



## Regular Council Meeting for Public Hearings

Monday, April 21, 2008

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

Present: Councillor Bill McNulty, Acting Mayor  
Councillor Derek Dang  
Councillor Evelina Halsey-Brandt  
Councillor Sue Halsey-Brandt  
Councillor Rob Howard  
Councillor Harold Steves

Gail Johnson, Acting Corporate Officer

Absent: Mayor Malcolm D. Brodie  
Councillor Linda Barnes  
Councillor Cynthia Chen

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

### 1. Proposed Single-Family Lot Size Policy (Sections 21-4-7 & 22-4-7)

PH08/5-01

It was moved and seconded

*That the following recommendation be forwarded to the next Public Hearing to be held on Tuesday, May 20, 2008 at 7:00 p.m., in the Council Chambers at City Hall:*

*That the following new Single-Family Lot Size Policy be adopted:*

*“That properties within the area generally bounded by Blundell Road, No. 1 Road, Francis Road, and West Dyke Trail in Section 21-4-7 and 22-4-7 (shown on Attachment 8 to the report dated March 3, 2008, from the Director of Development), be restricted to rezoning and subdivision in accordance with the provisions of “Single-Family Housing District, Subdivision Area E (R1/E)” with the exception of existing duplex lots which may be subdivided into two (2) lots.”*

**CARRIED**



## Regular Council Meeting for Public Hearings

Monday, April 21, 2008

2. **Zoning Amendment Bylaw 8343 (RZ 07-361266)**  
(7140 Railway Avenue; Applicant: Orion Estates Ltd.)

*Applicant's Comments:*

The applicant indicated that he was available to answer any questions which may arise.

*Written Submissions:*

Karen McDonal, #24 – 7111 Lynnwood Drive (Schedule 1)  
Helen Wiacek, #48 – 7088 Lynnwood Drive (Schedule 2)  
Lillian Kerry Tse, #48 – 7111 Lynnwood Drive (Schedule 3)

*Submissions from the floor:*

Mr. George Kehayas, 7151 Lindsay Road, referred to the lane located at the rear of the properties fronting Lindsay Road and questioned when access through to Railway Avenue would be provided. He noted that pedestrian access was currently available through the subject property to Railway Avenue.

Mr. Kehayas also commented on the need for stop signs, etc., as the result of the construction of a cul-de-sac in the area which now allowed motor vehicle traffic to travel along Lindsay Road without interruption. He referred to the proposed construction of a townhouse complex on the subject property, and questioned how parking would be provided. Mr. Kehayas voiced concern that the existing residents in the area would lose on-street parking to the residents in the new development.

The Director of Development, Brian Jackson, responded to the issues raised by Mr. Kehayas.

Mr. Bill Stillwill, representing the developer, advised that a three metre wide pedestrian access would be provided across the subject property, with the City being responsible for maintenance of this walkway. With respect to the provision of parking, advice was given that on-site parking would be provided for each unit and that two visitor parking spaces would also be provided.



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## Regular Council Meeting for Public Hearings

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- PH08/5-02            It was moved and seconded  
*That Zoning Amendment Bylaw 8343 be given second and third readings.*  
**CARRIED**
3.    **Official Community Plan Amendment Bylaw 8242 and Zoning Amendment Bylaw 8046 (RZ 05-301844)**  
(9391 Alberta Road; Applicant: Harry Pargat Singh Tatla)  
*Applicant's Comments:*  
The applicant indicated that he was available to respond to questions.  
*Written Submissions:*  
None.  
*Submissions from the floor:*  
None.
- PH08/5-03            It was moved and seconded  
*That Official Community Plan Amendment Bylaw 8242 and Zoning Amendment Bylaw 8046 be given second and third readings.*  
**CARRIED**
- PH08/5-04            It was moved and seconded  
*That Official Community Plan Amendment Bylaw 8242 be adopted.*  
**CARRIED**
4.    **Zoning Amendment Bylaw 8345 (RZ 06-348772)**  
(5640 Blundell Road; Applicant: Timothy C.W. Tse)  
*Applicant's Comments:*  
The applicant indicated that he was available to answer any questions which arose.  
*Written Submissions:*  
None.



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*Submissions from the floor:*

None.

PH08/5-05

It was moved and seconded

*That Zoning Amendment Bylaw 8345 be given second and third readings.*

**CARRIED**

## ADJOURNMENT

PH08/5-06

It was moved and seconded

*That the meeting adjourn (7:13 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, April 21<sup>st</sup>, 2008.

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Acting Mayor (Councillor Bill McNulty)

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

To Public Hearing
Date: April 21, 2008
Item #: 2
Re: Bylaw 8343

**MayorandCouncillors**

**From:** Webgraphics [webgraphics@richmond.ca]  
**Sent:** Monday, 14 April 2008 2:14 PM  
**To:** MayorandCouncillors  
**Subject:** Send a Submission Online (response #379)

SCHEDULE 1 TO THE MINUTES OF  
THE PUBLIC HEARING HELD ON  
MONDAY, APRIL 21, 2008.

Send a Submission Online (response #379)

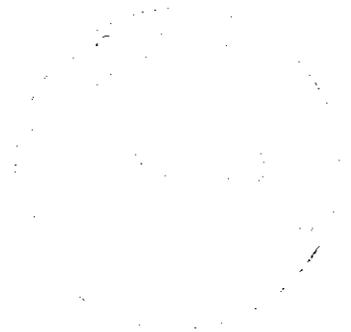
Survey Information

**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:** 2008-04-14 2:14:03 PM

Survey Response

**Your Name:** karen mcdonal  
**Your Address:** 24 7111 lynnwood dr  
**Subject Property Address OR Bylaw Number:** 8343 (rz07-361266) at 7140 railway

**Comments:** As i am a resident on lynnwood i am opposed to any more townhouses or high density building going on in this area. As it is congestion is a problem with traffic and parking. We don't need any more traffic going thru our subdivision to access granville street by people who are trying to avoid the lights at railway and granville. We prefer it to remain as it is or open it up for parking, as there is a shortage of space for parking already . Keep as single housing.



To Public Hearing
Date: April 21, 2008
Item # 2
Re: Bylaw 8343

### MayorandCouncillors

**From:** Webgraphics [webgraphics@richmond.ca]  
**Sent:** Sunday, 20 April 2008 5:17 PM  
**To:** MayorandCouncillors  
**Subject:** Send a Submission Online (response #383)

SCHEDULE 2 TO THE MINUTES OF  
 THE PUBLIC HEARING HELD ON  
 MONDAY, APRIL 21, 2008.

## Send a Submission Online (response #383)

### 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: 2008-04-20 5:16:17 PM

### Survey Response

Your Name: Helen Wiacek  
 Your Address: 48 - 7088 Lynnwood Drive  
 Subject Property Address OR Bylaw Number: 7140 Railway Avenue

Comments: I am opposed to the zoning of this parcel of land being amended to Comprehensive Development District. There are enough high density properties in the area already, namely the Laurelwood townhouses and the medium rise apartments nearby. The property should remain zoned for single-family housing.



To Public Hearing  
 Date: April 21, 2008  
 Item #: 2  
 Re: Bylaw 8343

### MayorandCouncillors

From: Webgraphics [webgraphics@richmond.ca]  
 Sent: Saturday, 19 April 2008 1:37 PM  
 To: MayorandCouncillors  
 Subject: Send a Submission Online (response #382)

SCHEDULE 3 TO THE MINUTES OF  
 THE PUBLIC HEARING HELD ON  
 MONDAY, APRIL 21, 2008.

## Send a Submission Online (response #382)

### 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: 2008-04-19 1:35:51 PM

### Survey Response

Your Name: Lillian Kerry Tse  
 Your Address: #48-7111 Lynnwood Drive, Richmond BC, V7c5s9  
 Subject Property Address OR Bylaw Number: bylaw 8343 application number is RZ 07-361266  
 Comments: I would like the land to remain zoned for single homes only. Increasing the density of living in such a small area would decrease the quality of living and attractiveness of the area. Thank-you.

