



Regular Council Meeting for Public Hearings

Monday, July 19th, 2004

Place: Council Chambers
Richmond City Hall
6911 No. 3 Road

Present: Mayor Malcolm D. Brodie
Councillor Derek Dang
Councillor Evelina Halsey-Brandt
Councillor Rob Howard
Councillor Kiichi Kumagai
Councillor Bill McNulty
Councillor Harold Steves

David Weber, Acting City Clerk

Absent: Councillor Linda Barnes
Councillor Sue Halsey-Brandt

Call to Order: Mayor Malcolm Brodie opened the proceedings at 7:02 p.m.

- Zoning Amendment Bylaw 7711 (ZT 04-269236)**
(Applicant: City of Richmond)

Applicant's Comments:

None.

Written Submissions:

None.

Submissions from the floor:

None.

PH04/7-1 It was moved and seconded
That Zoning Amendment Bylaw 7711 be given second and third readings.

CARRIED



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PH04/7-2

It was moved and seconded
That Zoning Amendment Bylaw 7711 be adopted.

CARRIED

2. Proposed Single-Family Lot Size Policy (Section 23-4-7) and Zoning Amendment Bylaw 7730 (RZ 04-268683)

(8100 No. 1 Road; Applicant: Shinder Sahota)

Applicant's Comments:

None.

Written Submissions:

- (a) J.P. Desbiens, 4471 Coventry Drive, Richmond (Schedule 1)
- (b) Tyla Meyer, 4380 Coventry Drive, Richmond (Schedule 2)

Submissions from the floor:

Doug Symons, 8191 Claysmith Road, inquired about the City's long term plan for Coldfall Road. He stated his concern about the density of traffic which would occur in the area, and the number of access lanes being built due to the increase in development in the City.

PH04/7-3

It was moved and seconded
That Single Family Lot Size Policy 5437 (Section 23-4-7), be amended to exclude the following properties:

- 8060 No. 1 Road through to and including 8506 No. 1 Road;
- 4088 Blundell Road through to and including 4380 Blundell Road, and;
- 4171 and 4191 Coldfall Road.

CARRIED

PH04/7-4

It was moved and seconded
That Zoning Amendment Bylaw 7730 be given second and third readings.

CARRIED



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3. **Zoning Amendment Bylaw 7739 (RZ 04-260971)**
(6211 No. 3 Road; Applicant: Andrew Cheung Architects Inc.)

Applicant's Comments:

The applicant advised that he was available to answer questions.

Written Submissions:

- (a) Roger Brandon, 777 Hornby Street, #600, Vancouver (Schedule 3)
- (b) Susan , 6088 Minoru Boulevard-#903, Richmond (Schedule 4)
- I E. Ching, 6080 Minoru Boulevard-#605, Richmond (Schedule 5).
- (d) Joe, 6080 Minoru Boulevard - #607, Richmond (Schedule 6)
- (e) Peter, 6088 Minoru Boulevard-#1207, Richmond (Schedule 7)

Submissions from the floor:

Patrick Chun, 6081 No. 3 Road, stated his concern about the increase of traffic on No. 3 Road and the possible devaluation of the property which he manages. He also noted his concern about the quality of life for residents, and the economic well being of businesses in the area. (Schedule 8)

Ms. J. Chu, 12-6088 Minoru Boulevard, stated her opposition to the proposed rezoning. She also stated her concern about the location of and generation of noise from transformers on top of Richmond Centre, which caused her lack of sleep.

Mr. Len Gray, 6080 Minoru Boulevard, stated his concern about the number of high rise buildings being developed on No. 3 Road. He stated that these buildings blocked sunlight, were not aesthetically pleasant, and increased the density of traffic in the area.

PH04/7-5

It was moved and seconded

That Zoning Amendment Bylaw 7739 be given second and third readings.

CARRIED



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- 4. **Zoning Amendment Bylaw 7740 (RZ 04-267103)**
(5811 & 5851 No. 3 Road; Applicant: Bosa Properties Inc.)

Applicant's Comments:

The applicant advised that he was available to answer questions.

Written Submissions:

None.

Submissions from the floor:

None.

PH04/7-6

It was moved and seconded

That Zoning Amendment Bylaw 7740 be given second and third readings.

CARRIED

- 5. **Zoning Amendment Bylaw 7741 (RZ 04-263293)**
(2191 McLennan Avenue; Applicant: Balaram Ghosh)

Applicant's Comments:

The applicant advised that he was available to answer questions.

Written Submissions:

None.

Submissions from the floor:

None.

PH04/7-7

It was moved and seconded

That Zoning Amendment Bylaw 7741 be given second and third readings.

CARRIED



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- 6. **Zoning Amendment Bylaw 7742 (RZ 04-257429)**
(6660, 6760, 6780 and 6784 Lynas Lane; Applicant: Vermillion Properties Ltd.)

Applicant's Comments:

The applicant advised that he was available to answer questions.

Written Submissions:

- (a) Wendy Beckett, 6800 Lynas Lane, #12, Richmond (Schedule 9).

Submissions from the floor:

A resident, 9468 Lynas Lane, stated her concern about the increase in the volume of traffic which would occur on Lynas Lane because of this development. Staff advised that a traffic volume study would be done in this area in September.

Mrs. Pearl Overhill, 8540 Littlemore Place, requested that traffic lights be installed at the intersection of Lynas Lane and Garrison Road to help prevent accidents.

PH04/7-8

It was moved and seconded

That Zoning Amendment Bylaw 7742 be given second and third readings.

CARRIED

- 7. **Proposed Single-Family Lot Size Policy 5456 (Section 2-4-7) and Zoning Amendment Bylaw 7743 (RZ 04-255365)**
(5988 Riverdale Drive; Applicant: Rajinder Takhar)

Applicant's Comments:

The applicant advised that he was available to answer questions.

Written Submissions:

- (a) Erika Simm, Richmond Resident (Schedule 10)
- (b) Harminder Grewal, 4811 Webster Road, Richmond (Schedule 11)
- (c) Elias Sourso, 4931 Webster Road, Richmond (Schedule 12)
- (d) Piara Singh Kailay, 5960 Riverdale Drive, Richmond (Schedule 13)



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- (e) Marion Smith, 6580 Mayflower Drive, Richmond (Schedule 14)
- (f) Shiu S. Woo, 4840 Webster Drive, Richmond (Schedule 15)
- (g) Josef Becker, 4991 Westminster Highway, Richmond (Schedule 16)
- (h) Grace McCreedy, 4951 Westminster Highway, Richmond (Schedule 17)
- (i) Peter S. Qi Want, 4931 Westminster Highway, Richmond (Schedule 18)
- (j) E.J. Martin, 4871 Westminster Highway, Richmond (Schedule 19)
- (k) Sandra & John Hayes, 4851 Westminster Highway, Richmond (Schedule 20)
- (l) Richard Chong, 4711 Westminster Highway, Richmond (Schedule 21)
- (m) Martha Croucher, 4960 Webster Road, Richmond (Schedule 22)
- (n) Donald & Susan Ho, 4900 Webster Road, Richmond (Schedule 23)

Submissions from the floor:

Mrs. Erika Simm, 4991 Westminster Highway, stated her concern about the proposed exclusion of properties from the single family lot size policy 5456 (Section 2-4-7). She was also concerned about the type of development being allowed on this site, and advised that duplexes would a better fit in the neighbourhood.

Mrs. Barbara Neff, 4911 Westminster Highway, queried restrictions on the redevelopment of her property. As well, she was concerned that residents on the south side of Westminster Highway had not been notified of the Public Hearing on this item.

Mrs. Hewlett, 5820 Murchison Road, stated her concern about the densification of the area, the lanes which would surround the neighbourhood because of the City's arterial road policy, and the deterioration of the quality of life in the area because of this development.

Mr. Max Ciprut, 8520 Littlemore Place, asked for information about the Lot Size Policy south of Westminster Highway.



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Mr. Kailay, 5960 Riverdale Drive, stated his concern about the devaluation of his property because of this proposal.

Mrs. Erika Simm, 4991 Westminster Highway stated that she was concerned about the look of the proposed development and the negative impact it would have on the neighbourhood. She also advised that properties across the street were being advertised for sale as "subdividable".

Mr. Joseph Becker, 4991 Westminster Highway, asked about lanes in relation to the subdivision and sale of properties.

Mr. Rajinder Takhar, applicant, stated that he was building 2 affordable houses rather than a megahouse and did not think it would negatively impact the area.

PH04/7-9

It was moved and seconded

That the proposal be referred to staff to conduct a public consultation with area residents, including those on both sides of Westminster Highway, to ascertain neighbourhood views on the proposal and Lot size policy options.

CARRIED

Prior to the question on Resolution No. PH04/7-9 being called, staff were directed to comment on the traffic flow for the proposed lane, and advise on whether the proposed lane was a through lane or would end at Riverdale Drive.

The question on Resolution No. PH04/7-9 was then called and it was **CARRIED.**

PH04/7-10

It was moved and seconded

That staff review the City's Arterial Road Redevelopment Policy with regard to the establishment of new lanes in areas where there are no existing laneways

CARRIED



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- 8. Zoning Amendment Bylaw 7745 (RZ 04-270141)**
(8411 No. 1 Road; Applicant: Mike Olak)

Applicant's Comments:

The applicant was not present.

Written Submissions:

None.

Submissions from the floor:

Mr. Doug Symons, 8191 Claysmith Road, stated his concern about the City's lane policy, access to arterial roads, and the loss of quality of life in the area due to increased development.

PH04/7-11

It was moved and seconded

That Zoning Amendment Bylaw 7745 be given second and third readings.

CARRIED

PH04/7-12

It was moved and seconded

That Zoning Amendment Bylaw 7745 be adopted.

CARRIED

- 9. Zoning Amendment Bylaw 7746 (RZ 04-270541)**
(9231 No. 1 Road; Applicant: Mike Milic)

Applicant's Comments:

The applicant advised that he was available to answer questions.

Written Submissions:

None.

Submissions from the floor:

None.

PH04/7-13

It was moved and seconded

That Zoning Amendment Bylaw 7746 be given second and third readings.

CARRIED



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PH04/7-14 It was moved and seconded
That Zoning Amendment Bylaw 7746 be adopted.

CARRIED

10. **Zoning Amendment Bylaw 7747 (RZ 04-270555)**
(4500 Steveston Highway; Applicant: Vignarajah Sellathurai)

Applicant's Comments:

The applicant was not present.

Written Submissions:

(a) Sue Alcock, 4475 Steveston Highway, Richmond – (Schedule 24)

Submissions from the floor:

None.

PH04/7-15 It was moved and seconded
That Zoning Amendment Bylaw 7747 be given second and third readings.

CARRIED

11. **Zoning Amendment Bylaw 7748 (RZ 04-270504)**
(9411 Williams Road; Applicant: Les Cohen/ Azim Bhimani)

Applicant's Comments:

The applicant was not present.

Written Submissions:

None.

Submissions from the floor:

None.

PH04/7-16 It was moved and seconded
That Zoning Amendment Bylaw 7748 be given second and third readings.

CARRIED



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- 12. Zoning Amendment Bylaw 7749 (RZ 04-270692)**
(9591 Williams Road; Applicant: Malhi Construction Ltd.)

Applicant's Comments:

The applicant stated that he was available to answer questions.

Written Submissions:

None.

Submissions from the floor:

None.

PH04/7-17

It was moved and seconded

That Zoning Amendment Bylaw 7749 be given second and third readings.

CARRIED

- 13. Official Community Plan Amendment Bylaw 7750 and Zoning Amendment Bylaw 7751 (RZ 02-199677)**
(3900, 3920, 3940, 3960 and 3980 Youngmore Road; Applicant: Dana Westermark)

Applicant's Comments:

Dana Westermark, Applicant, advised that the developer was responding to concerns of residents regarding traffic in the area by providing a special enhanced signal with countdown pedestrian timer which would allow the traffic light to trip when there was a queue of vehicles.

Written Submissions:

- (a) Nancy and Jay Sakamoto, 3880 Youngmore Road, Richmond (Schedule 25)
- (b) Pearl Overhill, 8540 Littlemore Place (Schedule 26)



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Ms. Pearl Overhill, 8540 Littlemore Place, stated her concern about the density of traffic in the area and advised that the proposed development would bring more traffic. The speaker stated her preference for 5 or 6 single-family homes instead of the proposed multiple-family development.

Mr. Max Ciprut, 8520 Littlemore Place, stated his concern that the established covenants were not being honoured. He was also concerned about the density of traffic in the area and stated that this would only increase with the proposed development.

In response to a query from Council, Mr. Erceg, General Manager, Urban Development advised that the City was not a party to the covenants in question.

Mr. Rod Booth, 3931 Youngmore Road, stated that his son's property would be directly impacted by this development. He advised that he was concerned about the slovenly conditions of the houses that were being redeveloped and felt that the City should not reward this behaviour with increased density. Mr. Booth stated that re-development should fit in with the existing community.

Mr. Jay Sakamoto, 3880 Youngmore Road, stated that he was opposed to the development and that his covenant stated that only single-family houses could be built in the area.

Mr. Westermarck, representing the applicant, stated that the covenants in question were established to prevent the unregulated expansion of the shopping centre. He stated that the proposed project met with the City's Arterial Road Policy Redevelopment, advising that this site was ideal for the type of density proposed. He also stated that some of the owners were willing to release their covenants.

Mr. Corry Goumans, 8511 Littlemore Place advised that the area is made up of single family residences and that the covenants should be honoured.

Mr. Max Ciprut, 8520 Littlemore Place stated that the covenants had been established to protect the area and that the subject properties should be redeveloped as single-family homes.

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PH04/7-18 It was moved and seconded
That Zoning Amendment Bylaws 7750 and 7751 be DEFEATED.
The question on Resolution PH04/7-18 was not called as the following referral motion was introduced

PH04/7-19 It was moved and seconded
That the Zoning Amendment Bylaws 7550 & 7551 be referred to staff to explore other options for single-family development.

DEFEATED
OPPOSED: Mayor Brodie
Councillor Rob Howard

The question on PH04/7-18 was then called and it was **CARRIED** with Councillor Howard opposed.

- 14. Zoning Amendment Bylaw 7752 (RZ 04-268857)**
(9491, 9531 & 9551 Ferndale Road and 9520 & 9540 Westminster Highway;
Applicant: Palladium Development Corp.)

Applicant's Comments:

The applicant advised that he was available to answer questions.

Written Submissions:

None.

Submissions from the floor:

Mr. Doug Parmenter, 9571 Ferndale Road, stated that he was concerned about the increase in traffic which would occur due to the proposed development. He queried the means of ingress/egress to this development. He asked for a reconsideration of this development because of safety concerns, accessibility into the property and the devaluation of his property. In response to a query from Council, staff advised that the installation of traffic lights on Ferndale and Alberta Road would be examined.

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Mr. Leonard Brady, 9611 Ferndale Road, stated his concern about ingress/egress into the development.

Mr. Doug Parmenter, 9571 Ferndale Road, requested that staff perform a traffic study in the Ferndale Road area.

In response to a query from Council, staff advised that traffic monitoring could be done in this area.

PH04/7-20

It was moved and seconded

That Zoning Amendment Bylaw 7752 be given second and third readings.

CARRIED

15 Zoning Amendment Bylaw 7754 (RZ 04-266049)

(7571 & 7611 Alderbridge Way; Applicant: Century Holdings Ltd.

Applicant's Comments:

Mr. Larry Doyle, representing the applicant, advised that he was available to answer questions.

Written Submissions:

(a) Doug Ashcroft, 7680 Alderbridge Way, Richmond- (Schedule 27)

Submissions from the floor:

Mr. Malcolm Grey, 7380 Alderbridge Way, stated his concerns about the height and size of the proposed building, the expected increase in traffic, its impact on the area, and lack of street parking which would result because of the development. In response to a query from Council, staff advised that these issues could be addressed at the Development Permit stage.

PH04/7-21

It was moved and seconded

That Zoning Amendment Bylaw 7754 be given second and third readings.

CARRIED

MayorandCouncillors

Public Hearing
Date: July 19/2004
Item #: 2
Re: Bylaw 7730

		INT
✓	JEM	
	DW	
	KY	
	AS	
	DB	
	WB	

From: web2@city.richmond.bc.ca
Sent: July 12, 2004 4:45 PM
To: MayorandCouncillors
Subject: RZ 04-268683

Name: J.P. Desbiens
Address: 4471 Coventry Drive
SubjectProperty_Bylaw: RZ 04-268683

Comments:

I disagree with the proposed rezoning bylaw. I prefer that this area remain as it is.
Also we should stop the overcrowding of Richmond.

Thank you.

Schedule 1 to the Minutes of the
Public Hearing meeting held on
Monday, July 19, 2004.



To Public Hearing	
Date:	July 19/04
Item #:	2
Re:	Bylaw 7730

4380 Coventry Drive
 Richmond, V7C 4R2
 July 13, 2004

Regarding Proposed Single Family Lot Size Policy 5437 (Section 23-4-7)
Zoning Amendment Bylaw 7730 (RZ 04-268683)

		INT
✓	JRM	SM
	DW	
	KY	
	AS	
	DB	
	WB	

I have been a homeowner in this area since 1983, I would like to voice my objection to the rezoning.

This is at least the third time that I have seen the rezoning of these lots come before city council. In November 1989, a property owner wanted to rezone lots from R1/E to R1/B in this section, to permit the creation of 12 metre lots in our subdivision.

A survey was mailed to homeowners.

The results of the survey were sent to us in January, 1990. 71% of the respondents preferred R1/E lot sizes.

Here is what the then Director of Planning, Ron Mann, wrote to us: *"As part of the study, school, and park capacity, servicing capability and transportation implications were considered in the area. Based on this technical analysis, it was determined that certain physical infrastructure improvements and additional park space would be required before a policy for smaller lots could be introduced in the study area."*

Since that time period, there have been no upgrades to servicing capability. There have been no transportation improvements. There has been no increase in park capacity.

In December, 1993 an applicant wanted to make smaller lots once again on Blundell Road beside Grauer school. The applicant did not want to pay to replace the storm sewer and sidewalks even though these would be damaged by the construction of extra houses. The city did not want to pay, so only three houses were built on two lots (the applicant wanted five houses on two lots). Once again no improvements were made to servicing capability.

In 2004, an applicant wants to build houses on lots even smaller than R1/B along No. 1 Road. This will increase the traffic on No. 1 Road. In particular, when I drive from my house to Safeway, the left turn from Coldfall Road onto No 1 Road will be even harder to negotiate. It is not an easy turn to make as there is no light and a lot of traffic. Besides traffic concerns, there will be a need for school and park capacity and physical infrastructure improvements.

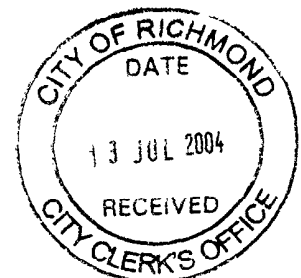
Before these lots get rezoned, perhaps some of the lots should become parkland, and the ditches should be filled in along Coldfall Road. Then you could argue that the improvements warrant smaller lot sizes.

I have one other comment. I phoned David Brownlee, the City Contact listed on the Notice of Public Hearing, on July 9 to ask what a R1-0.6 lot size meant. Imagine my surprise to hear that Mr. Brownlee was on vacation and would not be back until Monday July 19, which is the day that the hearing is scheduled. The planning department told me to try calling Cecelia. I left a message with her on July 9, and am still waiting for a reply.

Yours truly,



Tyla Meyer (604) 271-8692 sent by fax to City Clerk. 604 278-5139





To Public Hearing
Date: July 19, 2004
Item # J3
Re: Bylaw 7739
6211 No. 3 Rd

		INT
	JRM	
<input checked="" type="checkbox"/>	DW	DW
	KY	
	AS	
	DB	
	WB	

8060-20-7739

June 18, 2004

Richmond City Hall
 6911 No. 3 Road
 Richmond, B.C.
 V6Y 2C1

Attention: Urban Development Division

To Whom It May Concern:

RE: FILE # R2-04-260971 [REZONING APPLICATION]

With respect to the Rezoning Permit Application by Andrew Cheung Architects Inc. re: 6211 No. 3 Road, Richmond, B.C. from G2 to Downtown Commercial C7 Mixed Use Retail/Commercial/Residential tower which includes a parkade:

As Agent for the Owners of the Strata Corporations residing in **Three West Centre** (the adjoining property) where there is a residential tower (The Wellington – LMS 3017) comprised of 62 suites at 7878 Westminister Highway; a mixed use retail/commercial complex (LMS 3045) comprised of 24 units at 7900 Westminister Highway & 6061 No. 3 Road; and an office tower (LMS 3085) comprised of 203 units located at 6081 No. 3 Road, - all of which utilize and depend on the **parkade facility** located on the adjoining **Three West Centre** property (of which the owners contribute towards the maintenance and upkeep of same) which is owned and managed by Crestwell Realty (120 – 6011 No. 3 Road, Richmond, B.C. V6Y); we note the following concern:

The parking facilities provided for in the C 7 re-zoning application (6211 No. 3 Road/Saba Road) in our owner's and tenant's viewpoint, are not sufficient for this type of proposed project. Accordingly, it is expected that the tenants, owners, clients, customers, etc., of this project will be also using the Three West Centre parking facility (which is open for public use as required by easement agreement with the City of Richmond) whereupon there will not be enough spaces left for the owners, tenants, customers and employees of Three West Centre. The Three West Centre parkade is currently running at 90/95% percent capacity.

As such, as Agent for the Owners, on behalf of the owners of Three West Centre, we strongly oppose the C 7 rezoning application for the above noted address.

Yours truly,

CROSBY PROPERTY MANAGEMENT LTD.
 Agent for the Owners

Roger Brandon
 Senior Property Manager
 Direct Line: (604) 689-6952

**Schedule 3 to the Minutes of the
 Public Hearing meeting held on
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S: LMS3045 Con04 Richmondcityhalllet.doc

MayorandCouncillors

From: web2@city.richmond.bc.ca
Sent: July 19, 2004 12:28 PM
To: MayorandCouncillors
Subject: Bylaw 7739

To Public Hearing	
Date:	July 19, 2004
Item #	3
Re:	6211 No.3 Rd Bylaw 7739

Name: Susan
Address: 903-6088 Monoru Blvd, Richmond, BC
SubjectProperty_Bylaw: Bylaw 7739

Comments:

This residential tower will block our view and cause traffic.

Schedule 4 to the Minutes of the
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MayorandCouncillors

To Public Hearing
Date: <u>July 19, 2004</u>
Item # <u>3</u>
Re: <u>621 No. 3 Road</u>
<u>Bylaw 7739</u>

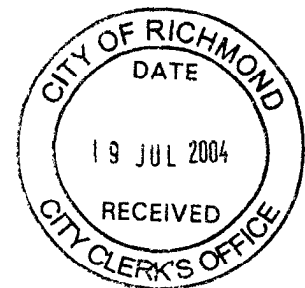
From: web2@city.richmond.bc.ca
Sent: July 19, 2004 11:42 AM
To: MayorandCouncillors
Subject: 7739

Name: Ching E
Address: 605-6080 Minoru Blvd, Richmond, BC V6Y 4A7
SubjectProperty_Bylaw: 7739

Comments:

This residential tower will cause traffic jam and most importantly block our view

Schedule 5 to the Minutes of the
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MayorandCouncillors

To Public Hearing
Date: <u>July 19, 2004</u>
Item # <u>3</u>
Re: <u>6211 No. 3 Rd</u>
<u>Bylaw 7739</u>

From: web2@city.richmond.bc.ca
Sent: July 19, 2004 11:56 AM
To: MayorandCouncillors
Subject: 7739

Name: Joe
Address: 607-6080 Minuru Blvd, Richmond, BC V6Y 4A7
SubjectProperty_Bylaw: 7739

Comments:

This building should not be too tall.
A tall tower will distroy our view and affact the value of our apartment.
Therefore, the building should not be higher than Richmond Shopping Centre.
Thank you.

Schedule 6 to the Minutes of the
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MayorandCouncillors

To Public Hearing	
Date:	July 19, 2004
Item #	3
Re:	6211 No. 3 Rd
	Bylaw 7739

From: web2@city.richmond.bc.ca
 Sent: July 19, 2004 12:19 PM
 To: MayorandCouncillors
 Subject: Bylaw 7739

Name: Peter
 Address: 1207-6088 Minoru Blvd, Richmond, BC
 SubjectProperty_Bylaw: Bylaw 7739

Comments:

There are already too many high rise buildings around Richmond Shopping Centre. when we moved in our home the proposed rezoning property was a gas station which did not block our view.

This is the reason I oppose to this project of bylaw 7739.

Schedule 7 to the Minutes of the
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RZ 04-264971

Greenwood™

pl

Richmond City Hall

Re: Rezoning Application on Saba and No. 3 Road

Jul 15, 2004

Schedule 8 to the Minutes of the
Public Hearing meeting held on
Monday, July 19, 2004.

Dear sir,

We are the property owners at Three West Centre, located at 6081 No. 3 Road. We are opposed to the proposal of a high-rise tower on the old Esso Station property at the corner of Saba and No. 3 Road. It will be too much of an **"in your face"** arrangement for the two buildings. In addition, it will further aggravate the already **unacceptable traffic** condition here. We believe any land development should take top priority the enhancement of **quality of life** of current residents and business owners, not the degradation of it.

Details:

As can be observed currently in Richmond, most high-rises are built either relatively far apart, side-by-side, or **diagonally-facing** so as to allow for least amount of blocking. No doubt this is one of the factors contributing to the high desirability of Richmond as both a place for business and home.

The view of the vast expanse of looking south onto Richmond Centre and City Hall is one of the most desirable features at Three West. The view is a valuable piece of asset for many of our property owners. Building a high-rise tower face-to-face against Three West would dramatically lower its desirability and would, in the long run, certainly cause a noticeable **drop in the property values**. The further lowering of commercial property values of this nature in an already depressed commercial property environment is counter-productive for Richmond in the long run.

Furthermore, a high-rise tower at such close proximity to another high-rise is **mutually disruptive**. The mutually blocking of both towers results in a less-than-optimal property value for both buildings.

If we are going to maintain Richmond to be an excellently planned community, and something distinctively different from, say, the Vancouver downtown, we would suggest we should only allow high-rises **interspersed non-intrusively**.

Any high-density living should be because of people's own choice, not because they are forced to.

Yours



Patrick Chun

Greenwood Canada

Three West Centre, 6144-6021 No. 3 Rd, Richmond, BC, Canada V6Y 2B2 Tel: (604)231-8197 Fax: (604)231-8039

e-mail: info@greenwood.ca web: www.Greenwood.ca

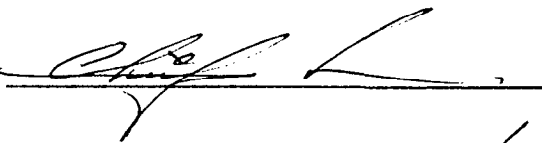
333

Three West Centre Property / Business Owners
*Against building a high-rise on the old Esso Station
between Saba Road and No. 3 Road*

Company Name : GERSHON LEE CGA

Unit Number at Three West Centre: 918.

Phone: 604-279-9618

Signature: 

Name (please print): GERSHON LEE.

Date: JULY 19, 2004.

Return this petition to:

Patrick Chun
Greenwood Canada
914-6081 No. 3 Road
Tel: (604) 231-8197

for the delivery to Richmond City Hall.

P.S. There is also a public hearing
Monday evening at City Hall, Council's
Chamber, July 19, 2004. Please attend.

Three West Centre Property / Business Owners
Against building a high-rise on the old Esso Station
between Saba Road and No. 3 Road

Company Name: K+M Chiropractic Corp

Unit Number at Three West Centre: 613, 614

Phone: 270-1202

Signature: [Signature]

Name (please print): BOB A. VETHE

Date: July 19/04

Return this petition to:

Patrick Chun
Greenwood Canada
914-6081 No. 3 Road
Tel: (604) 231-8197

for the delivery to Richmond City Hall.

P.S. There is also a public hearing
Monday evening at City Hall, Council's
Chamber, July 19, 2004. Please attend.

Three West Centre Property / Business Owners
*Against building a high-rise on the old Esso Station
between Saba Road and No. 3 Road*

Company Name: K+M Chiropractic

Unit Number at Three West Centre: 613

Phone: 604-270-1202

Signature: Dr. Heather McLeod

Name (please print): Dr. Heather McLeod

Date: July 19, 2004

Return this petition to:

Patrick Chun
Greenwood Canada
914-6081 No. 3 Road
Tel: (604) 231-8197

for the delivery to Richmond City Hall.

P.S. There is also a public hearing


*Monday evening at City Hall, Council's
Chamber, July 19, 2004. Please attend.*

Three West Centre Property / Business Owners
*Against building a high-rise on the old Esso Station
between Saba Road and No. 3 Road*

Company Name : Bowell Investments Ltd

Unit Number at Three West Centre: 903

Phone: 604-214-7807

Signature: 

Name (please print): JOHN C. LUM

Date: 19-JULY-2004

Return this petition to:

*Patrick Chun
Greenwood Canada
914-6081 No. 3 Road
Tel: (604) 231-8197*

for the delivery to Richmond City Hall.

*P.S. There is also a public hearing
Monday evening at City Hall, Council's
Chamber, July 19, 2004. Please attend.*

Three West Centre Property / Business Owners
*Against building a high-rise on the old Esso Station
between Saba Road and No. 3 Road*

Company Name : OPAL TRAVEL LTD.

Unit Number at Three West Centre: 920

Phone: (604) 821-1270

Signature: Paul

Name (please print): Paul IP

Date: Jul 19, 2004

Return this petition to:

Patrick Chun
Greenwood Canada
914-6081 No. 3 Road
Tel: (604) 231-8197

for the delivery to Richmond City Hall.

P.S. There is also a public hearing

*Monday evening at City Hall, Council's
Chamber, July 19, 2004. Please attend.*

Three West Centre Property / Business Owners
*Against building a high-rise on the old Esso Station
between Saba Road and No. 3 Road*

Company Name : Pace Personnel Ltd

Unit Number at Three West Centre: Unit: 621, Unit: 622.

Phone: 604 207 9262

Signature: S. M. Singh.

Name (please print): SURINDER M. SINGH

Date: July 19, 2024.

Return this petition to:

*Patrick Chun
Greenwood Canada
914-6081 No. 3 Road
Tel: (604) 231-8197*

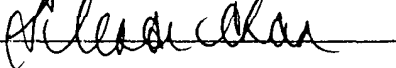
for the delivery to Richmond City Hall.

Three West Centre Property / Business Owners
*Against building a high-rise on the old Esso Station
between Saba Road and No. 3 Road*

Company Name : Three West Centre Developments Ltd.

Unit Number at Three West Centre: 1101-1129 1001-1029 1201-1229

Phone: (604) 664-0621

Signature: 

Name (please print): Eleanor Chan

Date: July 19, 2004

Return this petition to:

Patrick Chun
Greenwood Canada
914-6081 No. 3 Road
Tel: (604) 231-8197

for the delivery to Richmond City Hall.

MayorandCouncillors

From: web1@city.richmond.bc.ca
Sent: July 9, 2004 10:36 AM
To: MayorandCouncillors
Subject: 7742 (RZ 04-257429)

To Public Hearing	
Date:	
Item #	6
Re:	Bylaw 7742

		INT
JRM		
DW		
KY		
AS		
DB		
WB		

 Name: Wendy Beckett
 Address: 12-6800 Lynas Lane
 SubjectProperty_Bylaw: 7742 (RZ 04-257429)

Comments:

I have no problem with this rezoning with the following provisos.
 1) That the mature trees at the rear of these properties be left, affording privacy to we residents living behind them.
 2) A traffic light at the intersection of Lynas Lane and Granville is put in. It is getting harder every day to make a left turn from here, especially when School lets out. An extra 19 residences will only make the situation worse.

8042-20-7742

Schedule 9 to the Minutes of the Public Hearing meeting held on Monday, July 19, 2004.



To Public Hearing	
Date:	July 19, 2004
Item #	7
Re:	5988 Riverdale

July 19th, 2004

Mayor Brodie and Councillors,

my name is Erika Simm. I live at 4991 Westminster Hwy, and I have lived at this address since 36 years.

I have been asked by several residents to be the spokesperson for them, and to present their concerns and letters to you tonight.

I am here to speak to an item on the agenda, - namely the proposed amendment of policy 5456 to exclude the properties fronting Westminster Hwy from Riverdale Drive to McCallan Road from the rest of the Riverdale neighbourhood for the purpose of rezoning these properties from Subdivision Area E (R1/E) to Single Family Housing District (R1-0.6) in order to permit properties to be subdivided into two new single family residential lots with access to a proposed 20 foot wide lane along the northerly property line.

For the record:

I am opposed to this proposed zoning amendment and to the proposed exclusion of the properties fronting Westminster Hwy from Riverdale Drive to McCallan Road from the rest of the Riverdale neighbourhood. I am opposed to the proposed rezoning of these properties from R1/E to R1-0.6. which would allow the subdivision of these properties into two new single family residential lots. And I am opposed to the proposed creation of a 20 foot wide lane along the northerly property line.

This proposed amendment is not for the benefit of the present property owners, monetary or otherwise. It is for the benefit of the applicant only.

It would affect all of the home owners and some in a very negative way.

I am asking Mayor and Council tonight to reject this particular proposal.

Thank you

Erika Simm

Erika Simm

4991 Westminister Hwy.

Schedule 10 to the Minutes of the Public Hearing meeting held on Monday, July 19, 2004.



To Public Hearing	
Date:	July 19/04
Item #:	01
Re:	Bylaw 7743
(copy to the editor)	

to Mayor & Council :

June 13, 2004

		INT
JRM		
DW		
KY		
AS		
DB		
WB		

" Neighbourhood under siege "

There is a stretch of Westminster Highway just west of the Municipal Works Yard which is quite unique. The " rancher " style homes here where built in the 1950's and are of a solid post-and beam construction. The houses are quite different from other homes : the open 4 x 6 ceiling beams make them look cosy and comfortable.

The houses are not the only thing that is unique : this neighbourhood is one that is very stable. The people that reside here have lived here since a long time . There are many residents that bought their houses in the 1960's and 1970's. I moved to this location in 1968. Most of our homes where added on to and renovated over the years, but we took care not to destroy the character of these last reminders of the great 1950's.

04-25-536
8060-10-774

Even though some of the ranchers have been torn down and replaced with large new houses, many of us have no desire to sell and leave our neighbourhood.

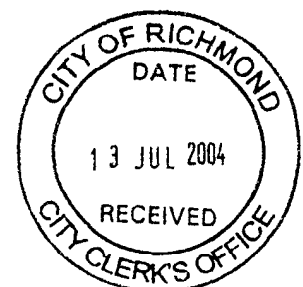
Then into the picture comes one builder. He wants to subdivide one corner lot into two skinny pieces to accommodate two long and narrow houses that look like army barracks. For that he is willing to give up 20 feet at the back of the property for a access lane. Not caring that this will impact the whole neighbourhood, reduce our property size and create a hodge podge of styles, the builder wants to amend our R1E zoning to facilitate narrow lots to accommodate army barracks (60%) and blacktop (35 %) , covering 95 % of the lot, leaving some postage stamp size front lawns.

Having to live next to that ? Hell no!

Now I am not against densification along arterial roads. But the city should do it by considering the existing homes in neighbourhoods. ! For instance in our case the city could allow a up/down duplex zoning. These duplexes could look like the already existing large houses on this street. (Example: the duplexes west of the Vancouver Austria Club). With an ageing population in Richmond such up/down duplex houses would be in demand by allowing adult children to live in the suite upstairs while taking care of their parents who live in the wheelchair accessible bottom suite. Or- retirees could live in the bottom suite of the duplex while renting out the upstairs suite for an additional retirement income. That would increase the density on this road without destroying the feel of the neighbourhood. It would still leave space for gardening which is getting so popular these days, for trees and shrubs to shelter the many birds in the area. There would also be less water run-off which impacts the neighbours.

The public hearing for this is coming up next Monday. Most of us don't want this builder's proposal. Let's see if we, the long time citizens of Richmond who helped shape this community , are still being considered - or if we are tossed aside!

Erika Simm
Richmond



MayorandCouncillors

To Public Hearing
Date: July 19, 2004
Item # 7
Re: 5988 Riverdale
Lot Size Policy 5456
Bylaw 7743

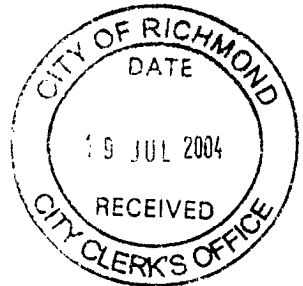
From: web2@city.richmond.bc.ca
Sent: July 19, 2004 10:18 AM
To: MayorandCouncillors
Subject: 5988 Riverdale dr

Name: Harminder Grewal
Address: 4811 Webster Rd
SubjectProperty_Bylaw: 5988 Riverdale dr

Comments:

I am opposed of the possible rezoning at this property.

Schedule 11 to the Minutes of the
Public Hearing meeting held on
Monday, July 19, 2004.



MayorandCouncillors

To Public Hearing
Date: July 19, 2004
Item # 7
Re: 5988 Riverdale
Lot Size Policy 5456
+ Bylaw 7743

From: web2@city.richmond.bc.ca
Sent: July 19, 2004 9:26 AM
To: MayorandCouncillors
Subject: Bylaw 7743 (RZ 04-255365)

Name: Elias Soursos
Address: 4931 Webster Rd.
SubjectProperty_Bylaw: Bylaw 7743 (RZ 04-255365)

Comments:

Dear Sir or Madam:

I would like to express my objection in regards to the rezoning application for 988 Riverdale Drive.

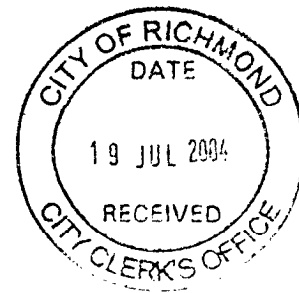
I see no benefit to the neighbourhood and to the people who take pride in living in one of Richmond's most desirable areas for so many years.

The only benefit seems to be to the applicant who most likely will split the lot, sell the units and "SPLIT" with the cash, not once considering how it might impact the neighbourhood and the people who intend on living in it for years to come.

Sincerely,

Elias Soursos
4931 Webster Rd.

Schedule 12 to the Minutes of the
Public Hearing meeting held on
Monday, July 19, 2004.



MayorandCouncillors

To Public Hearing
Date: July 19, 2004
Item # 7
Re: 5988 Riverdale
Lot Size Policy 5456
Bylaw 7743

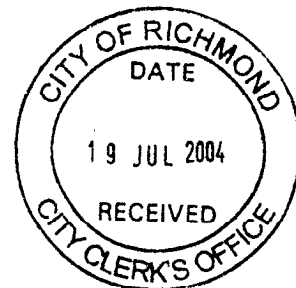
From: web2@city.richmond.bc.ca
Sent: July 18, 2004 10:34 PM
To: MayorandCouncillors
Subject: 5988 Riverdale Drive

Name: Piara Singh Kailay
Address: 5960 Riverdale Drive
SubjectProperty_Bylaw: 5988 Riverdale Drive

Comments:

The value of our home will be negatively impacted if the zoning is changed for this property. There will be an alley alongside our property that will increase traffic and possibly criminal activity. This zoning amendment has significantly reduced the price of our house ALREADY!! Our house is on sale now but nobody is buying it because of this proposed zoning change. Every time somebody is interested in purchasing our house they ask what is happening next door and they walk away. There are NO lanes on westminister and this should not change. This is an area for large homes, if you want small homes just look at the rest of richmond and they are popping up everywhere. If you drive through our area it is full of grand homes/mansions and this proposal will do nothing but depreciate the whole area. Ask yourself what you would do if your house was on sale and you cant get even one offer because your neighbours have decided to build a lane and two tiny houses. Nobody wants the traffic or hasle. You must realize that people who want to live in this area expect nice "grand" homes. There is a place for small homes and a place for large homes. Our neighborhood is a place for large family homes, please do not allow this zoning amendment.

Schedule 13 to the Minutes of the
Public Hearing meeting held on
Monday, July 19, 2004.



MayorandCouncillors

To Public Hearing
Date: <u>July 19, 2004</u>
Item # <u>7</u>
Re: <u>5988 Riverdale</u>
<u>Lot Size Policy 5456</u>
<u>Bylaw 7743</u>

From: web2@city.richmond.bc.ca
 Sent: July 18, 2004 12:36 PM
 To: MayorandCouncillors
 Subject: Lot size policy 5456; Bylaw 7743

Name: Marion Smith
 Address: 6580 Mayflower Drive
 SubjectProperty_Bylaw: Lot size policy 5456; Bylaw 7743

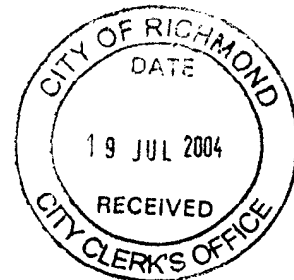
Comments:

Locally known as Old Riverdale, this is a long-established neighbourhood of new and older homes, many of which are renovated. This neighbourhood is undergoing a natural renewal process. Rather than cause the degradation of this neighbourhood with a change in lot size, the City of Richmond should let the natural renewal process take its course.

Schedule 14 to the Minutes of the Public Hearing meeting held on Monday, July 19, 2004.

We have returned to the days when every house over ten years old is viewed as a tear-down. Every day, perfectly good, and affordable, dwellings are being replaced by smaller, more expensive housing. This does not help families who increasingly find Richmond too expensive to live in.

The plan for two new houses at the corner of Westminster and Riverdale includes a lane on the northern border. Both the neighbouring houses are new, and highly unlikely to agree to giving up their backyards in order to extend any laneway.



MayorandCouncillors

To Public Hearing
Date: July 19, 2004
Item # 7
Re: 5988 Riverdale
Lot Size Policy 5456
Bylaw 7743

From: web1@city.richmond.bc.ca
 Sent: July 17, 2004 1:39 AM
 To: MayorandCouncillors
 Subject: Same as above

Name: Shiu S. Woo
 Address: 4840 Webster Road, Richmond BC V7C 1L3
 SubjectProperty_Bylaw: Same as above

Comments:

Shiu S. Woo and Wai L. Ip
 4840 Webster Road
 Richmond, BC
 V7C 1L3

Schedule 15 to the Minutes of the
 Public Hearing meeting held on
 Monday, July 19, 2004.

July 18, 2004.

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

Dear Ms. Beran,

Re: Against the Change of Single Family Lot Size Policy 5456

We are writing to express our concerns regarding the above Policy.

Increasing the number of single house residences in our area could potentially result in increase traffic and noise. We truly appreciate our present living environment and would be very disappointed to see any negative changes to our quiet and pleasant neighbourhood as a result of this policy.

'Split-up' lots or smaller lot sizes are obviously lower in value than larger lots. As real estate appraisals are done in comparison to the value of surrounding lots/homes, an increasing number of lower value homes may de-value our present home/house. As a result, we may suffer from a lower re-sell value if we choose to sell our house in the near future.

Due to our planned vacation, we could not come in person to express our thoughts at the hearing on this matter. Please take this letter as our strong voice against this Policy.

Sincerely,

 Shiu S. Woo

 Wai L. Ip



To: Mayor and Council
City of Richmond

July 18th, 2004

To Public Hearing
Date: <u>July 19, 2004</u>
Item # <u>7</u>
Re: <u>5988 Riverdale</u>

re: proposed rezoning application
" to exclude the properties fronting Westminster Hwy from
Riverdale Drive to McCallan Road. "

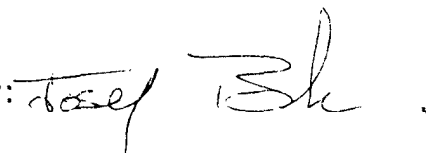
I am voicing my opposition to staff's recommendation of a zoning amendment from Subdivision Area E (R1/E) to single Family Housing District (R1-06) " in order to permit the properties to be subdivided into two new single family residential lots with access to a newly constructed lane along the northerly property line."

Such a proposal is not to the advantage of the property owners as the proposed lane would remove from 1320 square feet up to 1572 square feet from each property. This is a substantial loss for the home owner- as upon the sale of the property the purchaser would consider the loss of square footage to the lane and therefore lowering the purchase price accordingly.

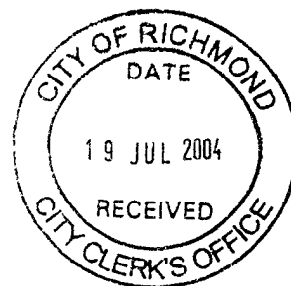
The properties would be sliced in half and given a 60 % site coverage instead of the usual 55%. Such narrow lots are of interest to builders and developers only, and therefore would reduce the vast majority of the home buying public from offering proper market value.

It needs to be said that the majority of the homeowners are opposed to this recommendation. Many have no intentions of selling - neither the owners of the older homes nor the owners of the new houses on this block.

This proposal may look good on paper, however it is not practical in reality . It is to the advantage of a certain applicant only.

sincerely: 

Josef Becker
4991 Westminster Hwy
Richmond, V7C 1B7



To:
Mayor and Councillors
City of Richmond

July 18th, 2004

To Public Hearing
Date: <u>July 19, 2004</u>
Item # <u>7</u>
Re: <u>5988 Riverdale</u>

Schedule 17 to the Minutes of the
Public Hearing meeting held on
Monday, July 19, 2004.

Dear Mayor and Council,

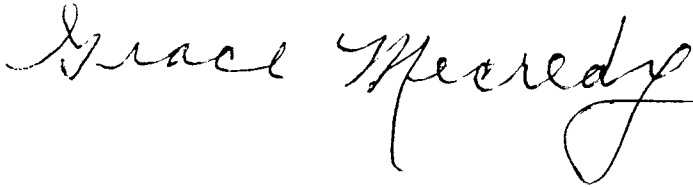
this letter is written regarding the proposed rezoning of the area fronting
Westminster Hwy from Riverdale Dr. to McCallan Road.

I would like to voice my opposition to this zoning amendment as well as the
development of a back lane, for which I have safety concerns.

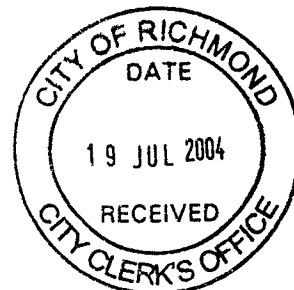
I am a long term resident of this neighbourhood (40 years) and have no
intention of moving away anytime soon.

Please take the wishes of the residents into consideration.

Yours truly



Grace McCreedy
4951 Westminster Hwy
Richmond, B.C.

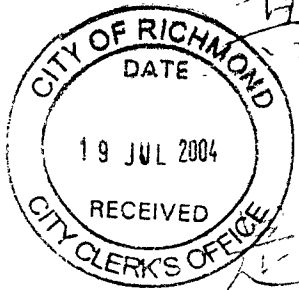


To Public Hearing	
Date:	July 19, 2004
Item #	7
Re:	5988 Riverdale

To: City of RICHMOND

尊敬的阁下:

不久前我们收到烈治文市政府
拟在我们的房子后面修造一条道路的
通知,为此我们感到十分地惊讶及万份
的不解,好端端的一个住宅小区为何
要无端竟能让人理解的如此一举地开出一
条用处不大的或根本不需要的一条小
路??岂不是劳命伤财?经过这些天彻
夜思考,我们觉得还是有必要给政府写
这封信,我们坚决不同意加修这条小路
其理由如下:



1. 安全感。我们现在的房子后面
是另一户住宅且彼此安全上有照应,更况
且我们这条街又是 black watch, 很有安
感,可以安居乐业,但如果在我们的房子
后面加出一条路来,我们不但平时头顾

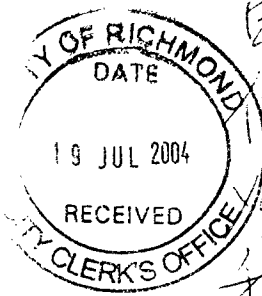
1. 房子前面的安全以防被^窃盗还要兼顾房子后面的安全。所以~~我们~~劳神！

2. 噪音甚大。我们现在房子前面已经是 Westminster Hwy. 噪音已经很大。但我们总是可以在房子的后边找到安静之处。但如果要在我们的房子后面^再修加出一条道路。那么，我们房前屋后都是人车来往可以想象。这个噪音之大是可以想象的。也就是说，白天晚上，一天24小时我们全家老老小小都要在噪声中过日子。遭罪！

3. 没有后院 (yard)。我们几年前买了这个房子。就是一个地有一个还不算太^{也不算大的}的 yard (后院)。周末假日或平时。我们全家可以在那里享受日光、看书、休息。也修建了自己的小花园。但修建一条小路出来。就要缩小我们的 yard。这个 yard 本来就不算大。再把他缩小。我们就等于没有 yard。那么，我们为什么要花那么多钱买这个房子呢？~~经济~~经济上亏；生活质量上下降！

综上，我们坚决不同意政府这个修路计划。还望政府能以民安为重！多谢！

4931 WESTMINSTER HWY,
FELLS BAY, VICTORIA 3980



To The Richmond Mayor + Council,

July 19, 2004

Re: Proposed zoning changes for lane inclusion
and lot size changes

I have lived in my house since
1958 and have no intention to sell or move.
This being the case I am opposed to
this change.

E. J. Martin

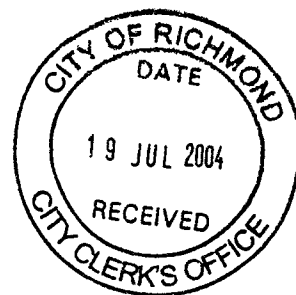
4871 Westminster Hwy.

Richmond, BC.

V7C 1B7

Schedule 19 to the Minutes of the
Public Hearing meeting held on
Monday, July 19, 2004.

To Public Hearing
Date: <u>July 19, 2004</u>
Item # <u>7</u>
Re: <u>5988 Riverdale</u>



Sandra & John Hayes
4851 Westminster Hwy.
Richmond B.C.
V7C 1B7.

July 17, 04.

To Public Hearing
Date: <u>July 19, 2004</u>
Item # <u>7</u>
Re: <u>5988 Riverdale</u>

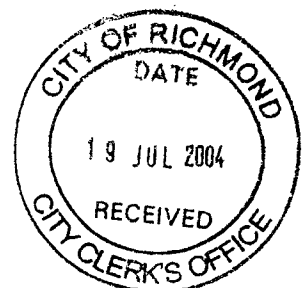
To Mayor & Council

In response to your letter concerning a rezoning amendment, we as long time residents simply oppose. We see no advantage for us, other than lowering the value of our property and a monetary gain to the builder.

Due to poor city planning we feel you are trying to penalize us for living on a appropriate sized lot. We have no visitor parking, a double yellow line on the road and have converted the road to a racetrack, and now this. Please be reminded we will not be intimidated by bully builders. ^{BE}

John Hayes
Sandra Hayes

Schedule 20 to the Minutes of the
Public Hearing meeting held on
Monday, July 19, 2004.



PAGE 1

RICHARD CHONG
4711 WESTMINSTER HWY
RICHMOND BC V7C 1B7

To Public Hearing
Date: July 19, 2004
Item # 7
Re: 5988 Riverdale

July 17, 2004

To:

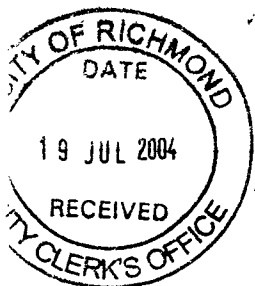
The Mayor & Council
City of Richmond

DEAR SIRS, MADAMS:

I'M STRONGLY OPPOSING THE ZONING
AMENDMENT BYLAW 7743, LOCATION AT
5988 RIVERDALE DRIVE FOR THE FOLLOWING
REASONS:

1. THIS REZONING WILL AFFECT THE ENVIRONMENT
LOOK OF THIS NEIGHBOURHOOD. ALL THE
REBUILDINGS IN THIS NEIGHBOUR ARE BIG
HOUSES. HOW CAN YOU ALLOW THESE
TWO SMALLER HOUSES BEING BUILT AT
THIS PARTICULAR CORNER? IS THIS FAIR.

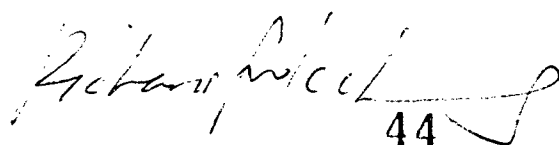
2. THERE ARE MANY OTHER AREAS IN
THE CITY THAT PEOPLE OR BUILDERS
CAN SPLIT LARGER LOTS FOR LITTLE
HOUSES. WHY DON'T YOU ALLOW THAT BETTER



3. IT'S THIS FAIR TO BUILD A BACK LANE BETWEEN THE WESTMINSTER HWY AND LIVERDALE DRIVE. THEN WE ARE ADDING MORE BAD TRAFFIC IN THIS AREA. WE STRONGLY OPPOSE ANY BACK LANE BEING CONSTRUCTED BEHIND OR BY OUR HOUSES BECAUSE THIS WILL INVOLVE MORE BURGLARY AND CRIME.
4. THERE ARE MORE ECONOMICAL ADVANTAGES TO THE BUILDER OF THIS REZONING AS TO HURT THE FEELINGS OF THESE NEIGHBOURHOOD.
5. PLEASE ALSO REFER TO SOME OTHER REASONS THAT I HAD STATED IN MY LETTER DATED JUNE 7, 2004. THIS LETTER WAS FAXED TO JENNY BERA

YOUR KIND CONSIDERATION TO TURN THIS REZONING DOWN WILL BE MUCH APPRECIATED
THANK YOU.

YOURS SINCERELY,



4960 Webster Rd.
Richmond, B.C.
V7C 1L3

July 17, 2004

Honourable Mayor and Councillors

To Public Hearing
Date: <u>July 19, 2004</u>
Item # <u>7</u>
Re: <u>5988 Riverdale</u>

Dear Sirs:

I am very opposed to rezoning the area from Riverdale to McCallan Road along Westminister Highway.

Even though it does not directly involve us who live on Webster Road for the time being, it would definitely have an impact on us.

The tall skinny houses with driveways between them and black top back lanes are not only unsightly, but will certainly encourage more vandalism with destruction to our properties. Alleyways would inevitably allow for the breaking of fences, damaging of trees, scattering of litter and destruction of garbage cans throughout the neighbourhood. Safety of residence is also a major concern.

Our homes were bought in this area because of the beautiful neighbourhood. By instituting back lanes to large properties, there would be an elimination of space available for trees and gardens.

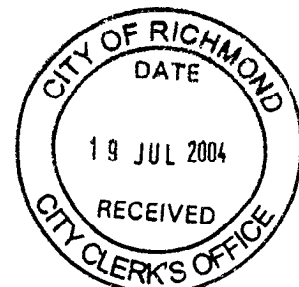
The majority of us are seniors with no intention of moving away. These are our retirement homes. I have been in my home for over forty-four years and do not want to see our area destroyed with this proposal.

Please, consider this matter carefully for us who have lived here for so many years.

Thank you,

Martha Croucher

Martha Croucher



4900 Webster Rd.
Richmond, B.C.
V7C 1L3

To Public Hearing
Date: <u>July 19, 2004</u>
Item # <u>7</u>
Re: <u>5988 Riverdale</u>

July 17, 2004

Dear Members of Council:

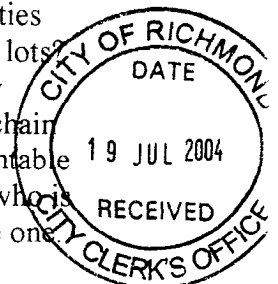
As long time residents of the area, my family and I were disheartened when we learned that there had been an application for rezoning the homes from Riverdale to McCallan Rd. along Westminster Highway. To try and change the uniform structure of not only our neighbourhood, but our community, by adding back lanes to a property almost seems obtuse. How would allowing this rezoning benefit the neighbourhood in any way? It does not. The sole benefactor in this situation is the applicant of the proposal. The decision on this proposal, with all things, must be for the greater good.

There are many potential problems which will arise from going through with the proposed course of action. First off, adding an unprecedented alleyway to the existing neighbourhood would disrupt the entire community. One lot subdivided with a lane in the middle of a side-by-side lot area seems extremely unnecessary. Our community is a paradigm for what old Richmond was like, and throwing that away so that an individual can financially benefit from it is absolutely absurd. Council cannot allow there to be two houses built on a single lot which would disturb the uniform appearance of the existing large homes in the neighbourhood.

Secondly, alley ways promote unwanted, unruly behaviour. It is certain that no one in this community welcomes a criminal element, no matter how minor. Destruction of property and vandalism are almost synonymous with back alleys. Even more disturbing would be the creation of an area to harbour and transport drugs. The possibilities of unlawful activities are endless, varying in degrees. It may seem presumptuous, yet we all know that it is a possibility. Ergo, this possibility must be prevented and kept, literally, out of our backyards.

Third, Richmond has been named the most beautiful city in the world, historically known as the Garden City. With the creation of lanes along the backs of residential lots, there would also have to be the removal of many hedges, trees and other types of important, not to mention costly, green space. It is no secret that the City cannot afford to remove healthy plant life that cannot be replaced. It would be political suicide to replace grass with asphalt, trees with power poles and hedges with fences. One of Richmond's mantras is that it is a City within a park, adding unnecessary roadway to our City would definitely go against this perspective.

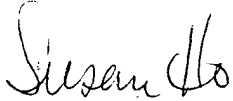
Finally, the biggest problem deals with money. By rezoning one property along Westminster Highway, there is a tacit agreement to add lanes throughout the properties along Westminster Hwy. How does the City propose to add a lane through existing lots? Moreover, is it feasible to spend large amounts of money to create something dearly unwanted by the community in question? An addition would undoubtedly cause a chain reaction throughout the surrounding neighbourhoods to create laneways. Insurmountable debt would be imminent, stemming solely from a single individual. An individual who is out for a "quick buck" by being able to build two homes where there should only be one.



By now it should be clear that our family is absolutely against the rezoning of property in our area. This is our home, and has been for almost forty years. It would be a travesty to have our home tainted by an awkward and unrealistic creation such as the proposed structuring.

Our family implores council to try and understand the vast impact that something that may seem trivial will inevitably have on our neighbourhood. Please, consider all of the above stated points in deliberation and revoke the application to rezone in our community.

Sincerely,

A handwritten signature in cursive script that reads "Susan Ho".

Donald and Susan Ho & Family

MayorandCouncillors

From: web1@city.richmond.bc.ca
Sent: July 12, 2004 6:55 PM
To: MayorandCouncillors
Subject: 7747 (RZ 04-270555)

To Public Hearing
Date: July 19
Item #: 16
Re: Bylaw 7747

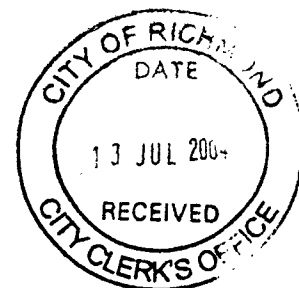
10		INT
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Name: Sue Alcock
Address: 4475 Steveston Highway
SubjectProperty_Bylaw: 7747 (RZ 04-270555)

Comments:

There are two trees on the property that are protected and marked as 'heritage'. I do not see reference to keeping these trees in the documents. I believe that the new property should be designed around keeping these trees.

Schedule 24 to the Minutes of the Public Hearing meeting held on Monday, July 19, 2004.



Mrs. Nancy Sakamoto
 3880 Youngmore Rd.
 Richmond, B.C.
 V7C 1R6 604-277-6423

To Public Hearing	
Date:	July 19, 2004
Item #	13
Re:	Bylaws 7750 + 7751 Youngmore Road

Mr. Jay Sakamoto
 3880 Youngmore Rd.
 Richmond, B.C.
 V7C 1R6 604-842-7326

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City of Richmond
 Janet Lee, Planner
 6911 No. 3 Rd.
 Richmond, B.C. V6X 2C1

re: Official Community Plan Amendment Bylaw 7750 and Zoning Amendment Bylaw 7751 (RZ 02-199677)

My name is Jay Sakamoto, and I live with my mother Mrs. Nancy Sakamoto, at 3880 Youngmore Rd., next to the 5 properties (3900, 3920, 3940, 3960 and 3980 Youngmore) that are the subject of this Public Hearing.

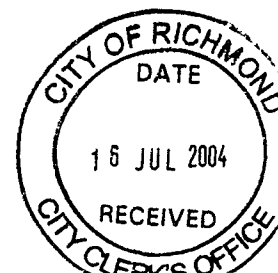
We are the original purchasers of the property at 3880 Youngmore Rd., and have a copy of the Schedule of Restrictive Covenants protecting the properties on both Youngmore Rd. and Kelmore Rd., that bordered the commercial construction that became the Seafair Shopping Centre and later, Seafair Apartments. This Schedule was put in place to prevent the redevelopment of the properties from single-family residences, and maintain a buffer zone between the commercial development and the side streets in the neighbourhood.

There seems, however, to be some misconception that it only applies to the commercial redevelopment of the residential properties.

Restrictive Covenant 5 of the Schedule states:

“ Not more than one dwelling for one family or household unit with such further structures as may be necessary for the accomodation of any servants of such one family or household or incidental to the use of such family or household, shall be erected on any one parcel or lot save and except pursuant to Restrictive Covenant 3 hereof.”

Where Restrictive Covenant 3 states that no building can be used for commercial purposes, with the exception of schools and in-home offices for certain professionals. (Paraphrased)



SCHEDULE OF RESTRICTIVE COVENANTS

334090
444397

Referred to in the attached Conveyance

1. There shall not be erected, constructed, or made on the lands any residence, buildings, fence or other improvement, addition or alteration thereof unless and until the proposal to erect such buildings, or make such improvements, addition or alteration, and proper plans, elevations and specifications thereof (setting forth all materials to be used, with details as to their quantities and qualities) shall have been first submitted to, and approved in writing by, the Grantor who shall have the right and power to approve or reject the same.

2. No poultry, swine, sheep, cows, cattle or livestock shall be kept on the premises.

3. No building or part thereof on the lands shall be used as a boarding house, rooming house, hotel, beer parlour, resort, store, restaurant, shop or place of trade or business and no trade or business of any kind shall be carried on on the said lands, provided however, that (subject to the other restrictions in this Schedule) this restriction shall not prevent physicians, lawyers, writers, artists or other professional men or women from having their offices or studios on the premises, nor prevent the erection or use of any building or part of any building, or the use of the premises or any part thereof, for a school for children, PROVIDED such erection and use shall first have received the sanction and approval of the Grantor.

4. The Grantee will not erect, expose or maintain or permit to be erected, exposed or maintained upon the said land any placard, or advertising sign other than the usual door plate of any professional man or woman save and except those incidental to any place of business, worship, congregation or otherwise as may be determined pursuant to restrictive covenant 3 hereof.

5. Not more than one dwelling for one family or household unit with such further structures as may be necessary for the accommodation of any servants of such one family or household or incidental to the use of such one family or household, shall be erected on any one parcel or lot save and except pursuant to Restrictive Covenant 3 hereof.

6. The Grantee shall not erect on the said lands any dwelling, house, or other building closer to the road or roads on which such land fronts than the building lines established by the authority confirmed in Restrictive Covenant 1 hereof.

7. No water from any stream, culvert, ditch, pond or collection of water shall be diverted, dammed or drained, nor shall any culvert, ditch, stream or water flow be altered or interfered with without the consent in writing of the authorities provided in Restrictive Covenant 1 hereof.

8. No trees, shrubs, or other growth shall be allowed to grow, be or remain on any part of the said lands in any manner that shall or may interfere with any poles or wires erected for the conveyance of electrical energy or the carrying of telephone wires, or that may in any way interfere with any guy wires necessary to support any such poles.

9. No fence shall be erected or hedge maintained extending beyond the front of the house or building at a height greater than thirty (30) inches nor at the rear or sides of any house or building higher than five (5) feet.

10. Wherever and whenever the approval or consent of the Grantor is required to be obtained, such approval or consent may be given by such officer, agent, committee, person or persons as may from time to time be nominated or appointed in writing by the Grantor for such purpose and such power or appointment or right of nomination may be delegated by the Grantor, and such appointee or nominee shall have the right to withhold approval of, or their consent to, and may reject any matter or thing submitted for approval or consent.

11. The restrictions and stipulations herein contained shall not be deemed to be exclusive either of other restrictions or stipulations contained in this Indenture or of the requirements of the by-laws of The Corporation of the Township of Richmond or of the obligations or liabilities imposed by Statute or the common law on owners or occupiers of land, all of which shall be duly observed and complied with.

12. Nothing herein contained shall be construed or implied as imposing on the Grantor any liability in the event of non-compliance with or non-fulfillment of any of the covenants, conditions, or stipulations herein contained or contained in any conveyance or other agreement for the sale of any parcel of land within the said subdivision.

13. The Grantor and its successors in title, owner or owners for the time being of the part or parts of the said subdivision remaining unsold shall have power, in its absolute discretion, from time to time by any Deed or Deeds or by writing under its hand to waive or vary or release any of the said stipulations in respect of the land and premises hereby conveyed or any other land forming part of the said subdivision or to sell and convey any part thereof which has not been sold prior to the date hereof free from any or all of the said restrictions and stipulations and either subject or not to any different restrictions or stipulations. Provided nevertheless that the power hereby reserved shall not be exercisable so as to create a radical alteration in the scheme of development comprised in the stipulations herein contained, and that any purported exercise of the same contrary to this proviso shall be void. Provided nevertheless that the power hereby reserved shall not be exercisable without having first obtained the approval of The Corporation of the Township of Richmond in writing to the exercising of the said power.

14. Wherever the word "premises" is used in this Schedule or in the said Deed the same shall mean the lands described in the said Deed and which are the subject of the sale hereunder.

15. The Grantee, his heirs, and assigns covenant and agree that he or she will fully participate in and contribute his or her share to any local sewerage scheme for the provision of trunk sewers in the event that 60% of the owners of lands or of lands and improvements (other than owners of any parcel of the said lands herein) in any relevant sewerage district shall approve of the same.

This Schedule shall be read with and form part of the within Deed to the same extent as if embodied therein, and the restrictions and stipulations herein contained shall not be deemed to be exclusive either of other restrictions or stipulations contained in the said Deed or of the obligations or liabilities imposed by Statute or the common law on owners or occupiers of land, all of which shall be duly observed and complied with.

Restrictive Covenant 50 for 3880 Youngmore Rd

Also Restrictive Covenant 6 of the Schedule states:

“The Grantee shall not erect on the said lands any dwelling, house or other building closer to the road or roads on which land fronts than the building lines established by the authority confirmed in Restrictive Covenant 1 hereof.”

It is clear that the purpose of the Schedule of Restrictive Covenants was to explicitly maintain single-family residences of relatively the same size in this area. This would maintain a uniform look to the neighbourhood and keep access to the commercial development along the major roadways, No. 1 Rd. and Francis Rd. Over the years, the developer has been trying to obtain the release of the Restrictive Covenants from those properties still held by the original purchasers, but a number of us have held firm in maintaining the Covenants, in order to have some control over any redevelopment proposals for our neighbourhood. It is apparent that the developer is trying to circumvent the Covenants by applying directly to you for this zoning change, effectively cutting us out of the process.

We have lived in this neighbourhood for 44 years and now are faced with the intrusion of an unwanted development next door. We maintained the Restrictive Covenant in order to protect ourselves from such a disaster. We realise that we will not be here forever, but while we are, we would like to be able to live in a manner that we prefer, rather than one foisted on us. We are not interested in all the extra hassles that come with increased density. The extra noise, traffic issues and parking among the many irritations we don't want to have to tolerate.

We therefore strongly urge you to reconsider the actual purpose of the Restrictive Covenants placed on the properties, as it was designed to protect the integrity and livability of the area. Allow us to control our future. It's our neighbourhood and we have to live in it. **Reject** the rezoning application and let us keep it single-family residences only, as it was originally planned.

Thank you for your consideration.

Yours truly,

Nancy H. Sakamoto

Nancy Sakamoto

July 16/04

Jay Sakamoto

Jay Sakamoto

July 16, 2004

Enclosed: Copy of Restrictive Covenant.

MayorandCouncillors

To Public Hearing
Date: July 19, 2004
Item # 130
Re: 3900-3980 Youngmore
Bylaws 7750+7751

From: web2@city.richmond.bc.ca
Sent: July 17, 2004 8:41 AM
To: MayorandCouncillors
Subject: RZ 02-199677 3900-3980 Youngmore Road

Name: Pearl Overhill
Address: 8540 Littlemore Place
SubjectProperty_Bylaw: RZ 02-199677 3900-3980 Youngmore Road

Comments:

Greetings to City Hall.

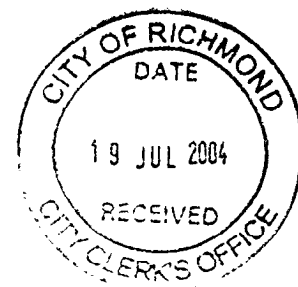
I have been a resident of Richmond and particularly a resident on Littlemore Place for 20 years. With the Public Hearing coming this Monday for the above noted properties I wanted to take a moment and express my concerns.

This area of the "Mores" is in a state of transitions like most other residential areas of Richmond. We have homes dating back to the late 50's/ early 60's mixed in with new mega home construction. I am not opposed to this. I myself live in a 40 year old home - believe me new construction would be good. My concern is the number of homes. I totally disagree with changing the single family dwelling to anything other than single family dwelling.

Youngmore is already a busy street. Youngmore is a major lead to Gilmore School which is a French Immersion School. Many of the students do not live in the area and get driven to school using Youngmore as their main access. Students who attend Hugh Boyd (in the other direction) also use Youngmore as their main access. If you intend to put this new development in - it will only increase the risk of injury to these students and parents. I live there I see how cars drive down that street and the poor visibility when cars are parked on the road (with no sidewalk). I've walked my kids down that street for 11 years - I know the risk.

Single family dwelling is what Youngmore needs. The current homes are in desperate need of TLC. In fact I believe they are beyond repair. They need replacement. Don't let the applicant wave those dollar bills of more tax and revenue in your face. There are other places to gain that money. Think about the people in the community, the people who live in that neighbourhood. Do my 20 years as a faithful Richmond Resident mean nothing? Do the other residents in this area who have called and expressed their concerns, not give you a sense of what is best for this neighbourhood. I have faith in you, the council, that you will consider our feelings in this matter. Let's keep Richmond a city with heart.

Thank you for your time - see you Monday Night.



Schedule 26 to the Minutes of the Public Hearing meeting held on Monday, July 19, 2004.

MayorandCouncillors

To Public Hearing
Date: July 19, 2004
Item # 15
Re: 7571 + 7611 Alderbridge
Bylaw 7754

From: web2@city.richmond.bc.ca
Sent: July 19, 2004 11:26 AM
To: MayorandCouncillors
Subject: RZ 04-266049

Name: Doug Ashcroft
Address: 7680 Alderbridge Way
SubjectProperty_Bylaw: RZ 04-266049

Comments:

In the zoning amendment, the new road along the northern side of the site connecting Alderbridge Way and Gilbert Road. This road is currently a lane called Landsdowne. We currently use this lane as access for our waste removal. This waste currently includes material for the landfill and renderable material for pick-up by WestCoast reduction. As well as a receiving dock for our maintenance and engineering. The design of the plant and regulations placed upon us as a Federal meat inspected plant does not permit us to move this material through the plant other than the current procedure. If this road denies us access to this access point to our plant, it would seriously cripple us in our ability to manufacture. I would be available for a site inspection in which I could then have an opportunity to show our concerns.

Schedule 27 to the Minutes of the Public Hearing meeting held on Monday, July 19, 2004.

