



**Regular Council meeting for Public Hearings
Monday, October 17, 2016**

Place: Council Chambers
Richmond City Hall

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

David Weber, Corporate Officer

Call to Order: Mayor Brodie opened the proceedings at 7:05 p.m.

1. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9566
(RZ 15-702268)**

(Location: 8300/8320 St. Albans Road; Applicants: Volodymyr Rostotskyy and Maung Hla Win)

Applicant's Comments:

The applicant was available to respond to queries.

Written Submissions:

None.

Submissions from the floor:

Deirdre Whalen, 13631 Blundell Road, read from her submission (attached to and forming part of these minutes as Schedule 1), and expressed concern with regard to the effects of subdivision on the city's affordable rental housing.

In reply to queries from Council, staff noted that the proposed development will be providing a cash contribution in lieu of secondary suites, consistent with the City's Affordable Housing Policy.



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PH16/10-1 It was moved and seconded
*That Richmond Zoning Bylaw 8500, Amendment Bylaw 9566 be given
second and third readings.*

CARRIED

2. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9576
(RZ 12-600638)**

(10760/10780 Bird Road; Applicant: Jagtar Sihota)

Applicant's Comments:

The applicant was available to respond to queries.

Written Submissions:

None.

Submissions from the floor:

None.

PH16/10-2 It was moved and seconded
*That Richmond Zoning Bylaw 8500, Amendment Bylaw 9576 be given
second and third readings.*

The question on Resolution PH16/10-2 was not called as discussion ensued with regard to the expansion of outdoor space and in response to queries from Council, the applicant noted that lot geometry does not allow for further expansion of outdoor space.

The question on Resolution PH16/10-2 was then called and it was **CARRIED.**



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3. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9578
(RZ 15-706060)**
(2280 McLennan Avenue; Applicant: MTM Developments Ltd.)

Applicant's Comments:

Onkar, Nijjar, representing MTM Developments Ltd., expressed concern with regard to (i) the development application process timeline, (ii) the ability to shut utilities within the site during the application process, (iii) requirements for development signage and, (iv) security of the development site.

In reply to queries from Council, Mr. Nijjar noted that the property had some structural deficiencies and was not suitable for occupancy during the development application process.

Written Submissions:

- (a) Edward Kempe, 2311 McLennan Avenue (Schedule 2)
- (b) Tangerine Twiss, 2291 McLennan Avenue (Schedule 3)

Submissions from the floor:

None.

PH16/10-3

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9578 be given second and third readings.

The question on Resolution PH16/10-3 was not called as discussion ensued with regard to public notification and in reply to queries from Council, staff noted that the standard Public Hearing notification was provided and that staff responded to all correspondence.

The question on Resolution PH16/10-3 was then called and it was **CARRIED** with Cllr. Day opposed.

4. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9579
(RZ 15-710447)**
(3360/3380 Blundell Road; Applicant: Dod Construction Ltd.)

Applicant's Comments:

The applicant was available to respond to queries.



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Written Submissions:

None.

Submissions from the floor:

None.

PH16/10-4

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9579 be given second and third readings.

CARRIED

5. **OFFICIAL COMMUNITY PLAN BYLAW 7100 AND 9000, AMENDMENT BYLAW 9593 AND RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9594 (RZ 12-603040)**
(3031, 3211, 3231, 3291, 3311, 3331, 3351 No. 3 Road, 8151 Capstan Way, and 8051 and 8100 River Road; Applicant: YuanHeng Seaview Developments Ltd. & YuanHeng Seaside Developments Ltd.)

Applicant's Comments:

The applicant, with the use of display boards, provided an overview of the proposal.

Discussion:

In reply to queries from Council, Wing Leung, representing YuanHeng Seaview Developments Ltd. and YuanHeng Seaside Developments Ltd. noted that (i) the proposed riverside park will include a publically accessible greenway pedestrian pathway, bike lane, a boat launch, and two piers, (ii) the proposed pedestrian pathway will be wheelchair accessible, (iii) upon completion, the riverside park will be turned over to the City and the City will manage the maintenance of the park, (iv) the residential portion of the development will consist of two buildings 15 and 12 storeys in height, and (v) management of the rental units have not been finalized.

Written Submissions:

- (a) Pat Tsuen, 3333 Corvette Way (Schedule 4)
- (b) Thomas Cheng, 3333 Corvette Way (Schedule 5)



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(c) Chan Sau Po, 3333 Corvette Way (Schedule 6)

Submissions from the floor:

David Grimm, 3333 Corvette Way, expressed concern regarding the potential traffic and the limited parking spaces in the area.

In reply to queries, staff noted that roads including Sea Island Way, No. 3 Road, Capstan Way and Corvette Way will receive upgrades. Staff further noted that the proposed development will provide funding towards a future Capstan Canada Line Station.

Daniel Lau, 3333 Corvette Way, expressed concern with regard to the proposed development's potential impact to the river and the potential increase in traffic in the area.

In reply to queries, staff noted that (i) the pier structures will be constructed at a later date, (ii) future works related to the riverside park development will adhere to Provincial and Federal environmental regulations, (iii) Corvette Way will be widened, (iv) a traffic impact analysis was completed, and (v) the proposed development will allocate 59 units for affordable housing and will include two and three bedroom units.

PH16/10-5

It was moved and seconded

That Official Community Plan Bylaw 7100 and 9000, Amendment Bylaw 9593 be given second and third readings.

The question on Resolution PH16/10-5 was not called as discussion ensued with regard to management of the affordable housing units.

In response to queries from Council, staff noted that (i) although the proposal does not trigger a formal referral under the policy, Richmond School District No. 38 will be notified of the application, (ii) the proposed community centre is comparable to other City recreational facilities, (iii) the proposed community centre will include a gymnasium and an indoor walking track, and (iv) there will be opportunities to seek public input for the riverside park development.

The question on Resolution PH16/10-5 was then called and it was **CARRIED.**



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PH16/10-6 It was moved and seconded
*That Richmond Zoning Bylaw 8500, Amendment Bylaw 9594 be given
second and third readings.*

CARRIED

**6. RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9595
(RZ 16-730029)**

(9131 Dolphin Avenue; Applicant: Rav Bains)

Applicant's Comments:

The applicant was available to respond to queries.

Written Submissions:

None.

Submissions from the floor:

None.

PH16/10-7 It was moved and seconded
*That Richmond Zoning Bylaw 8500, Amendment Bylaw 9595 be given
second and third readings.*

CARRIED

**7. RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9596
(RZ 16-734087)**

(116000 Williams Road; Applicant: 1075501 BC Ltd.)

Applicant's Comments:

The applicant was available to respond to queries.

Written Submissions:

None.

Submissions from the floor:

None.



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PH16/10-8

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9596 be given second and third readings.

CARRIED

**8. RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9598
(RZ 15-710175)**

(7200 Railway Avenue; Applicant: Kawnwar Sodhi)

Applicant's Comments:

The applicant was available to respond to queries.

Written Submissions:

- (a) Vladimir Charvat, 7155 Lindsay Road (Schedule 7)

Discussion:

In response to queries from Council, the applicant noted that given the lot geometry, further expansion of the outdoor amenity space or reorientation of the proposed coach house is not possible. He added that a new application would be required to forgo the proposed coach house for a secondary suite.

In reply to queries from Council, it was noted that Transportation staff have examined the adjacent lane and concluded that no traffic calming measures are necessary. Staff further noted that the City's traffic bylaw restricts the duration vehicles may park on the street and that future road improvements are anticipated to increase on-street parking spaces in the area.

Submissions from the floor:

None.

PH16/10-9

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9598 be given second and third readings.

CARRIED

Opposed: Cllr. Day



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9. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9599
(RZ 15-712649)**
(7531 Williams Road; Applicant: Rick Bowal)

Applicant's Comments:

The applicant was available to respond to queries.

Written Submissions:

None.

Submissions from the floor:

None.

PH16/10-10

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9599 be given second and third readings.

CARRIED

10. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9600
(RZ 15-712653)**
(7511 Williams Road; Applicant: Rick Bowal)

Applicant's Comments:

The applicant was available to respond to queries.

Written Submissions:

None.

Submissions from the floor:

None.

PH16/10-11

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9600 be given second and third readings.

CARRIED



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**11. RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9607
(ZT 16-737142)**

(5411 Moncton Street; Applicant: Jason Minard)

Applicant's Comments:

The applicant was available to respond to queries.

Written Submissions:

None.

Submissions from the floor:

None.

PH16/10-12

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9607 be given second and third readings.

CARRIED

PH16/10-13

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9607 be adopted.

CARRIED

**12. RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9608
(RZ 16-731886)**

(4720/4740 Larkspur Avenue; Applicant: 0906559 BC Ltd.)

Applicant's Comments:

The applicant was available to respond to queries.

Written Submissions:

None.

Submissions from the floor:

None.



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PH16/10-14 It was moved and seconded
*That Richmond Zoning Bylaw 8500, Amendment Bylaw 9608 be given
second and third readings.*

CARRIED

**13. RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9609
(RZ 16-734207)**

(7340/7360 Langton Road; Applicant: New Horizon Development Ltd.)

Applicant's Comments:

The applicant was available to respond to queries.

Written Submissions:

- (a) Margaret McCallum, 7260 Langton Road (Schedule 8)

Submissions from the floor:

None.

PH16/10-15 It was moved and seconded
*That Richmond Zoning Bylaw 8500, Amendment Bylaw 9609 be given
second and third readings.*

CARRIED

**14. RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9611
(RZ 16-722173)**

(9771 Seavale Road; Applicant: Greg Klemke)

Applicant's Comments:

The applicant was available to respond to queries.

Written Submissions:

- (a) Geoffrey Rodrigues, 11360 Seaport Avenue (Schedule 9)

Submissions from the floor:

None.



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Monday, October 17, 2016**

PH16/10-16 It was moved and seconded
*That Richmond Zoning Bylaw 8500, Amendment Bylaw 9611 be given
second and third readings.*

CARRIED

ADJOURNMENT

PH16/10-17 It was moved and seconded
That the meeting adjourn (8:07 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
Monday, October 17, 2016.

Mayor (Malcolm D. Brodie)

Corporate Officer
(David Weber)

Richmond City Council

Public Hearing October 17, 2016

My name is Deirdre Whalen and I live at 13631 Blundell Road Richmond.

I would like to ask some questions about 12 of the rezoning applications, specifically all of those that are requesting properties to be subdivided from one lot into two, or sometimes three.

In asking these questions of the first application (~~the one on Williams Road~~), I hope that Council members would ask these same questions to the rest of the applications. I would also hope that in future rezoning applications that these same questions, and perhaps other questions, would be posed to applicants.

I am concerned that through the rezoning process, the City of Richmond may be inadvertently reducing the rental stock in the city. Through word of mouth I am aware of a number of individuals and families that have been told their rental house will be sold and demolished. They are saying they are being "demovicted." Most of these houses are located in well-established neighbourhoods-they are older homes. Because of this, tenants usually pay rent that is below-market. In other words, rent that is much less than the rent charged for a newly built unit.

The Residential Tenancy Act gives renters 60 days to find another rental home and it is becoming increasingly difficult for these renters to find anything in Richmond. This means they must uproot their families from the excellent services and amenities found in Richmond. They have to move their children out of our schools and sometimes they must leave their jobs in our city.

Planners will tell you that a healthy community depends on all sorts of residents, both renters and homeowners. I wonder if Richmond is becoming a resort community where only the wealthy and the retired can live. Perhaps we need to think about retaining workforce housing such as rental units in older neighbourhoods.

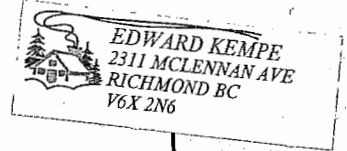
My questions for each rezoning application are:

1. Was this house rented out in the past year?
2. If so, how many families did it house? How many unrelated people did it house?
3. Will a rental unit be built on this site?
4. If so, will the rent be below-market?

Thank you

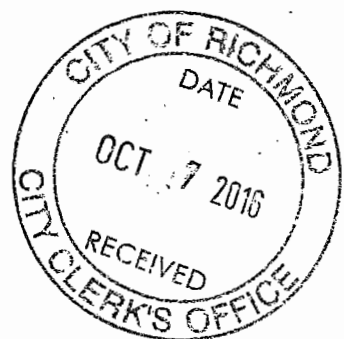
To Public Hearing
Date: OCT. 17, 2016
Item # 3
Re: ZONING AMENDMENT
B/LAW 9578-RZ15-
706060

RZ 15-706060



The object to subdividing into
3 lots. At most 2 lots.
More cars to come into
McLeannan, which is so narrow.
Lot # 2271 which is opposite ^H 2280
parks always on the side-walk.
top to Tait-school we have
to walk in the traffic.
Cars coming out of those new
driveways, do not look for
pedestrians. We are scared for
more traffic. Thank you for
your attention. *Kerr*

Schedule 2 to the Minutes of the
Public Hearing meeting of
Richmond City Council held on
Monday, October 17, 2016.



Schedule 3 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, October 17, 2016.

To Public Hearing
 Date: Oct 17, 2016
 Item # 3
 Re: Bylaw 9578
Item #3
RZ 15-706060

MayorandCouncillors

From: Webgraphics
Sent: Monday, 17 October 2016 3:27 PM
To: MayorandCouncillors
Subject: Public Hearing - October 17, 2016 - Item 3 - RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9578 (RZ 15-706060) - Send a Submission Online (response # 990)

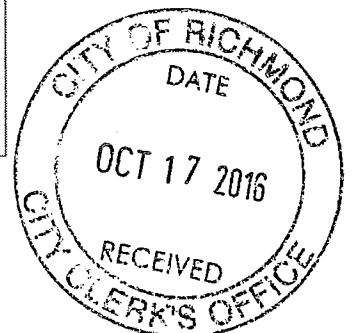
Send a Submission Online (response #990)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	10/17/2016 3:25:51 PM

Survey Response

Your Name	Tangerine Twiss
Your Address	2291 McLennan Avenue, Richmond, BC V6X 2N6
Subject Property Address OR Bylaw Number	Bylaw 8500, Ammendment Bylaw 9578 (RZ 15-706060)
Comments	I have been a property owner across the street from 2280 McLennan Avenue for the past 45 years. I am totally against this motion of 3 lots. Since the round-about was put in it has not helped the traffic but hindered it. The three lots' driveways would be right next to the round-about causing extreme safety issues for the residents backing out of their driveway. 2 residences would be bad enough but three would be disasterous. Also, the street is solid with residents cars as it is - this would be a hindrance to the permanent residences. Also a problem for traffic with pedestrians. I am totally against this motion. Tangerine Twiss



Schedule 4 to the Minutes of the
Public Hearing meeting of
Richmond City Council held on
Monday, October 17, 2016.

To Public Hearing
Date: <u>Oct. 17, 2016</u>
Item # <u>5</u>
Re: <u>OCP AMENDMENT</u>
<u>BYLAW 9593 / ZONING</u>
<u>AMENDMENT BYLAW 9594 -</u>
<u>RZ 12-603040</u>

CityClerk

From: Carter-Huffman,Suzanne
Sent: Thursday, 6 October 2016 12:32 PM
To: 'pat.tsuen@gmail.com'
Cc: Konkin,Barry; Buie,Dovelle
Subject: RZ 12-603040 - Public Hearing Correspondence RE: CCAP (park) Amendment @ 8100 River Road

Categories: 12-8060-20-009594 - RZ 12-603040 - 8100 River Road

Thank you Pat.

By way of this email, I will forward your email to the City Clerk for inclusion with the information to be considered by Council at Public Hearing on October 17, 2016.

Cheers.

Suzanne Carter-Huffman | Senior Planner/Urban Design | Planning & Development City of Richmond | 6911 No. 3 Road, Richmond, BC, V6Y 2C1 | www.richmond.ca
604-276-4228 scarter@richmond.ca

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

From: Pat Tsuen [<mailto:pat.tsuen@gmail.com>]
Sent: Thursday, 6 October 2016 11:27 AM
To: Carter-Huffman,Suzanne
Subject: RZ 12-603040 Re: 8100 River Road Rezoning

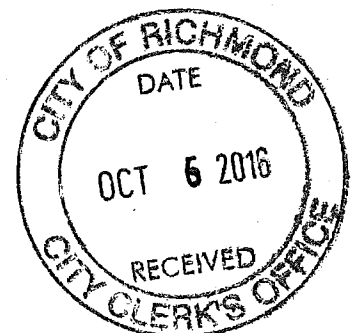
Hi Suzanne,

As discussed by phone, I am writing to express my opposition to a rezoning of 8100 River Road from park designation to high density high rise development. This triangular area is best to be used for a community amenity development.

Please kindly pass on my opposition to the relevant department of the City of Richmond accordingly as I will be out of town and unable to attend a meeting scheduled for October 17, 2016.

Many thanks.

Pat Tsuen
Owner of 1305-3333 Corvette Way
Richmond, BC
Email: pat.tsuen@gmail.com
Cell: 604.218.3898
Sent from my iPad



Schedule 5 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, October 17, 2016.

To Public Hearing	
Date:	OCT 17, 2016
Item #:	5
Re:	RZ 12-603040
	Bylaws 9593 9594

MayorandCouncillors

From: Webgraphics
Sent: Sunday, 16 October 2016 9:59 PM
To: MayorandCouncillors
Subject: Public Hearing - October 17, 2016 - Item 5 - OFFICIAL COMMUNITY PLAN BYLAW 7100 AND 9000, AMENDMENT BYLAW 9593 AND RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9594 (RZ 12-603040) - Send a Submission Online (response # 988)

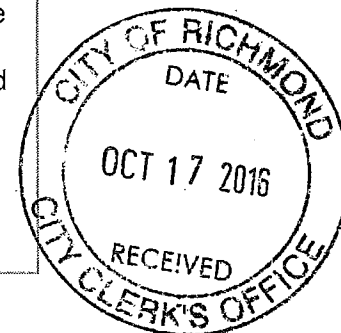
Send a Submission Online (response #988)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	10/16/2016 9:58:32 PM

Survey Response

Your Name	Thomas Cheng
Your Address	1006 - 3333 Corvette Way
Subject Property Address OR Bylaw Number:	OCP & Bylaw Amendments 7109, 9000, 9593, 8500 & 9594
Comments	I strongly opposed to the proposed amendment changes. Other than adding area A to park zoning the zoning of area A and Area B should not be changed. While the future planning of Richmond should allow more high density housing to accommodate the increasing population, the changes should be spread out in certain planned areas. There should also be a maximum cap on the density to preserve the quality of living for the residents. For the Capstan/Corvette area I believe the final density with all the proposed buildings would near or pass the maximum. The area would need more green space rather than more high density buildings. The council members need to consider the interest of the residents and the economic benefits equally.



Schedule 6 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, October 17, 2016.

To Public Hearing
Date: <u>Oct 17, 2016</u>
Item # <u>5</u>
Re: <u>RZ 12-603040</u>

MayorandCouncillors

From: Webgraphics
Sent: Monday, 17 October 2016 3:05 PM
To: MayorandCouncillors
Subject: Public Hearing - October 17, 2016 - Item 5 - OFFICIAL COMMUNITY PLAN BYLAW 7100 AND 9000, AMENDMENT BYLAW 9593 AND RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9594 (RZ 12-603040) - Send a Submission Online (response # 989)

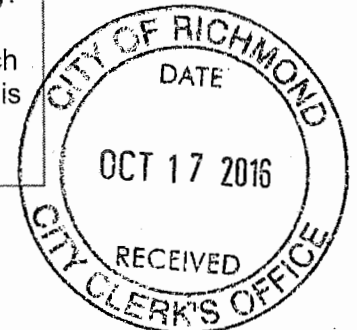
Send a Submission Online (response #989)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	10/17/2016 3:04:24 PM

Survey Response

Your Name	Chan Sau Po
Your Address	1304 - 3333 Corvette Way
Subject Property Address OR Bylaw Number	RZ 12-603040
Comments	I am writing to strongly against the application to build a highrise building in RZ 12-603040, area "B", the original plan is to build a park and now the developer want to change the area from "park" to build high density building. Which is the triangle area. I bought this apartment this year, with a premium on the view as it is unobstructed to the river, providing me a view of the sunset every day. When I bought this apartment, I understand that triangle area is supposed to become a park, which will not obstruct my view. I am strongly against this notion, and this should not be allowed.



Schedule 7 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, October 17, 2016.

To Public Hearing	
Date:	OCT 17, 2016
Item #	8
Re:	RZ 15-710175
	Bylaw 9598

MayorandCouncillors

From: Webgraphics
Sent: Sunday, 16 October 2016 8:33 PM
To: MayorandCouncillors
Subject: Public Hearing - October 17, 2016 - Item 8 - RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9598 (RZ 15-710175) - Send a Submission Online (response # 987)

Send a Submission Online (response #987)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	10/16/2016 8:32:13 PM

Survey Response

Your Name	Vladimir Charvat
Your Address	7155 Lindsay Road, Richmond, BC V7C25P5
Subject Property Address OR Bylaw Number	7155 Lindsay Road
Comments	<p>This is the second time I'm writing about this proposed development in the alley, and I oppose it again, my objections are the same as before, chronic problems with increased traffic on Lindsay Road and in the lane as well. Installing 20km signs in the lane did not do very much, cars are still zooming by in much higher and dangerous speed, so I'm asking the City again for the speed bumps to be installed in the lane before someone gets hurt. Also the parking is a big issue on Lindsay Road, the City closed unused lot at the end of Lindsay Road, it could hold 45 cars and it got much worse since people from the nearby townhouses dump their cars all over the place. So I'm asking the City to open it up again and make it a permanent public parking to ease a chronic parking problem on Lindsay Road. We cannot even park in front of our houses anymore and with this increased density it will make the problem even worse. The last thing I</p>

have to address is an issue with the short term rentals that are popping up all over Richmond, so I want to know how the City going to deal with this new development to make sure it is used as a primary residence and not as Airbnb or a hotel. Thank you for your consideration. Vladimir Charvat

MayorandCouncillors

From: Webgraphics
Sent: Sunday, 15 November 2015 5:07 PM
To: MayorandCouncillors
Subject: Send a Submission Online (response #889)

Categories: 12-8060-20-9292 - RZ 15-691744

Send a Submission Online (response #889)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	11/15/2015 5:05:37 PM

Survey Response

Your Name	Vladimir Charvat
Your Address	7155 Lindsay Road, Richmond, BC V7C25P5
Subject Property Address OR Bylaw Number	7220 Railway Avenue
Comments	<p>I strongly oppose to rezoning this property from RS1/ E to RC2. It will add to already congested area, increase traffic in the lane and affect parking on Lindsay Road. We cannot find parking in front of our houses as it is now, people living in adjacent townhouses dump their cars there freely, leaving them in some cases in front of our houses for many days. It is getting very frustrating for older people like us having to walk to our houses with a load of groceries and other things from far away. Traffic on Lindsay Road is very heavy as it is now and this new development proposal will definitely add to the congestion. Also the lane behind the proposed rezoning property is becoming very dangerous, people speed through it like it was a racetrack, nobody obeys 20km speed limit, including garbage trucks, and sooner or later someone will get hurt. Some day people even park in the lane illegally, we seldom see a bylaw officer in our area to enforce it.</p>

City MUST install speed bumps in that lane and MUST post speed limit on both ends, and make it possibly only one way lane, before something terrible will happen. Thank You. Vladimir Charvat

MayorandCouncillors

From: Webgraphics
Sent: Tuesday, 15 December 2015 4:04 PM
To: MayorandCouncillors
Subject: Send a Submission Online (response #912)

Categories: 12-8060-20-9291 (RZ 14-674043)

Send a Submission Online (response #912)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	12/15/2015 4:02:44 PM

Survey Response

Your Name	Vladimir Charvat
Your Address	7155 Lindsay Road
Subject Property Address OR Bylaw Number	7180 Railway Avenue #9291
Comments	I have to object to this development for the same reason I objected to the same one in the neighboring property, increased traffic in the lane, not obeying 20km speed limit and illegal overnight parking in the lane. So again, I'm asking council to monitor it it on regular basis and consider installing speed bumps in that lane and also on Lindsay Road. Thank you.

Schedule 8 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, October 17, 2016.

<p>To Public Hearing Date: <u>OCT 17, 2016</u> Item # <u>13</u> Re: <u>RZ 116-734207</u> <u>Bylaw 9609</u></p>
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MayorandCouncillors

From: Webgraphics
Sent: Saturday, 15 October 2016 8:22 PM
To: MayorandCouncillors
Subject: Public Hearing - October 17, 2016 - Item 13 - RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9609 (RZ 16-734207) - Send a Submission Online (response # 986)

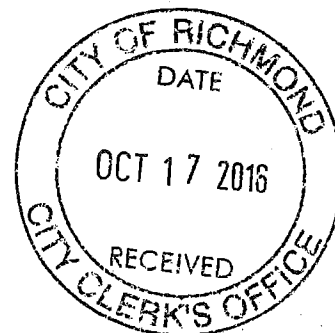
Send a Submission Online (response #986)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	10/15/2016 8:21:08 PM

Survey Response

Your Name	Margaret McCallum
Your Address	#15 - 7260 Langton Rd. Richmond BC
Subject Property Address OR Bylaw Number	7340/7360 Langton Rd
Comments	I am not in favour of the application to rezone the subject property "Single Detached (RS1/E)" to "Single Detached (RS2/B), to permit the property to be subdivided to create two (2) lots, with driveway access to Langton Road.



Schedule 9 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, October 17, 2016.

To Public Hearing
Date: Oct 17, 2016
Item # 14
Re: RZ 16-722173
9771 Seavale Rd.

CityClerk

From: CityClerk
Subject: Public Hearing - October 17, 2016 - Item 14 - RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9611 (RZ 16-722173)

From: Elizabeth Rodrigues <liz_geoff@hotmail.com>
Sent: October 17, 2016 10:55 AM
To: sdesousa@richmond.ca
Cc: Elizabeth Rodrigues
Subject: Richmond Zoning Bylaw 8500, Ammendment Bylaw 9611 (RZ 16-722173) for 9771 Seavale Road.

Dear Mr. De Sousa,

Thank you for taking the time & talking with me the other day.

My name is Geoffrey Rodrigues & I am the owner of 11360 Seaport Avenue which is next to the above noted address on the north side east corner.

I would like voice my concerns regarding the rezoning

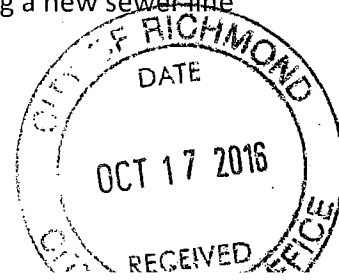
1 - On the West side of the said property there are 8-9 tall trees (approx. 80 plus feet tall). Per my conversation with you,you did mention that 2 of the trees will be removed & the rest were being saved. This in my opinion would only severely weaken the root structure for the trees being saved due to the stress of construction activity happening around even if there will be a tree root protection zone . The rear lane access for the other lot is in terrible shape ,that would mean city will have to upgrade the same as the roots of the trees are protruding through the asphalt at above street/lane level. If at any point city does any lane upgrades to the existing rear lane which would mean paving etc. this will further weaken the root structure causing the trees to come down during heavy rain or wind storm.

If the trees were to come down due to weather related causes it would endanger life & property that would affect me .

I would rather see that all the trees be taken down at the cost of the property owner before any construction activity commences rather than at a later date at city expense where my taxes would pay for it.

2 - In the North East corner of the property there is a dying tree which drops huge branches/limbs into my lot, I would like to see it be taken down.

3 - In the same North East corner there is a clump of bamboo growing which has roots blocking /damaging the sewer access lines which services my lot. This is as per city workers who attended a few years ago when the sewer overflowed in my lot. In my property I have dug out all the bamboo roots but they keep on coming back. Will the bamboo roots and plants be dug out from the corner ? Will my lot be getting a new sewer line or upgrade ? (Could the city re-assess this at the earliest ? Please)



4 - My understanding is that new homes must be built at street level. Will there be a significant change in the height of the property ? Will there be a retaining wall?

5 - How far away will the new house be built from my property fence ?

Please could you acknowledge this email & If you have any questions feel free to contact me at 604 204 2645 or by email at liz_geoff@hotmail.com .

Sincerely,

Geoffrey Rodrigues