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**Regular Council Meeting for Public Hearings**

**Tuesday, September 7, 2010**

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 Bill McNulty  
Councillor Harold Steves

Gail Johnson, Acting Corporate Officer

Absent: Councillor Ken Johnston

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

1. **Zoning Amendment Bylaw 8373 (RZ 09-506728)**  
(4111 Williams Road; Applicant: Sarah A. Mercer)

*Applicant's Comments:*

The applicant's representative was available to respond to questions.

*Written Submissions:*

None.

*Submissions from the floor:*

None.

PH10/7-1

It was moved and seconded

*That Zoning Amendment Bylaw 8373 be given second and third readings.*

**CARRIED**



2. **Zoning Amendment Bylaw 8597 (RZ 07-379075)**  
(10071 Williams Road; Applicant: Guravtar Singh Sandhu)

*Applicant's Comments:*

The applicant was not in attendance.

*Written Submissions:*

None.

*Submissions from the floor:*

None.

PH10/7-2

It was moved and seconded

***That Zoning Amendment Bylaw 8597 be given second and third readings.***

**CARRIED**

3. **Zoning Amendment Bylaw 8638 (RZ 10-508885)**  
(4800 Garry Street; Applicant: Raman Kooner)

In accordance with Section 100 of the *Community Charter*, Councillor Linda Barnes declared herself to be in a potential conflict of interest as she owns property on the same street as the subject property, and left the meeting at 7:05 p.m.

*Applicant's Comments:*

The applicant was not in attendance.

*Written Submissions:*

None.

*Submissions from the floor:*

None.

PH10/7-3

It was moved and seconded

***That Zoning Amendment Bylaw 8638 be given second and third readings.***

**CARRIED**

Councillor Linda Barnes returned to the meeting at 7:06 p.m.

4. **Zoning Amendment Bylaw 8639 (RZ 10-525049)**  
(9751 No. 3 Road; Applicant: Parmjit Randhawa)

*Applicant's Comments:*

The applicant was available to respond to questions.



*Written Submissions:*

(a) John Lee, 9820 Bates Road (Schedule 1)

*Submissions from the floor:*

None.

PH10/7-4

It was moved and seconded

*That Zoning Amendment Bylaw 8639 be given second and third readings.*

**CARRIED**

**ADJOURNMENT**

PH10/7-5

It was moved and seconded

*That the meeting adjourn (7:07 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 7, 2010.

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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 MEETING OF  
COUNCIL FOR PUBLIC HEARINGS  
HELD ON TUESDAY, SEPTEMBER  
7, 2010**

|                          |              |
|--------------------------|--------------|
| <b>To Public Hearing</b> |              |
| Date:                    | SEPT 7, 2010 |
| Item #:                  | 4            |
| Re:                      | 8639-Bylaw   |

**MayorandCouncillors**

**From:** City of Richmond Website [webgraphics@richmond.ca]  
**Sent:** September 6, 2010 11:39 PM  
**To:** MayorandCouncillors  
**Subject:** Send a Submission Online (response #525)  
**Follow Up Flag:** Follow up  
**Flag Status:** Green  
**Categories:** UCRS CODE / FILE NUMBER: 12-8060-20-8639

**Send a Submission Online (response #525)**

**Survey Information**

|                       |                                              |
|-----------------------|----------------------------------------------|
| Site:                 | City Website                                 |
| Page Title:           | Send a Submission Online                     |
| URL:                  | http://cms.city.richmond.bc.ca/Page1793.aspx |
| Submission Time/Date: | 9/6/2010 11:37:42 PM                         |

**Survey Response**

|                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|-------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Your Name:                                | John Lee                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| Your Address:                             | 9820 Bates Road                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Subject Property Address OR Bylaw Number: | Bylaw 8639                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|                                           | <p>I refer to your notice of Public Hearing regarding zoning amendment bylaw 8639. I object this proposed bylaw to rezone the subject property from "Single Detached (RS1/E)" to "Coach Houses (RCH)". Here are the reasons of my objection with respect to the environmental and social impacts: 1. Environmentally, the green space of the existing lot will be significant reduced. It will be likely the entire lot be concreted/paved and the existing trees will be cut to make way for new buildings. This is the case three lots north of the subject lot when a single lot was sub-divided into two single lots. It is encouraged Ms. Lussier to review the green spaces of 9651 and 9639 No. 3 Road before and after the subdivision. With the Coach Houses the storm water surface runoff will increase due to the increased impervious areas causing potential flooding to the existing rear lane where there is no drainage system in place. In addition, the runoff might</p> |



Comments:

adversely impact the properties in the vicinity due to the potential increased height of the foundation of the proposed buildings. 2. It is inevitable the existing trees on the lot will be cut as recommended by the developer's arborist. It seems the report was bias based on the recommendations for supporting the development. For example, Tree #572 looks very healthy and sturdy, and imposes no risks to both the public and the property occupants for the last 20 years, but it is assessed of "having a high risk of failure." A second opinion by other Certified Arborists on the trees shall be required to provide a fair assessment to these trees. Otherwise, all trees in Richmond would be classified "having risk of failure" according to the standards of the developer's arborist. Furthermore, it is surprised that the City's Tree Preservation Coordinator can visually indentify the "bacterial disease/infections" of the trees. 3. Trees removal will be destructive not only to the neighbours that provide dust control and noise barrier from No. 3 Road traffics, but also to the birds and small animals to rest and play on these trees. Squirrels and raccoons are sighed frequent visitors. 4. Socially, the rear lane traffic will increase due to the introduction of new accesses. Currently there is no backlane access for the subject property. Change access will increase traffic imposing potential hazards to kids playing in the backlane. As you may be aware that a daycare is next to the subject lot that has "high volume" traffic in the morning and evening.