



Regular Council Meeting for Public Hearings

Monday, June 20, 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. **Zoning Amendment Bylaw 8692 (RZ 07-397063)**
(8600 Park Road; Applicant: Saffron Homes Ltd.)

Applicant's Comments:

The applicant was available to respond to questions.

Written Submissions:

None.

Submissions from the floor:

None.

PH11/6-6-1 It was moved and seconded

That Zoning Amendment Bylaw 8692 be given second and third readings.

CARRIED



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2. Zoning Amendment Bylaw 8739 (RZ 10-545919)

(8691, 8711, 8731, 8751, 8771 and 8791 Williams Road; Applicant: Paul Tang and Tony Chen)

Applicant's Comments:

The applicant was available to respond to questions.

Written Submissions:

None.

Submissions from the floor:

Jennifer C. Chao, 8740 Pigott Road spoke in opposition to the application and expressed concern regarding (i) the increase in density and traffic in the Williams Road and Garden City Road neighbourhood; (ii) the decrease of privacy to single-home owners from the proposed townhouse units; and (iii) shadowing of yards as a result of townhouse construction.

Ms. Chao submitted a letter that outlined her concern (attached to these Minutes as Schedule 1) as well as a petition signed by residents of the Pigott Road neighbourhood in opposition to the application featuring 33 signatures (attached to these Minutes as Schedule 2).

XXXXXX XXXXX, XXXX XXXXX XX, expressed concern that privacy for those who live in single-family homes to the north of the subject site would be impacted.

Staff was directed to ensure that, during the development permit process, residents in the vicinity of the proposed development would be made aware of the applicant's landscaping plan.

The applicant advised that he would work with staff and with neighbours of the subject site, acknowledging the need for good communication among neighbours.

PH11/6-2

It was moved and seconded

That Zoning Amendment Bylaw 8739 be given second and third readings.

CARRIED



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3. **Zoning Amendment Bylaw 8740 (RZ 10-555818)**
(8211/8231 Lundy Road; Applicant: Ajit Thaliwal & Gurmeet Malhi)

Applicant's Comments:

The applicant was available to respond to questions.

Written Submissions:

None.

Submissions from the floor:

None.

PH11/6-3

It was moved and seconded

That Zoning Amendment Bylaw 8740 be given second and third readings.

CARRIED

4. **Zoning Amendment Bylaw 8743 (Housekeeping Amendments – Third Set)**
(All of Richmond; Applicant: City of Richmond)

Applicant's Comments:

Brian Jackson, Director of Development, was available to respond to questions.

Written Submissions:

Sharon Doucelin, 4911 Pendlebury Road (Schedule 3)

Submissions from the floor:

Ms. Lerner, 12633 No. 2 Road, spoke in opposition to (i) reducing the minimum percentage of a lot restricted to landscaping with live plan material; and (ii) reducing the maximum percentage of a lot occupied by buildings, structures and non-porous surfaces by 5% in all standard townhouse zones, and in three site specific townhouse zones. She stated her concerns regarding surface runoff of rainwater, and the overloading of storm sewers and pumping stations.

Ms. Lerner believed that the City should enforce its bylaws and she was in favour of retaining the status quo.



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- PH11/6-4 It was moved and seconded
That Zoning Amendment Bylaw 8743 be given second and third readings.
CARRIED
OPPOSED: Cllr. H. Steves
- PH11/6-5 It was moved and seconded
That Zoning Amendment Bylaw 8743 be adopted.
CARRIED
OPPOSED: Cllr. H. Steves

5. Official Community Plan Amendment Bylaw 8757 and Zoning Amendment Bylaw 8748 (RZ 10-534751)

(9251 and 9291 Alexandra Road; Applicant: F ADAB Architects Inc.)

In accordance with Section 100 of the *Community Charter*, Councillor Derek Dang declared himself to be in a potential conflict of interest as he co-owns 9291 Alexandra Road and left the meeting (7:49 p.m.)

Applicant's Comments:

The applicant was available to respond to question.

Written Submissions:

Zhe Wang, 408-9299 Tomicki Avenue (Schedule 4)

Submissions from the floor:

Mathias Hirsch, 9311 Alexandra Road, advised that he is the owner of both the lot to the east of the subject site (9231 Alexandra Road), and to the west of the subject site (9311 Alexandra Road) and he stated his concern that the proposed development will split his property. He was approached by the developer but believed he was not offered fair market value for his property and no further negotiation took place.

The applicant, Mr. Sandhu, accompanied by Architect Marko Ciello, advised that attempts had been made to assemble a larger lot for the application under discussion, but that Mr. Hirsch indicated his desire to sell his lots for 30% more than market value.

Using visual aids Mr. Ciello provided an overview of the project.



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PH11/6-6 It was moved and seconded
*That Official Community Plan Amendment Bylaw 8757 and Zoning
Amendment Bylaw 8748 each be given second and third readings.*
CARRIED

PH11/6-7 It was moved and seconded
That Official Community Plan Amendment Bylaw 8757 be adopted.
CARRIED

Councillor Dang returned to the meeting at 8:08 p.m.

- 6. Zoning Amendment Bylaw 8756 (RZ 10-549144)**
(11951/11971 Montego Street; Applicant: Kulwinder S Kandola & Kulvir S Uppal)

Applicant's Comments:

The applicant was available to respond to questions.

Written Submissions:

None.

Submissions from the floor:

None.

PH11/6-8 It was moved and seconded
That Zoning Amendment Bylaw 8756 be given second and third readings.
CARRIED

- 7. Zoning Amendment Bylaw 8759 (RZ 10-519918)**
(7500, 7520, 7540 and 7560 St. Albans Road; Applicant: Western St. Albans Venture Ltd.)

In accordance with Section 100 of the *Community Charter*, Councillor Evelina Halsey-Brandt and Councillor Greg Halsey-Brandt declared themselves to be in a potential conflict of interest as they reside on the property adjacent to the subject site and left the meeting at 8:11 p.m.

Applicant's Comments:

The applicant was available to respond to questions.



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Written Submissions:

Margaret Matthews and Ryan Plato, 1856 Prairie Avenue, Port Coquitlam, and 7800 St. Albans Road, Richmond (Schedule 5)

Letter from Brian J. Jackson, Director of Development, City of Richmond (Schedule 6)

Adolf Schroeder, 117-8580 General Currie Road (Schedule 7)

Bev Johnston, 229-8520 General Currie Road (Schedule 8)

Submissions from the floor:

Cory Ng, 8500 General Currie Road stated his opposition to the application and expressed concern that the high density designation of the proposed development would lead to overcrowding of the neighbourhood, lack of privacy to current residents, an increase in enrolment at local day care facilities and schools, and safety hazards on the neighbourhood roads as a result of an increase in traffic.

In addition, he stated that the meeting notice arrived too late for him to canvas the neighbourhood to learn of any concerns.

Kay Ogilvie, 326-8520 General Currie Road queried (i) whether the ground level of the proposed development would be built at three feet below the street level, and would reduce the height of the building substantially in order to provide light to the existing adjacent residences; (ii) the design of the roof of the proposed development; (iii) tree replacement on the subject site; and (iv) how would the subject site be kept free of debris during the construction phase. Mr. Jackson responded to the speaker's questions.

Bev Johnston, 229-8520 General Currie Road, objected to the removal of trees from the property, and was also concerned about the hours of construction allowed under the City's bylaw.

A resident of Queen's Gate requested and received information on the height of the project and placement of fill on the site.

A resident of 8520 General Currie Road requested and received information about the height of the proposed townhouses and expressed concern about noise during construction.

The applicants then provided a review of the proposed landscaping plan and agreed to provide a contact number at the site should residents have any concerns.



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PH11/6-9

It was moved and seconded

That Zoning Amendment Bylaw 8759 be given second and third readings.

CARRIED

Councillor Evelina Halsey-Brandt and Councillor Greg Halsey-Brandt returned to the meeting at 8:46 p.m.

8. **Zoning Amendment Bylaw 8761 (ZT11-567151)**
(11900 No. 1 Road; Applicant: GBL Architects Inc.)

Applicant's Comments:

The applicant was available to respond to questions.

Written Submissions:

None.

Submissions from the floor:

None.

PH11/6-10

It was moved and seconded

That Zoning Amendment Bylaw 8761 be given second and third readings.

CARRIED

9. **Zoning Amendment Bylaw 8763 (RZ 10-554759)**
(9791, 9811 Ferndale Road and 6071 6091, 6131 No. 4 Road; Applicant:
Am-Pri Construction Ltd.)

Applicant's Comments:

The applicant was available to respond to questions.

Written Submissions:

None.

Submissions from the floor:

None.



Regular Council Meeting for Public Hearings

Monday, June 20, 2011

PH11/6-11

It was moved and seconded

That Zoning Amendment Bylaw 8763 be given second and third readings.

CARRIED

ADJOURNMENT

PH11/6-12

It was moved and seconded

That the meeting adjourn (8:51 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, June 20, 2011.

Mayor (Malcolm D. Brodie)

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

From the current residents of
8740 Pigott Road,
Richmond, B.C.
V7A2C4
June 16, 2011

Schedule 1 to the Minutes of the
Regular Council Meeting for Public
Hearings held on Monday, June 20,
2011.

Attention: City Clerk
City of Richmond
Urban Development Division
6911 No.3 Road
Richmond, B.C.
V6Y2C1

Re: Rezoning Application File No.RZ10-545919

8691, 8711, 8731, 8751, 8711, and 8791 Williams Road from single house family housing subdivision area (RSI/E) to town house district (RTM2) in order to permit the development of 31 town house units.

To whom this may concern,

We are writing this letter to express our opinion AGAINST the above proposed Rezoning Application. Most of our neighbours were shocked to see the signboard in front of these houses that may soon become 31 townhouses. We really cannot believe it, "31" townhouses are to be built from these 6 single family lots.

As long as we can remember, our neighbourhood have not had any other development other than single unit housing. Building these townhouses amongst all the single houses is just uncalled for. This area is not a busy city central area like No.3 road. There is not a single townhouse close by.

We hope you could also understand that once the townhouses were built, the only way in and the only way out for the people living these is via Williams Road. We have the Southarm Community Centre and Hugh McRoberts Secondary School located on the opposite side of the road. The intersection between No.3 Road & Garden City Road is already a very busy area and by increasing the density of housing along Williams will only make the traffic worse.


We strongly urge you to not permit the Rezoning Application File No.RZ10-545919. We sincerely request the City Council to take on the responsibility in preventing aggressive developers from over-crowding what is meant to be a simple living area that is already quite densely populated. For the safety and benefits of all the residents in our neighbourhood we hope you can put a halt to this application.

Sincerely yours,

Chia-Chiang Chao



Ling-I Chou



Jennifer C. Chao



Attention: City Clerk

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

Schedule 2 to the Minutes of the
Regular Council Meeting for Public
Hearings held on Monday, June 20,
2011.

Dear Sir,

Re: Zoning Amendment Bylaw 8739 (RZ10-545919)

With both Hugh McRoberts Secondary School and South Arm Community Centre on Williams Road, Williams Road is and always has been a busy road. Unlike other adjacent roads such as Francis Road, Williams Road only has two lanes compared to four lanes. This makes the traffic even more condensed. Those living on Williams Road often experience difficulty from time to time trying to leave or arrive at their home by car in the morning and afternoon because of the traffic density. By increasing the density of housing along Williams Road, this would inevitably exacerbate the current traffic problem the residents of Williams Road is experiencing.

Furthermore, such high density housing (thirty-one townhouses replacing six houses) would cause detrimental effects to the living environment of all residents around the newly planned townhouses. These residents, who purchased their houses specifically with the surrounding living environment in mind are upset by the idea that their peaceful, quiet and secluded lifestyle would be threatened by the construction of the new townhouses. The long duration of noisy townhouse construction will prevent children from getting proper rest for weeks or even months. The construction of the new townhouses would not only mean the cutting down of surrounding trees but increase of noise pollution both during and after the construction process. The newly constructed town houses would also over shadow much of the sunlight coming to the residences on Pigott Road. The privacy of the residents are also jeopardized by the construction of these looming townhouses, which has a clear view into the residents of Pigott Road's backyards and bedrooms.

Lastly, the re-sale value of all houses surrounding the proposed townhouses would be significantly lowered due to the increase in population density, noise pollution, privacy and security threats stated earlier.

Therefore, we strongly urge the City Council to NOT permit the Rezoning Application File No. RZ10-545919.

Attached is the petition against Rezoning Application File No. RZ10-545919.

Thank you for taking the time to address our concerns.

Petition AGAINST the Rezoning Application File No.RZ10-545919

Petition Summary:

The Rezoning Application File No.RZ10-545919 is to re-build 8691, 8711, 8731, 8751, 8711, and 8791 Williams Road from single house family housing subdivision area (RSI/E) to medium density townhouses (RTM2) of 31 town house units.

Action Petitioned For:

The residents of the Pigott Road neighbourhood do hereby petition the City of Richmond to refute the Rezoning Application File No.RZ10-545919. We believe that this application will bring devastating changes to neighbourhood including increased dangerous traffic, overpopulation, and disruption of our current natural residential area.

NAME and ADDRESS:		SIGNATURE:	DATE:
	Chao Chia Chiung 8740 Pigott RD Richmond V7A2C4	Chao Chia Chiung	18/6/2011
	LING I CHOU 8740 PIGOTT RD RICHMOND V7A2C4	Ling I Chou	19/6/2011
	Jennifer Chueh Chao 8740 Pigott Road, V7A2C4	Jennifer Chueh Chao	June 18/2011
	Lianfu Zhang 8720 PIGOTT Road. V7A2C4	Lianfu Zhang	June 18/2011
	Li Hua Feng 8720 8720 Pigott road V7A2C4	Li Hua Feng	18/6/2011
	Wenqian Zhang 8720 Pigott road V7A2C4	Wenqian Zhang	18/6/2011
	Guang Hua ZHANG 8700 PIGOTT RD V7A2C4	Guang Hua ZHANG	18/6/2011
	HONG TAO 8700 Pigott Road. V7A2C4	HONG TAO	18/6/2011
	Jimmy Hong 8700 Pigott Road. V7A2C4	Jimmy HONG	18/6/2011
	ALICE HONG 8700 PIGOTT RD. V7A2C4	ALICE HONG	18/6/2011
	James Xu 8528 Pigott Rd V7A2C4	James Xu	18/6/2011

Petition AGAINST the Rezoning Application File No.RZ10-545919

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NAME and ADDRESS:		SIGNATURE:	DATE:
	PASWAN SODHU	JK Sod	
	8560 pigott RD		
	DAVID CHANG	[Signature]	2011-06-18
	8520 Pigott Rd		
	8380 pigott RD	Shen Keying	
	838 pigott RD	黄秀忠	
	612A COMPAREZ		
	8431 Pigott Rd.	[Signature]	
	8491 PIGOTT RD	[Signature]	
	KEU SHEN		
	8511 Pigott Rd Sriv		
	8631 PIGOTT	Agda	
	8691 PIGOTT	[Signature]	
	8731 PIGOTT	[Signature]	2011-06-18.
	Jennifer Li		
	8751 Pigott	[Signature]	2011-06-18.
	Deek Lam		

Petition AGAINST the Rezoning Application File No.RZ10-545919

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NAME and ADDRESS:		SIGNATURE:	DATE:
Yue Quan, Yang	8780 PIGOTT RD. RICHMOND B.C		Jun 18 2011
Yu MING, Yang	8780 PIGOTT RD. RICHMOND B.C		Jun 18 2011
Xiao Qiang, Feng	8780 PIGOTT RD. RICHMOND B.C		Jun 18 2011
JIN He, Yang	8780 PIGOTT RD. RICHMOND B.C		Jun 18 2011
Qing Yi, Yang	8780 PIGOTT RD. RICHMOND B.C		Jun 18 2011
Yan Ping, Ye	8780 PIGOTT RD. RICHMOND B.C		Jun 18 2011
Xiao Ye, Chen	8711 Pigott Rd Richmond B.C		June 18 2011
Alban Wang	8371 Pigott Road		Jun 18, 2011

Schedule 3 to the Minutes of the
Regular Council Meeting for Public
Hearings held on Monday, June 20,
2011.

To Public Hearing	
Date:	June 20, 2011
Item #	4
Re:	Bylaw 8743

Johnson, Gail

From: Sharon Doucelin [sdoucelin@yahoo.ca]
Sent: June 20, 2011 3:33 PM
To: Johnson, Gail
Subject: Comments on Zoning Amendment Bylaw 8743
Attachments: Bylaw8743.docx

thank you Gail

Sharon Doucelin
4911 Pendlebury Road
604-271-5183



Re: Zoning Amendment Bylaw 8743 Housekeeping amendments

#4 To simplify is good, but I see a problem here with a fence between 2 properties of different heights. As new houses are required to raise the lot level, it is a problem when a fence is built on a base of landscaping ties which add 2 feet to the total height. Technically, the fence doesn't intersect the ground anywhere because it's sitting on the landscaping ties. So on what side do you measure the fence height? If you measure from the filled side, then the house on the non-filled side is looking at a 8-10 foot fence. To my way of thinking that is unfair and totally wrong.

#5 Reducing the amount of landscaping and live plant material required anywhere in Richmond, is a really poor idea whether on a townhouse development or otherwise. Our weather has changed so much in the past years that we are constantly subjected to huge amounts of rainfall which have nowhere to go. Every time we cement over or cover the ground with asphalt all we do is keep the water on the surface. Houses everywhere are surrounded by concrete, tiles, pavement and asphalt of all kinds. All the eaves troughs drain from the house directly into sewers and I remember reading an article in the Richmond papers about how the local sewers are already inundated and cannot carry all the water away. I also remember reading about a farmer in the Steveston area who was suing the City of Richmond because the sewer pipe that ran through his farmland could not handle the runoff and totally destroyed his crop. I've seen the water gushing out of the pipes by 3 and Steveston and it is scary. A large truck would be washed away in seconds. Just on my street, the road is full of rain water puddles as the flow of the water is poorly directed and it has nowhere to go. I notice that there are huge sections or roadways that don't even have drains, and in the winter/Spring with all the melting snow and no drains, there is usually a 12 foot puddle in the intersection. One person on the corner of Palmer and Pendlebury actually tried to sink his own drain into the city sewer line, but with very little success. With open ground, the water has a chance to filter through the dirt more slowly and have a lesser impact. Please do not reduce the amount of green space and live planting areas required.

To Public Hearing	
Date:	June 20, 2011
Item #	5
Re:	Bylaws 8757 + 8748

MayorandCouncillors

From: City of Richmond Website [webgraphics@richmond.ca]
Sent: June 14, 2011 10:20 AM
To: MayorandCouncillors
Subject: Send a Submission Online (response #557)

Schedule 4 to the Minutes of the Regular Council Meeting for Public Hearings held on Monday, June 20, 2011.

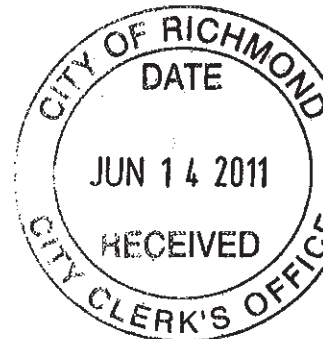
Send a Submission Online (response #557)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.city.richmond.bc.ca/Page1793.aspx
Submission Time/Date:	6/14/2011 10:19:28 AM

Survey Response

Your Name:	Zhe Wang
Your Address:	#408-9299 Tomicki Ave
Subject Property Address OR Bylaw Number:	8757, 8748
Comments:	I disagree about this plan. There are so much property in this area. I don't know if the city planning and development department have ever do any research and analysis before the decision. Do you know, when all of the existing building is completed, what the community's population density would be? If you use google map on Richmond, you could find here is the only community without park and community center. The children and seniors have to go to other community to do exercise. In order to build new property plenty of trees were cut down. Now here looks like a big construction site. Of course I hope our community can be developed, but only supporting facilities are complete, the future development should be suitable for people to live. Thanks a lot.



To Public Hearing	
Date:	June 20, 2011
Item #:	7
Re:	Bylaw 8759

MayorandCouncillors

From: City of Richmond Website [webgraphics@richmond.ca]
Sent: June 14, 2011 12:20 PM
To: MayorandCouncillors
Subject: Send a Submission Online (response #558)
Categories: UCRS CODE / FILE NUMBER: 12-8060-20-8759 (RZ 10-519918)

Schedule 5 to the Minutes of the Regular Council Meeting for Public Hearings held on Monday, June 20, 2011.

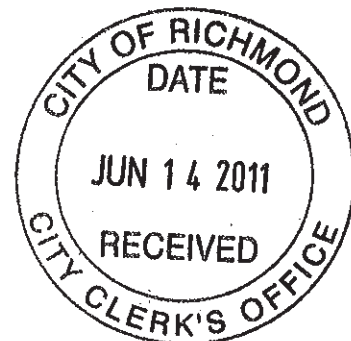
Send a Submission Online (response #558)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.city.richmond.bc.ca/Page1793.aspx
Submission Time/Date:	6/14/2011 12:19:55 PM

Survey Response

Your Name:	Margaret MATTHEWS/RYAN PLATO
Your Address:	1856 Prairie Ave, Port Coquitlam, B.C./7800 St. Albans Rd, Richmond, BC
Subject Property Address OR Bylaw Number:	Zoning Bylaw 8759 (RZ 10-519918)
Comments:	<p>Regarding the Notice of Public Hearing scheduled for June 20/11 at 7 p.m. Could you please address the following issues that I have with the rezoning. My property is located at 7800 St. Albans Rd, Richmond. What impact will the rezoning of 7500-7560 St. Albans Rd have on my property located at 7800 St. Albans Rd. Richmond which is only about a block-away? How will it affect the property taxes, water and sewer rates and other taxes and levies that City Hall requires of me to pay as the owner? How will the BC Assessment affect the value of the property? All related matters are required to be brought up at the discussion where my family and I will be attending. I am sending this email ahead of time so that you can research the matter and be knowledgeable about the issues, before presenting it and discussing it at the Public Hearing. We are not satisfied with the answer "I don't know" - Not acceptable to me and my family. We will attend but not be a speaker at the podium or</p>



microphone, as we are sending you our concerns now (ahead of time) for you to research, bring to the table and discuss them. Thanks. Margaret Matthews, B.A.



City of Richmond

6911 No. 3 Road
Richmond, BC V6Y 2C1
www.richmond.ca

Schedule 6 to the Minutes of the
Regular Council Meeting for Public
Hearings held on Monday, June 20,
2011.

To Public Hearing	
Date:	June 20, 2011
Item #:	7
Re:	Bylaw 8759

June 15, 2011
File: RZ 10-519918

Planning and Development Department
Development Applications
Fax: 604-276-4052

Margaret Matthews and Ryan Plato
1856 Prairie Avenue
Port Coquitlam, B.C. V3B 1V3

Dear Ms. Matthews and Mr. Plato:

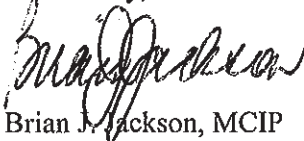
Re: Zoning Amendment Bylaw 8759 (RZ 10-519918)

Thank you for expressing your concerns about the proposed Zoning Amendment Bylaw 8759 (RZ 10-519918) to allow rezoning of 7500, 7520, 7540 and 7560 St. Albans Road (subject site) to permit development of 23 townhouse units, with vehicle access from Jones Road. The purpose of this letter is to respond to your questions related to potential impacts to your property at 7800 St. Albans Road. The response to your questions is provided in *bold italics*.

1. What impact will the rezoning of 7500-7560 St. Albans Rd have on my property located at 7800 St. Albans Rd. Richmond which is only about a block away?
Impact will be minimal. Located between 7800 St. Albans Road and the subject development site are Jones Road and an existing townhouse development. No adjacency issue is anticipated between the two sites.
2. How will it affect the property taxes, water and sewer rates and other taxes and levies that City Hall requires of me to pay as the owner?
Your tax rate or other taxes or levies will not change due to the redevelopment of the subject site.
3. How will the BC Assessment affect the value of the property?
It is noted that your property at 7800 St. Albans Road is a condominium unit. Permitted land uses and density are identified in the current area plans. Redevelopment of the subject site will not increase or decrease the development potential of your property.

If you have any questions about the information provided in response to your concerns, please contact me at 604-276-4138.

Yours truly,

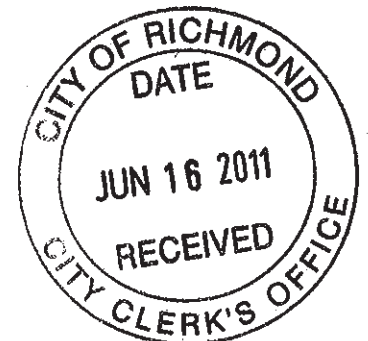


Brian J. Jackson, MCIP
Director of Development

BJ:el

cc: Mayor and Council

3237076



Richmond

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To Public Hearing
 Date: June 20, 2011
 Item # 7
 Re: Bylaw 8759

MayorandCouncillors

From: City of Richmond Website [webgraphics@richmond.ca]
Sent: June 17, 2011 10:32 AM
To: MayorandCouncillors
Subject: Send a Submission Online (response #559)

Schedule 7 to the Minutes of the Regular Council Meeting for Public Hearings held on Monday, June 20, 2011.

Send a Submission Online (response #559)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.city.richmond.bc.ca/Page1793.aspx
Submission Time/Date:	6/17/2011 10:31:32 AM

Survey Response

Your Name:	Adolf Schroeder
Your Address:	117-8580 General Currie Rd
Subject Property Address OR Bylaw Number:	8759(RZ10-519918)
Comments:	I am in favor of this application



Schedule 8 to the Minutes of the
Regular Council Meeting for Public
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2011.

City Clerk's Office

To Public Hearing	
Date:	June 20, 2011
Item #	7
Re:	Bylaw 8759

Re: Zoning Amendment Bylaw 8759 (RZ 10-5199-18)

7500, 7520, 7540 and 7560 St. Albans Road

I am writing with respect to the referenced matter and the Hearing that is being held this evening, Monday, June 20, 2011 at City Hall.

While I have no objection to the proposed development, I have great objections to any removal of trees from the property and I trust that the City will ensure that the Developer does not remove the old trees – most importantly the larger trees close to the property line. These trees are home to hundreds, if not thousands of birds and it would be a great loss if the trees were removed.

I have lived in the adjacent property (at Queen's Gate – 8520 General Currie Road) for more than 21 years now and the trees provide privacy which is also very important to the many homeowners in this complex.

Richmond has a Tree Bylaw which I trust will ensure that we do not lose old growth trees in favour of new plantings which may be promised by the Developer in lieu of retaining the current trees.

Thank you for your consideration.

Bev Johnston

229 – 8520 General Currie Road



