



## Regular Council Meeting for Public Hearings

**Monday, February 17, 2003**

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

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

David Weber, Acting City Clerk

Call to Order: Mayor Malcolm Brodie opened the proceedings at 7:14 p.m.

1. **ZONING AMENDMENT BYLAW 7458 (RZ02-219324)**  
(10260 Bird Road; Applicant: Arminder Jhutti)

*Applicant's Comments:*

The applicant was not present.

*Written Submissions:*

None.

*Submissions from the floor:*

None.

PH02-01

It was moved and seconded

*That Zoning Amendment Bylaw 7458 be given second and third readings.*

**CARRIED**



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- 2a. **ZONING AMENDMENT BYLAW 7459 (RZ02-219164)**  
(8340 Heather Street; Applicant: Darcy & Tanya Dettling)
- 2b. **ZONING AMENDMENT BYLAW 7460 (RZ02-220252)**  
(8320 Heather Street; Applicant: Gurbachan Sidhu)

*Applicant's Comments:*

The applicants were present.

*Written Submissions:*

M. Kramer, 8311 Heather St. – Schedule 1

*Submissions from the floor:*

None.

PH02-02

It was moved and seconded

*That Zoning Amendment Bylaws 7459 and 7460 be given second and third readings.*

**CARRIED**

PH02-03

It was moved and seconded

*That Zoning Amendment Bylaws 7459 and 7460 be adopted.*

**CARRIED**

- 3. **ZONING AMENDMENT BYLAW 7461 (RZ 02-210430)**  
(5211/5231 Lapwing Crescent; Applicant: Wang Leung Leung & Ming Shuen Leung)

*Applicant's Comments:*

The applicant was present to answer questions.

*Written Submissions:*

J. & P. Krejberg, 11531 Lapwing Cres. – Schedule 2

*Submissions from the floor:*

None.



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PH02-04      It was moved and seconded  
*That Zoning Amendment Bylaw 7461 be given second and third readings.*

**CARRIED**

PH02-05      It was moved and seconded  
*That Zoning Amendment Bylaw 7461 be adopted.*

**CARRIED**

4a. **ZONING AMENDMENT BYLAW 7465 (RZ 02-216183)**  
(7733 Heather Street – currently zoned Comprehensive Development District  
(CD/126); Applicant: City of Richmond)

4b. **ZONING AMENDMENT BYLAW 7466 (RZ 02-216183)**  
(7131, 7151, 7171, 7191, 7195, 7211, 7231, 7271 and 7291 Heather Street;  
Applicant: Polygon Developments 140 Limited)

*Applicant's Comments:*

Mr. Kevin Shoemaker, Polygon Developments, provided each Council member and staff with a copy of the development proposal. A copy is also on file in the City Clerks Office. Mr. Shoemaker then introduced the members of the Polygon team and reviewed the project including the note that the single requested variance was in response to a staff request that visitor parking stalls be removed from the village green in order to present a better entry and provide a larger children's play area.

*Written Submissions:*

None.

*Submissions from the floor:*

None.

PH02-06      It was moved and seconded  
*That Zoning Amendment Bylaws 7465 and 7466 be given second and third readings.*

**CARRIED**



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PH02-07

It was moved and seconded  
*That Zoning Amendment Bylaw 7465 be adopted.*

**CARRIED**

5. **ZONING AMENDMENT BYLAW 7468 (RZ 02-207199)**  
(5440 Francis Road; Applicant: S.K.M.B. Harchand Construction)

*Applicant's Comments:*

The applicant was present to answer questions.

*Written Submissions:*

None.

*Submissions from the floor:*

None.

PH02-08

It was moved and seconded  
*That Zoning Amendment Bylaw 7468 be given second and third readings.*

**CARRIED**

6. **ZONING AMENDMENT BYLAW 7469 (RZ 02-219197)**  
(10151 Lassam Road; Applicant: Austin Kay)

*Applicant's Comments:*

The applicant was present to answer questions.

*Written Submissions:*

None.

*Submissions from the floor:*

Mr. Craig Smith, 10140 Lassam Road, said that he thought the proposed development was out of character with the existing lot sizes and homes in the area. In addition, Mr. Smith was concerned about the affect the proposal would have on traffic in light of the existing traffic calming in place for McKinney School.



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Mr. Fred Chan, 10126 Lassam Road, said that he wanted the character of the area to be maintained and not to be surrounded by smaller homes.

PH02-09

It was moved and seconded

*That Zoning Amendment Bylaw 7469 be given second and third readings.*

**CARRIED**

**7a. OFFICIAL COMMUNITY PLAN AMENDMENT BYLAW 7471**

(McLennan South (7491, 7511, 7551, and 7571 No. 4 Road; Applicant: City of Richmond (Porte Realty Ltd.)

**7b. ZONING AMENDMENT BYLAWS 7472 AND 7473 (RZ 02-213224)**

(8491 Blundell Road – currently zoned Comprehensive Development District (CD/35) 7491, 7511, 7551, and 7571 No. 4 Road – proposed as Comprehensive Development District (CD/35); Applicant: Porte Realty Ltd.)

*Applicant's Comments:*

The applicant was present to answer questions.

*Written Submissions:*

Mr. Mano Walia, 7540 Bridge Street – Schedule 3

*Submissions from the floor:*

Mr. Mano Walia, 7540 Bridge Street, a professional engineer, expressed his concerns regarding the possible removal of existing mature trees from the site due to the detrimental affect this would have on the existing single family development. Mr. Walia also said that the concentration of higher density would be out of character with the existing single family area. He then expressed his concerns regarding the impact the development would have on traffic.



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Mr. Derek James, 7420 Bridge Street, described the existing character of Bridge Street, and said that the proposed development would completely change that character and deteriorate the value of the area. Mr. James said that he had purchased his property on the understanding that the area would remain single-family with some small development allowed along the arterials. Mr. James believed that the development proposed was not a minor development, and could precipitate further development. Mr. James requested that further consideration be given to the maintenance of the area as it exists today.

Ms. Jean James, 7420 Bridge Street, was in complete agreement with the comments of the previous speaker, and said that she was worried that the current quality of life would be destroyed. The loss of trees, traffic issues, and the investment of owners in their properties, were also cited as concerns.

Ms. Karen Stromberg, 7680 Bridge Street, said that the proposed amendment to the Official Community Plan was a surprise as the Plan had been reviewed at the time the Strombergs purchased their home and the area was supposed to remain a single-family neighbourhood. Ms. Stromberg also said that the traffic issues needed to be addressed.

Mr. Stephen Nordin, 7491 Bridge Street, said that while he was not directly affected by the proposed development, he supported the comments of the previous speakers. In addition, Mr. Nordin said that an opportunity existed for the City to interface the agricultural land on the east side of No. 4 Road with this development and that a long hard look at the development of the overall area should be undertaken in order that a number of issues, including transportation and environmental, be considered.

Ms. Barbara Baanders, 7520 Bridge Street, said that she considered Bridge Street a paradise, and that she supported the comments of her neighbours.

Mr. Brad Eshleman, 7731 Bridge Street, referred to the Official Community Plan and said that the proposed development was a departure from that plan. Mr. Eshleman said that Bridge Street offered a country-style neighbourhood and that long time residents were very concerned about the proposed changes. It was Mr. Eshleman's opinion that the proposed development would cause problems for the area.



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A resident of Bridge Street, a newcomer to the street and Richmond, said that he had undertaken extensive research prior to purchasing his property and that the decision to purchase on Bridge Street had been based on the street appeal and the character of the neighbourhood. It was also said that upon moving to the neighbourhood it had not taken long to realize the passion of the residents for their neighbourhood.

Mr. Walia, speaking for the second time, said that he had attended the neighbourhood development meetings of 1995, which had been attended by passionate residents of Bridge Street. Mr. Walia said that he disagreed with earlier comments of staff regarding setbacks, and that the proposal should be looked at by high quality urban developers.

Ms. Stromberg, speaking for the second time, questioned whether the ring road would be a north/south road; whether existing owners would be forced to sell their properties to accommodate the road; and, how the density equated to 45 units.

Ms. James, speaking for the second time, questioned the placement of lane markers on the subject property.

Mr. David Porte, Porte Realty, the applicant, with the aid of a site plan, said that the project complied with the existing Official Community Plan FAR requirement. Mr. Porte reviewed the access to the site; the results of the arborist's survey of existing trees; the setback requirements, and the location of the 3 storey clusters. Noting that the east/west portion of the new ring road would be provided as part of the development, Mr. Porte said that the reduced site coverage had allowed the creation of the large green area and increased setbacks such that every home would have a private backyard area. Mr. Porte confirmed that no lane was proposed as part of the development.

PH02-10

It was moved and seconded

*That Official Community Plan Amendment Bylaw 7471 and Zoning Amendment Bylaws 7472 and 7473 be given second and third readings.*

**CARRIED**

PH02-11

It was moved and seconded

*That Official Community Plan Amendment Bylaw 7471 and Zoning Amendment Bylaw 7472 be adopted.*

**CARRIED**



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8. **ZONING AMENDMENT BYLAW 7474 (RZ 02-215547)**  
(7071 No. 4 Road and 7060 Bridge Street; Applicant: Dava Developments Ltd.)

*Applicant's Comments:*

The applicant was present to answer questions.

*Written Submissions:*

Ren Kawaguchi, 9680 Granville Ave. – Schedule 4

Cindy Ng, 7080 Bridge St. – Schedule 5

Chris Lockett, 7071 Bridge St. – Schedule 6

Ren Kawaguchi on behalf of Mrs. T. Kawaguchi, 9720 Granville – Schedule 7

Susan and G. Stromberg, J. Sangara, 7680 and 7271 Bridge St. – Schedule 8

*Submissions from the floor:*

Ms. Karen Stromberg, 7680 Bridge Street, said that she had the same objections as those expressed on the previous item.

Ms. Jean James, 7420 Bridge Street, said that she was opposed to the development proposal as at no time were multiplex forms designated for Bridge Street as the whole street was to remain single-family. Ms. James also expressed concerns related to traffic and the lack of calming measures on Bridge Street.

Mr. Derek James, 7420 Bridge Street, said that at the time McLennan South residents expressed their desire for development, Bridge Street residents were interested in having sewers installed but were definite in their determination that Bridge Street should remain single-family in character. Mr. James said that he would have appreciated an opportunity to ask questions of the developer.

Mr. Steve Nordin, 7491 Bridge Street, expressed his concerns related to the intended flow of traffic and the maintenance of the single-family essence of Bridge Street.





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Mr. Allan McBurney, 7171 Bridge Street, suggested that a south merge lane on No. 4 Road be provided in order to lessen the possibility of Bridge Street being used as an access to the shopping centre. Mr. McBurney questioned whether the on-site parking provided would be adequate.

Mr. Brad Eshleman, 7731 Bridge Street, read a written submission that is attached as Schedule 9 and forms a part of these minutes. He then said that he was confused by single-family, duplex and triplex references of the Official Community Plan, and questioned why townhouses were not included in the wording. Mr. Eshleman, with the aid of a site plan, said that he was concerned about the new homes on the north end of Bridge Street that are adjacent to the subject property and the possibility that similar development could occur at the south end of Bridge Street. Traffic issues were also an expressed concern.

Mr. David Chung, Dava Developments, offered the following in address of the previous concerns: that it was possible to relocate a duplex building and two detached units in order to address the written concerns of a resident; 5 visitor parking spaces had been provided; the proposal was considered low density townhouse use; as many trees as possible would be retained; detached units would face Bridge Street; and, that a commitment was made for a more country-like development.

PH02-12

It was moved and seconded

*That Zoning Amendment Bylaw 7474 be given second and third readings.*

**CARRIED**

9. **ZONING AMENDMENT BYLAWS 7475 AND 7476 (RZ 02-218186)**  
(8411 Steveston Highway – already zoned Coach House District (R9)7131 Bridge Street – proposed as Coach House District (R9); Applicant: Patrick Cotter Architect)

*Applicant's Comments:*

The applicant was present to answer questions.

*Written Submissions:*

David Yu, 7151 Bridge Street – Schedules 10, 11 and 12



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Allan McBurney, 7171 Bridge Street – Schedule 13

Judith Lockett – Schedule 14

Chris Lockett, 7071 Bridge Street – Schedule 15

### *Submissions from the floor:*

Mr. Derek James, 7420 Bridge Street, said that he agreed with the previous comments of Mr. Eshleman regarding the Official Community Plan wording. Mr. James cited block busting; the encroachment into the single-family portions of Bridge Street; and the use of Bridge Street as an access the shopping centre, in his objection to the development.

Ms. Lynda Clark, 7740 Ash Street, said that she had been involved in the consulting process from the onset and that she was concerned about the proposed relocation of the ring road, and, that multi-family should be allowed only on the outside of the ring road. Ms. Clark was also concerned about the affect the new school would have on traffic and she suggested that traffic calming measures also be considered for Ash and Heather Streets.

Ms. Karen Stromberg, 7680 Bridge Street, reiterated her earlier objections and then questioned how to initiate a wording amendment to the Official Community Plan that would recognize the wishes of Bridge Street residents.

Mr. David Yu, 7151 Bridge Street, said that he had understood in 1995 that higher density would only be allowed on the perimeter and that an appropriate process should be undertaken prior to a change being made to the original plan. The implications the new school would have on traffic; the lack of compensation for the portion of his property that would be required by the new road; the close proximity of the new road to his home; the affect that the large amounts of peat soil in the area and the use of heavy machinery would have on his home and the liveability of that home, were all cited in Mr. Yu's objection to the development.



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Mr. Allan McBurney, 7171 Bridge Street, stated his interpretation of the coach house designation and the fact that he considered the proposal multi family. Mr. McBurney said that a relocation of the ring road would change the boundaries and could result in multi-family being extended closer to the centre of the subdivision. The north quarter of Bridge Street was considered by Mr. McBurney to be adversely affected and he questioned why this should be so. It was Mr. McBurney's opinion that the ring road should remain further to the north and link up to the portions that already existed.

Ms. Jean James, 7420 Bridge Street, said that the area plan was being manipulated, in a manner that would not have been approved by residents in 1995, in order to suit the developer. Ms. James suggested that the matter be taken back to the residents of the area.

Ms. Jas Sangara, 7271 Bridge Street, a resident for 12 years, said that multi family should be on the perimeter only with Bridge Street retained as single family. Ms. Sangara also expressed her concern regarding the relocation of the ring road.

Mr. John Wong, 7160 Ash Street, indicated that the ring road, if extended from the proposed road, would go right through his house.

Ms. Shylla Koruz, 7731 Bridge Street, said that she had been a member of the working committee for the area plan in 1995 and that she was confused by the location of the ring road. Ms. Koruz's understanding had been that the multi-family would be located on the perimeter with Ash and Bridge Streets retained as lower density; and Heather Street and Garden City Road as higher density. Ms. Koruz expressed concern about the undetermined location of the ring road, and the lack of established lot sizes.

Mr. Brad Eshleman, 7731 Bridge Street, said that he shared the concerns of the previous speakers. Mr. Eshleman noted the affection and concern the residents had for their area. The 'Goals for McLennan South Neighbourhood' were reviewed by Mr. Eshleman, and the encroachment into the guidelines by the proposed development were noted. The proposed relocations of the ring road did not make sense to Mr. Eshleman, who said that the area residents were concerned and did not want any further encroachment.



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Mr. Patrick Cotter, the architect and the applicant, with the aid of a site plan, said that at the direction of staff he had taken the location of the ring road and started to work on the project in a way that brought increased density while remaining sensitive to the Sub-Area Plan, the context, and the neighbourhood. The single-family streetscape had been maintained by a separation of units from the garages, and also between the garages themselves, in a way that was typical of the variety seen on the streets in the area. Mr. Cotter also reviewed the applicable bylaw requirements, the increased setback on flanking streets, the base density of the form and character, and, the favourable rental accommodation factor of the development.

It was moved and seconded

*That Zoning Amendment Bylaws 7475 and 7476 be given second and third readings.*

Prior to the question being called the following motion was made:

PH02-13

It was moved and seconded

*That the regular meeting of Council for the purpose of Public Hearing proceed past 11:00 p.m.*

CARRIED

A discussion then ensued that resulted in the following *referral* motion:

PH02-14

It was moved and seconded

*That Zoning Amendment Bylaws 7475 and 7476 be referred to staff for:*

- i) a further consideration of configuration options with the applicant;*
- ii) an analysis of the location of the ring road including the criteria used for relocating portions of the ring road; and,*
- iii) a definition of coach house being single-family or multi-family housing.*

CARRIED



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10. **ZONING AMENDMENT BYLAW 7478 (RZ 02-218208)**  
(7531 Moffatt Road; Applicant: Jema Properties Consulting Inc.)

*Applicant's Comments:*

The applicant was present to answer questions.

*Written Submissions:*

G. Mimandilla, 212 – 7571 Moffatt Road – Schedule 16

T. Shuster, 217 – 7571 Moffatt Road – Schedule 17

*Submissions from the floor:*

None.

PH02-15

It was moved and seconded

*That Zoning Amendment Bylaw 7478 be given second and third readings.*

**CARRIED**

11. **ZONING AMENDMENT BYLAW 7479 (RZ 02-217709)**  
(7611 Acheson Road; Applicant: Parmjit Gill)

*Applicant's Comments:*

The applicant was present to answer questions.

*Written Submissions:*

None.

*Submissions from the floor:*

None.

PH02-16

It was moved and seconded

*That Zoning Amendment Bylaw 7479 be given second and third readings.*

**CARRIED**



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**12. ZONING AMENDMENT BYLAW 7549 (RZ 02-218219)**  
(10611 Shepherd Drive; Applicant: Westshore Capital Inc)

*Applicant's Comments:*

The applicant was present to answer questions.

*Written Submissions:*

None.

*Submissions from the floor:*

None.

PH02-17

It was moved and seconded

*That Zoning Amendment Bylaw 7549 be given second and third readings.*

**CARRIED**

**13. ADJOURNMENT**

PH02-18

It was moved and seconded

*That the meeting adjourn (11:16 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, February 17<sup>th</sup>, 2003.

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Mayor (Malcolm D. Brodie)

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Acting City Clerk (David Weber)

To Public Hearing
date: Feb 17.03.
am # 2A1B
re: 8320/8340
Heather St.

8060-20-7459  
8060-20-7460

8311 Heather St,  
Richmond, B.C.  
16 February 2003

Urban Development division  
Att Jenny Beran  
Richmond City Council

Re Applications for rezoning of properties on 8340 Heather st., Richmond and 8320 Heather St,  
Richmond to permit subdivision of these properties for two single family lots

Dear Sir/ Madam

I wish to register my objection to the proposed rezoning of these properties. Since I am a property owner in very close proximity to the above mentioned properties, I submit that the proposed rezoning would be detrimental to the homeowners in the immediate vicinity. I feel that both my and other nearby property's value will depreciate in the event that the application be granted. I base this on the assumption that the pleasant character homes on these two properties will be demolished in order to allow the construction of 4 "fortress" style 2 story homes which severely detract from the homes in this street. This style of "development" has no aesthetic beauty and makes total use of the available land for buildings with little to no place for gardens or greenery, that would add some beauty to the street. Anyone who is interested in this neighbourhood only has to walk along Heather street close to where it joins Francis street as well as Dixon and Dayton streets to see the closely packed large homes squashed onto what was a single family property and which was rezoned for two single family residential lots, presently on, and currently being built and what an eyesore this is.

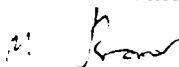
I would also like to point out that Heather St. is extremely narrow, and a hazard to drive along. Adding further homes with additional motor vehicles and more drivers is not going to improve this situation and can only aggravate it still further.

There is a large filthy ditch immediately in front of these properties, and if the proposal is acceptable to the council, a condition should be that the ditch will filled in and the street widened before any construction can be permitted

I sincerely hope that the homeowners in Heather street will have their rights safeguarded and that the proposed subdivision will NOT BE permitted without consideration to the type of buildings that would be constructed and to widening of the street.

Yours sincerely

Michael Kramer



SCHEDULE 2 TO THE MINUTES  
OF THE REGULAR MEETING  
FOR PUBLIC HEARINGS HELD  
ON FEBRUARY 17TH, 2003.

To Public Hearing	
Date:	Feb 17, 2003
Item #	3
Re:	5211/5231 Lapwing Cres.

February 14, 2003  
Urban Development Division  
Mr. D Brownlee

Dear Mr. Brownlee,

Please be informed that regarding Wang Leung Leung & Ming Shuen Leung's application to rezone 5211 – 5231 Lapwing crescent from Single – Family Housing District, Subdivision Area E (R1/E) to Two-Family Housing District (R5). We as residents of 11531 Lapwing Crescent are opposed to said zoning change. Our reason for our opposition is that we want our neighbourhood to remain single family oriented and prefer the density as such.

Regards,  
Joan and Paul Krejberg





Mayor and Council,  
City of Richmond  
Richmond (BC)

Dear Sir,

I, Mano Wahi live on  
7540-Bridge Street and am  
opposed to the development on Bridge  
Street and also on No.4 Road.  
The area ~~was~~ has been single  
family subdivision and changing  
it to townhouse development would  
change its character and also  
result in high population area. It  
would also entail removing of a number  
of mature trees.

I suggest that such a development  
be studied by urban developers who are  
qualified.

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Sincerely, Mano Wahi, 7540-Bridge St.

SCHEDULE 4 TO THE MINUTES OF  
THE REGULAR MEETING FOR  
PUBLIC HEARINGS HELD ON  
FEBRUARY 17TH, 2003.

To Public Hearing	
Date:	Feb 17 12
Item #	8
Re:	Bylaw 7474

January 31, 2003

Mr. Ren Kawaguchi  
9680 Granville Ave  
Richmond, B.C.  
V6Y 1R3  
Office 604-873-7403  
Home 604-278-7832

Ms Suzanne Carter-Huffman  
Urban Development Division  
City of Richmond  
Richmond, B.C.

Dear Ms. Carter-Huffman

**RE. RZ 02-215547, PROPOSED DEVELOPMENT AT 7071 NO 4 RD/7060 BRIDGE ST**

I would like to request an alteration in the locations of the proposed townhouses in this development. From the site plans submitted in the Report to Committee, the townhouse locations adjacent the lots on Granville Ave are clustered in multiple and single units. The first 2 multiple units east of Bridge St are side by side and located behind my lot at 9680 Granville Ave and my mother's adjacent lot at 9720 Granville Ave.

My concern is for my mother's lot. The house on this lot was constructed around 1988 and was purposefully set back towards the rear of the property in order to preserve the existing treescape fronting on Granville Ave. The resulting small backyard has on it a sunroom, greenhouse and established garden. As you can see from the attached aerial photo it has the smallest backyard in the block. Dava's proposal has 2 of the largest townhouse units side by side and immediately behind mine and my mother's lots. I feel that the proposed townhouse behind 9720 Granville will shade most, if not all of this small backyard.

I request you have the townhouses units adjacent the lots on Granville sited more equitably. The proposed 2(?) unit townhouse behind 9720 Granville could be interchanged with one of the 3 smaller single unit townhouses to the east. This would result in an alternating large-small unit siting which would be a fairer sharing of the negative impact of large townhouses with all the single family lots on Granville Avenue.

Please consider this alteration and contact me by phone, or e-mail at:  
ren\_kawaguchi@city.vancouver.bc.ca


Thanks for your attention to this matter.

Yours truly


*Ren Kawaguchi*

Ren Kawaguchi


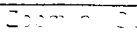






**City of Richmond**  
British Columbia, Canada

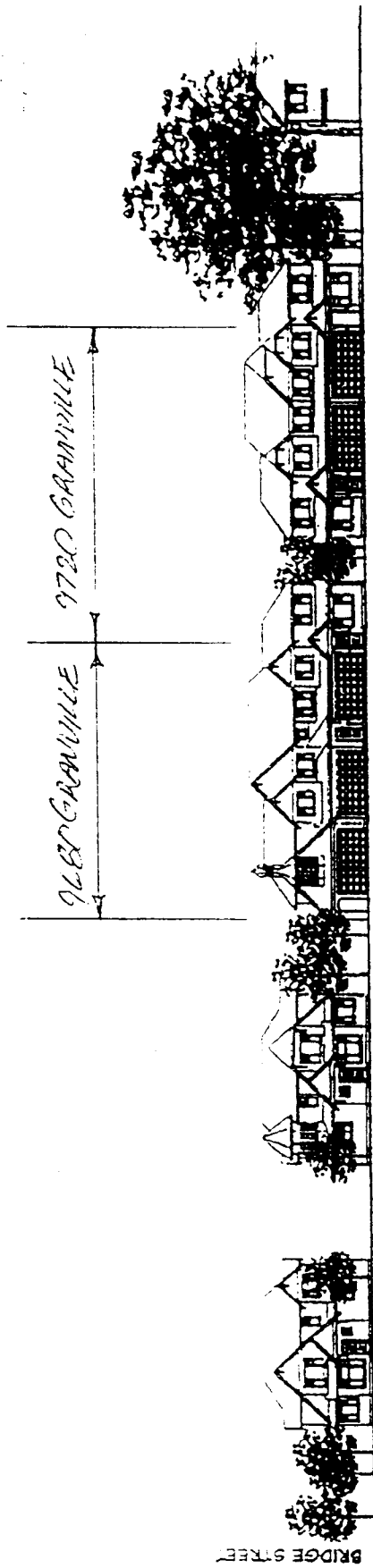


# GIS INQUIRY

	<b>Zoom Out</b>	 <b>Zoom In</b>		<b>Pan</b>	<b>Last View</b>	<b>Max View</b>	<b>Overv. Map</b>	<b>Print</b>
<b>Identify</b>	<b>Property Info</b>	<b>Select</b>	<b>Query</b>	<b>Buffer</b>	<b>Clear</b>	<b>Measure</b>	<b>Set Units</b>	<b>Download</b>



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# INTERIOR ROAD ELEVATION OF NORTH SIDE BUILDINGS 7060 BRIDGE STREET, RICHMOND



**Weber, David**

**From:** Carter, Suzanne  
**Sent:** February 14, 2003 1:33 PM  
**To:** 'Cindy Ng'  
**Cc:** Weber, David  
**Subject:** RE: Zoning Amendment Bylaw 7474 (RZ 02-  
Dear Ms Ng,

To Public Hearing
Date: Feb 17/03
Item #: 8
Re: 7474

Thank you for your email. Our City Clerk will see that a copy is provided to the Mayor and Council prior to the Public Hearing regarding RZ 02-215547 on Monday evening at 7pm. You are welcome to attend this meeting and speak if you wish. If you have any questions, please email or call me at 604-276-4228.

Suzanne Carter-Huffman



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

**From:** Cindy Ng [mailto:ngyc@shaw.ca]  
**Sent:** February 14, 2003 1:22 AM  
**To:** InfoCentre  
**Cc:** Carter, Suzanne  
**Subject:** Zoning Amendment Bylaw 7474 (RZ 02-215547)

**Date:** Feb 14/2003 *(Original, Please discard copy sent previously)*  
**To:** City Clerk's Office  
**CC:** Suzanne Carter-Huffman, Urban Development Division

**From:** Cindy Ng, Resident Owner of 7080 Bridge Street, Richmond, B.C.  
(604)278-9888, [cyn@shaw.ca](mailto:cyn@shaw.ca)

**Re:** Zoning Amendment Bylaw 7474 (RZ 02-215547)  
**Locations:** 7071 # 4 Road and 7060 Bridge Street

Please amend the followings regarding approval of this Bylaw.

- 1) Grant access easement in favour of the future development at 7080 Bridge Street, Richmond, B.C.
- 2) Provide privacy fences and landscaping pay by the developer for maximum security and top privacy at Construction period and the Future. Emphasize towards the south side of the development due to :
  - a) Maximum of 55 vehicles ( 44 for residents and 11 for visitors) commute twice each day.
  - b) The private road runs right next to the north side of 7080 Bridge Street.
  - c) Easy access from 7111 # 4 Road.
- 3) Maintain as many heritage trees as possible within the development.

Ideally, the City should be more active to discuss the development Model with the Neighbourhood to promote a unity and harmonious plan. Instead, the Developers take the initiative to break the Community into small pieces parcel and the existing residents have no option but to surrender. I am not against growth and development and I accept new positive improvement. But I am sure the residents around the McIennan South and North suffer major changes( financially and emotionally) due to these rezoning, and not surprised the residents who chose the area to make their Homes have moved out and have to consider. The Mix and Match??!! excuse me! Look Funny. I can understand reasons why elsewhere in some local community residents set panel themselves to approve any building development around their neighbourhood to protect their properties and maintain their ways of living.

Have the Planning Department consider

- Social issues of the existing residents.
- Target group, i.e. - Community facility vs type of population (mainly refer to age group) who indirectly would affect the future potential trend of the City. The population groups are dominated by type of houses being supply in the Market.
- Role Model for Urban Planning.
- Achieve the mission statement of the City - "to be the most appealing, livable and well-managed community in Canada".
- Or, the benefit of the Developers to build higher density dwellings economically (City stays while the developers leaves after selling the units).

My property value drop due to this rezoning matter and wishfully appreciate the developer can compensate financially. My Home cannot be maintained the quiet and peaceful environment; which will be disrupted by the heavy traffic and increase fear of less secure surroundings.

Finally, I wish you well.

Yours truly,

Cindy Ng

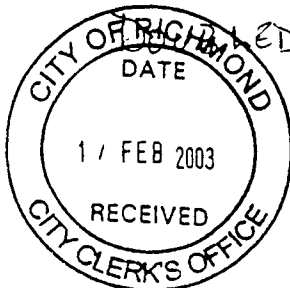
To Public Hearing	
Date:	Feb 17, 2003
Item #	8
Re:	Bylaw 7474

RE: ZONING AMENDMENT BYLAW 7474 (R202-215547)  
FROM CHRIS LOCKETT 50 YEAR RESIDENT AT 7071 BRIDGE ST

TO CITY COUNCIL

I AM NOT IN FAVOR OF REZONING. 7060 BRIDGE ST  
FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION  
AREA F (R1/F) TO TOWNHOUSE DISTRICT (R2) FOR  
THE FOLLOWING REASONS:

- 1) THE RESIDENCES OF THIS NEIGHBOURHOOD SPENT MONTHS WORKING ON AN OFFICIAL CITY PLAN FOR THE AREA, WHICH ALLOWS GRADUATED TOWNHOUSE DEVELOPMENT FROM GARDEN CITY TO ASH STREET AND LEFT BRIDGE ST AS SINGLE FAMILY HOUSING ONLY.
- 2) THE PROPOSED TOWNHOUSE DEVELOPMENT WOULD CUT ACROSS THE INTENDED RING ROAD AS PER OFFICIAL PLAN
- 3) BY INCREASING THE AREA HOUSES BY 30% THE DEVELOPMENT WILL CAUSE A CORRESPONDING INCREASE IN AUTOMOBILE TRAFFIC AND PARKING. THIS WILL BE DANGEROUS WITH THE NUMBER OF CARS ALREADY PARKING ALONG THE BOULEVARD AND THE NEW SCHOOL OPENING ACROSS THE STREET AT #4 & GRANVILLE AVE.
- 4) A RULING TO RETAIN THE SINGLE FAMILY HOUSING DESIGNATION MAY ALSO RELIEVE THE SPECULATIVE PROPERTY PURCHASES WHICH HAVE RAISED MY PROPERTY APPRAISAL BY \$120,000 FROM LAST YEAR AND MORE THAN DOUBLED THE PROPERTY TAXES IN THE LAST 10 YEARS





Mr. Ren Kawaguchi  
9680 Granville Avenue  
Richmond, B.C.  
V6Y 1R3

To Public Hearing	
Date:	FEB. 17. 03
Item #	2
Re:	1071 NO. 4 RD 7060 BRIDGE ST

February 17, 2003

Mayor & Councillors  
City of Richmond  
6911 No. 3 Rd.  
Richmond, B.C.

**A WRITTEN SUBMISSION TO THE PUBLIC HEARING**

RE: ZONING AMENDMENT BYLAW 7474 (RZ 02-215547)

THE PROPOSED DEVELOPMENT AT 7071 NO. 4 ROAD AND 7060 BRIDGE STREET

I would like to request that Council direct City staff and the Developer to alter the placement of some of the townhouses in this proposed development and thereby more fairly distribute their negative impact on all the existing single family houses on the southside of the 9000 block of Granville Avenue. The proposed placement of the townhouses, as shown in the report to the Planning Committee, has two of the largest multiple unit townhouses side by side and immediately behind my lot at 9680 Granville Avenue and my mother's, (Mrs. T. Kawaguchi), adjacent lot at 9720 Granville Avenue.

The attached aerial photo shows that the house at 9720 Granville Ave has the smallest backyard on the block. This house is one of the latest constructed on this block and was set back from Granville in an attempt to preserve the existing trees in the front yard. The resulting small backyard has a sunroom, greenhouse and garden. A large multiple unit townhouse placed on the sunny southside of this small backyard will have a much greater negative impact on it than it would on the other lots on Granville which all have large backyards.

I request that Council direct Staff to have one of the proposed detached single unit townhouses be placed behind 9720 Granville Avenue. This would result in an alternating large - small townhouse placing that would be a fairer sharing of the negative impact on all the existing single family lots. This relocation would also be of little, if any, impact on the proposed development.

Thank you for your attention to this matter.

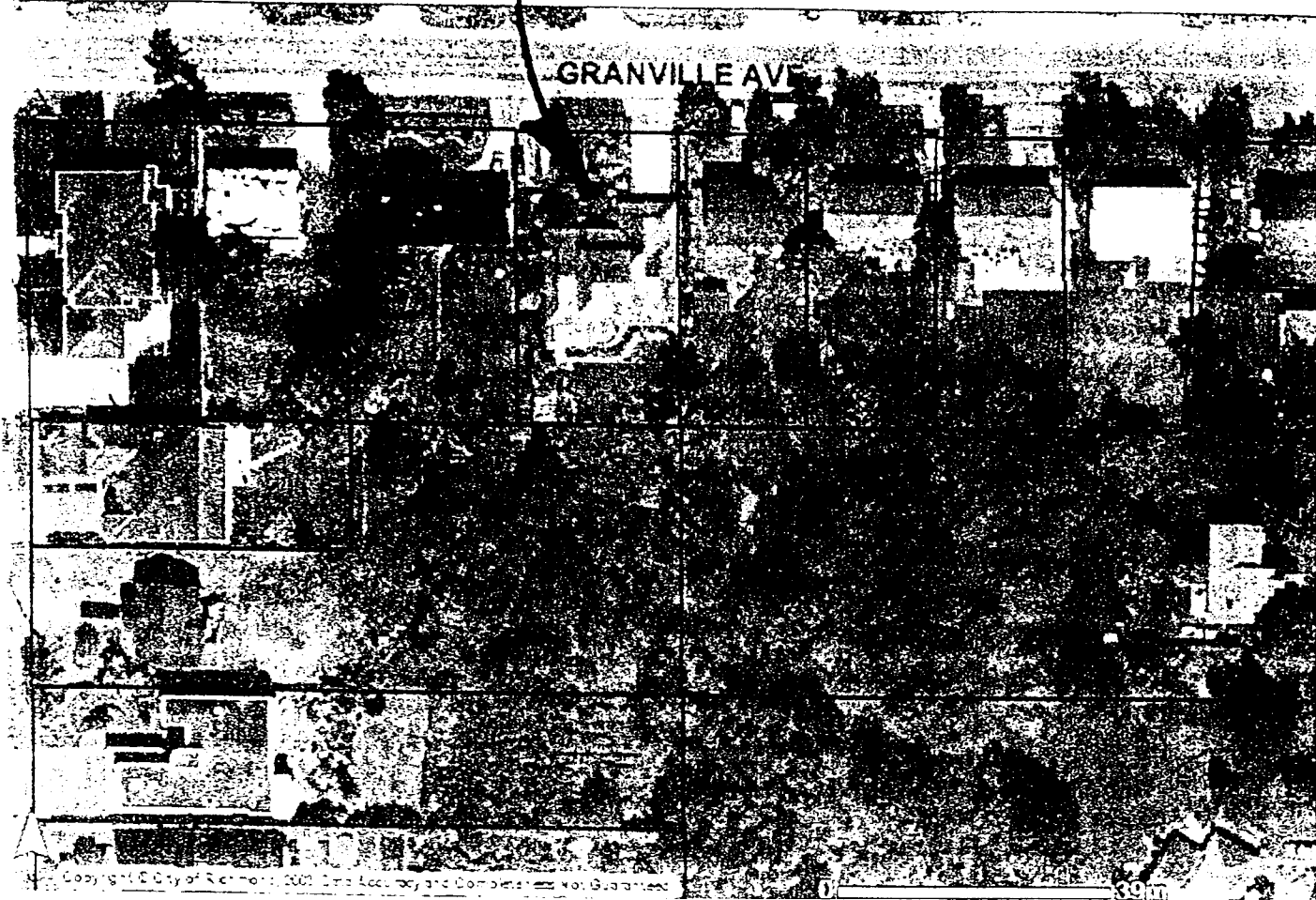
Ren Kawaguchi on behalf of Mrs. T. Kawaguchi

*Ren Kawaguchi*



9720

Zoom Out	Zoom In	Quit	Pan	Last View	Max View	Overview Map	Print	
Identify	Property Info	Select	Query	Buffer	Clear	Measure	Set Units	Download



- Home
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- Layers
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  - ☐ Arenas
  - ☐ Libraries
  - ☐ Police
  - ☐ Elementary Schools
  - ☐ Environmental Features
  - ☐ Water
  - ☐ Streets

CITY OF RICHMOND

MAYOR BRODIE AND COUNCIL

RE: Zoning Amendment Bylaw 7474 (RZ 02-21554  
7071 No4 Road and 7060 Bridge St

We the undersigned object to the  
proposed rezoning of the subject properties  
from Single Family (R1/F) to Townhouse (R2).

We strongly urge council to reject  
zoning ~~amendment~~ bylaw 7474 and  
let Bridge Street remain Single Family.

Regards,

Susan Stromberg { 7680 BRIDGE STREET  
J. Stromberg  
Jangara 7271 Bridge St., Rmd.

Mayor and Council  
City of Richmond  
6911 No. 3 Road  
Richmond, B.C.

Dear Mayor and Council

Re : Zoning Amendment Bylaw 7474 – 7060 Bridge Street

We would like to register our strong opposition to rezoning 7060 Bridge street from single family housing to Townhouse (R2).

We reside at 7731 Bridge Street on the southern end of Bridge Street from the subject property.

Three years ago we decided to locate on Bridge Street after looking into the Official Community Plan for the McLennan South Sub-Area Bylaw 7100 Schedule 2.10D adopted by Council March 15, 1999 which specifically identifies Bridge Street's future zoning as single family housing. We had discussed future zoning with the planning department and were told that the plan was to keep Bridge Street as single family housing.

We also prepared a map of the area and looked at new and old houses to assess the likelihood of this happening. The map indicated that there was a majority of new or newer single family homes located on Bridge Street therefore it made sense that it would stay as the OCP and City Planning dept had said remaining single family dwellings.

This was important to us as we liked the natural country settings, the quiet neighbourhood feel and the family orientation for our two children. In 2000/2001 we build a new house and moved in April, 2001. Now just two years later we are faced with the potential of townhouses built on Bridge Street.

We feel that if one starts it will not stop and other lots will apply for townhouse zoning interspersed with the single family homes on Bridge Street. This is not good neighbourhood planning. Many of the homes on both sides of Bridge Street are newer homes and not the tear me down types where townhomes are developed. We would end up with a hodge podge of single family homes and townhouses.

We also feel this would devalue the single family homes on Bridge Street all at the profit of the developers building the townhouses. There are many very nice homes on Bridge Street and we do not feel this is appropriate.

We again strongly oppose the rezoning of Bridge Street lots to Townhouse (R2).

Sincerely,

Brad Eshleman

Leanne Eshleman

28



Brad Eshleman

7731 Bridge Street, Richmond, B.C.

**David Yu**

7151 Bridge Street, Richmond, BC V6Y 2S6  
Tel 604-270-3566  
Fax 604-482-8248  
Email [dyu@infoserve.net](mailto:dyu@infoserve.net)

		INT
	JRM	
✓	DW	NW
	KY	
	AS	
	DB	
	WB	

<b>To Public Hearing</b>	
Date:	Feb 17, 2003
Item #	9
Re:	Bylaw 7476

02-218186

Feb 06, 2003

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

Attention: Suzanne Carter-Huffman – Senior Planner/Urban Design

**Re: RZ02-218186**

Dear Suzanne,

I want to file an official complaint on the format and content I received by mail on the "Notice of Public Hearing" regarding the rezoning application for property on 7131 Bridge Street.

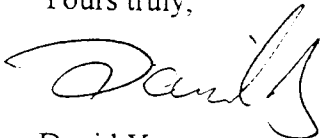
The notice failed to communicate and disclose the impact of the changes to the area residents should this rezoning application go through. A major component of the rezoning application includes a "proposed" ring road running through the subject property and other adjacent properties. This "proposed" ring road adversely impact the value of the adjacent properties as well as changing the traffic flow and pattern of the area.

Residents receiving the Notice of Public Hearing may not be aware of the implications and therefore fail to realize the impacts to their neighborhood.

I therefore ask the Planning Department to recall the Notice immediately and re-issue a properly worded document outlining the proposed development in a clear and concise format.

I can be contacted at 604-270-3566 (home), 604-716-8282 (cell) or 604-482-8238 (office).

Yours truly,



David Yu

cc J Richard McKenna, City Clerk



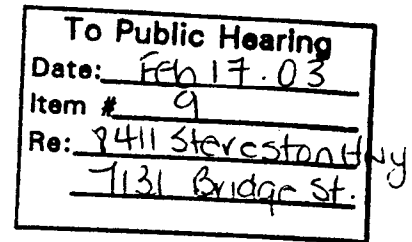
**David Yu**

7151 Bridge Street, Richmond, BC V6Y 2S6

Tel 604-270-3566

Fax 604-482-8248

Email [dyu@infoserve.net](mailto:dyu@infoserve.net)



Feb 11, 2003

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

Attention: Suzanne Carter-Huffman – Senior Planner/Urban Design

**Re: RZ02-218186**

Dear Suzanne,

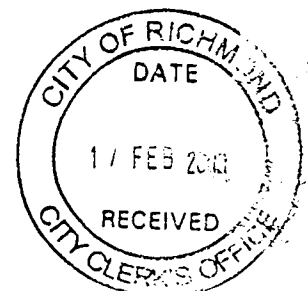
The rezoning application as presented in file RZ02-218186 has significant negative implications to the value and livability of my property (7151 Bridge Street, Richmond BC). However, in response to the City's desire to build a "ring road" in my neighborhood I would like to offer the following proposal for consideration in conjunction with the rezoning application for 7131 Bridge Street.

A 5 meter strip of land on the northern edge of 7151 Bridge Street to be made available to the City to complete the proposed new east-west ring road; Up to 30 feet on the western edge of the property to be made available to the City for a future north-south new road. In other words 33% of the land at 7151 Bridge Street will be put toward for new roads, in comparison, the contribution from 7131 Bridge Street is 31%.

The City will pay for the land at fair market value. The City is paying for land acquired for new roads for developments in other parts of McLennan South area.

The construction cost for the southern portion of the new east-west ring road (sidewalk, boulevard, parking lane, etc) to be paid for by the property owner. As part of the public consultation process, the City to provide a cost estimate for the construction of this portion of the ring road. The cost for building portions of the north-south road will be the responsibility of future developments.

In consideration for completing the east-west ring road and open up the backlands for other properties for development I would like to have my property rezone to Coach House District (R9), the same zoning classification applied for 7131 Bridge Street, and a FAR of .60 to .65.



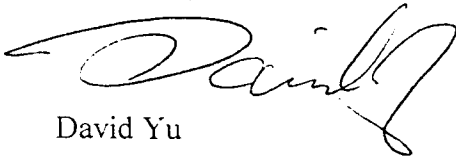
I would like to subdivide my property into three lots. The lot facing Bridge Street with the existing house will be 63 x 110, the other two new lots (both facing north) will be 46 x 81 each. The two north facing lots will be developed as character homes (similar to pictures attached) compatible with those houses proposed for 7131 Bridge Street.

An alternate option is combining the back halves of both 7151 and 7171 Bridge Street and subdivide it into 3 north facing lots. Each lot will be 40 x 110 with the same zoning and density as 7131 Bridge Street. However, this option require full commitment from the owner of 7171 Bridge Street and may not be feasible at this time.

Either proposal will greatly benefit many property owners on both Bridge Street and Ash Street. The new ring road and land provided for the north-south road will make their backlands readily accessible and will accelerate the pace of redevelopment of the neighborhood.

Without the approval of either proposal we cannot give our approval and support for the rezoning application for 7131 Bridge Street.

Yours truly,

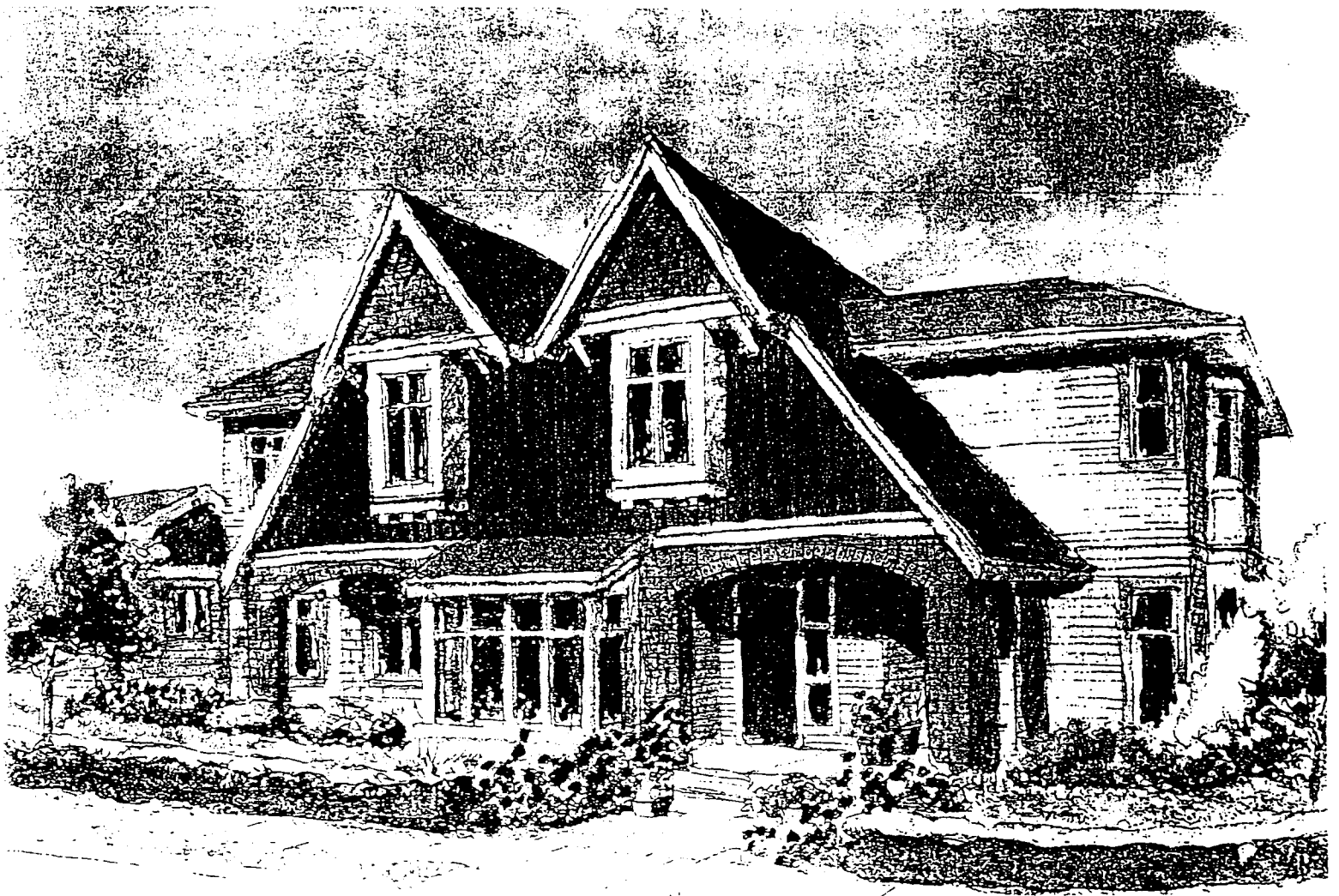
A handwritten signature in black ink, appearing to read 'David Yu', written in a cursive style.

David Yu

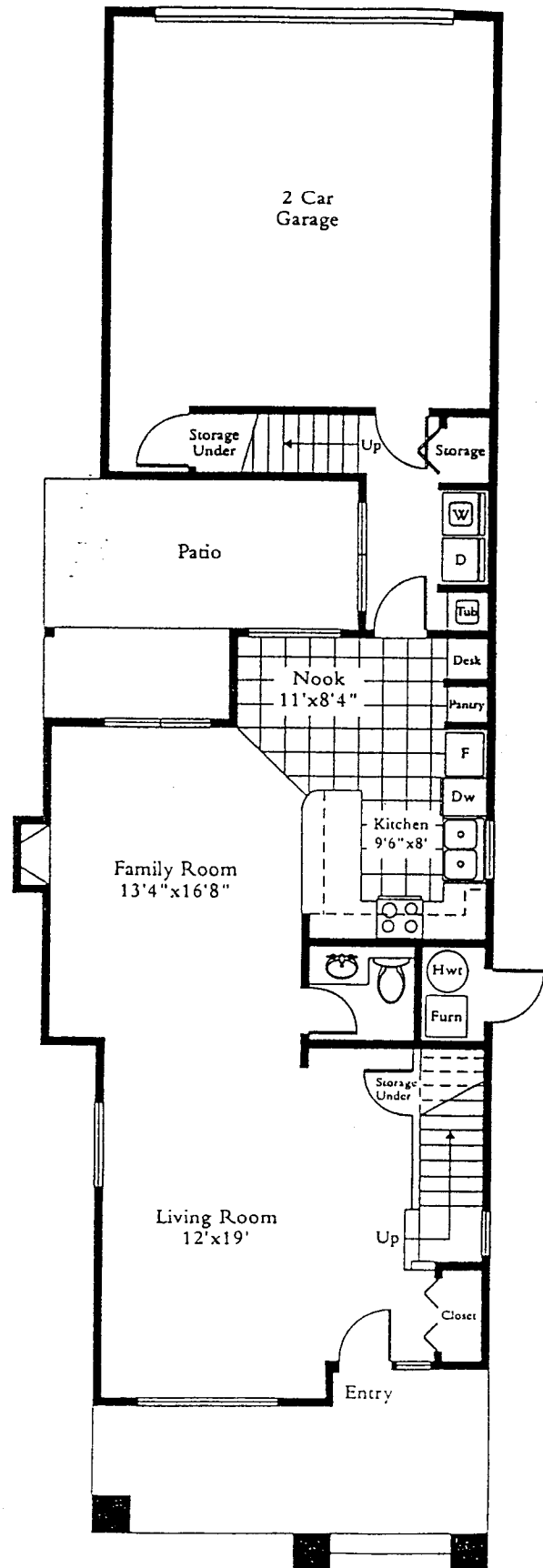
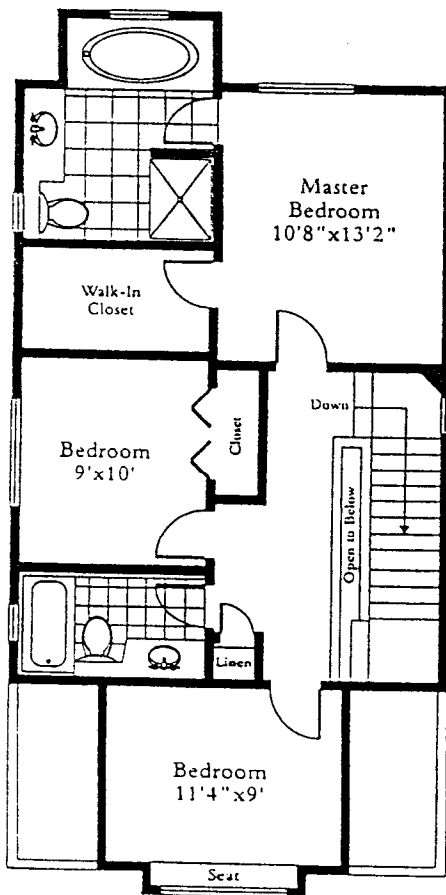
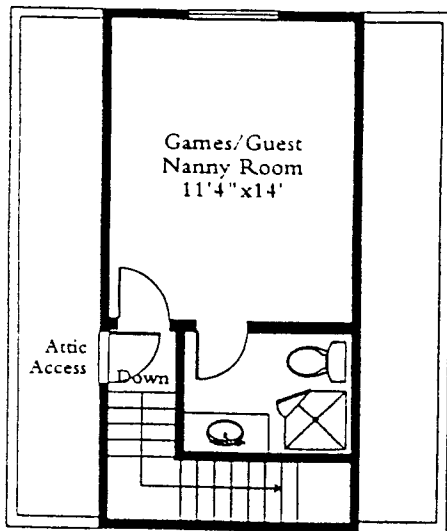
# THE DUCHESS

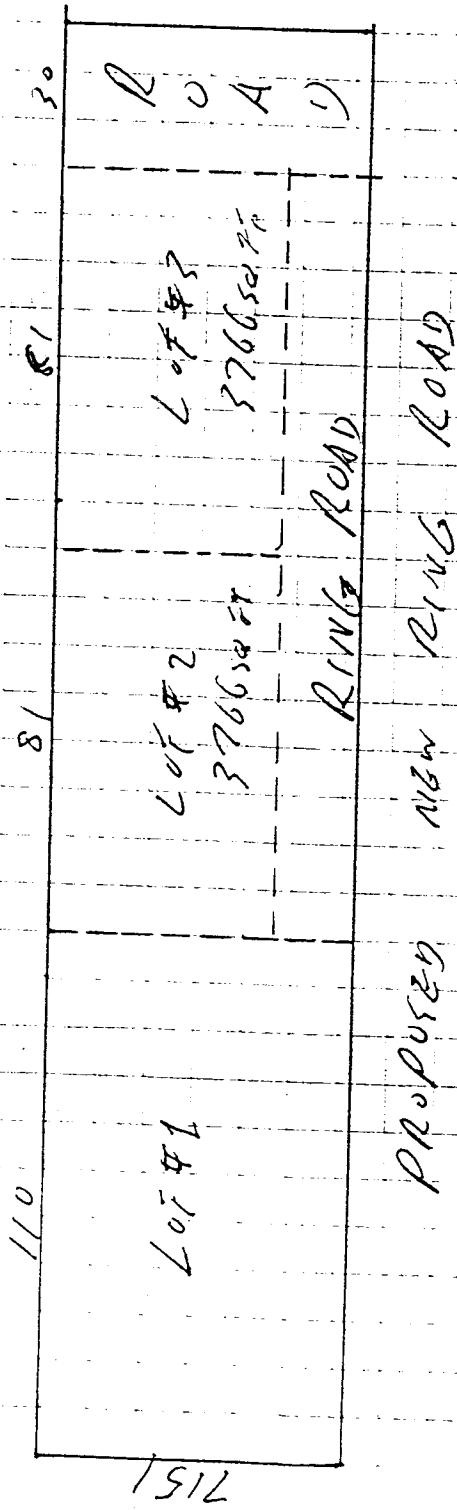
4 Bedrooms, Den, 3 Bathrooms

2,193 Sq Ft









**David Yu**

7151 Bridge Street, Richmond, BC V6Y 2S6  
Tel 604-270-3566  
Fax 604-482-8248

To Public Hearing	
Date:	FEB 17.03
Item #	9
Re:	3411 Steveston Hwy.
	7131 Bridge St.

Feb 17, 2003

City Clerk's Office  
City of Richmond  
6911 No. 3 Road  
Richmond BC  
V6Y 2C1

**Re: Written submission to rezoning application file number RZ02-218186**

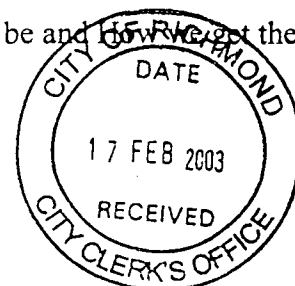
The rezoning application as presented in file RZ02-218186 has significant negative implications to the value and livability of my property (7151 Bridge Street, Richmond BC). Additionally, rezoning of the subject property will greatly affect the neighborhood as a whole. There are many issues need to be resolved. I strongly urge the Council Members to deny this application. My presentation will be divided into two parts: First, as a resident and then as property owner.

First I will speak as a resident and property owner in the McLennan South Sub-Area:

The Official Community Plan was adopted a number of years ago. The Plan outlines a number of concepts and guidelines for future developments in this area. The Plan is lacking in details in many area, for examples, the exact locations of the ring roads, the demarcation point for multi-family dwellings and single family homes, etc. The residents have a general idea what the neighborhood will look like. Our understanding was that only properties fronting the 3 major public roads Granville Avenue, No. 4 Road and Blundell Road would permit multi-family developments.

What good is a Plan if we all understand and interpret it differently? A number of pending rezoning applications clearly deviate from what was presented to us. To my knowledge most of the residents in this area DO NOT want any ring roads, DO NOT want multi-family developments, DO NOT want rental suites. Many of the property owners DO want to develop the back half of their properties. This can be easily accomplished by constructing a new north-south road from General Currie Road. The property owners are quite willing to contribute land for this new road. The City can built this road first and recover the cost from developments making use of the new road. This can happen quickly, efficiently, and very cost effective. Unlike the current approach, no property owners need to fear the lost of their properties as a result of questionable developments. I urge the Council members to reject this rezoning application and ask the Planning Department to go back to the residents of this area to find out what we really want.

Lets have a Plan that spell out exactly What is allowed and Where will they be and how many get there.



I will now present my comments as property owner of 7151 Bridge Street:

The subject property is located immediately to the north of my property. The proposed development will have a negative affect on the value, livability and safety of my property. I will go through each of these 3 areas:

### **Lost of Property Value**

The proposed development is too small to be developed economically and the developer is counting on other property owners to contribute their land so that they can make a profit from the development.

Only a portion of the land needed for the proposed ring road will be provided by the developer, the remaining portion to be "taken" from my property on the south side of the proposed development. The land designated for the future ring road will be taken away from my property without ANY compensation. Altogether, 36% of my property will become the new road. In comparison, the developer is only contributing 31% of his land for the new road. The size of my property will be only 46 x 260 feet after road allowance. The City told me that I am also responsible for paying for the entire cost of completing the ring road, the frontage on Bridge Street and the new north-south road. A total road length of 494 feet! This is really unbelievable. How can one developer in the hope of making a quick profit, force other property owners to lose their land, and the Urban Development Division is actually going along with it.

There is an inconsistency in the way the City acquire land for public roads. For example, in another rezoning application in the same neighborhood, rezoning application file number RZ02-213224, on page five (5) of the document (copy attached for your reference) under Transportation, the City is clearly willing to buy land needed for a new road at fair market value. The same policy should apply here.

### **The Livability of my Property**

The proposed development will seriously degrade the livability of my property. The new ring road will be running within a few feet of my house. Cars will be traveling right next to my property. The lost of privacy, plus noise and pollution from cars passing by within a few feet of my house will make living in my house very uncomfortable.

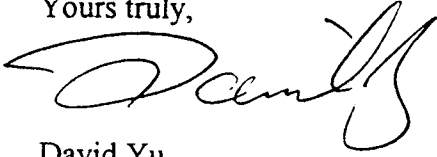
### **Safety of my Property**

There are bylaws governing the setback requirements of houses from the street. These bylaws are there not only for controlling the looks of the neighborhood but also for the safety of the residents. The proposed development if approved will place my house right next to the roadbed of a public road. In other words, my house will be only 6 feet away from cars passing through. Sitting inside would be just like sitting on the sidewalk. Exhaust gas from cars will go straight into the house because there is very little open space between the cars and the house. This is a serious health issue to my family members. Since there won't be any curb, sidewalk, or boulevard separate the cars and my house and yard. Accidents can happen with deadly results.

There are other safety issues as well. The construction of the ring road will require excavation and replacement of peat soil ranging from 7 feet to 10 feet in depth. Removing these materials will occur within four feet of the foundation of my house. The ground movement from removing the soil and heavy machineries will cause damages to the structure of my house, interior finishing, patio, sidewalk and driveway. The house will be unlivable while the construction is in progress. The City will be held responsible for all damages since this is a public road construction.

In summary, I trust the Council members, after reviewing my concerns and those expressed by other residents in this area will do the right thing. Reject the rezoning application and set up a new process to find out what we really want in our neighborhood. Thank you.

Yours truly,

A handwritten signature in black ink, appearing to read 'David Yu', with a stylized, flowing script.

David Yu

**Transportation**

As per the McLennan South Sub-Area Plan, the subject development incorporates a "half" north-south road along its west property line (e.g. Le Chow Street) and land for a "half" east-west road linking No. 4 Road with a future extension of the north-south road. In addition, the developer will be required to facilitate the City's acquisition (at the City's cost) of additional land to complete the full width of the east-west road. Construction of the north-south road will be the responsibility of the developer, but the east-west road will be constructed by others as the area around the subject site continues to develop. Staff believe that the provision of these two road right-of-ways are critical to the future of the McLennan South area as the north-south road is needed for the subdivision and redevelopment of the backlands of properties along Bridge Street and the east-west road is needed to provide access to the north-south road and to disperse traffic. More specifically, as a condition of rezoning, the developer must:

- Dedicate a 7.5 m (24.6 ft.) wide strip of land along the site's west property line and secure a 1.5 m (4.9 ft.) wide Public Rights of Passage right-of-way immediately adjacent to it, together with funding for construction of a "half road" (e.g. Le Chow Street). It is not expected that the road will be constructed until neighbouring properties redevelop. If at that time the City determines that some or all of the Public Rights of Passage right-of-way is not required, the unnecessary portion will be released.
- Provide temporary public access to the proposed "half road" from No. 4 Road via a Public Rights of Passage right-of-way across the subject site (the design of which must be to the satisfaction of Transportation staff). When permanent access to the "half road" is established, the City will release the right-of-way, but the property owner may maintain driveway access to No. 4 Road and/or the "half road". No other driveway access to No. 4 Road or the "half road" will be permitted from the subject site.
- Provide a shared access easement across the subject site in favour of 7531 No. 4 Road. This easement is redundant while the Public Rights of Passage right-of-way is in place across the subject site; however, it should be provided as a condition a rezoning in order to avoid the need to negotiate access with the subject site's residents when that right-of-way is released.
- Provide a 10 m (32.8 ft.) wide strip of 7631 No. 4 Road to Richmond (for future development as road by others), and facilitate the City's acquisition of the remainder of that lot at fair market value. The developer will be eligible for Development Cost Charge (DCC) credits for this contribution of land for road purposes. (Attachment 1)

**Engineering**

Prior to final reading of the pending rezoning, the following must be in place:

1. Consolidation of the subject properties into a single parcel.
2. Dedication of a:
  - 7.5 m (24.6 ft.) wide strip of land along the site's entire west property line for Le Chow Street; and
  - 10 m (32.81 ft.) wide strip along the entire north edge of 7631 No. 4 Road.
3. Registration of Public Rights of Passage right-of-ways:
  - Along the east side of the proposed Le Chow Street road dedication, a 1.5 m (4.9 ft.) wide, for possible road development (to be released in whole or in part if the City determines it is not required); and

SCHEDULE 13 TO THE MINUTES  
OF THE REGULAR MEETING FOR  
PUBLIC HEARINGS HELD ON  
FEBRUARY 17TH, 2003.

To Public Hearing	
Date:	Feb 17/03
Item #	9
Re:	Bylaw 7476

Allan J. McBurney  
7171 Bridge Street, Richmond, B.C. V6Y 2S6  
Tel (604) 273-4407  
Fax (604) 648-9420  
email mcburney@shaw.ca

	INT
JRM	
DW	DW
KY	
AS	
DB	
WB	

February 13, 2003

8060-20-7475  
Ref: -7476

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



Dear Sirs:

Re: Rezoning of 7131 Bridge Street from Single Family Dwelling to Coach House R9  
Public Hearing February 17, 2003

I am writing with respect to the above-noted rezoning application.

As I stated at the Planning Committee meeting in January, the location of the planned Ring Road is not consistent with the McLennan Area Plan and represents a significant change to the Area Plan.

The rezoning application contemplates placing the Ring Road at 7151 and 7131 Bridge Street. The road will be located almost half-way from Granville to the center of Bridge Street, with the result that 1/4 of the length of Bridge Street (less approximately 30 metres) will then fall into the area north of the Ring Road designated for multi-family dwellings. Furthermore, should the rezoning be approved, the City will be in no position to refuse to place the south Ring Road a similar distance from Blundell, in which case almost 1/2 of the length of Bridge Street will fall into the area qualifying for townhouses or other multi-family dwellings.

So simply by approving this one rezoning application, the City can negate a considerable portion of what was envisioned by the Area Plan.

To quote from a letter to me dated September 20, 2001 from Suzanne Carter-Huffman of the Planning Department, under the Area Plan a large portion of Bridge and Ash Street was set aside for single-family housing in order to "help maintain stability and reduce pressure on long-term residents to leave the community (Policy 3.1.3, #1)". Apparently, the Planning Department feels that there was an invisible time-expiry label attached, because placing the Ring Road at the proposed location will bring multi-family dwellings to at least 1/4, and likely

up to ½ of Bridge Street. I understand from the Yu's, who have resided at 7151 Bridge Street for approximately 25 years, that one of the initial suggestions of the Planning Department to their concerns over this road location was essentially "why don't you just sell and move?". So much for reducing pressure on long-term residents to move.

Having been a resident of Richmond for almost double that time, and a resident of Bridge Street for just over 20 years, I can say myself that having a coach-house or townhouse development going in virtually next door comes as quite a surprise after being told by the City that the Area Plan would retain single-family dwellings for most of Ash and Bridge Street. Who would have thought that a plan meant to keep multi-family construction to the perimeter of the area would instead permit coachhouses and townhouses popping up right next door to someone living basically half-way to the center of Bridge Street?

The Area Plan encourages subdivision of properties into smaller single-family parcels, and I can understand that there have been cost barriers to doing so since the Area Plan was adopted. But the adoption of the Area Plan also coincided with a considerable drop in residential property values since about 1995, which are only now starting to recover, so it is no wonder that subdivision of properties along Bridge and Ash has been uneconomic. It is my understanding that property values in Richmond have in the past been highly cyclical. A hot housing market could change the economics and allow the subdivision of back properties envisioned by the Area Plan, without removing up to half of Bridge Street from the single-family dwelling area. It would not take much of an increase in house prices to make subdivision of one lot into three or four lots more economic, especially as the existing housing stock gets a little older. There is no need for the City to panic.

The Planning Department points to the fact that the Area Plan did not specify the location of the Ring Road, and indicated that the exact alignment of the Ring Road and secondary entry roads would be subject to development. On the other hand, all of the drawings produced for the Area Plan show a Ring Road around the perimeter, consistent with the stated objective of trying to maintain the single-family neighbourhood. Moving the Ring Road so far south that it might as well be an extension of Bennet Road runs counter to this objective.

By the same logic, perhaps the City should consider moving the Eastern portion of the Ring Road a similar distance in from No. 4 Road. Since that would place it almost on top of Bridge Street, why not dispense altogether with the Eastern portion and just use Bridge Street? This would not even have to be "subject to development", and no doubt a significant cost saving to the City to boot. Of course, this doesn't comply with the Area Plan, but then neither does rezoning far more than the perimeter for multi-family dwellings. The only difference is that the former affects all residents of Bridge Street, the latter only residents in the north 1/4. Why residents in the north 1/4 aren't entitled to be treated the same under the Area Plan as other residents of Bridge Street is not entirely clear to me.

In looking at the "New Road Development Status" map prepared by the Planning Department dated January 23, 2003, it is interesting that the portions of the Ring Road at the north and south ends of Heather are closer to the perimeter and appear to coincide roughly with the drawings produced for the Area Plan. The proposed Ring Road segment on Bridge Street is of




course much further south and will either require that this road curve over to join up with the segment at Heather Street, or that the two sections intersect with Ash Street at different spots. It seems to me that it would make more sense to plan this road to be closer to the perimeter to allow an easier link up, and less wasteful of property in the former situation.

It is all very well to build roads "subject to development", but the Planning Department should be planning the area, not the developers. In my view it is not appropriate for the City to abandon the Area Plan as it applies to a good portion of Bridge Street, so soon after such a lengthy consultative process, and without virtually any residents being aware that more than a small rezoning application is under consideration. Even the Notice of Public Hearing distributed to nearby residents with regard to the February 17, 2003 hearing, while it no doubt conforms with the legal requirements, does not mention that the rezoning affects something as significant to the area as the location of the Ring Road. And, of course, the rezoning sign on the property has been lying on the ground for most of the past month, despite the occasional attempt to resurrect it.

In short, I think that this rezoning application constitutes a way of changing the Area Plan significantly without requiring broader public consultation. I think it should be recognized that this is what it does, and that by approving the rezoning application in its present form, the City will be assisting the developer to achieve by the back door what it could never have achieved under the broader consultation process that gave rise to the Area Plan.

Yours truly,

  
Allan McBurney

SCHEDULE 14 TO THE MINUTES  
OF THE REGULAR MEETING  
FOR PUBLIC HEARINGS HELD  
ON FEBRUARY 17TH, 2003.

To Public Hearing	
Date:	Feb 17, 2003.
Item #	9
Re:	Bylaw 7476

Richmond VSC  
V6 Y 2C1

J. R. McKenna  
City Clerk,

I Judith Lockett do  
NOT want the two  
proposed rezoning plots  
on Bridge St. I do NOT  
want a Crack House District  
in my neighborhood. I do  
not want the extra traffic.

Yours truly  
Judith Lockett



RR #7  
816 Cemetery Rd.  
Richmond, BC.  
V6N 1V7

		INT
	JRM	
✓	DW	DW
	KY	
	AS	
	DB	
	WB	

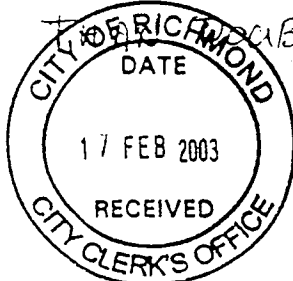
To Public Hearing	
Date:	Feb 17, 2003
Item #	9
Re:	Bylaw 7476

RE: ZONING AMENDMENT BYLAW 7476 (R202-218186)  
FROM CHRIS LOCKETT 50 YEAR RESIDENT AT 7071 BRIDGE

TO CITY COUNCIL

I AM NOT IN FAVOR OF REZONING 7131 BRIDGE ST.  
FROM SINGLE-FAMILY HOUSING DISTRICT, SUB DIVISION  
AREA F (R1/F) TO COACH HOUSE DISTRICT (R9), TO  
PERMIT A 7 LOT SUB DIVISION FOR THE FOLLOWING  
REASONS.

- 1) BY INCREASING THE AREA HOMES BY 10% THE  
DEVELOPMENT WILL CAUSE A CORRESPONDING INCREASE  
IN AUTOMOBILE TRAFFIC AND PARKING, AS SHOWN BY  
THE NUMBER OF CARS PARKED ON THE STREET BY  
RESIDENTS OF THE 4 HOME DEVELOPMENT ON  
GRANVILLE AND BRIDGE ST. THIS WILL BE  
DANGEROUS FOR THE STUDENTS WALKING FROM  
THE NEW SCHOOL AT #4 ROAD AND GRANVILLE AVE.
- 2) THIS DEVELOPMENT IS CONTRARY TO THE WISHES  
OF THE NEIGHBOURS WHO WORKED OUT THE  
OFFICAL CITY PLAN FOR THE AREA. WHICH ALLOWS  
A GRADUATED HOME DENSITY FROM GARDEN CITY  
TO ASH STREET LEAVING BRIDGE ST AS SINGLE-  
FAMILY HOUSING ONLY.
- 3) A RULING TO RETAIN THE SINGLE-FAMILY HOUSING  
DESIGNATION MAY ALSO RELIEVE THE SPECULATIVE  
PROPERTY PURCHASES WHICH HAVE RAISED MY PROPERTY  
ACCESSMENT BY \$120,000 FROM LAST YEAR AND MORE.  
I HAVE DOUBLED THE PROPERTY TAXES IN THE LAST 10 YEAR



To Public Hearing
Date: Feb 17. 03
Item # 10
Re: 7531 Moffatt Road.

Feb. 17, 2003

To: City of Richmond  
Urban Development Division

8060-20-7478

Attention: Jenny Buran

This is to inform you that I am  
opposed to the development of 6 (six)  
townhouses at 7531 Moffatt Road. This  
development will require more street  
parking which might now is not  
very accessible to present residents. This  
can create street safety <sup>problems</sup> both for motorists  
and pedestrians.

Thank you.

Gloria Mirandilla  
# 212 - 7571 Moffatt Road  
Richmond, B. C., V6Y 3N1



SCHEDULE 17 TO THE MINUTES  
OF THE REGULAR MEETING  
FOR PUBLIC HEARINGS HELD  
ON FEBRUARY 17TH, 2003.

Mrs. Teresa Shuster  
7571 Moffatt Road, Apt 217,  
Richmond, B.C.  
V6Y 3N1

o Public Hearing
o: Feb 17.03
o # 10
Re: 7531 Moffatt Rd.

February 17<sup>th</sup>, 2003

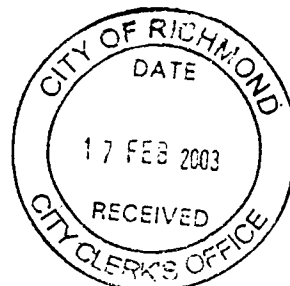
To Mayor Brodie and Richmond City Councillors,

Please accept this submission from me as a notice of my dissent regarding the proposed Zoning Amendment Bylaw 7478 (RZ 02-218208), as I may not be able to attend the council meeting.

While realizing that a property owner has certain rights, which of course include development, it is also true that the governing authority, in this case the City of Richmond, is not obligated in any way to change and amend zoning to accommodate such development.

Subsequent to this re-zoning and the zoning amendment changes, the developer is intending to construct a six suite multi family complex on what is, essentially, an average sized single detached house lot. Apart from my personal objections which are considerable, there are generic issues affected by this proposal of concern to all local residents.

This area like the rest of central Richmond, has, over the recent several decades, gone through the gradual change from single family dwellings to mostly town houses and condos with the expected increase in both pedestrian and vehicle traffic following the construction of each new complex. Moffatt Road, unfortunately, is a somewhat unique situation being only one long block exiting at both ends on to busy thoroughfares, namely Granville Road on the north and Blundell Road on the south, with neither of these intersections being controlled by traffic signals. As anyone who regularly or even just occasionally drives on Moffatt Road during a busy time of day knows, exiting at either end is dicey at best, often time consuming, and sometimes dangerous. This is so because of the heavy dual lane traffic volume on both Blundell and Granville Roads combined with the addition of extra pedestrian traffic twice a day to and from local schools. Students from Sunnymeade area elementary school just south of Blundell are crossing Blundell at that end of Moffatt, while students using the back entrance of Richmond Secondary cross Moffatt Road as well as Granville Road many places near the intersection with Moffatt. Parent drop-off vehicles in this area also add to the congestion. Of even more consequence is a very busy light controlled crosswalk across Granville Road. This crosswalk, which unfortunately aligns with one of the main entry/exits to Minoru Park, and not with the Moffatt intersection which would be far more realistic, is almost constantly in use, backing up the vehicle traffic eastbound on Granville thus blocking the exit from Moffatt Road.



Should a driver exiting Moffatt on to Granville wish to turn left on to the park entry, he must wait until both lanes of traffic are clear in order to get across into the left turn lane which itself is often backed up even further because of opposite direction traffic and the pedestrian crosswalk lights. Some of these drivers entering the park from Moffatt are going through this ordeal only as a way to head westbound on Granville, being prevented from turning left out of Moffatt by a centre median. This, of course, adds to the growing congestion in the parking lot through which such traffic must proceed before exiting back on to either Granville or Gilbert Road. Ten years ago this intersection operated just as the one at Moffatt / Blundell and seemed far more civilized, before 'engineering' changes which left park entry/exits and the busy crosswalk from Moffatt intersection realigned, and extended the centre median preventing left turns from Moffatt on to Granville. Since that time pedestrian use of this crosswalk has gradually increased as has the vehicle traffic on both Granville and Blundell Roads. And also during this period, several new multi family complexes have been built along Moffatt Road thus adding to the traffic originating here. Obviously any further such increase would have to be accompanied by some radical engineering changes which would make both pedestrian and vehicle traffic safer and more expeditious.

I presently live in a pleasant, quiet, second floor one bedroom suite in Brigantine Square on the west side of Moffatt Road. My windows look out northbound through trees and over the green lawn and shrubs which constitute the backyard of the bungalow situated on the lot about to be developed. This 'view' obviously affected my purchase and purchase price, as well as the present and future value. The same can be said, I'm sure, for my neighbours on this side of the building. If this development goes ahead our 'view' will change dramatically – other peoples' windows on a long high wall. As well, I should point out that one of the trees due to be destroyed is very old and large and one which should be, if it is not, in the Richmond heritage tree designation.

There are only a half dozen single family homes left on this street but they provide a break in the roof sight lines which is far easier on the eye than a solid infill of larger buildings. I realize they probably won't survive but it does seem a shame to develop this single lot the way it's planned requiring these changes to the present zoning.

Yours truly,



Teresa Shuster