7566 (RZ 03-234441)**  
(8931 Heather Street; Applicant: Rocky Sethi)

*Applicant's Comments:*

The applicant was present to answer questions.

*Written Submissions:*

R. & A. Johal, 8888 and 8880 Heather St. – Schedule 1.

*Submissions from the floor:*

None.

PH03/11-01

It was moved and seconded

*That Zoning Amendment Bylaw 7566 be given second and third readings.*

**CARRIED**



## Regular Council Meeting for Public Hearings

Monday, November 17<sup>th</sup>, 2003

PH03/11-02

It was moved and seconded  
*That Zoning Amendment Bylaw 7566 be adopted.*

**CARRIED**

2. **Zoning Amendment Bylaw 7573 (RZ 03-237986)**  
(4400 Steveston Highway; Applicant: 1951 Enterprises Ltd. (Burak Ataman))

*Applicant's Comments:*

The applicant was present to answer questions.

*Written Submissions:*

None.

*Submissions from the floor:*

None.

PH03/11-03

It was moved and seconded  
*That Zoning Amendment Bylaw 7573 be given second and third readings.*

**CARRIED**

- 3a. **Amendment to Lot Size Policy 5423 (Section 21, 4-6)**

- 3b. **Zoning Amendment Bylaw 7592 (RZ 03-235162)**  
(8651 and 8671 Francis Road; Applicant: Rav Bains)

*Applicant's Comments:*

The applicant was present to answer questions.

*Written Submissions:*

None.

*Submissions from the floor:*

Mr. D. Pound, 8115 Lucerne Place, expressed his concern about i) the number of changes to residential zoning that had been made over the past several years; ii) the setback variances that could result; and iii) the sale of utility trailers by Home Depot.



## Regular Council Meeting for Public Hearings

Monday, November 17<sup>th</sup>, 2003

PH03/11-04

It was moved and seconded

*That Lot Size Policy 5423 (Section 21, 4-6) be amended to exclude those properties fronting Francis Road, No. 3 Road, Blundell Road and Garden City Road.*

**CARRIED**

PH03/11-05

It was moved and seconded

*That Zoning Amendment Bylaw 7592 be given second and third readings.*

**CARRIED**

4a. Amendment to Lot Size Policy 5419 (Section 12, 4-7)

4b. Zoning Amendment Bylaw 7594 (RZ 03-240166)

(6271 No. 2 Road; Applicant: Partappal S. Gill)

*Applicant's Comments:*

The applicant was present to answer questions.

*Written Submissions:*

None.

*Submissions from the floor:*

Mr. Mark Urwin, 1235 W. 40<sup>th</sup> Ave., Vancouver, on behalf of Helen Urwin, 6291 No. 2 Road, spoke about the drainage impact that a previous development had had on his mother's lot and the further impact that could result from this development. Mr. Urwin questioned whether a benchmark existed for establishing normal drainage.

Mr. D. Flintoff, 6071 Dover Road, cited a number of issues that were of concern – i) the overall width of the roads in the area and how the roads connect to arterials; ii) the access for service vehicles if vehicles were to be parked on both sides of Walton or Dover; iii) the potential for crime in the proposed lane; iv) the use of a rear lane as opposed to a front lane with one way southbound traffic.

PH03/11-06

It was moved and seconded

*That Lot Size Policy 5419 (Section 12, 4-7) be amended to exclude those properties fronting No. 2 Road and Westminster Highway.*



## Regular Council Meeting for Public Hearings

Monday, November 17<sup>th</sup>, 2003

PH03/11-07

It was moved and seconded

*That Zoning Amendment Bylaw 7594 be given second and third readings.*

**CARRIED**

**CARRIED**

5. **Zoning Amendment Bylaw 7597 (RZ 03-238461)**  
(7040 Blundell Road; Applicant: J.A.B. Enterprises Ltd. (Amar Sandhu))

*Applicant's Comments:*

The applicant was present to answer questions.

*Written Submissions:*

None.

*Submissions from the floor:*

None.

PH03/11-08

It was moved and seconded

*That Zoning Amendment Bylaw 7597 be given second and third readings.*

**CARRIED**

6. **Zoning Amendment Bylaw 7598 (RZ 03-242688)**  
(8733 Blundell Road; Applicant: William R. Rhone)

Cllr. Dang declared himself to be in a potential conflict of interest and he left the meeting – 7:40 p.m.

*Applicant's Comments:*

The applicant was present to answer questions.

*Written Submissions:*

V. Kha, #4 – 7831 Garden City Road – Schedule 2.

L. Chu, 22-7831 Garden City Road – Schedule 3.

P. Sayson – Schedule 4.



## Regular Council Meeting for Public Hearings

Monday, November 17<sup>th</sup>, 2003

*Submissions from the floor:*

Ms. Emily Li, 10 – 7831 Garden City Road, spoke about her concern for pedestrian and children's safety due to the shared access and the proximity of the access to the resident area. Ms. Li questioned whether construction trucks would also utilize the shared access.

PH03/11-09

It was moved and seconded

*That Zoning Amendment Bylaw 7598 be given second and third readings.*

**CARRIED**

Cllr. Dang returned to the meeting – 7:45 p.m.

7. **Zoning Amendment Bylaw 7600 (RZ 03-239406)**  
(Currently Zoned Comprehensive Development District (CD/129): 7833 Heather Street Subject Property: 7740, 7760, and 7780 Heather Street;  
Applicant: Am-Pri Construction Ltd)

*Applicant's Comments:*

The applicant was present to answer questions.

*Written Submissions:*

None.

*Submissions from the floor:*

None.

PH03/11-10

It was moved and seconded

*That Zoning Amendment Bylaw 7600 be given second and third readings.*

**CARRIED**



## Regular Council Meeting for Public Hearings

Monday, November 17<sup>th</sup>, 2003

8a. Amendment to Lot Size Policy 5431 (Section 28, 4-6)

8b. Zoning Amendment Bylaw 7601 (RZ 02-203977)

(8731 Williams Road; Applicant: Dayco Designs Corporation)

*Applicant's Comments:*

The applicant was present to answer questions.

*Written Submissions:*

M. Townsend, 8640 Pigott Road – Schedule 5.

C. Chao and L. Chou, 8740 Pigott Road – Schedule 6.

R. Lumb, 9811 Pigott Road – Schedule 7.

F. Flores, 1105-1199 Marinaside Crescent, Vancouver – Schedule 8.

*Submissions from the floor:*

Ms. G. Snihur, 8720 Pigott Road, spoke about the future lane access and its possible use as a school access. Ms. Snihur then questioned the proposed grade level of the new development and the height of the coach house units.

PH03/11-11

It was moved and seconded

*That Lot Size Policy 5431 (Section 28, 4-6) be amended to exclude the properties fronting Williams Road and No. 3 Road.*

**CARRIED**

PH03/11-12

It was moved and seconded

*That Zoning Amendment Bylaw 7601 be given second and third readings.*

**CARRIED**



## Regular Council Meeting for Public Hearings

Monday, November 17<sup>th</sup>, 2003

9a. Amendment to Lot Size Policy 5451 (Section 36, 4-7)

9b. Zoning Amendment Bylaw 7602 (RZ 03-242031)

(10151 No. 2 Road; Applicant: A Hara Construction Ltd.)

*Applicant's Comments:*

The applicant was not present.

*Written Submissions:*

P. Deer, 10220 Sandiford Drive – Schedule 9.

*Submissions from the floor:*

None.

PH03/11-13

It was moved and seconded

*That Lot Size Policy 5451 (Section 36, 4-7) adopted by Council on August 17, 1992, be rescinded.*

**CARRIED**

PH03/11-14

It was moved and seconded

*That Zoning Amendment Bylaw 7602 be given second and third readings.*

**CARRIED**

10a. Official Community Plan Amendment Bylaw 7605

10b. Zoning Amendment Bylaw 7606 (RZ 03-223904)

(12060/12080/12086/12100 7th Avenue; Applicant: Bob Snowball and Wayne Fougere)

*Applicant's Comments:*

The applicant was present to answer questions.

*Written Submissions:*

None.

*Submissions from the floor:*

None.



## Regular Council Meeting for Public Hearings

Monday, November 17<sup>th</sup>, 2003

PH03/11-15      It was moved and seconded  
*That Official Community Plan Amendment Bylaw 7605 and Zoning  
Amendment Bylaw 7606 be given second and third readings.*

**CARRIED**

PH03/11-16      It was moved and seconded  
*That Official Community Plan Amendment Bylaw 7605 be adopted.*

**CARRIED**

11a.    Amendment to Lot Size Policy 5454 (Section 36, 5-6)

11b.    Zoning Amendment Bylaw 7607 (RZ 03-244803)

(11931/11951 Dewsbury Drive; Applicant: Gurmej K. Bains  
*Applicant's Comments:*

The applicant was not present.

*Written Submissions:*

G. Law, 11760 Montego Street – Schedule 10.

*Submissions from the floor:*

None.

PH03/11-17      It was moved and seconded  
*That Lot Size Policy 5454 (Section 36, 5-6) be amended to revise the  
map to remove the identification of individual duplexes in the Policy  
area so that all existing duplexes can subdivide to an appropriate  
Single-Family Housing District zone provided that no more than two  
parcels are created.*

**CARRIED**

PH03/11-18      It was moved and seconded  
*That Zoning Amendment Bylaw 7607 be given second and third  
readings.*

**CARRIED**





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**Regular Council Meeting for Public Hearings**

**Monday, November 17<sup>th</sup>, 2003**

**12. ADJOURNMENT**

PH03/11-19

It was moved and seconded

*That the meeting adjourn (8:03 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, November 17<sup>th</sup>, 2003.

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Mayor (Malcolm D. Brodie)

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Acting City Clerk (David Weber)

SCHEDULE 1 TO THE MINUTES  
OF THE REGULAR MEETING  
FOR PUBLIC HEARINGS HELD  
ON NOVEMBER 17<sup>TH</sup>, 2003.

Mayor and Councillors

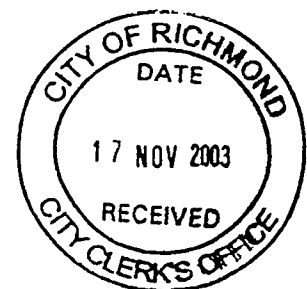
<b>To Public Hearing</b>
Date: <u>November 17, 2003</u>
Item # <u>1</u>
Re: <u>Bylaw 7566</u>
<u>8931 Heather St.</u>

From: web2@city.richmond.bc.ca  
Sent: November 17, 2003 5:00 AM  
To: Mayor and Councillors  
Subject: Zoning Amend.# 7566 (RZ03-234441)

\*\*\*\*\*  
Name: Raj S. Johal & Amar Johal  
Address: 8888 Heather St & 8880 Heather St  
SubjectProperty\_Bylaw: Zoning Amend.# 7566 (RZ03-234441)

Comments:

Regarding 8931 Heather St. Owned by Rocky Sethi- Dear Members of the Council and Urban Development Divisions- We will only oppose this application if the applicant fails to fill up the large ditches in front of proposed two lots. The issue of having a drainage ditch in front of houses is totally not acceptable. In addition, we would like the city to and if necessary through petition, improve Dolphin Park, fill up the ditches, and in place put diagonal parking and sidewalks. There have been too many close calls in driving on Heather st. where a driver over turns and nearly collides into the ditch. This is a grave safety concern that the City should be proactive in solving and not wait for someone to drown in one of the ditches. My cousin, Amar and I are in consensus with this thought. Sincerely, Raj & Amar Johal



SCHEDULE 2 TO THE MINUTES OF  
THE REGULAR MEETING FOR  
PUBLIC HEARINGS HELD ON  
NOVEMBER 17<sup>TH</sup>, 2003.

Vinh Kha  
#4 – 7831 Garden City Road  
Richmond, B.C.  
V6Y 4A3

<b>To Public Hearing</b>
Date: <u>Nov 17, 2003</u>
Item # <u>6</u>
Re: <u>Bylaw 7598</u>
<u>8733 Blundell Rd.</u>

Eric Fiss  
Urban Planner  
City of Richmond  
6911 No. 3 Road,  
Richmond, BC  
V6Y 2C1

November 12, 2003

**RE: Zoning Amendment Bylaw 7598 (RZ 03-242688)**

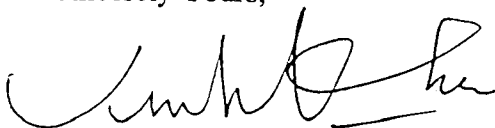
Dear Mr. Fiss:

It is my understanding that Mr. William R. Rhone has applied for rezoning from Single-Family Housing (**R1/E**) to a Comprehensive Dev (**CD**) for a 5 three-storey townhouses **with access** from Royal Gardens driveway.

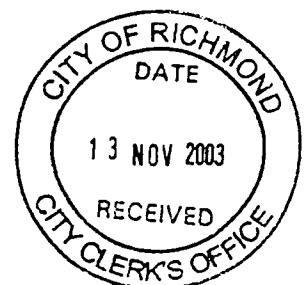
As resident of Royal Gardens, my concerns are as followed: First, in regard to parking, based on the background material available from the City, it is evidently clear that we would have to share access on our existing driveway coming through 7831 Garden City Road (Our visitors' parking lot would also be the entrance way to the proposed new townhouses), this would endanger the safety of children, the elderly and all concerned. Not to mention the **extra traffic**. It would compromise on our current parking spaces available. Second, the development of a **5 three-storey townhouses** would create undue congestions on a relatively small lot. Third, the height of the development would compromise our skyline; thus blocking the natural day night, which is one of the highlights in our townhouses. Fourth, the issue of garbage would be **problematic** (Again, the proximity of our parking area to the proposed entranceway of the new site), as we already have had our share of it without the addition of another development.

I urge you, and the Urban Planning Committee to give this rezoning application some serious reconsideration.

Sincerely Yours,



Vinh Kha



SCHEDULE 3 TO THE MINUTES  
OF THE REGULAR MEETING  
FOR PUBLIC HEARINGS HELD  
ON NOVEMBER 17<sup>TH</sup>, 2003.

**Mayor and Councillors**

From: web2@city.richmond.bc.ca  
Sent: November 7, 2003 3:25 PM  
To: Mayor and Councillors  
Subject: 7598 (rz 03-242688)

<b>To Public Hearing</b>	
Date:	Nov. 17, 2003
Item #	6
Re:	Bylaw 7598 8733 Blundell Rd.

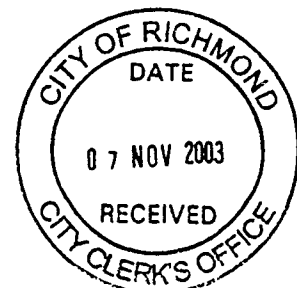
		INT
	FM	
/	DW	DW
	KY	
	AS	
	DB	
	WB	

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Name: Lai L Chu  
Address: 22-7831 Garden City Road  
SubjectProperty\_Bylaw: 7598 (rz 03-242688)

Comments:

Hi, my daughter has recieved the letter of "notice of public hearing" for me, but I am unable to attend, because I'm at Toronto right now, I'm not back until Nov 25th.



SCHEDULE 4 TO THE MINUTES  
OF THE REGULAR MEETING  
FOR PUBLIC HEARINGS HELD  
ON NOVEMBER 17<sup>TH</sup>, 2003.

<b>To Public Hearing</b>
Date: <u>Nov 17, 2003</u>
Item # <u>6</u>
Re: <u>Bylaw 7598</u>
<u>8733 Blundell Rd.</u>

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

Attention: City Clerk

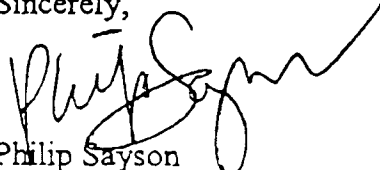
November 17, 2003

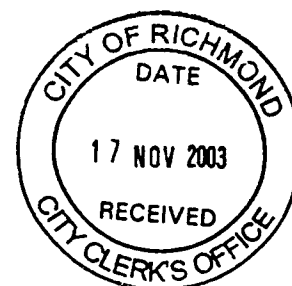
Dear Sir:

I am an owner of a Starta Unit at 7831 Garden City Road. I am opposing the Rezoning Application for Zoning Amendment Bylaw 7598 (RZ 03-242688). The proposed Development has an address of 8733 Blundell Road, but is wanting to have access through our strata complex at 7831 Garden City Road. If the address is Blundell, the access should be through Blundell Road. Our strata is composed of 80 townhouse units, and very limited visitors parking. The only way to access this new development is if we give up some visitors parking or move our mailboxes. The way that it is right now, it is so difficult to enter/exit through our existing driveway onto Garden City Road. We do not need added traffic through our driveway and giving up our already limited parking space for this new development.

Thank you for your consideration.

Sincerely,

  
Philip Sayson



SCHEDULE 5 TO THE MINUTES OF  
THE REGULAR MEETING FOR  
PUBLIC HEARINGS HELD ON  
NOVEMBER 17<sup>TH</sup>, 2003.

<b>To Public Hearing</b>
Date: <u>Nov 17, 2003</u>
Item # <u>Item 8</u>
Re: <u>Bylaw 7601; Policy 5431</u> <u>8731 Williams Rd.</u>

8640 Pigott Road  
Richmond BC  
V7A 2C4

7th November 2003

		INT
	JRM	
✓	DW	DW
	KY	
	AS	
	DB	
	WB	

8060-20-760

Attention: City Clerk

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

Dear Sir,

Since I will not be able to attend the Public Hearing on Monday 17<sup>th</sup> November, 2003 - 7pm, I am writing to enclose my written comments regarding the proposed amendment to Single-Family Lot Size Policy 5431(Section28-4-6) and the proposed Zoning Amendment to Bylaw 7601(RZ 02-203977).

Trusting that my submission will be considered closely and that Council members will reflect upon their own personal feelings should their own neighbourhood be threatened with such a radical change to it's future well being.

Sincerely yours,

  
Michael Townsend



8640 Pigott Road  
Richmond BC  
V7A 2C4

7th November 2003

Attention: City Clerk

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

Dear Sir,

**Re: A. Amendment to Single-Family Lot Size Policy 5431(Section 28-4-6)**  
**B. Zoning Amendment Bylaw 7601(RZ 02-203977)**

I am writing to express my extreme concerns regarding the above proposed amendments. They are as follows:

With Respect To (A). Amendment to Single-Family Lot Size Policy 5431(Section 28-4-6)

1. As we all know, Williams Road is a busy arterial road and anyone living on Williams Road already experiences difficulty from time to time whilst trying to arrive at or leave their homes by car. By increasing the density of housing along Williams Road, which rezoning to Coach House District(R9) will certainly do, this situation will only be made considerably worse. Especially when the proposed lot at 8731 Williams Road is directly opposite the Hugh McRoberts school and the South Arm Community Centre.

I strongly urge Council NOT to amend Policy 5431(Section 28-4-6) because of this.

2. In the past few years, Council may well have taken a new approach to now consider subdivision of single-family residential lots along major arterial roads independently from the Single-Family Lot Size Policy and process in order to eliminate inconsistency. However Council must examine the wisdom of the Official Community Plan more closely in order to realize that it is the Official Community Plan that is inconsistent rather than the Single-Family Lot Size Policy 5431(Section 28-4-6). In deed it is the Official Community Plan that should be amended in order to prevent aggressive, opportunist developers from over-crowding what is already a densely populated area and making Richmond's arterial roads more dangerous for all of their users.

Properties fronting Williams Road should NOT be excluded from Policy 5431.

Again, I strongly urge Council NOT to amend Policy 5431(Section 28-4-6).

With Respect To B. Zoning Amendment Bylaw 7601(RZ 02-203977)

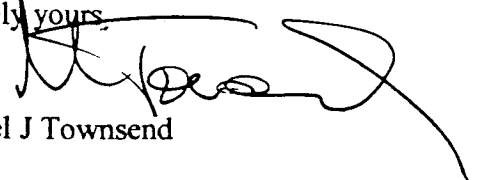
1. For the reasons given above 8731 Williams Road should NOT be rezoned from Single-Family Housing District, Subdivision Area E (R1/E) to Coach House District (R9).
2. Additionally and most importantly, from my family's point of view and that of all of my neighbours whose houses back onto the Williams Road houses, the proposal that the construction of two garages with coach houses above them which have access to a future lane is extremely disturbing. Clearly, these garages will be dependent upon a rear lane, otherwise they would be useless. Therefore, it follows that the construction of the lane is proposed to be sooner rather than later.

Therefore I urge you NOT to permit Zoning Amendment Bylaw 7601(RZ 02-203977)

3. Now I and several of my concerned neighbours have only moved into this side of Pigott Road this year and we are very happy to be here. Whilst I understand from Janet Lee of the Urban Development Division that the lane will be constructed on the land owned by the Williams Road properties, it will negatively impact our properties in many ways as follows:
  1. The proximity of the lane to the rear of our houses will create a great deal of noise. The sound of nature that we experience at the moment as wind in the trees, bird song and the sound of water trickling in fountains will be gone for ever. A quiet, secluded family gathering around a summer barbeque will definitely be a thing of the past. More likely neighbours revving car and bike engines, outsiders taking a shortcut and garbage everywhere will ensue. The peace and tranquillity that was one of the major factors that caused us to fall in love with our new home will be taken from us.
  2. Currently we are hardly overlooked. A coach house looming over us will soon take away our privacy.
  3. Our complete rear security will be absolutely compromised by a rear lane. We would never and will never live in a house with a rear lane after our experiences of such things in the past.
  4. The sale-ability and the re-sale value of our house will be very negatively impacted by the construction of a rear lane whether it be soon or in the distant future. It's assessed value will drop dramatically.
  5. When we bought this house in May of this year we felt that this would be our final move. We continued to feel this way until early October when we received your first letter. Now we feel very disappointed and are now considering moving out of Richmond where we have lived for some 14 years.

It is for these reasons that I strongly urge you NOT to permit Zoning Amendment Bylaw 7601(RZ 02-203977)

Sincerely yours,



Michael J Townsend



SCHEDULE 6 TO THE MINUTES  
OF THE REGULAR MEETING  
FOR PUBLIC HEARINGS HELD  
ON NOVEMBER 17<sup>TH</sup>, 2003.

<b>To Public Hearing</b>
Date: <u>Nov 17, 2003</u>
Item # <u>8</u>
Re: <u>Bylaw 7601; Policy 5431</u>
<u>8731 Williams Rd</u>

8740 Pigott Road  
Richmond, B.C.  
V7A 2C4

11th, November, 2003

Attention: City Clerk

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

	JEM	
	DW	
	KY	
	AS	
	DB	
	WB	

5060-20  
7601

Dear Sir,

**Re: A. Amendment to Single-Family Lot Size Policy 5431(Section 28-4-6)**  
**B. Zoning Amendment Bylaw 7601(RZ 02-203977)**

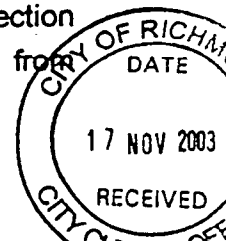
We are writing this letter to express our extreme concerns with the above proposed amendments.

**Regarding A. Amendment to Single-Family Lot Size Policy 5431(Section 28-4-6)**

As a matter of fact, we don't think it is wise to amend the Single-Family Lot Size Policy just for the reason to eliminate inconsistency. Instead, Council must review the Official Community Plan more closely to realize that it is the Official Community Plan itself is inconsistent and should be amended to prevent those aggressive, opportunist developers from over-crowding the already densely populated area and heavy-traffic arterial roads.

It is apparently known that Williams Road is a very busy road and people living on Williams Road have already experienced the problem trying to arrive and leave their homes. If the rezoning to Coach House District (R9) is permitted, the density of housing along Williams Road will definitely increase. And the traffic condition will be even worse. Especially the proposed lot at 8731 Williams Road is directly opposite to the Hugh McRoberts Secondary and the South Arm Community Centre.

Therefore we strongly urge Council **NOT** to amend Policy 5431(Section 28-4-6) and properties fronting Williams Road should not be excluded from Policy 5431.



**Regarding B. Zoning Amendment Bylaw 7601(RZ02-203977)**

Owing to the reasons mentioned above, 8731 Williams Road should not be rezoned from Single-Family Housing District, Subdivision Area E (R1/E) to Coach House District (R9).

Most importantly, for all of the residents whose houses back onto the Williams Road houses, the proposal that the construction of two garages with coach houses above them and access to a future lane is considerably disturbing and disadvantageous.

We, as well as most of our concerned neighbours have the same opinion that it will certainly create a great deal of noise. Neighbours revving car engines, outsiders taking a shortcut and garbage everywhere will ensue. Our privacy and rear security will be seriously ruined. Finally the peace and tranquillity around this neighbourhood will be totally taken away.

Therefore we strongly urge Council NOT to permit Zoning Amendment Bylaw 7601 (RZ 02-203977)

Sincerely Yours

Chia Chiang Chao

*Chia Chiang Chao*

Ling I Chou

*Ling I Chou*

SCHEDULE 7 TO THE MINUTES  
OF THE REGULAR MEETING  
FOR PUBLIC HEARINGS HELD  
ON NOVEMBER 17<sup>TH</sup>, 2003.

Mayor and Councillors

From: web1@city.richmond.bc.ca  
Sent: November 17, 2003 3:58 PM  
To: Mayor and Councillors  
Subject: 5431 (Section 28-4-6) and 7601

To Public Hearing

Date: Nov 17, 2003

Item # 8

Re: Bylaw 7601, Policy 5431  
8731 Williams Rd

\*\*\*\*\*  
Name: Ross Lumb  
Address: 9811 Pigott Road  
Subject Property Bylaw: 5431 (Section 28-4-6) and 7601

Comments:

Dear Councillors,

I am speaking in opposition to the recommendation "That the policy 5431 be amended to exclude the properties fronting Williams Road and No. 3 Road.

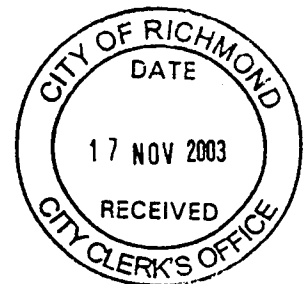
Unlike the area east of #4 Road where the properties on Williams have the history of back lane access. our neighbourhood has no established back lanes. It is late in the process to change the zoning to build narrower housing with back lane access when eight of the fifteen houses on the north side between Pigott Gate and #3 Road have rebuilt on full size lots over the past 7 years, with no provision for back lane access. As well, I would be upset to see the two large California-style houses across from South Arm Community Centre (on the north side of Williams road) surrounded by narrow structures.

Our neighbourhood should remain intact. I am also concerned that allowing the amendment to exclude the properties on the outside, will enable them to take the next step towards becoming townhouse developments without the concern for traffic, buffer zones, visitor parking concerns, the elimination of older growth trees, etc. that were all discussed in 1996.

I am also speaking against the rezoning of the property at 8731 Williams to Coach House District R9. If the amendment to Policy 5421 is passed to exclude the properties on Williams and No. 3 Road, then further differentiation in accommodation is not far off and groups will say that it is not much different to allow for Comprehensive Development District 28 (CD/28) which would permit for townhouses to be built. as is being done on the South side of Williams between Leonard and No. 3 Road, next to Blair House. And again, we would be refighting the rezoning attempt of 1996.

Once you make a change like this, there is no going back., so I would like you to defeat the two proposals mentioned here.

Sincerely, Ross Lumb



SCHEDULE 8 TO THE MINUTES OF  
THE REGULAR MEETING FOR  
PUBLIC HEARINGS HELD ON  
NOVEMBER 17<sup>TH</sup>, 2003.

Mayor and Councillors

From: web2@city.nchmond.bc.ca  
Sent: November 7, 2003 12:05 PM  
To: Mayor and Councillors  
Subject: 8151 Williams Road, Richmond B.C. V7A 1G4

To Public Hearing	
Date:	Nov 17, 2003
Item #	8
Re:	Bylaw 760; Policy 5431 8731 Williams Rd.

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Name: Froilan M. Flores  
Address: 1105-1199 Marinaside Cr. Vancouver V6Z 2Y2  
Subject: Property\_Bylaw: 8151 Williams Road, Richmond B.C. V7A 1G4

Comments:

The proposed ammendment affects my property because it fronts Williams Road. I agree with the change in the zoning policy. My reasons are that Richmond is a very nice place to live. 20 years ago there was so much property available in Richmond so the city was formed on that premise. However today there are a lot more families that would like to live in Richmond. Williams and #3 road have the best access for family living. Shopping centre, rec. centre (Southarm) banks, medical etc. The lots size that we have today have encouraged monster house building housing mostly one family. I believe for areas that are close to ammenities such as what we see on Williams and the close access to public transportation, schooling and others, it will be prudent to reassess the zoning policies to allow more families to enjoy what Richmond can offer.

Thank you  
Froilan Flores  
Property Owner



SCHEDULE 9 TO THE MINUTES  
OF THE REGULAR MEETING  
FOR PUBLIC HEARINGS HELD  
ON NOVEMBER 17<sup>TH</sup>, 2003.

Mayor and Councillors

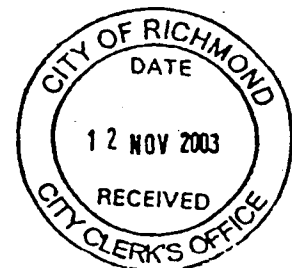
From: web2@city.richmond.bc.ca  
Sent: November 7, 2003 9:52 PM  
To: Mayor and Councillors  
Subject: 7602 (RZ 03-242031)

To Public Hearing	
Date:	Nov 17, 2003
Item #	9
Re:	Bylaw 7602; Policy 5451
10151 No. 2 Rd.	

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Name: Patrick Deer  
Address: 10220 Sandiford Drive, Richmond, BC  
Subject: Property\_Bylaw: 7602 (RZ 03-242031)

Comments:

We do not oppose the rezoning, but we are against to have 'access to a future lane at the back' which borders on other's backyards. If the rezoning is going ahead, the backyard should remain, similar to other houses in the neighborhood.



SCHEDULE 10 TO THE  
MINUTES OF THE REGULAR  
MEETING FOR PUBLIC  
HEARINGS HELD ON  
NOVEMBER 17<sup>TH</sup>, 2003.

Mayor and Councillors

From: web1@city.richmond.bc.ca  
Sent: November 10, 2003 12:06 PM  
To: Mayor and Councillors  
Subject: Lot Size Policy 5454

To Public Hearing

Date: Nov 17, 2003  
Item # 11  
Re: Bylaw 7607; Policy 5454  
11931/11951 Dewsbury Dr.

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Name: G. Law  
Address: 11760 Montego St  
Subject Property Bylaw: Lot Size Policy 5454

Comments:

I strongly oppose this amendment. This area needs a break from construction and the associated trucks, men, noise etc.

This amendment will also encourage more tree destruction in my neighborhood. This is something we do not need since parks committee saw no need for a tree plan.

The upcoming construction of the new library will see tremendous disruption in this area. We don't need anymore.



