



**Regular Council meeting for Public Hearings
Monday, October 19, 2015**

Place: Council Chambers
Richmond City Hall

Present: Mayor Malcolm D. Brodie
Councillor Chak Au
Councillor Derek Dang
Councillor Carol Day (entered at 7:01 p.m.)
Councillor Ken Johnston
Councillor Alexa Loo
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.

Councillor Day entered the meeting (7:01 p.m.).

1. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9213
(RZ 13-643655)**

(Location: 10491 No. 1 Road; Applicant: Yin P. Mui)

Applicant's Comments:

The applicant was available to respond to queries.

Written Submissions:

(a) Akbarali Manji, 10460 Sorrel Drive (Schedule 1)

Submissions from the floor:

None.

PH15/9-1

It was moved and seconded

***That Richmond Zoning Bylaw 8500, Amendment Bylaw 9213 be given
second and third readings.***



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The question on Resolution PH15/9-1 was not called as discussion ensued regarding the proposed sundeck facing either the interior side yard or the primary residence and as a result the following **referral** was introduced:

PH15/9-2

It was moved and seconded

That the application be referred back to staff to work with the developer to move the proposed rear facing sundecks to face the interior side yard or the primary residence.

The question on Resolution PH15/9-2 was not called as discussion ensued regarding the merits of the referral to examine the development of coach houses to protect the privacy of the existing neighbourhood. Also, members express concern that the placement of sundecks on all future developments should be examined.

The question on Resolution PH15/9-2 was then called and it was **DEFEATED** with Mayor Brodie, Cllrs. Dang, Johnston, Loo, McNulty, and McPhail opposed.

The question on Resolution PH15/9-1 was then called and it was **CARRIED** with Cllr. Day opposed.

PH15/9-3

It was moved and seconded

That the positioning and/or placement of sundecks on homes (i.e., single-family and coach house, etc.) be referred to staff for examination of any potential impacts to neighbouring properties.

The question on Resolution PH15/9-3 was not called as discussion ensued regarding the need to examine the positioning of sundecks in order to minimize impact to neighbouring properties.

The question on Resolution PH15/9-3 was then called and it was **CARRIED**.

2. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9225
(RZ 15-690340)**

(Location: 3260/3280 Blundell Road; Applicant: Steve Dhanda)

Applicant's Comments:

The applicant was not available to respond to queries.

Written Submissions:

None.



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Submissions from the floor:

None.

PH15/9-4

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9225 be given second and third readings.

CARRIED

**3. RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9269
(ZT 15-700276)**

(Location: 8888 Patterson Road and 3340 Sexsmith Road; Applicant: GBL Architects Inc.)

Applicant's Comments:

The applicant was available to respond to queries.

Written Submissions:

None.

Submissions from the floor:

None.

PH15/9-5

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9269 be given second and third readings.

CARRIED

**4. RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9290
(RZ 14-662541)**

(Location: 8571 No. 4 Road; Applicant: Sumaiyya Hasan)

Applicant's Comments:

The applicant was available to respond to queries.

Written Submissions:

(a) Fiona Fung, 8880 Allison Street (Schedule 2)

Submissions from the floor:

Alisa Streat, 8886 Allison Street, expressed concern with the rear facing sundeck for the proposed coach house and read from her written submission (attached to and forming part of these Minutes as Schedule 3).



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In reply to queries from Council, Khalid Hasan, Developer, noted that the rear lane provides an additional six-metre setback from the properties at the rear and that the proposed development meets the requirements of the zoning bylaw.

PH15/9-6

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9290 be given second and third readings.

The question on Resolution PH15/9-6 was not called as discussion ensued regarding the importance of addressing the concerns raised related to the placement of sundecks to minimize overlook into neighbouring properties.

The question on Resolution PH15/9-6 was then called and it was **CARRIED** with Cllr. Day opposed.

5. RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9295 (ZT 15-705936)

(Location: 11220 Horseshoe Way; Applicant: Fuggles & Warlock Craftworks Ltd.)

Applicant's Comments:

The applicant was available to respond to queries.

Written Submissions:

None.

Submissions from the floor:

None.

PH15/9-7

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9295 be given second and third readings.

CARRIED

ADJOURNMENT

PH15/9-8

It was moved and seconded

That the meeting adjourn (7:35 p.m.).

CARRIED



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Certified a true and correct copy of the Minutes of the Regular meeting for Public Hearings of the City of Richmond held on October 19, 2015.

Mayor (Malcolm D. Brodie)

Acting Corporate Officer
(Michelle Jansson)

Schedule 1 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, October 19, 2015.

To Public Hearing
 Date: OCT. 19 2015
 Item # 1
 Re: BYLAW 9213
 22 13-043655

MayorandCouncillors

From: Webgraphics
Sent: Tuesday, 6 October 2015 23:53
To: MayorandCouncillors
Subject: Send a Submission Online (response #883)

Categories: 12-8060-20-9213

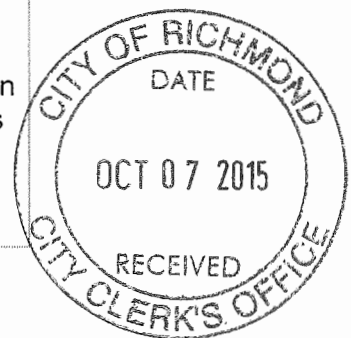
Send a Submission Online (response #883)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	10/6/2015 11:52:26 PM

Survey Response

Your Name	Akbarali Manji
Your Address	10460 Sorrel Drive
Subject Property Address OR Bylaw Number	10491 No. 1 Road
Comments	I received this notice of public hearing via mail and unfortunately I will not be able to participate in-person. I am writing to oppose the single detached to Coach House application. Since the city has been filling their pockets and allowing this, owners like us on the other side of a lane way or alley are losing all our privacy. We choose to purchase houses for privacy and now it feels like we are in a fish bowl with no where to go to enjoy privacy. The property application in question is directly behind my house. With a young family this is an issue of privacy and safety. If I wanted this type of living, I would have moved to an apartment or condo. We live in a house so we do get privacy. My other question is, why do you allow houses facing a main street to build these coach houses and not houses like mine on the inside sharing the same alley. It's the same sandbox, so why do you limit who plays in it? Really, being born and raised in Richmond, I



have seen a lot of decisions that make absolutely no sense whatsoever. So do you plan to change this rule, so houses on the inside can also build a coach house? The reason why I ask is I would love to have a mortgage helper for a young family trying to live a comfortable lifestyle. Also, I plan to look after my parents as they get old and would love the ability to build them something so I may look after them. So if you grant permission to Yin, P Mui, then why not grant me the same permission to build? If you give me and others permission to also build coach houses, then I would have no problem at all. But, if you continue playing unfair, then I would strongly oppose the application and say no. I know my neighbours strongly oppose this as well as many are planting bushes to regain privacy from coach house owners completely taking away their privacy. I mean a fence usually works, but to have a coach house above a garage is ineffective. So would you allow me at 10460 Sorrel Drive also build a coach house? I'm sure this email like many others will go unnoticed and ignored as you will probably accept Yin. P Mui's application, but I would also like the same treatment and have the chance to build a coach house as well. I look forward to your reply and would love to know how this public hearing goes and if I am also able to get the same treatment or option of building a coach house. Regards, Akbar Manji 604.617.5969 moshmanji@gmail.com

Schedule 2 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, October 19, 2015.

To Public Hearing
 Date: OCT. 19 2015
 Item # 4
 Re: BYLAW 9290
RZ 14-662541

MayorandCouncillors

From: Webgraphics
Sent: Monday, 19 October 2015 11:21
To: MayorandCouncillors
Subject: Send a Submission Online (response #884)

Categories: 12-8060-20-9290

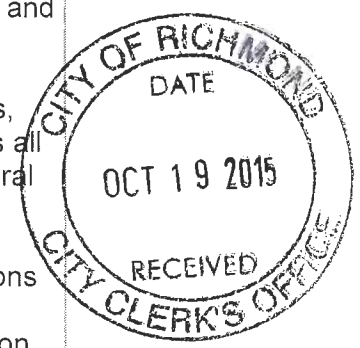
Send a Submission Online (response #884)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	10/19/2015 11:20:51 AM

Survey Response

Your Name	Fiona Fung
Your Address	8880 Allison Street
Subject Property Address OR Bylaw Number	8571 No. 4 Road (Bylaw 8500)
Comments	<p>I am writing to object the rezoning application (RZ14-662541) of the subject property to rezone to "Coach Houses (RCH1)". My house is right behind the subject property and the Coach House facing directly to my house is intruding our privacy. The very narrow Arterial Road is not sufficient to allow enough private open space between our house and the proposed Coach Houses. Basically their balcony view is directly looking into the big windows of our house facing the Coach Houses, which will make us having to close all the blinds all the time and take out our privilege to allow natural sunlight at home. Also, if this application is approved, it will set the precedence in our neighbourhood area and more similar applications will have to be approved. This is seriously impacting the Low Density Area Plan Designation. For example, once this is approved, does it mean I and our neighbours can all submit applications to</p>



extend our backyard area to Coach Houses? Or only the first couple of applications can be approved? This will be a really bad precedence to set and is totally unfair to the entire neighbourhood.

Schedule 3 to the Minutes of the
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Alisa Streat,
8860 Allison St.,
Richmond, BC V6Y 3J4
October 19, 2015

To: City of Richmond, Council

Re: 8571 No. 4 Road: **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9290
(RZ 14-662541)** (File Ref. No. 12-8060-20-009290; RZ 14-662541) (REDMS No. 4704349)

My back yard will be in the line of sight from the rear-facing sun-deck on the proposed coach house. Due to its elevation, it will be possible for anyone on the deck to look down into my backyard and invade my personal privacy.

I am concerned also that the approval of coach houses with rear-facing sun-decks sets a precedent for future development along the lane.

Therefore, I am requesting that the plans for the site be amended so that that sundeck of the coach houses face east.

I appreciate the purpose behind densification, but it is important that this be done respecting existing privacy needs of property owners.

Thank you for considering my request.

Yours truly,



Alisa Streat
8860 Allison St.