



**Regular Council Meeting for Public Hearings
Tuesday, September 3, 2013**

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 Evelina Halsey-Brandt
Councillor Ken Johnston
Councillor Bill McNulty
Councillor Linda McPhail
Councillor Harold Steves

Michelle Jansson, Acting Corporate Officer

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

1. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9028 (RZ 13-631467)**
(Location: 6433 Dyke Road; Applicant: J.W.W. Leung, Architect)

Applicant's Comments:

Johnny Leung, J.W.W. Leung Architect, gave a brief overview of the development particularly noting that he worked closely with planning staff and the Heritage Commission for the proposed duplex zoning on the subject property. The intent was to propose an acceptable transition from the existing duplex across the lane to the east and townhouses to the west of the property.

Written Submissions:

- (a) Shannon Mann, President, Strata BCS606, 5-6400 Princess Lane, dated July 12, 2013 (**Schedule 1**)
- (b) Shannon Mann, President, Strata BCS606, 5-6400 Princess Lane, dated August 26, 2013 (**Schedule 2**)



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- (c) Michael Tanlimco, 302-6451 Princess Lane (**Schedule 3**)
- (d) Curtis Eyestone, McKinney Heritage House, 6471 Dyke Road (**Schedule 4**)
- (e) Eddy Wong, 2-6491 Princess Lane (**Schedule 5**)

Submissions from the floor:

None.

In response to queries, Wayne Craig, Director of Development, advised the proposal is for a two-unit or duplex dwelling. The lot is one of the few remaining parcels within the area that could be developed for this style of housing, and the existing lot would not be wide enough to accommodate two R1A zoned lots. There is an existing duplex across the lane to the east of the subject property.

PH13/8-1

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9028 be given second and third readings.

CARRIED

2. OFFICIAL COMMUNITY PLAN BYLAW 9000, AMENDMENT BYLAW 9030 AND RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9043 (RZ 12-619503)

(Location: 9080 No. 3 Road; Applicant: Sandhill Homes Ltd.)

Applicant's Comments:

The applicant was available to answer questions.

Written Submissions:

- (a) Amit Sandhu, Ampri Group, 9100 No. 3 Road, August 30, 2013 (**Schedule 6**)
- (b) Amit Sandhu, Ampri Group, 9100 No. 3 Road, September 3, 2013 (**Schedule 7**)



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Submissions from the floor:

Jon Henderson, 8271 Rideau Drive, and Alan Castillo, 8311 Rideau Drive representing property owners on Rideau Drive reiterated their concerns addressed in their written submission dated September 3, 2013 (attached to and forming part of these minutes as **Schedule 8**).

In reply to queries, Mr. Craig noted that the proposed shared driveway access was identified in the rezoning report for 9100 No. 3 Road. A condition of rezoning for 9100 No. 3 Road was that a Public Rights-of-Passage (PROP) statutory rights-of-way (ROW) be registered over the driveway to facilitate the shared driveway access currently proposed. The City pursues shared driveway access conditions on most arterial roads in order to limit conflict points with the arterial road from any pedestrian and traffic safety concerns.

Mr. Craig further noted that from a traffic management perspective the one shared driveway is the preferred solution for multiple developments as it minimizes the conflict points with No. 3 Road, which is a busy arterial road. There will only be one driveway to No. 3 Road that would serve both Strata Corporations. There is no intention for the driveway to extend to the property to the north which is a commercial site under the Official Community Plan. Staff will endeavour to highlight in the planning reports and rezoning considerations where proposed shared accesses are being considered for adjacent sites.

PH13/8-2

It was moved and seconded

That Official Community Plan Bylaw 9000, Amendment Bylaw 9030 and Richmond Zoning Bylaw 8500, Amendment Bylaw 9043 be given second and third readings.

CARRIED



**Regular Council Meeting for Public Hearings
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**3. OFFICIAL COMMUNITY PLAN BYLAWS 7100 AND 9000,
AMENDMENT BYLAW 9041 AND RICHMOND ZONING BYLAW
8500, AMENDMENT BYLAW 9042 (RZ 11-566630)**

(Location: 2671, 2711, 2811, 2831, 2851, 2911, 2931, 2951, 2971 and 2991
No. 3 Road; Applicant: Dava Developments Ltd.)

Applicant's Comments:

The applicant was available to answer questions.

Written Submissions:

(a) Nancy and Henry Davies, 8560 River Road (**Schedule 9**)

Submissions from the floor:

None.

In response to the correspondence received, Mr. Craig indicated that no lane dedication would be required at this time from 8560 River Road. Should the property be redeveloped in the future, there would be a small portion of lane dedication required off the rear of the property to complete the ultimate width of the lane.

PH13/8-3

It was moved and seconded

That Official Community Plan Bylaws 7100 and 9000, Amendment Bylaw 9041 and Richmond Zoning Bylaw 8500, Amendment Bylaw 9042 be given second and third readings.

The question was not called on Resolution No. **PH13/8-3** as staff was directed to reply to Mr. & Mrs. Davies explaining the lane dedication and was advised that a report from the Parks Department with respect to a parks dedication in the area is outstanding. The question was then called and was **CARRIED.**

**4. RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9045
(RZ 13-634617)**

(Location: 10591 No. 1 Road; Applicant: Rocky Sethi)

Applicant's Comments:

The applicant was available to answer questions.



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Written Submissions:

(a) Daniel Priest, 10611 No. 1 Road (**Schedule 10**)

Mr. Craig noted that staff had spoken with the applicant with regard to the fence and wisteria vine. The applicant has identified that they will be removing the fence by hand, installing the retaining wall and new fence, and placing the arbour, which the wisteria vine is attached to, back on the fence.

Submissions from the floor:

None.

PH13/8-4

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9045 be given second and third readings.

CARRIED

ADJOURNMENT

PH13/8-5

It was moved and seconded

That the meeting adjourn (7:30 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 Tuesday, September 3, 2013.

Mayor (Malcolm D. Brodie)

Acting Corporate Officer
City Clerk's Office (Michelle Jansson)

**Schedule 1 to the Minutes of the
Council Meeting for Public
Hearings held on Monday,
September 3, 2013.**

BCS606 McKinney Walk Strata

c/o Unit 5, 6400 Princess Lane • Richmond, BC V7E 6P6
• Mobile: 604 813-3242 • E-Mail: moirasilcox@me.com

July 12, 2013

Mr Barry Konkin
Planner II, Policy Planning
City of Richmond
6911 No 3 Road
Richmond, BC V6Y 2C1

Delivered Via Email

To Public Hearing
Date: <u>Sept 3/13</u>
Item # <u>1</u>
Re: <u>6433 Dyke Rd</u> <u>R2 13-631467</u>

RE: File # RZ13-631467 Application for ReZoning from ZS6 to ZD2, 6433 Dyke Road

Dear Mr Konkin:

Thank you for your response to questions detailed in our June 18, 2013 email. I am writing on behalf of eleven homeowners (Strata BCS606) who reside immediately to the west and north of 6433 Dyke Road. Would you please convey this letter to Richmond's Planning Committee and Council's July Meetings?

You indicated that the owner of this lot wants to construct a duplex home and that is why they have applied for rezoning to ZD2. We object to this lot being rezoned from the present ZS6. We have a reason; namely, that we believe zoning to ZD2 may invite a structure that will take away from the aesthetic of our "block", thereby decreasing the visual and economic values of our homes.

The awarding winning *London Landing* was approved after a long process with City Hall and the developer. The final vision called for strict requirements in the size, design and style of the homes that would span the Dyke frontage from *Walkway to Walkway*, and the homes placed immediately behind. Over the past decade or so, owners have been attracted to buy, and do carefully maintain these unique homes in the look of "old Steveston". These are among the most admired and most photographed homes in all of Richmond. Like London Farm, this section of the Dyke is a tourist destination in it's own right.

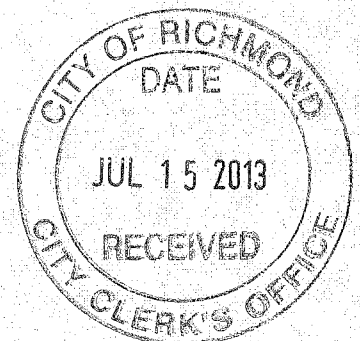
The idea of a "modest duplex" completing the eastern boundary of our "block" is so out of line with the overall look of our frontage, that we are quite shocked at the idea. While we appreciate the City process that may lead to a hearing, we find it unacceptable that such a duplex—even one that will "be designed to appear as a single dwelling from Dyke Road" could be erected on this small lot. What compelling reason is there to change the zoning of this lot; the last lot on an established single-family block?

Sincerely,

Moiria Silcox, Secretary

per Shannon Mann
President, Strata BCS606

Email Copies to: BCS606 "McKinney Walk" Strata Council and Homeowners



BCS606 McKinney Walk Strata

c/o Unit 5, 6400 Princess Lane • Richmond, BC V7E 6P6
• Mobile: 604 813-3242 • E-Mail: moirasilcox@me.com

To Public Hearing
Date: <u>Sept 3 / 13</u>
Item # <u>1</u>
Re: <u>6433 Dyke Rd</u>
<u>RZ 13-631467</u>

August 26, 2013

**Schedule 2 to the Minutes of the
Council Meeting for Public
Hearings held on Monday,
September 3, 2013.**

Delivered Via Email

c/o Mr Barry Konkin, Planner II, Policy Planning
City of Richmond
6911 No. 3 Road
Richmond, BC V6Y 2C1

RE: File # ~~RZ13-631467~~ Application for ReZoning from ZS6 to ZD4, ~~6433~~ Dyke Road

Dear Mr Mayor and Councilmembers:

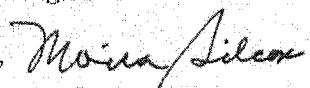
This letter is on behalf of eleven homeowners of Strata BCS606 McKinney Walk. We reside to the west and north of ~~6433~~ Dyke Road. We asked Mr Konkin to convey this letter to you at the Zoning Application Meeting scheduled for September 3, 2013.

The City's vision for the innovative *London Landing* called for strict requirements in the size, height, design and style of the houses that would span the dyke frontage from *Walkway to Walkway*. Accordingly, the developer/builder adhered to those requirements. And, over the past 10 years or so, the homeowners have been good stewards, maintaining these homes in the look of "old Steveston". As a result, these homes are among the most admired and photographed houses in Richmond. Like the London Farm, this section of the dyke-front is a tourist attraction in it's own right.

Now, the owner of ~~6433~~ Dyke Road has applied to rezone his single-family lot to a ZD4 "two-unit dwelling". We object to this lot being rezoned because we believe this will result in a structure that will materially detract from the appearance of our "dyke-front block" of single-family, detached homes. This will also diminish the appeal and economic value of our homes.

Some discussion of this rezoning application has been in the context of the existing large duplex, as well as the newly built *Currents* condos, a tall structure of multi-family homes, both on the eastside of the Walkway. We would suggest, however, that this application be more aptly judged in the context of the existing 13 single-detached houses designed and constructed as part of the original London Landing dyke-front. The idea of a "two-unit dwelling" completing the eastern boundary of our "dyke-front block" is so out of line with the overall look of our frontage, that we are quite shocked at the idea.

We appreciate the City process that includes this hearing. By this letter, we want Council to know that we find it unacceptable that a "two-unit dwelling" could be erected on this small, single-family lot. As a fee-simple lot, we realize we have almost no say in the exterior look of any new home built, as the lot is not part of a Strata. However, we respectfully request that Council set-aside the application for a change to ZD4 zoning, in favour of consistent ZS6 zoning for this last remaining dyke-front lot.

Sincerely, 

per Shannon Mann, President, Strata BCS606

Email Copies to: BCS606 "McKinney Walk" Strata Council and Homeowners

MayorandCouncillors

From: Webgraphics
Sent: Saturday, 24 August 2013 6:54 PM
To: MayorandCouncillors
Subject: Send a Submission Online (response #739)
Categories: 12-8060-20-9028 - RZ 13-631467 - 6433 Dyke Rd

To Public Hearing	
Date:	<u>Sept 3/13</u>
Item #	<u>1</u>
Re:	<u>6433 Dyke Rd</u> <u>RZ 13-631467</u>

Send a Submission Online (response #739)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	8/24/2013 7:03:44 PM

Survey Response

Your Name	Michael Tanlimco
Your Address	#302-6451 Princess Lane Richmond BC V7E 6R7
Subject Property Address OR Bylaw Number	6433 Dyke Road Rezoning (By Law 8500)
Comments	I am against the rezoning of 6433 Dyke Road from a single detached dwelling to a two-unit dwelling. The reasons are: 1. Too much density in a small lot footprint. The lot size is less than 6,000 sq ft. 2. If re-zoned to a two-unit dwelling, there will be significant increase in car traffic through this little narrow dead-end street called Princess Lane. This Lane is the major and choice pedestrian route to the dyke for most of the London Landing and Steveston South residents. 3. As is, there's already a very high daily vehicle count passing through Princess Lane--i.e. never-ending vehicles going to and coming from the property on 6461/6463 Dyke Road (the one adjacent to 6433 Dyke Road.) 4. Significant number of children play at the beginning point of Princess Lane. Every car that enters Princess Lane poses a safety concern for the children.

Howey, Heather

From: Konkin, Barry
Sent: Tuesday, 27 August 2013 11:36
To: Howey, Heather
Subject: FW: 6433 Dyke Road Development

To Public Hearing
Date: <u>Sept 3/13</u>
Item # <u>1</u>
Re: <u>6433 Dyke Rd</u>
<u>R213 - 631467</u>

Email regarding eh item on PH next week.

Regards,

Barry Konkin
Program Coordinator, Development
City of Richmond
6911 No. 3 Road
Richmond BC
TEL: 604.276.4138
FAX: 604.276.4052

From: eyestone@telus.net [mailto:eyestone@telus.net]
Sent: Tuesday, 27 August 2013 11:07
To: Konkin, Barry
Subject: 6433 Dyke Road Development

Dear Barry, Council and Staff;

After reviewing the above proposal, I wish to confirm that I fully support the development as proposed.

I appreciate the dedication to heritage expressed by Council and Staff.

Curtis Eyestone
McKinney Heritage House
6471 Dyke Road,
Richmond B. C.

MayorandCouncillors

From: Webgraphics
Sent: Monday, 02 September 2013 5:37 PM
To: MayorandCouncillors
Subject: Send a Submission Online (response #742)
Categories: 12-8060-20-9028 - RZ 13-631467 - 6433 Dyke Rd

To Public Hearing	
Date:	Sept 3, 2013
Item #	1
Re:	6433 Dyke Rd. RZ13-631467

Send a Submission Online (response #742)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	9/2/2013 5:46:16 PM

Survey Response

Your Name	Eddy Wong
Your Address	2-6491 Princess Lane, Richmond, BC, V7E 6R7
Subject Property Address OR Bylaw Number	6433 Dyke Road
Comments	I object to the proposed bylaw due to following reasons: This would create more traffic along the 6471-6491 block on Princess Lane. This is causing hazard to the children playing in this area. There are lots of children playing in this area currently. Furthermore, as a heritage dwelling area, it should not be highly densed. The proposed bylaw change is creating a highly densed living area and decreasing the available playing space for the children. The housings would be too close to each other.

Schedule 6 to the Minutes of the
Council Meeting for Public
Hearings held on Monday,
September 3, 2013.

Lee, Edwin

From: Amit Sandhu [amprihomes@gmail.com]
Sent: Friday, 30 August 2013 10:25
To: Lee, Edwin
Cc: Craig, Wayne
Subject: 9080 No. 3 Road Cross Access Easement

To Public Hearing	
Date:	Sept 3, 2013
Item #	2
Re:	9080 No. 3 Road
	RZ 12-619503

This letter is regarding the Public Hearing on Tuesday, September 3, 2013 at 7pm. Specifically, it is concerning the application for RZ-12-619503 at 9080 No. 3 Road.

Hello Edwin,

It has been brought to my attention that the City is considering allowing 9080 No. 3 Road access though our development at 9100 No. 3 Road.

This raises a number of concerns:

1. As you know, we went through the lengthy process of working with our neighbours to the East at 8231, 8251, 8271, 8291 and 8311 Rideau Drive to create a suitable development plan for 9100 No. 3 Road. We cooperated with the neighbours and made changes to our fencing, planting and unit configurations. In addition, we reduced the size of the project by one unit throughout this collaborative process, decreasing the number of units in our development from 19 to 18 due to complaints around increased traffic and noise to the South and East of our development.
2. By allowing a cross access easement to the 12 units at 9080 No. 3 Road, vehicle traffic and associated safety concerns, noise and congestion will increase by nearly 70% for residents at 9100 No. 3 Road.
3. There will also be increased traffic by garbage collection trucks travelling to 9080 No. 3 Road through 9100 No. 3 Road. This also brings into question who will be responsible for the maintenance of internal roads at 9100 No. 3 Road.

It is my responsibility as the owner, and on behalf of the future residents of 9100 No. 3 Road and their to-be-formed Strata Corporation to bring these concerns to you. I also feel that residents at 8231, 8251, 8271, 8291 and 8311 Rideau Drive should be notified directly and brought into this discussion as they have been concerned about traffic at 9100 No. 3 Road and have been very much involved in the development plans from the beginning.

Regards,

--
Amit Sandhu
Ampri Group
604-728-5476
www.ampri.ca
@amprigroup

about.me/amitsandhu
@amit_sandhu

Schedule 7 to the Minutes of the
Council Meeting for Public
Hearings held on Monday,
September 3, 2013.

Lee, Edwin

From: Amit Sandhu [amprihomes@gmail.com]
Sent: Tuesday, 03 September 2013 14:23
To: Lee, Edwin
Cc: Craig, Wayne
Subject: Re: 9080 No. 3 Road Cross Access Easement

To Public Hearing
Date: <u>Sept 3, 2013</u>
Item # <u>2</u>
Re: <u>9080 No. 3 Road</u>
<u>R2 12-619503</u>

Hello Edwin,

We have spoken to the developer at 9080 No. 3 Road and they have agreed to maintenance cost sharing for the internal driveway on 9100 No. 3 Road leading into their development. This will be included in their disclosure statement and is satisfactory to us. Please add this to your report.

Regards,

On Fri, Aug 30, 2013 at 3:34 PM, Lee, Edwin <ELee@richmond.ca> wrote:

Amit,

Thank you for your email; it will be forwarded to the Clerk's Office and will be presented to Council at Public Hearing.

Please note that the shared access was envisioned when the development at 9100 No. 3 Road was approved, which is why a PROP SRW was required as a condition of Rezoning. The legal document (Covenant CA2872306 and Statutory Right of Way CA2872307) is registered on the title of 9100 No. 3 Road, and the SRW requires that the future strata be responsible for maintaining the PROP SRW area as identified in the SRW agreement. If you are looking for some form of maintenance cost sharing with the neighbouring site, please contact the developer of the subject lot directly. We have also advised the developer of 9080 No. 3 Road your concerns regarding the use of the SRW and potential maintenance cost sharing.

In regards to Public Hearing notification, the notification area is determined in accordance with the City's standard Public Hearing requirements.

Should you have any further questions, please do not hesitate to contact me at [604-276-4121](tel:604-276-4121).

Regards,
Edwin

**Schedule 8 to the Minutes of the
Council Meeting for Public
Hearings held on Monday,
September 3, 2013.**

We the residents on Rideau had negotiated in good faith with AMPRI Construction about the development at 9100 # 3 RD. which is today near completion. At no time was there any mention of extra traffic being given access to this development from a neighbouring development either by the City or by AMPRI construction. We were only made aware of the City's intent when a red rezoning sign appeared a year later on the property located at 9080 # 3 RD. As neighbours to the project at 9100, we cannot support this proposal which will increase traffic on site at 9100 # 3RD. This intent by the City should have been made clear to the neighbours at the time of the original development application at 9100 # 3 RD. This proposal is not fair to the developer at 9100 # 3RD in that the value of their units on site may be adversely affected and it is not fair to the adjoining neighbours on Rideau Drive who will have to put up with the extra noise associated with the increase traffic. If a synagogue had been built at 9080 # 3RD as was originally intended, would the City have given the congregants of that facility access to the neighbouring site? What are the legal ramifications concerning the concept of private property in Richmond if this proposal becomes a reality?

Respectively submitted on September 3rd, 2013 by,

The Residents at 8231, 8251, 8271, 8291, and 8311 Rideau Drive

We the property owners on Rideau Dr. who live adjacent to the development at 9100 # 3RD are opposed to the entry and exit strategy which the City has proposed for the future residents of the development at 9080 # 3RD. [RZ-12-619503]

Jansson, Michelle

From: Badyal, Sara
Sent: Tuesday, 03 September 2013 3:52 PM
To: Jansson, Michelle
Subject: FW: RZ 566630

To Public Hearing
Date: <u>Sept 3, 2013</u>
Item # <u>3</u>
Re: <u>2671, 2711, 2811, 2831,</u> <u>2851, 2911, 2931,</u> <u>2951, 2971, 2991 No. 3 Rd.</u>

From: Nancy Davies [<mailto:nindavies@telus.net>]
Sent: Tuesday, 03 September 2013 03:51 PM
To: Badyal, Sara
Subject: Re: RZ 566630

I just received a plan from Richmond City Hall which shows a portion of my property (8560 River Road) dedicated to lane. Previous plans sent by City did not show this. I challenge the right to dedicate private property to facilitate a private development.
Henry Davies

MayorandCouncillors

From: Webgraphics
Sent: Monday, 02 September 2013 9:43 PM
To: MayorandCouncillors
Subject: Send a Submission Online (response #743)
Categories: 12-8060-20-9045 - 10591 No 1 Rd - RZ 13-634617

To Public Hearing	
Date:	Sept 3, 2013
Item #	4
Re:	10591 No. 1 Rd. RZ 13-634617

Send a Submission Online (response #743)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	9/2/2013 9:52:48 PM

Survey Response

Your Name	Daniel Priest
Your Address	10611 No. 1 Road
Subject Property Address OR Bylaw Number	10591 No. 1 Road
Comments	I have a couple of concerns/requests that I am hopeful are easily resolved when the property at 10591 No. 1 Road is redeveloped. In regards to tree retention on my property at 10611 No. 1 road which is adjacent to 10591 No. 1 road. I have a Wisteria plant which is a type of vine plant that is close to tree # 2 on the plan (about 2 m to the east of tree #2) that has a diameter of 18cm and is approx. 0.6m from the property line. This plant has taken more than 15 years to grow this large and train to go where it currently is and is more important to me then any of the other trees on my property. I understand it is not a tree, but could an amendment be made to protect this plant the same way that trees 2,3 and 4 are proposed to be protected at 10611 No. 1 road. The second request is that when the fence between 10591 and 10611 No. 1 road is removed it be replaced quickly so that I can maintain my privacy and security on my property. Currently there exists a fence that is

approximately 5 years old which completes an enclosed area allowing my son to play safely without the worry of any people/animals entering our yard. I also do not have to worry that he or any of his friends can easily leave my property, or are in any danger. With proper planning I don't see why the developer could not replace the fence promptly (within 7 days). Thank you for your consideration.