



Regular Council Meeting for Public Hearings

Monday, December 12th, 2005

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

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

Gail Johnson, Acting Corporate Officer

Call to Order: Mayor Brodie opened the proceedings at 7:05 p.m.

1. **Zoning Amendment Bylaw 7905 (RZ 03-236490)**
(4680 Blundell Road; Applicant: Mei L'an Li)

Applicant's Comments:

The applicant was not in attendance.

Written Submissions:

Rongsheng Qiu, #209 – 8120 Colonial Drive (Schedule 1)

Submissions from the floor:

None.

PH05/12-1

It was moved and seconded

That Zoning Amendment Bylaw 7905 be given second and third readings.

CARRIED



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2. **Zoning Amendment Bylaw 7977 (RZ 04-272331)**
(11651 / 11671 / 11691 / 11711 Steveston Highway; Applicant: Sungrand Developments Ltd.)

Applicant's Comments:

Mr. Tom Yamamoto advised that he was available to respond to questions.

Written Submissions:

None.

Submissions from the floor:

Mr. Suk Salh, 11660 Seahurst Road, voiced concern about the contractors employed by the developer during the demolition of existing houses. He also questioned whether (i) additional drainage could be installed along the perimeter of the subject property to compensate for the increase in grade of the new development to the grade of Steveston Highway; and (ii) the allowable 3 metre setback adjacent to the neighbouring properties could be increased to 4.5 metres.

PH05/2

It was moved and seconded

That Zoning Amendment Bylaw 7977 be given second and third readings.

CARRIED

3. **Zoning Amendment Bylaw 7981 (RZ 05-309798)**
(8520 Pigott Road; Applicant: Henry Kolkman)

Applicant's Comments:

The applicant indicated that he was available to respond to questions.

Written Submissions:

Scot van Doren, (Schedule 2)

Cassy Wittermann, 8711 Pigott Road (Schedule 3)



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Submissions from the floor:

Bernard and Peggy Draqaniuk, of 8651 Pigott Road, spoke in opposition to the proposed rezoning as they felt that property values would be negatively impacted by the proposed development. He noted that a majority of the residents who attended a Public Information Meeting on this matter wished to retain the existing lot sizes.

PH05/3

It was moved and seconded

That Zoning Amendment Bylaw 7981 be given second and third readings.

CARRIED

PH05/4

It was moved and seconded

That Zoning Amendment Bylaw 7981 be adopted.

CARRIED

4. **Zoning Amendment Bylaw 7982 (RZ 05-309343)**
(11800/ 11820 Montego Street; Applicant: Gurmej Bains)

Applicant's Comments:

The applicant was not present.

Written Submissions:

Garner Law, 11760 Montego Street (Schedule 4).

Submissions from the floor:

None.

PH05/5

It was moved and seconded

That Zoning Amendment Bylaw 7982 be given second and third readings.

CARRIED



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5. **Zoning Amendment Bylaw 7983 (RZ 05-312822)**
(9731 Pigott Road; Applicant: Gurbachan Sidhu)

Applicant's Comments:

The applicant was not present.

Written Submissions:

None.

Submissions from the floor:

Craig Yee, 8200 Mowbray Road, voiced his objection to the proposed rezoning, citing increased traffic as a result of other developments currently under construction in the area, and the lack of sufficient parking. He urged Council to deny the rezoning and retain the property for a single-family dwelling.

Bernard Draqaniuk, 8651 Pigott Road, stated that his concerns expressed previously about Zoning Amendment Bylaw 7981 also applied to the development now being considered. He also expressed agreement with the comments made by the previous speaker.

PH05/6

It was moved and seconded

That Zoning Amendment Bylaw 7983 be given second and third readings.

CARRIED

PH05/7

It was moved and seconded

That Zoning Amendment Bylaw 7983 be adopted.

CARRIED

PH05/8

It was moved and seconded

That the issue of traffic calming in the Pigott/Mowbray/Saunders Roads area be referred to staff to review and examine potential measures which could be taken, including the use of speed bumps.

CARRIED



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**6A. Proposed Amendment to Single-Family Lot Size Policy 5414
(Section 25-4-7)**

(Portion of the south side of Francis Road, between No. 2 Road and
Railway Avenue; Applicant: City of Richmond)

6B. Zoning Amendment Bylaw 7987 (RZ 04-274895)

(5400 Francis Road; Applicant: Manjit Singh Moore)

Applicant's Comments:

The applicant indicated that he was available to respond to questions.

Written Submissions:

None.

Submissions from the floor:

None.

PH05/9

It was moved and seconded

- (1) *That Single Family Lot Size Policy 5414 (Section 25-4-7), (adopted by Council on August 28, 1989) be amended to only permit 5400 Francis Road to rezone to Single-Family Housing District, Subdivision Area K (R1/K);*
- (2) *That the existing Single-Family Housing District, Subdivision Area C (R1/C) zoning restriction be reconfirmed for all other lots; and*
- (3) *That multiple-family residential development specifically be not permitted.*

CARRIED

PH05/10

It was moved and seconded

That Zoning Amendment Bylaw 7987 be given second and third readings.

CARRIED



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7. **Zoning Amendment Bylaw 7989 (RZ 05-315343)**
(3831 Lockhart Road; Applicant: Raman Kooner)

Applicant's Comments:

The applicant indicated that he was available to answer questions.

Written Submissions:

None.

Submissions from the floor:

None.

PH05/11

It was moved and seconded

That Zoning Amendment Bylaw 7989 be given second and third readings.

CARRIED

PH05/12

It was moved and seconded

That Zoning Amendment Bylaw 7989 be adopted.

CARRIED

- 8A. **Proposed Amendment to Single-Family Lot Size Policy 5428 (Section 30-4-6)**

(The south side of Francis Road, between No. 2 Road and Gilbert Road;
Applicant: City of Richmond)

- 8B. **Zoning Amendment Bylaw 7991 (RZ 04-273560)**
(6680 Francis Road; Applicant: Jasdeep Uppal)

Applicant's Comments:

The applicant indicated that he did not wish to make a presentation.

Written Submissions:

None.



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Submissions from the floor:

None.

PH05/13

It was moved and seconded

(1) That Single-Family Lot Size Policy 5428 (Section 30-4-6) be amended to:

- (a) Remove all lots fronting onto Gilbert Road and No. 2 Road;*
- (b) Restrict all properties fronting Francis Road to Single-Family Housing District, Subdivision Area C (R1/C), unless there is a constructed lane access then subdivisions may be permitted to Single-Family Housing District R1-0.6, except that 6680 Francis Road may be permitted to subdivide to Single-Family Housing District, Subdivision K (R1/K) without the requirement for a lane access; and*

(2) That the existing Single-Family Housing District, Subdivision Area B (R1/B) zoning restriction be reconfirmed for all other lots.

CARRIED

PH05/14

It was moved and seconded

That Zoning Amendment Bylaw 7991 be given second and third readings.

CARRIED

PH05/15

It was moved and seconded

That Zoning Amendment Bylaw 7991 be adopted.

CARRIED

9. **Official Community Plan Amendment Bylaw 7996 (CP 05-318069)**
(6288 Katsura Street and 9371 Hemlock Drive; Applicant: Ah Ten Holdings Ltd. & Hemlock Drive Development Limited Partnership)

Applicant's Comments:

The applicants indicated that they were available to respond to questions.



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Written Submissions:

None.

Submissions from the floor:

None.

PH05/16

It was moved and seconded

That Zoning Amendment Bylaw 7996 be given second and third readings.
CARRIED

PH05/17

It was moved and seconded

That Zoning Amendment Bylaw 7996 be adopted.

CARRIED

10. Zoning Amendment Bylaw 7997 (RZ 05-300409)

(9711, 9751 and 9771 Ferndale Road; Applicant: Am-Pri Construction Ltd.)

Applicant's Comments:

The applicant indicated that he did not wish to make a submission.

Written Submissions:

None.

Submissions from the floor:

None.

PH05/18

It was moved and seconded

That Zoning Amendment Bylaw 7997 be given second and third readings.
CARRIED



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11. **Zoning Amendment Bylaw 7998 (RZ 04-274078)**
(5091 and 5111 Francis Road; Applicant: Azim Bhimani and Les Cohen)

Applicant's Comments:

The applicant indicated that he was available to respond to questions.

Written Submissions:

Les Cohen and Azim Bhimani, applicants (Schedule 5)

Submissions from the floor:

None.

PH05/19

It was moved and seconded

That Zoning Amendment Bylaw 7998 be given second and third readings.

CARRIED

ADJOURNMENT

PH05/20

It was moved and seconded

That the meeting adjourn (7:47 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, December 20th, 2005.

Mayor (Malcolm D. Brodie)

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

Rongsheng QIU
209-8120 Colonial Drive,
Richmond BC V7C 4V2

SCHEDULE 1 TO THE MINUTES
OF THE REGULAR MEETING OF
COUNCIL FOR PUBLIC
HEARINGS HELD ON MONDAY,
DECEMBER 12TH, 2005.


[illegible]

Dear Mr. David Weber:

I am writing regarding the Zoning Amendment Bylaw 7905 (RZ 03-236490). I doubt the applicant Mei L'an Li is the owner of 4680 Blundell Road house and she will obey the law or bylaw. Here is why I have this concern:

I don't know how I can have my money back when I am not able to get hold of her again. But if this house is rezoned, my right to have my money back may never exit.

Yours truly

Yours truly,

Rongsheng QIU

To Public Hearing	
Date:	Dec 12, 2005
Item #	3
Re:	Bylaw 7981
	8520 Pigott Rd

Dec 9, 2005

		INT
✓	DW	DW
	GJ	
	KY	
	DAW	
	DB	
	WB	

Attn:

David Weber

Director, City Clerk's Office

6911 No. 3 Road

Richmond BC

V6Y 2C1

SCHEDULE 2 TO THE MINUTES
OF THE REGULAR MEETING OF
COUNCIL FOR PUBLIC HEARINGS
HELD ON MONDAY, DECEMBER
12TH, 2005.

Bylaw 7981

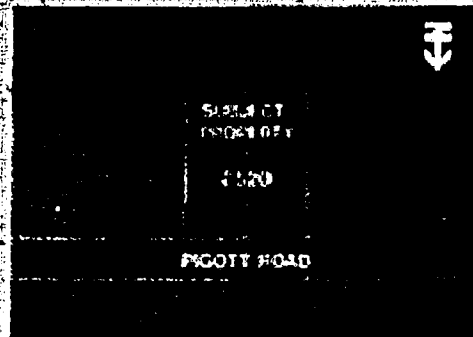
There's a discrepancy between the rezoning file id (RZ 05-309798) provided on the notice of public hearing flyer delivered to residents of Pigott Road and immediate surrounds and what is on the sign posted on the property (RZ 05-12975; refer to photo) of 8520 Pigott Rd. I believe this issue should be resolved before the Dec 12th public hearing.

Sincerely,

Scott van Doren

RE ZONING APPLICATION

HENRY KOLKMAN has applied to the
CITY OF RICHMOND for permission to Rezone
8520 Pigott Road from Single-Family Housing
District, Subdivision Area E(R1/E) to Single
Family Housing District Subdivision Area B (R1/B)
in order to permit the property to be subdivided into
two single family Residential Lots.



FURTHER INFORMATION

MAY BE OBTAINED AT THE URBAN DEVELOPMENT
DIVISION: CITY HALL 276-4385
FILE No. RZ 05-312975

To Public Hearing	
Date:	Dec 12, 2005
Item #	3
Re:	Bylaw 7981
8520 Pigott Road	

MayorandCouncillors

From: Webgraphics
Sent: Sunday, 11 December 2005 11:10 PM
To: MayorandCouncillors
Subject: Send a Submission Online (response #57)

SCHEDULE 3 TO THE MINUTES
 OF THE REGULAR MEETING OF
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Send a Submission Online (response #57)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.city.richmond.bc.ca/CM/WebUI/PageTypes/Survey/Survey.aspx?PageID=1793&PageMode=Hybrid
Submission Time/Date:	12/11/2005 11:09:18 PM

Survey Response

Your Name:	Cassy Wittermann
Your Address:	8711 Pigott
Subject Property Address OR Bylaw Number:	8520 Pigott Rd
Comments:	<p>Dear Council, Apologies for being unable to attend. As a resident of this street, I am concerned what impact this proposal might do to the property values and aesthetics of the neighbourhood consisting of properties with market values in excess of \$800,000. This is a nice neighbourhood- a luxurious one in fact. Mr. Kolkman must take this into consideration and set this as a precedence above anything else. Thank you for your time</p>

To Public Hearing	
Date:	Dec 12, 2005
Item #	4
Re:	Bylaw # 7982

MayorandCouncillors

From: Webgraphics
Sent: Friday, 2 December 2005 12:23 PM
To: MayorandCouncillors
Subject: Send a Submission Online (response #56)

SCHEDULE 4 TO THE MINUTES
 OF THE REGULAR MEETING OF
 COUNCIL FOR PUBLIC
 HEARINGS HELD ON MONDAY,
 DECEMBER 12TH, 2005.

Send a Submission Online (response #56)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.city.richmond.bc.ca/CM/WebUI/PageTypes/Survey/Survey.aspx?PageID=1793&PageMode=Hybrid
Submission Time/Date:	12/2/2005 12:22 26 PM

Survey Response

Your Name:	Garner law
Your Address:	11760 Montego St
Subject Property Address OR Bylaw Number:	11800/11820 Montego St-Bylaw 7982(RZ 05 309343
Comments:	<p>I just want to voice my strong disapproval of this application. The home is a single family dwelling with a suite. It is not a duplex. It will require new hookups which will add to the strain on the existing system. It is a perfectly good and usable home. My main contention is I have been living amongst re-development for 3 years now in my neighborhood and particularly my street Dump trucks, cement trucks etc coming and going, blocking the roadways. They leave a real mess in the neighborhood which lingers for months after completion. The contractors involved DO NOT follow any set hours of operation. I have had to listen to construction noise as late as 11 PM in the summer months. The sites are left in a disgraceful mess during construction. Debris ends up scattered thru out the neighborhood. Not too mention a beautiful stand of trees in the back on the property in question..which will meet the axe with no doubt. I will then lose an important component of my privacy along with my neighbors. The recent Civic election has sent a clear message to council. To</p>

decelerate the pace of development/re-development. This application should be rejected or, at least, reviewed and amended to disallow 2 separate homes from being built.