



Regular Council Meeting for Public Hearings

Monday, January 16, 2012

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

Present: Mayor Malcolm D. Brodie
Councillor Chak Au
Councillor Linda Barnes
Councillor Derek Dang
Councillor Ken Johnston
Councillor Bill McNulty
Councillor Linda McPhail
Councillor Harold Steves

Gail Johnson, Acting Corporate Officer

Absent: Councillor Evelina Halsey-Brandt

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

1. **Zoning Amendment Bylaw 8794 (RZ 11-562552)**
(Location: 140 Wellington Crescent; Applicant: Graham Macfarlane)

Applicant's Comments:

The applicant was available to answer questions.

Written Submissions:

- (a) Melissa Gervais, 1411 Wellington Crescent (Schedule 1)
- (b) Paul Mirko, 100 Wellington Crescent (Schedule 2)
- (c) Charlene Porter, 1300 Wellington Crescent (Schedule 3)
- (d) Gwen and Evan Perkins, 20 Wellington Crescent (Schedule 4)
- (e) Catherine MacDonald, 211 Douglas Crescent (Schedule 5)
- (f) Meg Holdsworth, 3040 Douglas Crescent (Schedule 6)
- (g) Roger Staples, 431 Catalina Crescent (Schedule 7)
- (h) Ingrid Trouw, 2160 Handley Avenue (Schedule 8)
- (i) Peter Sleeman, 1651 Wellington Crescent (Schedule 9)
- (j) Robin Macfarlane, 3531 Catalina Crescent (Schedule 10)
- (k) Linda McKnight, 291 Douglas Crescent (Schedule 11)



**Regular Council Meeting for Public Hearings
Monday, January 16, 2012**

- (l) N. Corbett, Handley Avenue (Schedule 12)
- (m) Dee Delaplace, 1051 Catalina Crescent (Schedule 13)
- (n) Greg and Andrea Laing, 91 Douglas Crescent (Schedule 14)
- (o) Bob Schmitz, 2040 Boeing Avenue (Schedule 15)
- (p) David Coath, 380 Douglas Crescent (Schedule 16)
- (q) Jack Baryluk, 180 Lancaster Crescent (Schedule 17)
- (r) [REDACTED], [REDACTED] (Schedule 18)
- (s) Lisa Farden, 2331 Boeing Avenue (Schedule 19)
- (t) Joy Farden, 2331 Boeing Avenue (Schedule 20)
- (u) Shirley Landefeld, 1691 Wellington Crescent (Schedule 21)
- (v) J. Downey, 1571 Wellington Crescent (Schedule 22)
- (w) L. Van Den Pley, 1700 Wellington Crescent (Schedule 23)
- (x) Kevin Borden, 180 Douglas Crescent (Schedule 24)
- (y) Shawne Sleeman, 180 Douglas Crescent (Schedule 25)
- (z) B.B., 1200 Douglas Crescent (Schedule 26)

Staff's Comments:

Brian J. Jackson, Director of Development, advised that correspondence in support of the application, as well as correspondence opposing the application, had been received. He stated that staff is working on a report that will propose options regarding form and character guidelines for coach houses and granny flats in Burkeville. The staff report will include community input gathered in February, 2012, and will be presented to Planning Committee, and Council, in March, 2012.

A brief discussion ensued between Council and Mr. Jackson, in which staff was directed to also report back on the ability of existing streets in Burkeville to handle access by emergency vehicles, and on-street parking. The following motion was then introduced:

PH12/1-1

It was moved and seconded

That Zoning Amendment Bylaw 8794, regarding Graham Macfarlane's application for 140 Wellington Crescent, be referred back to staff.

CARRIED



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Monday, January 16, 2012**

2. **Zoning Amendment Bylaw 8833 (RZ 11-582017)**
(Location: 4911/4931 McLure Avenue; Applicant: 0897099 B.C. Ltd. and Wei Chen)

Applicant's Comments:

The applicant was available to answer questions.

Written Submissions:

None.

Submissions from the floor:

None.

PH12/1-2

It was moved and seconded

That Zoning Amendment Bylaw 8833 be given second and third readings.

CARRIED

3. **Zoning Amendment Bylaw 8834 (RZ 11-562968)**
(Location: 9431, 9451 and 9471 Alberta Road and surplus portion of Alder Street road allowance; Applicant: Yamamoto Architecture Inc.)

Applicant's Comments:

The applicant was available to answer questions.

Written Submissions:

Robert Hillman, 9371 Hemlock Drive (Schedule 27)

Submissions from the floor:

Michael Li, 9391 Alberta Road, stated his concern regarding the construction period, and stated that as the father of infant children, air quality and noise pollution during the construction period was a concern, and especially how it might negatively impact his family's health.

The applicant was advised by Council to make a contact number available to Mr. Li.

PH12/1-3

It was moved and seconded

That Zoning Amendment Bylaw 8834 be given second and third readings.

CARRIED



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Monday, January 16, 2012**

4. **Zoning Amendment Bylaw 8843 (RZ 11-565948)**
(Location: 7600 Garden City Road; Applicant: Am-Pri Construction Ltd.)

Applicant's Comments:

The applicant was available to answer questions.

Written Submissions:

None.

Submissions from the floor:

None.

PH12/1-4

It was moved and seconded

That Zoning Amendment Bylaw 8843 be given second and third readings.

CARRIED

ADJOURNMENT

PH12/1-5

It was moved and seconded

That the meeting adjourn (7:21 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, January 16, 2012.

Mayor (Malcolm D. Brodie)

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

MayorandCouncillors

From: City of Richmond Website [webgraphics@richmond.ca]
Sent: January 7, 2012 5:29 PM
To: MayorandCouncillors
Subject: Send a Submission Online (response #607)

To Public Hearing	
Date:	Jan 16, 2012
Item #	1
Re:	Bylaw 8794

Schedule 1 to the Minutes of the Council Meeting for Public Hearing held on Monday, January 16, 2012.

Send a Submission Online (response #607)**Survey Information**

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	1/7/2012 5:28:34 PM

Survey Response

Your Name:	Melissa Gervais
Your Address:	1411 Wellington Crescent, Richmond, BC V7B 1G6
Subject Property Address OR Bylaw Number:	140 Wellington Crescent, Richmond, BC
Comments:	I disagree with the rezoning of this property from single detached to coach house. We now have a number of coach house/rental suite zoned properties in Burkeville and there is just not enough parking to support the additional residents. Case in point, at the corner of Wellington & Hudson there is a rental suite and there are 4 - 6 cars parked in front of the house at any given time. It is difficult to get one car through but impossible to get an emergency vehicle such as a fire truck or ambulance through at all. I will not sacrifice the security of my home and family for additional housing in Burkeville. Thank you.



MayorandCouncillors

From: City of Richmond Website [webgraphics@richmond.ca]
Sent: January 11, 2012 12:26 PM
To: MayorandCouncillors
Subject: Send a Submission Online (response #608)
Categories: 12-8060-20-8794 - 140 Wellington Crs

To Public Hearing
Date: <u>Jan 16, 2012</u>
Item # <u>1</u>
Re: <u>Bylaw 8794</u>

**Schedule 2 to the Minutes of the
Council Meeting for Public
Hearing held on Monday, January
16, 2012.**

Send a Submission Online (response #608)**Survey Information**

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	1/11/2012 12:25:55 PM

Survey Response

Your Name:	Paul Mirko
Your Address:	100 wellington crescent
Subject Property Address OR Bylaw Number:	140 wellington crescent , bylaw8794 (RZ 11-562552)
Comments:	Having seen the results of the building at 251 douglas I am now fully opposed to coach houses in this neighbourhood. The small family area feeling of the area will be lost with the increased density. The backyard privacy of the neighbour, lost. Loss of sunlight due to increased two story structures. In particular for me the sun would not hit my rear kitchen windows until after noon. Not happy with the whole idea. Sorry Graham I have to say my piece. Yours Paul Mirko



To Public Hearing	
Date:	Jan 16, 2012
Item #	1
Re:	Bylaw 8794

MayorandCouncillors

From: City of Richmond Website [webgraphics@richmond.ca]
Sent: January 11, 2012 9:04 PM
To: MayorandCouncillors
Subject: Send a Submission Online (response #609)
Categories: 12-8060-20-8794 - 140 Wellington Crs

**Schedule 3 to the Minutes of the
 Council Meeting for Public
 Hearing held on Monday, January
 16, 2012.**

Send a Submission Online (response #609)**Survey Information**

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	1/11/2012 9:02:53 PM

Survey Response

Your Name:	Charlene Porter
Your Address:	1300 Wellington Crescent
Subject Property Address OR Bylaw Number:	RZ 11-562552
Comments:	I disagree with the rezoning of this property (RZ 11-562552) from single detached to coach house. We now have a number of coach house/rental suite zoned properties in Burkeville and there is just not enough parking to support the additional residents. Case in point, at the corner of Wellington & Hudson there is a rental suite and there are 4 - 6 cars parked in front of the house at any given time. It is difficult to get one car through but impossible to get an emergency vehicle, such as a fire truck or ambulance, through at all. I will not sacrifice the security of my home and family for additional housing in Burkeville. Thank you.



MayorandCouncillors

From: City of Richmond Website [webgraphics@richmond.ca]
Sent: January 13, 2012 1:47 PM
To: MayorandCouncillors
Subject: Send a Submission Online (response #610)

To Public Hearing	
Date:	Jan 16, 2012
Item #	1
Re:	Bylaw 8794

Send a Submission Online (response #610)**Survey Information**

Schedule 4 to the Minutes of the Council Meeting for Public Hearing held on Monday, January 16, 2012.

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	1/13/2012 1:46:40 PM

Survey Response

Your Name:	Gwen & Evan Perkins
Your Address:	20 Wellington Crescent
Subject Property Address OR Bylaw Number:	140 Wellington Crescent
	<p>Re: Rezoning application notice which I received by mail regarding my neighbour at 120 Wellington Crescent applying to build a Coach House (Granny Flat) on his property. We have a few concerns with this application which we will quickly outline below : - Fire risk in the neighborhood will increase given that there will be more buildings in closer proximity to one another on the same property; more dense building close to other existing dwellings. The Coach House that is already across the alley from 120 Wellington Crescent is only about 10-15 feet from the owner's home on the property. The Coach House's roof line is almost in direct contact with the overhead powerlines that run down the alley. - The "face" and integrity of the neighborhood will be changed forever, and not for the better. This will encourage more renters with little vested interest in the community to move into the neighborhood. Could become "slum like" if the densification continues. - This could potentially become a huge issue if all homeowners within Burkeville choose to build Coach Houses on their property. More burden would be placed on existing utilities and</p>



Comments:

infrastructure; this will be an issue that we as taxpayers would eventually have to pay for. - The term "Coach House" or "Granny Flat" is inaccurate in this case; the property owner wants to build a "Coach House above a detached garage". In my opinion, this is essentially another house on the same property, not a "Coach House". The Merriam-Websters dictionary defines the term Coach House as "noun: an outbuilding for a coach or carriage (in modern terms, a vehicle)". This is not a Coach House by definition, because there is a dwelling above it. - A Granny Flat on the other hand, would be a one level structure - it is defined in the Merriam-Websters dictionary as "an apartment that is adjacent to the main living quarters of a house"; but there is no mention of a garage or any type of vehicle storage. We could "live" with this type of development because it would put a limit on the size and height of the building. However, it would still create the other density issues we have already mentioned in our previous points. Thank you for your time, and I appreciate being the opportunity to have some input into the future of my neighborhood. Please give what I have outlined some serious thought; once the proverbial "Genie" is out of the bottle it will be impossible to put it back. Regards, Gwen and Evan Perkins

MayorandCouncillors

From: City of Richmond Website [webgraphics@richmond.ca]
Sent: January 13, 2012 2:02 PM
To: MayorandCouncillors
Subject: Send a Submission Online (response #611)

To Public Hearing	
Date:	Jan 16, 2012
Item #	1
Re:	Bylaw 8794

Send a Submission Online (response #611)

**Schedule 5 to the Minutes of the
 Council Meeting for Public
 Hearing held on Monday, January
 16, 2012.**

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	1/13/2012 2:01:33 PM

Survey Response

Your Name:	Catherine MacDonald
Your Address:	211 Douglas Crescent
Subject Property Address OR Bylaw Number:	Bylaw 8794 (RX 11-52552) 140 Wellington Crescent
Comments:	<p>I have witnessed first hand the desecration of the Burkeville neighbourhood with the addition of Coach Houses, with a monstrosity just completed by the immediate neighbour to my north. The structure's front door and balcony over look my backyard directly, and the loss of privacy and nature views has me confirming the decision to leave this once-precious area. The overcrowding of this neighbourhood with these additions has begun to deteriorate the original fascination and speciality of this unique neighbourhood, and the addition of another Coach House on 140 Wellington will have my house and property surrounded by giant structures blocking light, eliminating privacy and ruining more views. Parking has become a contentious issue within this area as a result of additional bodies and vehicles. Where will these people and their guests park? I have already experienced the destruction of property in my back lane as a result of additional neighbour's vehicles. First and foremost, there should be by City Council, as advocates of "the people" and residents of The City of Richmond, to preserve a standard</p>



of living that was bought in to when our homes were purchased. Considering financial gains of individuals who choose to revise their residences for additional income should not outweigh that responsibility and consideration. Thank you, Sincerely, Catherine MacDonald
211 Douglas Crescent, Burkeville

To Public Hearing	
Date:	Jan 16, 2012
Item #	1
Re:	Ingram 8794

MayorandCouncillors

From: City of Richmond Website [webgraphics@richmond.ca]
Sent: January 16, 2012 3:12 PM
To: MayorandCouncillors
Subject: Send a Submission Online (response #621)
Categories: 12-8060-20-8794 - 140 Wellington Crs

**Schedule 6 to the Minutes of the
 Council Meeting for Public
 Hearing held on Monday, January
 16, 2012.**

Send a Submission Online (response #621)**Survey Information**

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	1/16/2012 3:11:27 PM

Survey Response

Your Name:	Meg Holdsworth
Your Address:	3040 Douglas Crescent
Subject Property Address OR Bylaw Number:	8794 - 140 Wellington Crescent
Comments:	<p>I am in disagreement with the development of a Coach House at above address. I feel that a moratorium on building Coach Houses and Granny Flats should be imposed in Burkeville until the establishment of design criteria and neighbourhood 'fit' are developed. I quote Malcolm D. Brodie, Mayor, Richmond in a letter to the Richmond Review "City staff have been asked to develop form and Character guidelines, which would determine under which circumstances granny flats and/or coach houses might be allowed." There is a 2 storey Coach House across the lane from this address that is very obviously not a 'fit' for Burkeville. It's size exceeds the house size in both square footage and height. There is no back garden left. A patio area overlooks a neighbour's garden. I would like to reiterate concerns outlined by Ingrid and Jake Trouw in a written submission to the rezoning of 251 Douglas Crescent to be found in Schedule 11 to the minutes of the regular meeting of council for public hearings held on Monday, January 18, 2010. I would also like to express</p>



concerns about the water displaced by new developments. I am not an Engineer, but have noticed property flooding during time of significant rainfall adjacent to new developments. Respectfully Submitted, Meg Holdsworth

To Public Hearing	
Date:	Jan 16, 2012
Item #	1
Re:	Bylaw 8794

MayorandCouncillors

From: City of Richmond Website [webgraphics@richmond.ca]
Sent: January 16, 2012 2:55 PM
To: MayorandCouncillors
Subject: Send a Submission Online (response #620)

**Schedule 7 to the Minutes of the
Council Meeting for Public
Hearing held on Monday, January
16, 2012.**

Send a Submission Online (response #620)**Survey Information**

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	1/16/2012 2:54:42 PM

Survey Response

Your Name:	Roger Staples
Your Address:	431 Catalina Cres Richmond B.C.
Subject Property Address OR Bylaw Number:	140 Wellington Cres Richmond B.C.
Comments:	<p>I would like to support the building of the coach house as a very positive way to allow extended families to live together. I am in full support to rezone the entire Burkeville area to ZS20 so the individual does not have to subject them self to individual bias as this Zoning has high community support over all. I fully support the Official Community Plan (OCP)-2041 and believe the results of the coach house Survey Findings of Burkeville At 95% in favor of Building Permit only and 89% approval of permitting Coach House should be all that is needed to allow the building of such units.</p>



MayorandCouncillors

From: City of Richmond Website [webgraphics@richmond.ca]
Sent: January 16, 2012 2:55 PM
To: MayorandCouncillors
Subject: Send a Submission Online (response #619)
Categories: 12-8060-20-8794 - 140 Wellington Crs

To Public Hearing	
Date:	Jan 16, 2012
Item #	
Re:	Bylaw 8794

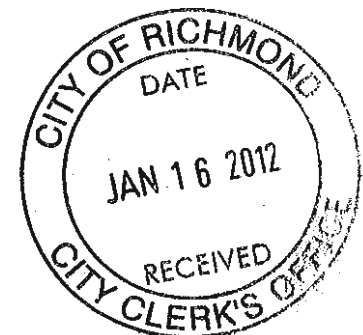
**Schedule 8 to the Minutes of the
Council Meeting for Public
Hearing held on Monday, January
16, 2012.**

Send a Submission Online (response #619)**Survey Information**

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	1/16/2012 2:54:01 PM

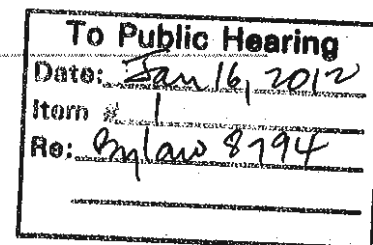
Survey Response

Your Name:	Ingrid Trouw
Your Address:	2160 Handley Avenue Richmond
Subject Property Address OR Bylaw Number:	140 Wellington Crescent
Comments:	I will be attending the Public Hearing tonight with my objections to rezoning this property to Coach House. Thank you.



MayorandCouncillors

From: City of Richmond Website [webgraphics@richmond.ca]
Sent: January 16, 2012 3:27 PM
To: MayorandCouncillors
Subject: Send a Submission Online (response #622)
Categories: 12-8060-20-8794 - 140 Wellington Crs



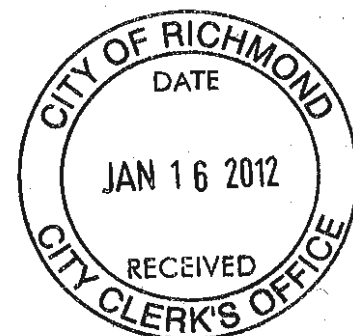
**Schedule 9 to the Minutes of the
 Council Meeting for Public
 Hearing held on Monday, January
 16, 2012.**

Send a Submission Online (response #622)**Survey Information**

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	1/16/2012 3:26:20 PM

Survey Response

Your Name:	Peter Sleeman
Your Address:	1651 Wellington Crescent Richmond BC V7B 1G6
Subject Property Address OR Bylaw Number:	140 Wellington Crescent
	<p>I am in favour of Council APPROVING Mr.McFarlan's application for a Coach House at this address. I am a pensioner and purchased my home in Burkeville in August 1975, and have subsequently acquired four other homes in Burkeville that I rent.. While the capital gains has been outstanding, I cannot use that to buy groceries. As I get older there will come a time when I can no longer be able to phsically do the "FREE" maintenance that I now do to earn the marginal retun on this capital investment. The idea of selling the properties and investing the money in Term deposits , equities or bonds is not a viable option as the returns on those passive investments are miniscule especially after Capital gains tax substantially reduces the capital sum....and will not keep pace with the inflation. A good option is to build Coach Houses to provide affordable living as well as supplement pensions for our aging home owners...particularly widowed or single mothers, which incidentally four of my</p>



Comments:

immediate neighbours are and who are in favour of Coach Houses. This also makes possible affordable ownership for young people about to acquire their first home. To demolish an original Burkeville home to make way for a Megga home does nothing to preserve this community lifestyle, nor the Quaint features of the original homes. I would like to be able to move my typical 1941 Burkeville home to back of the lot, turn it around 180 degrees, jack it up and put a two car garrage below. ...and call it a Coach House. This way there would be several synergies.... a cost saving in constructionrecycle the "old forrest" lumber materials, retain the original Burkeville look in the LaneWay home, and provide affordable rental houseing, at same time upgrade the foundations, to overcome the rodent problems that plague the crawl spaces of old homes here....as well as overcome drainage problems etc. and make space for the construction of a new modest home. In some cases my single mother neighbours are thinking ahead to the time when their children grow up and cannot afford a home. the mother can live in the Coach House while the grown up child can occupy the original home. I have already witnessed an elderly couple who loved Burkeville get displaced from their home due to the growing value but static utilization of the land. If they had a Coach House, chances are they would still be in our neighbourhood instead of in a Community Social housing project a long way from friends and medical services. Respectfully submitted. Peter Sleeman 604 273 1635.

To Public Hearing	
Date:	Jan 16, 2012
Item #:	1
Re:	Bylaw 8194

MayorandCouncillors

From: City of Richmond Website [webgraphics@richmond.ca]
Sent: January 16, 2012 1:11 PM
To: MayorandCouncillors
Subject: Send a Submission Online (response #618)
Categories: 12-8060-20-8794 - 140 Wellington Crs

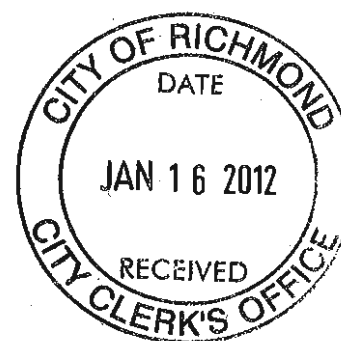
Schedule 10 to the Minutes of the Council Meeting for Public Hearing held on Monday, January 16, 2012.

Send a Submission Online (response #618)**Survey Information**

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	1/16/2012 1:09:53 PM

Survey Response

Your Name:	Robin Macfarlane
Your Address:	3531 Catalina Cr
Subject Property Address OR Bylaw Number:	140 Wellington Cr
Comments:	<p>Hello, I would love to talk at the public hearing tonight about how positive a move it is for the city council to approve all coach house rezoning applications in Burkeville. I am fully in support of Mr Macfarlane's rezoning effort. I feel I am fortunate to live in a city that has a very progressive outlook towards issues of sustainable growth, in coping with the current and future housing needs in Richmond. I also feel that we need a process where we can legitimize all the the illegal suites and the existing garages in burkeville that are housing people currently. It's obvious that people want to be able to offset rising costs in the city with income suites etc. I think it's important to be compliant with the city's future goals and vision for Richmond, which is a difficult task indeed. But we need to be involved together with the city so that other needs are addressed concurrently with the growth of our neighborhood, ie parking, emergency vehicle access, etc, thereby ensuring the safety and well being of our fantastic little island oasis of awesomeness. Thankyou and cheers R.</p>



Johnson, Gail**Subject:** FW: Customer Feedback (response #10091)

To Public Hearing	
Date:	Jan 16, 2012
Item #	1
Re:	By law 8794

**Schedule 11 to the Minutes of the
Council Meeting for Public
Hearing held on Monday, January
16, 2012.**

From: City of Richmond Website [mailto:webgraphics@richmond.ca]**Sent:** Monday, 16 January 2012 1:50 PM**To:** InfoCentre**Subject:** Customer Feedback (response #10091)

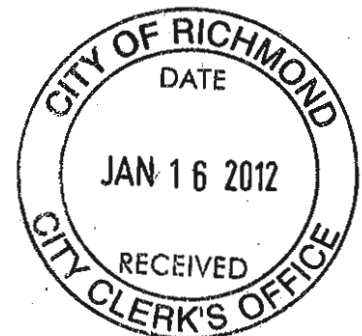
Customer Feedback (response #10091)

Survey Information

Site:	City Website
Page Title:	Customer Feedback
URL:	http://cms.richmond.ca/Page2466.aspx
Submission Time/Date:	1/16/2012 1:49:33 PM

Survey Response

What would you like to submit?	
Which of the following does your request or concern relate to:	<input type="checkbox"/> traffic or transportation (signals, signage, road markings, etc.) <input type="checkbox"/> water, sewer or drainage <input type="checkbox"/> parking and parking violations <input type="checkbox"/> building and construction sites or permits
PLEASE PROVIDE THE FOLLOWING SO THAT STAFF MAY RESPOND OR OBTAIN ADDITIONAL INFORMATION	
Name:	Linda McKnight
Address:	291 Douglas Crescent
Phone:	604-273-5644
Fax:	
Email:	linda.mcknight@vch.ca



LOCATION OF PROBLEM IF APPLICABLE:	
Address:	140 Wellington Crescent
Cross Streets:	
Please describe the problem or concern you wish to report:	<p>I strongly oppose the application. We live next door to the coach house that was built at 251 Douglas Crescent (across the lane from this application). Since its completion we feel our quality of life has been severely affected. Our privacy is gone. After the third week in August we no longer get sun in our yard in the afternoon. When it started to rain in the fall the drainage in our backyard had become a serious issue with pooling water lasting for days, something that had not happened before. The parking is becoming increasingly difficult and we worry about access by emergency vehicles. We feel all these problems will be worse if the proposed coach house at 140 Wellington goes ahead. We also question what ensures that the parking area required in the coach house is used for cars and not as further rental space, and if in the future that turns out to be the case what the city will do about it?</p>

**Schedule 12 to the Minutes of the
Council Meeting for Public
Hearing held on Monday, January
16, 2012.**

To Public Hearing	
Date:	<u>Jan 16, 2012</u>
Item #	<u>1</u>
Re:	<u>Bylaw 8-194</u>

Dear Sirs

These are my comments concerning the proposed rezoning in Burkeville from single-detached to "Coach House"

As the owner of a property on Handley Ave. I wish to oppose the rezoning to "Couch house"

- 1) Coach House designation will allow multiple residents on the same lots
- 2) If rezoning is permitted on one property as "Coach house" the city will no longer have grounds to refuse any other property in Burkeville from the same designation.
- 3) If more and more properties convert to "Coach house" the density of population can increase rapidly. (This is very likely if each Coach house becomes rental units generating income)
- 4) At present Burkeville has a small community center, small Fire hall, small playground area and a few tennis courts – the community is not designed to accommodate high density populations
- 5) Property developers will speed up this density increase – Lot sizes in such an older development are typically larger than lot sizes in new residential areas. (They can make more money with one residence plus coach house per lot)
- 6) There will be substantial cost increase associated with proposed rezoning there will be an increased strain on things like existing water and sewer lines etc.)
- 7) Burkeville has very limited entrances and exits – Most of the roads are narrow throughout Burkeville so there will be traffic and parking problems.

In conclusion I believe that rezoning Burkeville into Coach House will completely change the nature of the small Burkeville community – and not in a positive way.

Sincerely

N. Corbett



MayorandCouncillors

From: City of Richmond Website [webgraphics@richmond.ca]
Sent: January 16, 2012 12:57 PM
To: MayorandCouncillors
Subject: Send a Submission Online (response #617)

To Public Hearing	
Date:	Jan 16, 2012
Item #	
Re:	Bylaw 8794

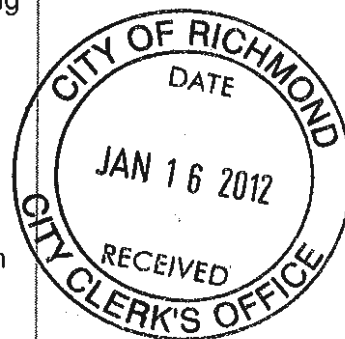
Schedule 13 to the Minutes of the Council Meeting for Public Hearing held on Monday, January 16, 2012.

Send a Submission Online (response #617)**Survey Information**

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	1/16/2012 12:55:54 PM

Survey Response

Your Name:	Dee Delaplace
Your Address:	1051 Catalina Crescent Richmond BC
Subject Property Address OR Bylaw Number:	8794
Comments:	<p>I don't want to dictate as to what a person can do on their own property, but I do have an issue when it directly impacts their neighbors in a negative way. When a Coach House dwarfs the original home, or their neighbors home I consider this as having a negative impact. I am not directly affected by this particular Coach House application, but close friends and neighbors have been affected negatively by a 2 story Coach House built directly next door to them. They have had the afternoon sunshine which they used to enjoy in their backyard completely blocked and now have the pleasure of having a window looking directly down upon them from the second story. So, not only has their sun been blocked, but now they have also lost the privacy that they valued so highly. There is also now a drainage issue, which has emerged since this structure has been in place. The neighborhood of Burkeville is charming in so many ways, and a big reason for this has been the green space between homes and the privacy that it provides. It seems that the features that make Burkeville so special is what is rapidly being disregarded</p>



now. We know that old smaller homes come down and new much larger ones will go up in their place. But I don't see any reason why one neighbor should be able to benefit in a monetary way while taking a valued asset from another neighbor. Why couldn't these Coach Houses be limited to one story only? (a carport could be built along side of it) That way those benefiting from the rental income will be the only ones impacted. I am commenting now because if we don't address this now, these huge Coach Houses will continue to be built and sooner or later it will directly impact me. Currently there is no end of rental accommodation available in Richmond as advertised on Craigslist, so this issue doesn't seem to be about available housing. I believe the issue of Coach Houses and the impact on the neighborhood needs to be further studied before any more are approved in Burkeville

To Public Hearing	
Date:	Jan 16, 2012
Item #	1
Re:	Bylaw 8194

MayorandCouncillors

From: City of Richmond Website [webgraphics@richmond.ca]
Sent: January 13, 2012 6:03 PM
To: MayorandCouncillors
Subject: Send a Submission Online (response #612)
Categories: 12-8060-20-8794 - 140 Wellington Crs

**Schedule 14 to the Minutes of the
 Council Meeting for Public
 Hearing held on Monday, January
 16, 2012.**

Send a Submission Online (response #612)**Survey Information**

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	1/13/2012 6:02:19 PM

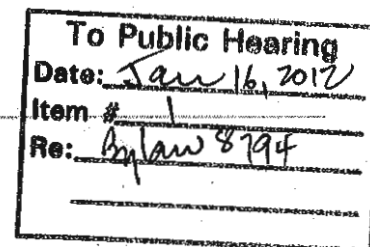
Survey Response

Your Name:	Greg and Andrea Laing
Your Address:	91 Douglas Crescent, Richmond
Subject Property Address OR Bylaw Number:	140 Wellington Crescent
Comments:	<p>Our house backs onto the same alley as the proposed Carriage House to which we are referencing. Regretfully, the precedent set by the so-called Carriage House also on our block (251 Douglas) is an eye-sore; a large boxy structure that is actually a whopper double garage with a suite above. We are now worried. Frankly, we were originally open to the movement to add Carriage Houses - we envisioned the charming examples that we noticed coming up in Vancouver. The monstrosity that towers over our adjacent neighbours is actually ridiculous. We are strongly opposed to yet another one on our block!</p> <p>Seriously, think twice about what you are allowing here. Burkeville's charm is quickly eroding with present trends continuing. Not only are enormous double decker garages (the so-called "Carriage Houses") coming up but thoughtless land eating monster homes are as well of late. We know that the day of the uniform bungalow is long gone - but we appeal to the city planners to make sensible decisions about the go-forward designs that are approved in our unique and still-charming neighbourhood. Respectfully, Greg and Andrea Laing</p>



Mayor and Councillors

From: City of Richmond Website [webgraphics@richmond.ca]
Sent: January 14, 2012 8:41 AM
To: Mayor and Councillors
Subject: Send a Submission Online (response #613)
Categories: 12-8060-20-8794 - 140 Wellington Crs



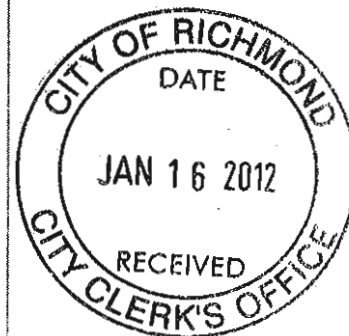
Schedule 15 to the Minutes of the Council Meeting for Public Hearing held on Monday, January 16, 2012.

Send a Submission Online (response #613)**Survey Information**

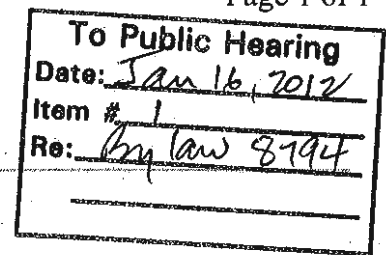
Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	1/14/2012 8:40:28 AM

Survey Response

Your Name:	Bob Schmitz
Your Address:	2040 Boeing Ave
Subject Property Address OR Bylaw Number:	140 Wellington Cr.
Comments:	<p>While I am not adverse to progress and redevelopment in neighbourhoods, I do feel that until the current road system in Burkeville is reviewed and or upgraded, coach house zoning in its present form is not a viable option. The additional need for parking is certain. And the current parking in the area is already dictated by narrow streets and ditches. The concern I would have like many others, is the accessibility for emergency vehicles and personnel to reach their destination. The safety of the community as a whole is at stake. I understand the need or perhaps demand for this type of housing to a certain extent, but the infrastructure in this particular area is not in place. I also feel that the style and size of the coach house should be reviewed. A recent build of an approved coach house in the 200 block of Douglas (directly behind 140 Wellington) is a good example. This building is larger and taller than the existing home and in many persons view quite overwhelming as it takes up such a large space. It would appear that it will</p>



certainly accommodate more than one tenant quite likely requiring additional parking over and above what meets the code for coach housing. The need for mortgage helpers and affordable housing in our market place will be ongoing. Home owners should have options such as coach houses or lane way houses available to them, but not at the expense of the neighbourhood or their own safety.

**MayorandCouncillors**

From: City of Richmond Website [webgraphics@richmond.ca]
Sent: January 14, 2012 11:38 AM
To: MayorandCouncillors
Subject: Send a Submission Online (response #614)
Categories: 12-8060-20-8794 - 140 Wellington Crs

**Schedule 16 to the Minutes of the
 Council Meeting for Public
 Hearing held on Monday, January
 16, 2012.**

Send a Submission Online (response #614)**Survey Information**

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	1/14/2012 11:37:24 AM

Survey Response

Your Name:	David Coath
Your Address:	380 Douglas Crescent
Subject Property Address OR Bylaw Number:	140 Wellington Crescent
Comments:	I don't think any more "Coach Houses" should be built in Burkeville. The neighbours to the south lose their back yard privacy. The neighbours to the north lose their back yard privacy and are in almost perpetual shade. It takes about twenty minutes to walk to the skytrain. I believe we should focus density along the No.3 Road corridor, closer to the skytrain, not in the fringe areas.



MayorandCouncillors

From: City of Richmond Website [webgraphics@richmond.ca]
Sent: January 15, 2012 9:14 AM
To: MayorandCouncillors
Subject: Send a Submission Online (response #615)

To Public Hearing	
Date:	Jan 16, 2012
Item #	1
Re:	Bylaw 8794

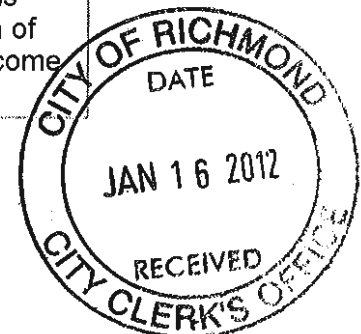
**Schedule 17 to the Minutes of the
 Council Meeting for Public
 Hearing held on Monday, January
 16, 2012.**

Send a Submission Online (response #615)**Survey Information**

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	1/15/2012 9:13:47 AM

Survey Response

Your Name:	Jack Baryluk
Your Address:	180 Lancaster Crescent
Subject Property Address OR Bylaw Number:	140 Wellington Crescent / Bylaw 8794
Comments:	<p>I would like to support Graham MacFarlane in his application for re-zoning. I have owned my home in Burkeville for three years now and, in the future, I hope to have the ability to change the zoning for my own property to add a coach house. I believe there is adequate parking within Burkeville and the fact that there is still a 2-car garage under the coach house allows for off-street parking for both the main house and the coach house occupants. Low-rise densification is an advantage for the community since adding more residents may allow us to keep the school open and may support a case to return bus service and other amenities to Burkeville. Individual homeowners will increase the value of their properties and will have opportunity to have extended family members (children, parents) share their property. If the coach house is rented, it will reduce the financial burden of home ownership especially for single-income property owners like me.</p>



To Public Hearing
Date: Jan 16, 2012
Item # 1
Re: Bylaw 8-794

Public Hearing**Letter of support for construction of a****Coach House at 140 Wellington Crescent, Richmond BC.**

Schedule 18 to the Minutes of the
Council Meeting for Public
Hearing held on Monday, January
16, 2012.

To whom it may concern

**I hereby tender my support for the applicant Mr. Graham McFarlane for
construction of a Coach House at 140 Wellington Cres Richmond B.C.**

Signed..**Address.****Phone No,****Date. 16th Jan 2012**

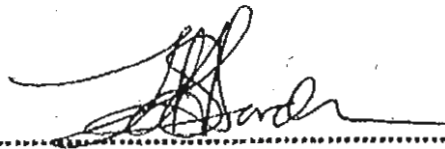
To Public Hearing	
Date:	Jan 16, 2012
Item #	1
Re:	Bylaw 8794

Public Hearing**Letter of support for construction of a****Coach House at 140 Wellington Crescent, Richmond BC.**

Schedule 19 to the Minutes of the
Council Meeting for Public
Hearing held on Monday, January
16, 2012.

To whom it may concern

I hereby tender my support for the applicant Mr. Graham McFarlane for
construction of a Coach House at 140 Wellington Cres Richmond B.C.

Signed.....

LISA FARDEN

Address.

2331 Boeing Ave.
Rmd B.C.
V7B 1S4

Phone No, 604 417 2020**Date.** 16th Jan 2012

To Public Hearing
Date: Jan 16, 2012
Item # 1
Re: Bylaw 8194

Public Hearing**Letter of support for construction of a****Coach House at 140 Wellington Crescent, Richmond BC.****Schedule 20 to the Minutes of the
Council Meeting for Public
Hearing held on Monday, January
16, 2012.****To whom it may concern****I hereby tender my support for the applicant Mr. Graham McFarlane for
construction of a Coach House at 140 Wellington Cres Richmond B.C.****Signed.....***Joyfordin Joyfordin***Address.***2331 BEAVER AVE
RICHMOND B.C.***Phone No.** *604 657 2220***Date.** *16th Jan 2012*

Public Hearing

Letter of support for construction of a

Coach House at 140 Wellington Crescent, Richmond BC.

To Public Hearing	
Date:	Jan 16, 2012
Item #	1
Re:	Enlan 8794

To whom it may concern

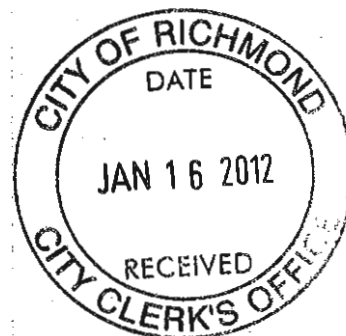
Schedule 21 to the Minutes of the
Council Meeting for Public
Hearing held on Monday, January
16, 2012.

I hereby tender my support for the applicant Mr. Graham McFarlane for
construction of a Coach House at 140 Wellington Cres Richmond B.C.

Signed..... *Shirley Landefeld*
Address. *1691 Wellington Cr.*

Phone No, *604-207-2469*

Date. 16th Jan 2012



To Public Hearing	
Date:	Jan 16, 2012
Item #	1
Re:	Bylaw 8794

Public Hearing**Letter of support for construction of a****Coach House at 140 Wellington Crescent, Richmond BC.**

Schedule 22 to the Minutes of the
Council Meeting for Public
Hearing held on Monday, January
16, 2012.

To whom it may concern

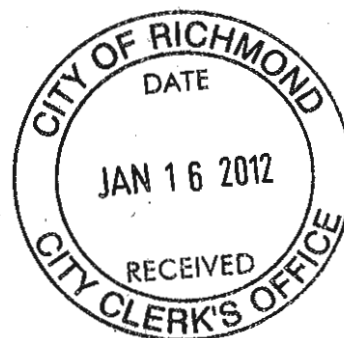
I hereby tender my support for the applicant Mr. Graham McFarlane for
construction of a Coach House at 140 Wellington Cres Richmond B.C.

Signed J. J. Downey

Address 1571 Wellington

Phone No, 604-278-4875

Date. 16th Jan 2012



To Public Hearing
Date: <u>Jan 16, 2012</u>
Item # <u>1</u>
Re: <u>Bylaw 8794</u>

Public Hearing**Letter of support for construction of a****Coach House at 140 Wellington Crescent, Richmond BC.****Schedule 23 to the Minutes of the
Council Meeting for Public
Hearing held on Monday, January
16, 2012.****To whom it may concern****I hereby tender my support for the applicant Mr. Graham McFarlane for
construction of a Coach House at 140 Wellington Cres Richmond B.C.****Signed.** *L. Gordon Pley***Address.** 1700 WELLINGTON CRES
RICHMOND BC**Phone No.** 604.276.2789**Date.** 16th Jan 2012

Public Hearing

Letter of support for construction of a

Coach House at 140 Wellington Crescent, Richmond BC.

To whom it may concern

**I hereby tender my support for the applicant Mr. Graham McFarlane for
construction of a Coach House at 140 Wellington Cres Richmond B.C.**

Signed Kevin Borden

Address. 180 Douglas Cres Richmond BC V7B 1E5

Phone No, 604 786 9708.

Date. 16th Jan 2012



Public Hearing

Letter of support for construction of a

Coach House at 140 Wellington Crescent, Richmond BC.

To whom it may concern

**I hereby tender my support for the applicant Mr. Graham McFarlane for
construction of a Coach House at 140 Wellington Cres Richmond B.C.**

Signed..... *Shaune Sleeman*

Address. *180 Douglas Cres Richmond BC V7B 1E5.*

Phone No, *604 8021635.*

Date. *16th Jan 2012*



Public Hearing

Letter of support for construction of a

Coach House at 140 Wellington Crescent, Richmond BC.

To whom it may concern

**I hereby tender my support for the applicant Mr. Graham McFarlane for
construction of a Coach House at 140 Wellington Cres Richmond B.C.**

Signed.....

Address. 1200 Douglas Crescent

Phone No. 604 782-2300

Date. 16th Jan 2012



MayorandCouncillors

From: City of Richmond Website [webgraphics@richmond.ca]
Sent: January 15, 2012 2:16 PM
To: MayorandCouncillors
Subject: Send a Submission Online (response #616)

To Public Hearing	
Date:	Jan 16, 2012
Item #	3
Re:	Bylaw 8834

Send a Submission Online (response #616)**Survey Information**

**Schedule 27 to the Minutes of the
 Council Meeting for Public
 Hearing held on Monday, January
 16, 2012.**

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	1/15/2012 2:15:57 PM

Survey Response

Your Name:	Robert Hillman
Your Address:	9371 Hemlock Driv
Subject Property Address OR Bylaw Number:	RZ-11-562968
Comments:	<p>I'm opposed until something is done with the parking issues in this neighborhood. There are so many cars parking randomly in this neighborhood it's become unsafe. Hemlock isn't even finished properly yet, but we want to keep building. We need to open up Hemlock and not make it a dead end. We need a 4 way stops at Katsura and Ferndale and Hemlock and Alder. Has anyone from the city come out and see what it's like to creep your car out from Katsura to turn on to Ferndale. Parked cars block your vision and you have no choice to creep out and almost get hit. Before we proceed with any new building, let's correct the parking, 4-way stops, and finish Hemlock properly. It's shocking the Richmond planning dept, has a total disregard for street, safety, and parking in this neighborhood. The developers have to change their plans to meet the land they currently own, and not to take away any more public land. These developments should also be required to provide enough parking for all the units. Street parking in a new area should be unheard of other than visitors using the space. We have to remember, there are children that have to cross the roads and we need to make it safe for them and us. Thank-you!</p>

