



## Regular Council Meeting for Public Hearings

Monday, May 16, 2011

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 Greg Halsey-Brandt  
Councillor Sue Halsey-Brandt  
Councillor Ken Johnston  
Councillor Bill McNulty  
Councillor Harold Steves

Gail Johnson, Acting Corporate Officer

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

1. **Housing Agreement Bylaw 8687 (RZ 08-408104)**  
(9500 Odlin Road and 9399 Tomicki Avenue; Applicant: Polygon Cambridge Park Homes Ltd.)

In accordance with Section 100 of the *Community Charter*, Councillor Derek Dang declared himself to be in a potential conflict of interest as he owns property in the area and left the meeting (7:03 p.m.).

*Applicant's Comments:*

The applicant was available to respond to questions.

*Written Submissions:*

None.

*Submissions from the floor:*

None.

PH11/5-1 It was moved and seconded

***That Housing Agreement Bylaw 8687 be given second and third readings.***

**CARRIED**

*Councillor Dang returned to the meeting at 7:04 p.m.*



## Regular Council Meeting for Public Hearings

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2. **Official Community Plan Amendment Bylaw 8685 and Zoning Text Amendment Bylaw 8686 (ZT 09-492885)**  
(6051 and 6071 River Road; Applicant: Oval 3 Holdings Ltd. and Oval 4 Holdings Ltd.)

*Applicant's Comments:*

The applicant was available to respond to questions.

*Written Submissions:*

Anne Murray, Vice President, Community & Environment, Vancouver Airport Authority (Schedule 1)

*Submissions from the floor:*

None.

PH11/5-2

It was moved and seconded

***That Official Community Plan Amendment Bylaw 8685 and Zoning Text Amendment Bylaw 8686 each be given second and third readings.***

**CARRIED**

3. **Official Community Plan Amendment Bylaw 8701 & Heritage Designation Amendment Bylaw 8734 & Zoning Amendment Bylaw 8702 (RZ 09-460962)**

(5200 Hollybridge Way, 6300, 6380, 6500, and a Portion of 6900 River Road, and a Portion of the River Road Right-of-Way between Hollybridge Way and Gilbert Road; Applicant: Oval 8 Holdings Ltd. (ASPAC Developments))

*Applicant's Comments:*

In response to questions and concerns related to preservation and re-planting of heritage trees, and particularly about the removal and replacement plan of trees attributed to Samuel Brighthouse along the existing River Road and on-site, John Ryan, ASPAC Developments, advised that the grade of the property would need to be raised, making it impossible to preserve the trees. Two or three replacement trees would be planted for each tree removed.



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In response to whether the applicant was willing to replace each of the Samuel Brighthouse Heritage trees with one mature Oak Tree at the existing spots, Mr. Ryan indicated that there was a plan for an underground parking structure in that area of the site.

Mr. Ryan advised that the development had been planned to respond to the Environmentally Sensitive Areas (ESA) and Heritage aspects of the site. He would investigate if there had been any misinterpretations.

Comments were made about placing a plaque on the site to recognize the Brighthouse family and re-using the wood from the Heritage Trees.

*Written Submissions:*

Anne Murray, Vice President, Community & Environment, Vancouver Airport Authority (Schedule 1)

*Submissions from the floor:*

None.

PH11/5-3

It was moved and seconded

***That Official Community Plan Amendment Bylaw 8701, Heritage Designation Amendment Bylaw 8734, and Zoning Amendment Bylaw 8702 each be given second and third readings.***

**CARRIED**

OPPOSED: Cllr. Steves

4. **Zoning Amendment Bylaw 8698 (RZ 10-540854)**  
(10040 and 10060 Lassam Road; Applicant: 440363 BC Ltd.)

*Applicant's Comments:*

The applicant was available to respond to questions.

*Written Submissions:*

None.

*Submissions from the floor:*

None.

PH11/5-4

It was moved and seconded

***That Zoning Amendment Bylaw 8698 be given second and third readings.***

**CARRIED**



## Regular Council Meeting for Public Hearings

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5. **Official Community Plan Amendment Bylaw 8721 and Zoning Amendment Bylaw 8738 (RZ 09-506908)**  
(6331 and 6351 Cooney Road; Applicant: W.T. Leung Architects Inc.)

*Applicant's Comments:*

Using visual aids, the applicant provided an orientation of the project and responded to questions.

*Written Submissions:*

Kenneth Chan, 8288 Saba Road (Schedule 2)

Robert Link, 902 - 8288 Saba Road (Schedule 3)

Owners and Residents of 8288 Saba Road (Schedule 4)

*Submissions from the floor:*

Walter DeVries, 6280 Cooney Road, questioned how the proposed development would impact future rezoning for the properties located opposite and to the east of the proposed development. He also expressed concern about the reduction of sunlight resulting to the existing buildings if similar buildings continue to be developed.

Brian Jackson, Director of Development briefly explained the density allowance for the area as outlined in the City Centre Area Plan. Mr. Jackson indicated that Mr. DeVries may contact him for further explanation.

PH11/5-5

It was moved and seconded

*That Official Community Plan Amendment Bylaw 8721 and Zoning Amendment Bylaw 8738 each be given second and third readings.*

**CARRIED**

PH11/5-6

It was moved and seconded

*That Official Community Plan Amendment Bylaw 8721 be adopted*

**CARRIED**



## Regular Council Meeting for Public Hearings

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6. **Official Community Plan Amendment Bylaw 8746 and Zoning Amendment Bylaw 8747 (RZ 10-545529)**  
(7480 and 7500 Bridge Street; Applicant: Rav Bains)

*Applicant's Comments:*

The applicant was available to respond to questions.

*Written Submissions:*

None.

*Submissions from the floor:*

Jean James, 7420 Bridge Street, expressed concern regarding existing traffic problems on side roads and on Bridge Street including (i) congestion along the street from parked vehicles, making it difficult for drivers to pass each other; (ii) difficulties turning onto Granville Avenue; and (iii) lack of traffic control measures.

Victor Wei, Director, Transportation, advised that staff would investigate the delegation's concerns. Staff were also directed to consider whether congestion is created by townhouse residents who park on the street instead of in their designated tandem parking stalls.

PH11/5-7

It was moved and seconded

***That Official Community Plan Amendment Bylaw 8746 and Zoning Amendment Bylaw 8747 each be given second and third readings.***

**CARRIED**

PH11/5-8

It was moved and seconded

***That Official Community Plan Amendment Bylaw 8746 be adopted***

**CARRIED**



## Regular Council Meeting for Public Hearings

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7. **Zoning Amendment Bylaw 8750 (RZ 06-344606)**  
(22560, 22600, 22620 Gilley Road; Applicant: Kaiman Enterprises Co. Ltd.)

*Applicant's Comments:*

Melvin Yap, Kaiman Enterprises Co. Ltd, advised that in response to vandalism and theft, the site had been cleared for visibility, and a thin coat of sand had been added to the site. He also stated that since there is a maximum weight restriction in place on Gilley Road, excavation trucks are unable to utilize Gilley Road for preloading the site.

In response to a question about utilizing Gilley Road rather than Turner Street to provide the main access to the proposed development, Mr. Yap indicated he would be willing to consider this change.

*Written Submissions:*

Wen Jun Ma, 22551 Rathburn Drive (Schedule 5)

Jeric Rodriguez, 5131 Turner Street (Schedule 6)

Jeanie Wong, 5151 Turner Street (Schedule 7)

Paul Ng, Richmond Resident (Schedule 8)

Wendy and George Walker, 4525 Fraserbank Place (Schedule 9)

Heather Kaplan, 22611 Gilley Road (Schedule 10)

56 signature petition indicating opposition to the proposal (Schedule 11)

*Submissions from the floor:*

Brent Baxter, 22600 Rathburn Drive, spoke in opposition to the proposal, expressing concerns about the impact of additional vehicles on the neighbourhood's streets, which already have traffic concerns. In addition he has already experienced damage to his fence and driveway as a result of pre-load activities related to the proposed development and was concerned about continuing damage. Future elevations for the development and the related impact on his view were also concerns.

He queried the City's role in assisting residents with the issues related to property damage resulting from construction.

Mr. Jackson advised Mr. Baxter to address this issue directly with the applicant.



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Dori Whiteside, 22571 Rathburn Drive, spoke in opposition to the proposal and expressed the following concerns: (i) she has had to replace her driveway twice as a result of damages during pre-load activities; (ii) the vibrations could be felt when the pre-load materials were being loaded; (iii) her fence and gate had been replaced; (iv) the impact on the neighbourhood of the additional 35-70 vehicles owned by residents of the proposed townhouse units.

Carrie Murray, 22500 McClinton, submitted a petition signed by 56 area residents in opposition to the proposed development. Ms. Murray showed pictures of damage to several houses in the neighbourhood and expressed the following concerns: (i) the proposed development would be the first townhouse parcel on Gilley Road, all other homes on Gilley Road were single-family; (ii) the proposed development would be the first townhouse complex fronting on an interior neighbourhood street rather than an arterial road; and (iii) property damages as a result of unstable soil conditions in the neighbourhood including large dips and severe cracks in driveways, and tilting of homes.

Chris Sullen 5260 Turner Street, spoke in opposition to the proposal, stating that the neighbourhood was built on a bog and had started to dip over the years. He expressed concerns related to traffic congestion as well as issues related to parking and queried where the residents of the proposed development would park. In conclusion, Mr. Sullen suggested that consideration be given to developing Gilley Road.

Lawrence Ho, 22460 Rathburn Drive, spoke in opposition to the proposal, and expressed concerns related to the additional traffic from the proposed development, believing that the main access should be from Gilley Road.

Sambhu Reddy, 5340 Turner Street, stated that he had repaired his sidewalk and the back of his house.



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*The Mayor acknowledged the conclusion of the first round of speakers. The following speakers then addressed Council for a second time on new information.*

Brent Baxter queried if a soil condition report had been completed for the proposed development, and suggested that structural high density styrofoam be given consideration as fill material.

Lawrence Ho expressed his belief that pre-load activities on the site had taken place approximately one year ago, not four or five years ago as mentioned by the applicant.

Carrie Murray stated that she would be in support of the proposed development if the applicant makes provision for vehicle access from Gilley Road and strictly pedestrian access to and from Turner Street and Rathburn Drive.

PH11/5-9

It was moved and seconded

*That the application by Kaiman Enterprises Co. Ltd. for a rezoning at 22560, 22600, 22620 Gilley Road be referred back to staff for further review of the following:*

- (i) *routing of traffic through the neighbourhood;*
- (ii) *soil and fill conditions in the neighbourhood generally, and specific to the proposed project;*
- (iii) *vehicle access to the site from Gilley Road during construction and on a permanent basis;*
- (iv) *other options for development of this site, including the pros and cons of the type of fill required for a townhouse project compared to construction of single family houses; and*
- (v) *parking and fill arrangements in existing townhouse developments in the Lower Westminster Area that have incorporated parking on the first level, underneath the residences.*

**CARRIED**





## Regular Council Meeting for Public Hearings

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8. **Zoning Amendment Bylaw 8760 (Minor health service in certain Industrial zones)**  
(Various Industrial Zones in Richmond; Applicant: City of Richmond)

*Applicant's Comments:*

None.

*Written Submissions:*

None.

*Submissions from the floor:*

None.

PH11/5-10

It was moved and seconded

*That Zoning Amendment Bylaw 8760 be given second and third readings.*

**CARRIED**

OPPOSED: Cllr. Steves

PH11/5-11

It was moved and seconded

*That Zoning Amendment Bylaw 8760 be adopted.*

**CARRIED**

OPPOSED: Cllr. Steves

## ADJOURNMENT

PH11/5-12

It was moved and seconded

*That the meeting adjourn (9:15 p.m.).*

**CARRIED**



**Regular Council Meeting for Public Hearings**

**Monday, May 16, 2011**

Certified a true and correct copy of the Minutes of the Regular Meeting for Public Hearings of the City of Richmond held on Monday, May 16, 2011.

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Mayor (Malcolm D. Brodie)

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

Schedule 1 to the minutes of the Regular Council Meeting for Public Hearings held on Monday, May 16, 2011



<b>To Public Hearing</b>	
Date:	MAY 16, 2011
Items#	2 + 3
Re:	Bylaws 8685 + 8701

13 May 2011

Via Fax: 604-278-5139

Ms. Suzanne Carter-Huffman  
Senior Planner/Urban Design  
CITY OF RICHMOND  
6911 No. 3 Road  
Richmond, BC V6Y 1Y7

Dear Ms. Carter-Huffman:

**RE: Proposed Amendment Bylaws 8685 and 8701**

Thank you for the opportunity to comment on the proposed bylaw amendments referenced above affecting the Oval Village site.

The Oval Village site is located in an area that is deemed incompatible for new residential developments according to the Transport Canada land use recommendations due to high levels of aircraft noise.

The Vancouver Airport Authority agrees with the Transport Canada recommendations and as such we cannot support the proposed bylaw amendments. If approved, these amendments will result in an increase in the number of people affected by aircraft noise through more residential development in the Oval Village site.

Should the City approve the proposed bylaw amendment, we expect the City to ensure appropriate mitigation measures are put in place to minimize the effect of aircraft noise on new residents.

Thank you again for the opportunity to comment.

Sincerely yours,

Anne Murray  
Vice President, Community & Environmental Affairs



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FACSIMILE 604.276.6505

**MayorandCouncillors**

<b>To Public Hearing</b>	
Date:	May 16, 2011
Item #:	5
Re:	Brian's 8721+
	8738

**From:** on behalf of MayorandCouncillors  
**Subject:** FW: Send a Submission Online (response #551)  
**Categories:** UCRS CODE / FILE NUMBER: RZ 09-506908 - 08-4430-01

**From:** City of Richmond Website [mailto:webgraphics@richmond.ca]  
**Sent:** Sunday, 8 May 2011 6:55 AM  
**To:** MayorandCouncillors  
**Subject:** Send a Submission Online (response #551)

Your Name:	Kenneth Chen
Your Address:	#1601-8288 Saba Rd. Richmond B.C. V6Y4C8
Subject Property Address OR Bylaw Number:	RZ09-506908
Comments:	Objections to above rezoning; 1. causing more vehicular traffic congestions on Cooney Rd. 2. Blocking of view, air and light on the Chancellor 8288 Saba Rd.



<b>To Public Hearing</b>	
Date:	<u>May 16, 2011</u>
Item #	<u>5</u>
Re:	<u>Bylaw 8721 +</u> <u>8738</u>

**MayorandCouncillors**

**From:** City of Richmond Website [webgraphics@richmond.ca]  
**Sent:** May 15, 2011 5:04 PM  
**To:** MayorandCouncillors  
**Subject:** Send a Submission Online (response #553)

**Categories:** UCRS CODE / FILE NUMBER: 12-8060-20-8738 (RZ)/8721 OCP - 6331 & 6351 Cooney Rd

## Send a Submission Online (response #553)

### Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.city.richmond.bc.ca/Page1793.aspx
Submission Time/Date:	5/15/2011 5:03:30 PM

### Survey Response

Your Name:	Robert Link
Your Address:	902 - 8288 Saba Rd
Subject Property Address OR Bylaw Number:	6331 and 6351 Cooney Road
Comments:	I strongly object to the rezoning (RZ 09-506908) at this address from "Low Density Townhouses" to "High Rise Apartment" as the support infrastructure, especially the road network in the near vicinity, was only designed for low density. Or more simply put: the traffic volume already exceeds road capacity in this area. The resulting traffic congestion leads to excess pollution, making it unsafe to push a baby stroller along Cooney road. Furthermore, we moved here with the understanding that the surrounding area was to remain low density. We bought our unit in good faith, believing that the established zoning would be respected. I am very upset that a high-rise apartment would be constructed practically right in front of my living-room window.



To Public Hearing  
 Date: May 16, 2011  
 Item # 5  
 Re: Bylaw 8721 +  
 8738

**MayorandCouncillors**

**From:** City of Richmond Website [webgraphics@richmond.ca]  
**Sent:** May 15, 2011 10:04 PM  
**To:** MayorandCouncillors  
**Subject:** Send a Submission Online (response #554)

**Categories:** UCRS CODE / FILE NUMBER: 12-8060-20-8738 (RZ)/8721 OCP - 6331 & 6351 Cooney Rd

**Send a Submission Online (response #554)**

**Survey Information**

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.city.richmond.bc.ca/Page1793.aspx
Submission Time/Date:	5/15/2011 10:04:05 PM

**Survey Response**

Your Name:	Owners & residents of 8288 Saba Rd (see the list)
Your Address:	8288 Saba Road, Richmond, BC V6Y 4C8
Subject Property Address OR Bylaw Number:	6331 & 6351 Cooney Rd, Richmond, BC
Comments:	<p>Based on the following reasons, we strongly oppose the approval of the application for subject property from CDT1 &amp; RTL1 to ZHR8 and permitting development of a 14-storey 79-unit high-rise residential apartment building: 1. The rezoning would worsen the traffic and the adjacent streets that is getting heavy. The prospective 14-storey high-rise building would block the views and natural lighting of those properties around it. It's unfair to residents who are currently living in its adjacent properties. For the benefit of residents 6331 &amp; 6351 Cooney Road, we resolutely request the city not to approve the rezoning of the following units: #102,202,305,503,505,508,602,605,606,608,701,708,801,803,808,901,902,903,905,912,1207,1301,1507. (Names of the list will be available upon request)</p>



**MayorandCouncillors**

**From:** City of Richmond Website [webgraphics@richmond.ca]  
**Sent:** May 16, 2011 8:01 AM  
**To:** MayorandCouncillors  
**Subject:** Send a Submission Online (response #555)

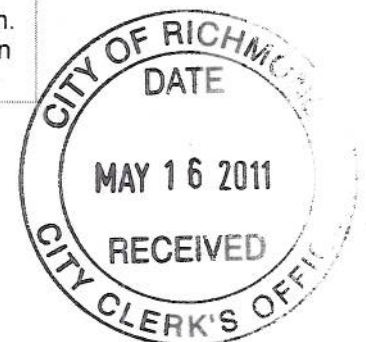
<b>To Public Hearing</b>
Date: <u>MAY 16, 2011</u>
Item # <u>5</u>
Re: <u>Bylaw 8721 +</u> <u>8738</u>

**Send a Submission Online (response #555)****Survey Information**

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.city.richmond.bc.ca/Page1793.aspx
Submission Time/Date:	5/16/2011 8:00:20 AM

**Survey Response**

Your Name:	Owners & residents of 8288 Saba Road, Richmond
Your Address:	8288 Saba Rd, Richmond, BC V6Y 4C8
Subject Property Address OR Bylaw Number:	6331 & 6351 Cooney Rd, Richmond, BC
Comments:	<p>Due to shortage of space in our previous submission online, we hereby provide you with the names of owners &amp; residents of 8288 Saba Rd who strongly oppose the approval of the application for rezoning the subject property from CDT1 &amp; RTL1 to ZHR8 and permitting development of a 14-storey plus roof deck, 79-unit high-rise residential apartment building as follows: #102-Fu Chung, 202-Alice Law, 305-Andy Chan, Jennifer Chan, 503-Reza Nozadi, 505-Chuan Ying, Yeh Sheng, 508-Betty Tse, 602-Sabrina Dong, 605-Lisa Peng, 606-Phil Wu, 608-Jonathan Go, 701-Zhi H. Liang, Zhen L. Wu, Lili Wu, Paul N. Wu, 708-Xiao N. Zhen, Peng Fu Sheng, Peng Mei, Peng Bing, 801-David S. Ng, Ethel K. Ng, 803-Sui Y. Yung, Foon Li, 808-Catherine Yau, 901-Jian M. Qi, Qian X. Guo, 902-Robert Link, 903-Li Tong, Li Mah Ling, 905-Kai Y. Zhang, 906-Betty Zhao, 908-Mei M. Chak, Cho K. Tang, Jonathan Tang, 1001-Shen W. Wang, 1002-Tina Tseng, Fion Chen, 1107-Agnes Hsu, 1207- Wai C. Lai, Wai K. Kwok, Ben Lai, Simon Lai, 1301-Xiao L. Huang, Feng Lin, 1507-Ting L. Wong, Tjie W. Tjian. For details, please see our previous submission online. Thanks a lot.</p>



**MayorandCouncillors**

<b>To Public Hearing</b>	
Date:	May 16, 2011
Item #	7
Re:	Bylaw 8750

**From:** City of Richmond Website [webgraphics@richmond.ca]  
**Sent:** May 10, 2011 12:48 PM  
**To:** MayorandCouncillors  
**Subject:** Send a Submission Online (response #552)  
**Categories:** UCRS CODE / FILE NUMBER: 12-8060-20-8750

**Send a Submission Online (response #552)**

**Survey Information**

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.city.richmond.bc.ca/Page1793.aspx
Submission Time/Date:	5/10/2011 12:47:36 PM

**Survey Response**

Your Name:	MA, Wen Jun
Your Address:	22551 Rathburn Dr.
Subject Property Address OR Bylaw Number:	22560, 22600, 22620 Gilley Rd. Bylaw Number 8750
Comments:	<p>against the traffic to Rathburn Dr. and Turner St. because: 1. The property is Gilley Rd. property, traffic sure should to Gilley, government should control the basic principle firmly. 2. it will create many trouble in the future regarding to find the subject address for firefighter, police, ambulance, visitor and all others, you can imagine what happen in the emergency. 3. this is high density property with more vehicle, it should have dirrect, unblocked design to main traffic, especially at emergency, this is city'duty to make this control. 4. the intersection of McLean to NW HWY is so busy in the peak that time we need line up long to wait everyday, because so big resident comunity only have one exit to outside, it is already a bottle neck, their traffic estimate report didn't reflect fact.</p>





To Public Hearing	
Date:	May 16, 2011
Item #	7
Re:	Enplan 8750

**MayorandCouncillors**

**From:** City of Richmond Website [webgraphics@richmond.ca]  
**Sent:** May 16, 2011 1:41 PM  
**To:** MayorandCouncillors  
**Subject:** Send a Submission Online (response #556)  
**Categories:** 22600, 22620 Gilley road, UCRS CODE / FILE NUMBER: 12-8060-20-8750 (RZ 06-344606) 22560

**Send a Submission Online (response #556)**

## Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.city.richmond.bc.ca/Page1793.aspx
Submission Time/Date:	5/16/2011 1:39:50 PM

## Survey Response

Your Name:	jeric rodriguez
Your Address:	5131 turner st richmond bc
Subject Property Address OR Bylaw Number:	8750 (RZ 06-344606) 22560,22600,22620 gilley road
Comments:	Im concerned the traffic will be coming through Turner st which lots of children are playing in this area. This is a small dead end street, why they dont open to gilley road which has wide street instead to Turner st which lots of neighbors are complaining. It will be busy street and for the safety issue for everyone. So Im against opening the road to turner st. Once the construction start, dump truck cement truck will be coming to Turner st which will be traffic and safety issue in our area(Turner st) So again Im against opening the road in Turner st. thanks Jeric Rodriguez



To Public Hearing	
Date:	May 16, 2011
Item #	7
Re:	Bylaw 8150

**MayorandCouncillors**

**From:** Jeanie Wong [Jeanie.Wong@metrovancover.org]  
**Sent:** May 16, 2011 11:59 AM  
**To:** Eng, Kevin  
**Cc:** OfficialCommunityPlan; Zoning; MayorandCouncillors  
**Subject:** Application for rezoning - submission for May 16 Public Hearing  
**Categories:** UCRS CODE / FILE NUMBER: 12-8060-20-8750 xr: RZ 06-344606  
**Attachments:** Public Hearing submission May 16 2011.doc

Kevin

Please find attached our written submission on the rezoning application at 22560, 22600 and 22620 Gilley Road.

Thanks  
Jeanie Wong



May 16 2011

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

Email: keng@richmond.ca

Kevin

Re: Application for rezoning at 22560, 22600 and 22620 Gilley Road

We may not be able to attend tonight's (May 16 2011) public hearing on the above-referenced application...being long term residents (close to 20 years) in the Hamilton area, we would appreciate having our comments and input on record via this email.

Our family has seen quite a few townhome developments in the community in recent years. Though we certainly appreciate the need for free enterprise, it is our opinion that the sustainability of any economic pursuit should be and must be weighed against its environmental and social impacts.

Environment/Economic Impact

Given the underlying compressible soils that are common in the area, there is a very valid concern that large scale construction activity (e.g. piling) and/or huge volume of heavy construction vehicles and equipment traffic will accelerate soil settlements. In fact, ground settlements and separations of sidewalks can already now be seen around the houses in the area especially on Turner, Rathburn, McClinton and McLean – a direct result of the “thumping” and truck traffic related to the sand filling done on the site two or three years ago.

We shudder to think what damages the significant truck traffic will do this time around when site preparation and construction begins. The homes on Turner Street (ours being one of them) will very surely bear the brunt of the impact. As a matter of fact, there were noticeable cracks in our living and dining room walls from the first go round that we've since fixed at our own expense.

It is terribly unfair for the City to be collecting tax revenues from new developments and sticking ordinary Joe and Jane Homeowner with repair bills for damages caused by the developers. Should the City approve this rezoning application and construction goes ahead, can the City assure residents in the area how this will impact our homes and if the developer or City will indemnify homeowners for any damages if their homes experience cracking etc from the construction?

Social Impact

From the City's Notice of Public Hearing mailed to homeowners last week, it appears that the developer is proposing to build at the end of Turner Street.

It is a definite concern that there is no exit on Gilley which means that all traffic will be coming through Turner Street. Turner Street is not designed to handle increased traffic from potentially 70 additional cars. It is tight enough as it is now with parking on both sides of the street. Forcing construction at the end of Turner Street is socially unviable and a real menace to our children and seniors.

Community services in Hamilton are bare-bone as it is and it's difficult to see how building more townhouses could be beneficial to us.

The City of Richmond is seen as one of the most livable cities in Metro Vancouver. It would be gratifying to see the City live up to that reputation.

Thank you for your attention.

Yours truly  
Jeanie Wong  
5151 Turner Street  
Richmond, BC  
V6V 2P8

Schedule 8 to the minutes of the  
Regular Council Meeting for Public  
Hearings held on Monday, May 16,  
2011

Mayor and Councillors

To Public Hearing	
Date:	May 16, 2011
Item #	7
Re:	Bylaw 8750

**From:** paul ng [paul\_sf\_ng@yahoo.com]  
**Sent:** May 16, 2011 3:22 PM  
**To:** OfficialCommunityPlan; Zoning; Eng, Kevin; Mayor and Councillors  
**Subject:** 22560/22600/22620 Gilley Road Rezoning (RZ 06-344606)

Hi,

Re: 22560/22600/22620 Gilley Road Rezoning (RZ 06-344606)

I think everyone in at least a 3 - 4 block radius surrounding the site needs to be concerned due to traffic and the potential damage to homes caused by soil movement during the construction. There will be all of the construction traffic including all of the pre-load - they will be entering McLean and then onto Turner. Turner will then become the permanent through road and the entrance into the complex which is a lot of extra traffic. Since last time they just load the sand on the site, my lawn seems to settle a lot, and my driveway was cracked!

Everytime they pass Turner St, I felt like an earthquake! So, I will not agree to the construction traffic to go through McLean and Turner, they should use only Gilley Road and it will not disturb too many neighbours.

regards, Paul



Schedule 9 to the minutes of the  
Regular Council Meeting for Public  
Hearings held on Monday, May 16,  
2011

To Public Hearing	
Date:	May 16, 2011
Item #	7
Re:	Bylaw 8750

**URGENT**

Date: May 16, 2011

To: **DIRECTOR** - City Clerks Office

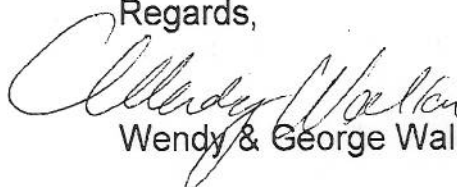
Re: Zoning Bylaw 8750 (RZ 06-344606)  
Rezoning of 22560, 22600 and 22620 Gilley Road,  
Richmond BC from Single Family to Town Housing

From: Wendy & George Walker  
604-521-4803  
4525 Fraserbank Place  
Richmond, BC V6V-2L8

We are unlikely to be able to attend tonight's meeting so would like it to be known that **we are strongly opposed to the rezoning of the above 3 properties to Town Housing** and request that the city **not approve** the rezoning but maintain the current single family zoning status that is more appropriate to the location.

Our concerns and those of many neighbours have been shared over the recent years in details with Kevin Eng.

Regards,

  
Wendy & George Walker



<b>To Public Hearing</b>	
Date:	<u>May 16, 2011</u>
Item #	<u>1</u>
Re:	<u>Bylaw 8150</u>

**MayorandCouncillors**

**From:** Heather Kaplan [heatherkap@live.com]  
**Sent:** May 16, 2011 4:02 PM  
**To:** OfficialCommunityPlan; Zoning; Eng, Kevin; MayorandCouncillors  
**Cc:** wendy walker  
**Subject:** May 16, 2011 Public Hearing for the rezoning of Gilley for townhomes

Hello Kevin,

Thanks for keeping us informed of the City of Richmond rezoning meeting to be held tonight. Unfortunately my husband and I won't be able to attend.

We have reviewed the report and the drawings of the proposed new development as well as heard from other concerned neighbours. We do share concerns about changing the zoning from single family dwellings to 35 townhouses. I didn't see an amount of single family dwellings that could fit on the 3 properties, but having townhouses looks to more than double any new traffic coming into the subdivision.

We live on Gilley Road and our main concerns are in the construction process; pile driving and changes to the water table due to top loading and drainage.

Regards,  
Heather Kaplan  
22611 Gilley Road



----- Original Message -----

**From:** Eng, Kevin  
**To:** [johnkaplan@fundraisingmagic.com](mailto:johnkaplan@fundraisingmagic.com) ; [gina.afan@marlintravel.ca](mailto:gina.afan@marlintravel.ca) ;  
[gafan@shaw.ca](mailto:gafan@shaw.ca) ; [wgwalker@shaw.ca](mailto:wwalker@shaw.ca) ; [murraygc@shaw.ca](mailto:murraygc@shaw.ca)  
**Sent:** Thursday, April 07, 2011 2:02 PM  
**Subject:** 22560/22600/22620 Gilley Road Rezoning (RZ 06-344606)

Good Afternoon,

This email provides an update on the status of the above referenced rezoning application.

Recently, staff review and processing of the application has been completed and are in the final process of report preparation on the proposal.

It is anticipated that the rezoning application and staff report will be considered at a Planning Committee meeting on April 19, 2011. Confirmation of the rezoning application being placed on the April 19, 2011 Planning Committee meeting agenda will occur on the Friday late afternoon/evening when the meeting agenda and accompanying reports are released (April 15, 2011). For reference, I have attached a link to where Planning Committee meeting agendas and reports can be viewed online below.

Consideration of the application by Planning Committee is the first step of Council consideration of the rezoning application. If favourable consideration of the application is given at Planning Committee, the rezoning application will proceed to Council (for First Reading of the proposed zoning amendment bylaw) and if acceptable to Public Hearing. Below is a preliminary sequence of Council meetings if the rezoning application proceeds based on the above referenced date (for reference purposes only - subject to change based on review):

- April 19, 2011 - Planning Committee  
(<http://www.richmond.ca/cityhall/council/agendas/planning/2011.htm?PageMode=Search>)
- April 26, 2011 - Council  
(<http://www.richmond.ca/cityhall/council/agendas/council/2011.htm>)
- May 16, 2011 - Public Hearing  
(<http://www.richmond.ca/cityhall/council/agendas/hearings.htm>)

The staff report and related materials on the rezoning application can be found through the above weblinks.

For any future status updates associated with the above referenced rezoning application, please either check the above weblinks or contact me directly and I can provide the latest updates.

Regards,  
Kevin Eng  
Policy Planning  
City of Richmond  
P: 604-247-4626 F: 604-276-4052  
[keng@richmond.ca](mailto:keng@richmond.ca)



## PETITION TO THE CITY OF RICHMOND

201 We, the undersigned residents of the Richmond community of Hamilton, petition the City of Richmond, B.C. to oppose the rezoning of 22560/22600/22620 Gilley Road (RZ 06-344606) from Single Detached (RS1/B) to Town Housing (ZT11). There are currently many cars parked along Turner and causes significant traffic and parking challenges for residents (only one car can pass with the car coming the opposite direction having to yield). Unlike other Town Housing in the area, the only single access to this development would be through a neighbourhood of single family homes creating additional traffic congestion and parking challenges to those that already exist.

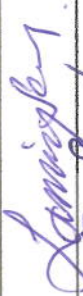





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The soil conditions in the Hamilton area are well known to not be very stable and many Hamilton residents have already experienced serious settling to their homes causing expensive damage that has included cracked, sinking and uneven driveways, sinking foundations, cracked walls and sloping homes. Residents are concerned about the effect construction methods of this type of housing will have and the potential for further damage to existing homes.

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Printed Name	Signature	Address	Phone
LAM WING SANG		22571 McCLINTON AV	604 7779168
YEH, NAN CAVEN		22511 McCLINTON AV	(604) 520-9654
NANCY WONG		22481 McCLINTON AVE	604/808-8758
HARINDER KOURI		22471 McCLINTON AVE	604 540.1930
SIDIQ ABT		22631 McCLINTON AVE	604-524-3005
PAUL NG		22561 McCLINTON AVE	604-520-6078



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Printed Name	Signature	Address	Phone
Joseph Wong		5151 Turner St, Richmond	(604) 522-4148
Rosemary Chan		5151 Turner St, Richmond	(604) 522-4148
Claire del Villar		5166 Turneast Rich	604 5291648
Diana Pilla		5120 Turner St	604.522 7820
JONATHAN ALANGARANEY		5260 TURNER ST.	778 397 0020
Fatma Altuntas		5300 TURNER ST.	778-8918914

Printed Name	Signature	Address	Phone
Winnie Wong		5320 Turner St. Richmond	(604) 540-5008
SAM REDDY		5346 TURNER ST	604 522-3658
Wendy Cameron		5360 Turner St,	604 540-1608
LARS KWOK		22650 McLEAN AVE	604 527 8898
Shirley Choi		5291 Turner St	604-780-8448
CAINA AFAN		5111 TURNER ST	604 527-8803
CRIS MENDOZA		5180 TURNER ST.	604-520-3554
Raymond Liu		5191 TURNER ST	604-540-0838
Sam ALAN GARAMONEY		5260 TURNER ST	778 397 0020
RANJINI "		5260 Turner St	778 397 0020
JAMES GO		5280 Turner St.	604-528-3740
JEANNIE LAO		5280 TURNER ST	604-525-8421
Pamela Che		22691 McLean Ave	604-5260552
KAM HUNG LAU		5291 TURNER ST.	604-789-6788
Zainul Mohamed		5271 Turner St.	604-395-2657
Chandan Bhatti		5251 Turner st.	604.525-2214.
Bill Bhatti		"	"
WIN CHUNG		5211 TURNER ST.	604-522-7585
Alice Korona		22431 W. Clinton Ave	(778) 882-3018



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Printed Name	Signature	Address	Phone
WEI Luo (Tiffany)		22560 Rathburn Dr. Richmond	778-233-2110
KEN Glasspool		22580 Rathburn Drive	604-540-0999
ALEX DOAGA		22540 RATHBURN DR.	604-520-9690
SACHDA & ROSHNI NAND		22520 RATHBURN DR. RMD	604-525-4608
Huish Zhu		22500 Rathburn Dr.	604-522-2412
Chen Kai Huang		22480 Rathburn Dr.	604-527-1128

