



Regular Council Meeting for Public Hearings

Monday, April 15, 2002

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

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

David Weber, Acting City Clerk

Absent: Councillor Sue Halsey-Brandt

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

1. **ZONING AMENDMENT BYLAW 7328 (RZ 01-195763)**
(9111, 9131, and 9151 Blundell Road and 7731, 7771, and 7831 Heather Street; Applicant: Palladium Development Corp.)

Applicant's Comments:

Prior to the applicant's comments Councillor Howard advised the Chair that he was in potential conflict of interest due to his company possibly earning a fee related to another property held by the applicant. Cllr. Howard then left the meeting.

Chuck Brooke, Brooke Development Planning Inc., representing the applicant, provided a brief review of the process thus far.

Written Submissions:

Geoffrey and Helena Leung, 7751 Heather Street – Schedule 1



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Submissions from the floor:

In response to questions, the Manager, Development Applications, Joe Erceg, said that staff were satisfied that 7751 Heather Street could be developed independently from the subject property and that any impacts of development of the subject property could be mitigated through the development permit and servicing agreement process.

PH04-01

It was moved and seconded

That Zoning Amendment Bylaw 7328 be given second and third readings.

Prior to the question being called, and in response to a question from Councillor Kumagai, Mr. Erceg confirmed that Palladium Development Corporation would be responsible for the construction of the ring road and Heather Street with no financial implications for the owners of 7751 Heather Street. The question was then called and it was **CARRIED**.

Councillor Howard returned to the meeting.

2. **ZONING AMENDMENT BYLAW 7331 (RZ 01-191961)**
(4880 No. 6 Road; Applicant: Ralph May)

Applicant's Comments:

The applicant was not present.

Written Submissions:

None

Submissions from the floor:

None

PH04-02

It was moved and seconded

That Zoning Amendment Bylaw 7331 be given second and third readings.

CARRIED



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- 3. **ZONING AMENDMENT BYLAW 7332 (RZ 02-199665)**
(9120 Railway Avenue; Applicant: David Goertz)

Applicant's Comments:

The applicant was not present.

Written Submissions:

None

Submissions from the floor:

None

PH04-03

It was moved and seconded

That Zoning Amendment Bylaw 7332 be given second and third readings.

CARRIED

- 4. **OFFICIAL COMMUNITY PLAN AMENDMENT BYLAW 7333**
(7791, 7871 Nelson Road, and part of plan with Fee 24102E; Applicant: Beedie Group Developments Ltd.)

Applicant's Comments:

Mr. Alan Davies, Listrac Developments Ltd., and Mr. Bruce Nidle, Pottinger Gaherty Environmental Consultants, were present as representatives of the Beedie Group.

Mr. Davies said that upon the removal of the Environmentally Sensitive Area designation from a portion of the subject property the applicant was willing to dedicate to the City a 6m strip to protect the ditch along Dyke Road and also a portion of property fronting on the river. The loss of habitat was considered minimal.

Written Submissions:

None

Submissions from the floor:

None



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PH04-04 It was moved and seconded
That Official Community Plan Amendment Bylaw 7333 be given second and third readings.

CARRIED

5A. ZONING AMENDMENT BYLAW 7335 (RZ 01-198592)
(8580 Heather Street; Applicant: Jatinder Mohar)

Applicant's Comments:

The applicant was present to answer any questions that may have come forth.

Written Submissions:

None

Submissions from the floor:

None

PH04-05 It was moved and seconded
That Zoning Amendment Bylaw 7335 be given second and third readings.

CARRIED

PH04-06 It was moved and seconded
That Zoning Amendment Bylaw 7335 be adopted.

CARRIED

5B. ZONING AMENDMENT BYLAW 7336 (RZ 02-200781)
(9380 and 9400 Dixon Avenue; Applicant: J.A.B. Enterprises (Amar Sandhu)

Applicant's Comments:

The applicant was present to answer any questions that may have come forth.

Written Submissions:

None



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Submissions from the floor:

None

PH04-07

It was moved and seconded

That Zoning Amendment Bylaw 7336 be given second and third readings.

CARRIED

6. ZONING AMENDMENT BYLAW 7337 (RZ 01-194373)
(4460 Brown Road; Applicant: The Church in Richmond)

Applicant's Comments:

Mr. Albert Sayson, representing the Church in Richmond, in response to questions from Council, provided the information that the facility would be primarily used as a gathering place for worship, with some Sunday School classes offered to young children. Mr. Sayson said that there is no intent to hold funeral or memorial services in the proposed facility. In addition to the Sunday worship and Sunday School sessions, prayer meetings will be held on Tuesday evenings and youth group meetings will be held on Saturday evenings. While the current plans allow for a membership of 300, current membership of the church is approximately 120, with no anticipation of a large increase in the years to come. The preliminary site plan allows for 80 parking spaces on site, which was considered more than sufficient for the membership. During the construction process the church will continue to rent RC Palmer Senior Secondary School for its needs, leaving the subject property to be used as a pastors residence until the new facility is complete.

The Manager, Development Applications, Joe Erceg, in response to questions, confirmed that the proposed zone allowed for assembly uses only and that a funeral home would not be permitted. He also said that improvements to the intersection of Northgate Way and Cambie Road are, or will soon be, underway as part of the Aberdeen Centre servicing agreement, which would provide a fully signalized intersection ½ block to the west of the subject property.

Written Submissions:

Michael Vycichlo, 4551 Northey Road – Schedule 2



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Doreen Lloyd, 8300 Brownell Road – Schedule 3

Ho Chi Leung, 4160 Brown Road – Schedule 4

Tim Zhi Fang Hu, 4520 Northey Road – Schedule 5

Hanson Leung, 4411 Brown Road – Schedule 6

Submissions from the floor:

None

PH04-08

It was moved and seconded

That Zoning Amendment Bylaw 7337 be given second and third readings.

CARRIED

7A. OFFICIAL COMMUNITY PLAN AMENDMENT BYLAW 7338
(City Centre Area; Applicant: City of Richmond)

7B. ZONING AMENDMENT BYLAW 7339 (RZ 01-195103)
(North 25.603 m (84 ft.) of 8868 Odlin Crescent; Applicant: Paul Leong Architect Inc.)

Applicant's Comments:

Mr. Paul Leong, Paul Leong Architects, said that he was present to represent the vendor in terms of the rezoning. He introduced Mr. Joe Wai, architect, and provided the information that Mr. Wai had been involved in designing the uses of the building.

Mr. Wai said that the I Kuan Tao Centre proposal was for a building with characteristics of form, height and texture etc. that would not stand out but rather fit quietly within the existing neighbourhood. The facility will provide a place of worship and meeting for approximately 100 members, plus related meeting and seminar rooms and study offices. On a daily basis several people will be in attendance at the facility. The parking conforms to the parking bylaw requirements with the majority of stalls hidden from the visible sight lines from the street. The plan includes proper landscaping and appropriate acoustic allowances.



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Mr. Wai, in response to questions, confirmed that the facility was intended to be used as a place of worship and discussion and not for funeral purposes. Mr. Wai said that the applicant had expressed a willingness to have a covenant registered on the title of the property to support this. A letter to staff had been submitted by Mr. Wai acknowledging the Vancouver International Airport Authority comments on the proposal. In addition, Mr. Wai advised that an acoustic consultant will be engaged during the detailed design process and that noise mitigation options would be addressed. Mr. Wai did not consider that the registration of a covenant releasing the YVR of responsibility for noise would be an issue.

Mr. Edmund Luc said that the application for the rezoning of the property had been submitted on behalf of the I Kuan Tao Association and that he wanted to provide some background on the Association and then address some concerns that had arisen.

Mr. Luc explained the origins of the new age religion, which has expanded to include community and social service, by way of related foundations, to the community. Based on a system of house temples, the current number of followers, 120, has created a need for a more centralized administrative headquarters where events for more than one house temple can be held. A further significance of the centre would be to provide the opportunity to invite senior personnel from overseas to a place of centralized worship which would not be possible at a house temple.

The Association has been operating in the City for approximately ten years. Mr. Luc reviewed the process the Association had undertaken to acquire a suitable property. The site chosen was in part for its central location and proximity to a bus route. Parking was considered adequate for the uses involved.

Mr. Luc confirmed that there was no intent to hold funeral services or activities as part of the use of the facility, and he said that the Association was prepared to endorse a restrictive covenant being placed on the title of the property to ensure this. Mr. Luc said the Association expected to be a good neighbour and looked forward to being a part of the good fabric of the citizens of Richmond. Mr. Luc agreed that a letter would be sent to strata owners advising them that no funeral services would be held.



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Written Submissions:

Anne Murray, Vancouver International Airport Authority – Schedule 7

Dixie Jones, 3883 Cartier Street, Vancouver – Schedule 8

Frank Sze – Schedule 9

Excel Center, Unit Owners/Tenants – Schedule 10

Admiralty Centre, Unit Owners/Tenants – Schedule 11

Cosmo Plaza, Unit Owners/Tenants – Schedule 12

Eva Y. Lee, 9620 Neill Place – Schedule 13

Joe Wai, 3303 – 1107 Homer Street – Schedule 14

I Kuan Tao Association, 2100 – 1075 West Georgia Street – Schedule 15

Roger Chan, Patrick Yaen, Jimmy Thang, Ivan Lam – Schedule 16

Submissions from the floor:

Mr. Bill Thompson said he was representing the strata owners of Cosmos Plaza. He then read the letter of objection listed as Schedule 9 to these minutes. Mr. Thompson expressed concern that if the ownership of the property were to change a possibility could exist whereby funeral activities could be held.

PH04-09

It was moved and seconded

That Official Community Plan Amendment Bylaw 7338 be given second and third readings.

CARRIED

PH04-10

It was moved and seconded

That Official Community Plan Amendment Bylaw 7338 be adopted.

CARRIED

PH04-11

It was moved and seconded

That Zoning Amendment Bylaw 7339 be given second and third readings.



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Prior to the question being called direction was given to staff that the two covenants (releasing the Vancouver International Airport Authority of any responsibility relating to noise and that no funeral processes would be conducted on the subject property) that had been discussed be placed against the title of the property prior to adoption of the bylaw. The question was then called and it was **CARRIED**.

- 8A. **OFFICIAL COMMUNITY PLAN AMENDMENT BYLAW 7341**
(McLennan South Sub-Area of Richmond's City Centre (Section 15-4-6);
Applicant: City of Richmond)

- 8B. **ZONING AMENDMENT BYLAW 7342 (RZ 01-194862)**
(7340 Heather Street; Applicant: Paul Leong Architect Inc.)

Applicant's Comments:

Mr. Paul Leong, Paul Leong Architect Ltd. gave a very brief overview of the project.

Written Submissions:

Jerry Sieben, 9271 General Currie Road – Schedule 17

Submissions from the floor:

Mr. Andrew Daviel, 7100 Ash Street, said that it had appeared the intention a few years ago to provide higher density along the arterial road leaving the centre subdivisions lower density. Mr. Daviel expressed concern about the impact of development on the mature trees in the area.

PH04-12

It was moved and seconded
That Official Community Plan Amendment Bylaw 7341 be given second and third readings.

CARRIED

PH04-13

It was moved and seconded
That Official Community Plan Amendment Bylaw 7341 be adopted

CARRIED



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PH04-14 It was moved and seconded
That Zoning Amendment Bylaw 7342 be given second and third readings.

CARRIED

A discussion ensued on the requirement for three new roads within the subject area which resulted in the following motion:

PH04-15 It was moved and seconded
That the need for interior roads (ie. other than the ring road) be included in the previous referral from Council that the McLennan South Area Plan be reviewed and that Public Works and Transportation Committee be advised when the review is complete.

CARRIED

9. ADJOURNMENT

PH04-16 It was moved and seconded
That the meeting adjourn (8:26 p.m.).

CARRIED

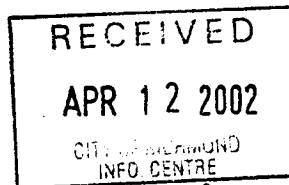
Certified a true and correct copy of the Minutes of the Regular Meeting for Public Hearings of the City of Richmond held on Monday, April 15, 2002.

Mayor (Malcolm D. Brodie)

Acting City Clerk (David Weber)

To Public Hearing	
Date:	<u>April 15, 2002</u>
Item #	<u>1</u>
Re:	<u>Bylaw 7328</u> <u>RZ 01-195763</u>

7751 Heather Street,
Richmond,
BC, V6Y 2P8
April 12, 2002



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

Dear Sir,

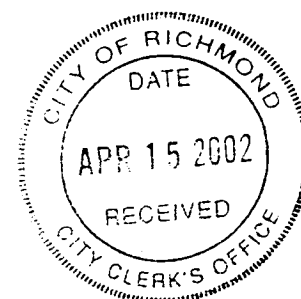
Re: Public Hearing April 15, 2002 - Zoning Amendment Bylaw 7328 (RZ 01-195763)

We are joint owners of 7751 Heather Street, Richmond. We like to put on record our objection to the Palladium development under the above named rezoning application.

As shown in the site map on the Notice of Public Hearing, the proposed development and the adjacent development by Capital West (RZ 01-116358) will result in our property being surrounded on all three sides by close to 110 town houses. **This will result in the devaluation of our property and cause us great economic hardship.**

When we were made aware of this situation in January we attended the public hearing for Capital West (RZ01- 116358) on January 21, 2002 to present our case. The Council instructed the Staff to initiate talks between Palladium and us with a view to combine our property as part of the development project. As a result of this the Staff, 5 members from the Palladium side and us met on January 28th. Nothing came out of the meeting as Palladium had no intention of incorporating our property in their development project because they said the higher cost of our property would erode their profit margin. Since that meeting we contacted the City Planning Department in numerous occasions. We talked to the City Engineering Department, the developer and some council members. We also attended the Planning Committee meeting on March 5. Although we received a lot of sympathies from almost everyone we talked to but nothing was done to address our concern. The following is a summary of the list of events since the meeting on January 28th.

1. On January 30th Palladium made an offer of \$329,500. The reasons given by Palladium for not willing to purchase our property at market price were:
 - (1) The price paid for the land assembly was between \$27 to \$32/sq ft.
 - (2) It was not economically viable for them to include our property because it would erode their profit.
 - (3) We could develop our property in the future.



2. We hired Royal La Page to carry out an in-depth appraisal on our property. According to the report (a copy of which was given to the City) that the property as it is (a single family house) has a value of \$430,000, but only \$338,000 as development land for town houses - **a loss of \$92,000.**
3. The City's approach in this was:
 - (1) Whether 7751 was part of the Palladium development or to be developed in the future were both acceptable to them.
 - (2) Although it was not economical to develop our property at this time it might be in the future because the unit cost would be cheaper as the new roads and sidewalks would already be built.
 - (3) As a result of the new road (Keefer Avenue) put along side the 7751 north boundary the property may become more attractive.

Our concern is the **economic hardship** that is causing us. We worked hard all our lives. Every dollar saved to purchase the house was hardworking after tax dollars. Because of this development we stand to lose around \$100,000, which is 25% of our asset value. It is always our intention to exchange this house for a smaller property at time of retirement so that the extra cash can fund part of our retirement needs. The suggested solution for us to develop the property ourselves or to sell it to a builder to have it developed is unlikely to eliminate the fact that we will be losing money.

Our views are:

1. We are not disputing the fact that the property can be developed since it can be accessed via the new Keefer Avenue. Our argument is whether it is economically viable to do so. Because of the size of the property which is relatively small (only 9,140 sq. ft), after taking out the access roads, driveways and set back from property lines the number of units that can be built is relatively small (Palladium came up with 4 or 5 units). Although the City has used another small development site in the area (RZ 01 - 112474) to show that it is possible to develop our property a closer look shows that this site is bigger than ours and the shape of this property makes it easier to build more units.
2. Under the proposed development project Palladium has to absorb all the costs for the new roads and other infra-structures, after which they find it profitable to go ahead. The higher land cost on our property should be partially compensated by the lower unit cost (as they have put it in their argument). If taking this into consideration and with the economy of scale Palladium have, they still consider it not economically viable to incorporate our piece of land in their project how could they maintain that it would be viable for us to develop it ourselves.
3. We were also told that we have got a choice. We don't have to sell our property at a loss. It is possible that in a few years the price of land may go up and we may even be able to get \$430,000 for our land. But if our land does go up, by the same token the smaller house we have to exchange for will also go up. In the end of the day the money that is coming for our retirement will be reduced. One way or the other we will be losing out economically.

4. If the Palladium project goes ahead there is additional concern in our part. The new Keefer Avenue will be running parallel along our north boundary line which is right next to our driveway. According to the City plan the Keefer Avenue and Heather Street junction will be turned into a crossroad. A new school will be built on the eastern side of Heather Street. We talked to the engineering department. We were told that this road condition is far from ideal and will never be allowed for new development. In spite of the fact that there is bylaw which specifies that there is required distance between a driveway and a paralleled road the City has allowed this to go ahead. We can't help feeling that our safety is being compromised.

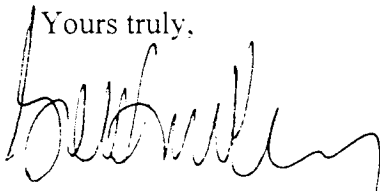
It makes more sense to us if Palladium can incorporate our property in our development. The spirit of the new development as stated in more than one occasions in the Staff Reports in a number of development projects is to encourage developments to come together to form a neighbourhood rather than a series of projects or piecemeal. Incorporating our property into the Palladium project will give the development a more unified appearance. It will provide the developer with more flexibility on the design of the houses and roads. It will enhance the neighbourhood streetscape. The ultimate reason for the developer's unwillingness to do so is purely because they may not be able to make additional profits on the additional investment. We understand that the City was willingly to talk to Palladium on this but was turned down by Palladium because they said it costs too much to change the plan.

We have lived in the property for over 11 years. The developer came into our neighborhood to make money. Maximum profit seems to be their only concern. They have no concern at all for us who have been there for years.

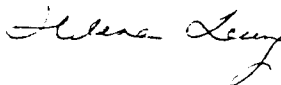
It seems to us that everyone else has benefited in this. The City gets its ring road. Our neighbors who all have very old houses and large piece of land have got a lot more than what they would have sold for their house. The developer is making a lot of money. We unfortunately have become the casualties.

We hope the Council members can do something to encourage the developer to reconsider this. We do not want to hinder the City's plan or the development of the area. All we are asking for is that the developer will incorporate us in their development so that our property will not be landlocked. We are not greedy. We are only asking for the market value of our house. We are asking the Council members for their compassion and justice.

Yours truly,



Geoffrey & Helena Leung



SCHEDULE 2 TO THE MINUTES OF
THE REGULAR MEETING FOR
PUBLIC HEARINGS HELD ON
APRIL 15, 2002.

To Public Hearing	
Date:	April 15, 2002
Item #	6
Re:	Bylaw 7337
	RZ 01-194373

Mr. Michael Vycichlo
4551 Northey Road
Richmond, B.C.
V6X 2G4

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020-20-773

April 14, 2002

To Whom it May concern:

Regarding: Zoning Application Bylaw 7337 (RZ 01-194373)
The Church on 4460 Brown Road

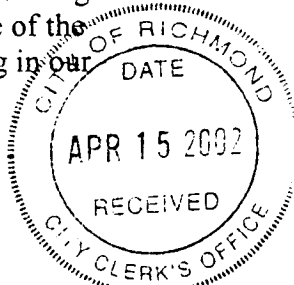
I am writing regarding the above zoning application #7337. We absolutely **OPPOSE** a church being placed in this location. It is unbelievable that such a proposal has gone this far.

My wife and I purchased our home at 4551 Northey Road approximately 2 years ago. My wife has lived in this subdivision for 28 years. We know this area very well and have grave concerns about any church going up in this very busy area.

We are apposed to the above re-zoning for several reasons. Our main concerns are increased traffic, noise and parking.

If you are familiar with this area you would know that we are already dealing with a high volume of traffic. There are only two ways to get to Brown Road and that is off of Cambie (no signal light) and off Hazelbridge onto Leslie (again no signal light). This is a subdivision with narrow roads not equipped to deal with a large volume of traffic. Being surrounded by shopping malls, many restaurants, hotels, car dealerships etc., you can imagine the traffic nightmare we go through. Especially on the weekends, it is impossible to drive onto Cambie or Hazelbridge due to the backup of cars. Brown Road, the road the church is to be built on, is now a shortcut for cars coming from Cambie (bypassing the Hazelbridge traffic jam) to Lansdowne or to the Chinese restaurants on Alexandra Road. I have personally seen tow truck drivers, taxis, Lordco parts drivers, and many more vehicles speed down Brown Road. Unfortunately, there have been many dogs and cats run over from the increase in traffic over the past few years. It is only a matter of time before a child is hit by the unnecessarily high volume of traffic coming down a residential road. A church is not only used on Sunday but is used throughout the week and all year around. If this place of worship is allowed, this will cause a huge traffic nightmare. It is impossible now to make a left onto Cambie or onto Hazelbridge. Imagine when there are 10 or more cars waiting to get out or come in. The religious area on #5 Road is perfect for churches. There is a main road in front and lots of room for cars. Totally opposite of our neighborhood.

Our second concern is parking. Brown Road is very narrow and has a large ditch running along side of it on the east side. It is already packed with parked cars on each side of the road from residential parking. Recently there have been many outside cars parking in our



neighborhood. On the weekends I can count over 20 cars parked on Brown road because of people going to Fairchild Center and Parker Place. This parking is unacceptable, and I have complained many times about this problem. The Richmond Funeral Home is also located on Brown Road and if there are funerals taking place there are cars parked on the side of the road as well. With Brown Road being a narrow road it makes it very difficult to maneuver past the parked cars. How much parking must the church provide? As it is now, 4460 Brown Road is a residence. There is not a parking lot there. Will the existing building be used as a place of worship until a new building is constructed? If so, where will people park?

There will also be a large increase in noise. We all know that an increased volume of traffic will cause an increased volume of noise. Not to mention the noise from the people as well.

This area is already dealing with enough. We have the airplanes, the noise from Aberdeen Center and Parker place, the new Hazelbridge road being constructed which is causing a large backup of traffic and now you want to add a church? This was a nice residential area and you are making it harder and harder for us to enjoy living in this area.

In conclusion, please do not allow 4460 Brown Road to be rezoned to allow a place of worship. There are many other locations that would better suite such a proposal. Should you wish to contact me I can be reached at 604-244-7020. Thank you for your time.



Michael Vycichlo

To Public Hearing
Date: April 15, 2002
Item # 6
Re: Bylaw 7337
RZ 01-194373

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April 10, 2002

To Whom It May Concern:

Re: **Zoning Application ByLaw 7337 (RZ 01-194373)**
Applicants: The Church in Richmond

My name is Doreen Lloyd. My husband and I have lived at 8300 Brownell Road for 41 years.

I am here to appose the rezoning of the property at 4460 Brown Road from single-family housing, subdivision area E (R1/E) to Comprehensive Development District CD/131 to permit the property to be used as a place of worship.

8060-20-733

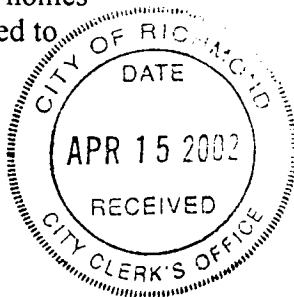
My main concerns are traffic, noise and parking. You are now probably thinking, here we go again, traffic, noise and parking but if any of you have ever tried to drive on Cambie Road or Hazelbridge especially on weekends, you know what I am talking about. Gridlock. I feel like I am being held hostage in my own subdivision. In order for us to get out of this subdivision we either have to turn right or left onto Hazelbridge (there is no signal light) or right or left onto Cambie (again, no signal light). Making a left onto either of these streets is next to impossible, especially on weekends. I will only venture out in my car on weekends if it is absolutely necessary as most days it is faster to walk than attempt to drive on Cambie or Hazelbridge.

The cars leaving the place of worship will cause a terrible back up of cars. The traffic department states they will not install a signal light at Brown and Cambie as it will be too close to the new Hazelbridge Road. Also they said it would interrupt the traffic flow on Cambie. Like we have a steady traffic flow anywhere in Richmond...this is another subject for another time.

I am also concerned about parking at the place of worship. How many parking spaces must be allocated for cars on the property? There are cars already parked on boulevards on Brown Road and Leslie Road as it stands. Most cars are there as the owners park and walk to the Asian shops. Will the existing building be used to as a place of worship until a new building is built? If so, where will the cars park? The property does not currently have a parking lot (just grass) and we know that churches just don't operate one day a week.

Why can't the church be built on #5 Road? What that not the plan brought in by Municipal Council years ago?

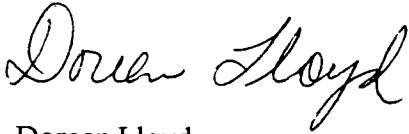
There will undoubtedly be added noise from the place of worship. People coming and going at different times of the day, the noise of the vehicles. There are residential homes on both sides and across the street (no to mention the entire area) that will be forced to deal with this.



We in this area are already dealing with much more than most areas. Traffic, planes and noise from the Hazelbridge area. Soon we will be dealing with the new proposal to expand the Richmond Funeral Chapel at Brown and Cambie and of course the expansion of the Aberdeen Center and Hazelbridge Road. Already with the Hazelbridge Road construction beginning there is already more gridlock Cambie and Hazelbridge and no doubt will just continue to worsen as time goes on.

I have never forgotten when I went to the Planning Department at Municipal Hall in the early 1970's and I asked to see a map of our area. The lady brought it out and said to me "Oh, you live in that area? Who would want to live there?" The answer to that question is an easy one. I want to live in this area.

Please reject this rezoning application. Let us continue to have this as a reasonable area to live in. Thank you for your consideration.

A handwritten signature in cursive script that reads "Doreen Lloyd". The signature is written in black ink and is positioned above the printed name.

Doreen Lloyd

To Public Hearing	
Date:	April 15, 2002
Item #	6
Re:	Bylaw 7337
	RZ 01-194373

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DB		
WB		

Hanson Leung
4411 Brown Road, Richmond

April 11, 2002

City Clerk's Office
Urban Development Division
Ms. Suzanne Carter-Huffman

Dear Ms. Suzanne Carter-Huffman and Whom It May Concern:

Objection to Rezoning Proposal RZ01-194373

My name is Hanson Leung and is the current owner of 4411 Brown Road, Richmond. With regard to the rezoning proposal submitted by The Church in Richmond, I, as the closed neighbour of the proposed rezoning property will object to the rezoning proposal with the following reasons:

- 1) One of the very important reasons for me to purchase 4411 Brown Road is its investment and resale value. With a church building (or any public building) sitting opposite to my property, it will negatively affect the resale value of my property and thus hurt my interest in my investment.
- 2) A public building may influence the tranquility of the neighbourhood.
- 3) It may influence the "Feng Shui" of the neighbourhood.
- 4) A Church building sitting in the middle of a commercial and shopping zone may create obstacles against the future development of the commercial zone.

Regards.

Sincerely,



Hanson Leung
Owner
4411 Brown Road, Richmond



As the proposed amendment would change the zoning to allow uses not recommended by the Guideline, we do not support this amendment.

I would recommend you review the TP1247E guidelines for more detailed information about the types of land uses recommended by Transport Canada. The document can be found on the Transport Canada website (http://www.tc.gc.ca/aviation/aerodrome/noise/tp1247/en/part4_e.htm). I have also attached an excerpt from our 2000 Noise Management Report showing the NEF contours.

Should you require any assistance to interpret the document and its recommendations please contact Mr. Mark Christopher Cheng, Environmental Specialist (Noise) with the Airport Authority. He can be reached at 604-276-6366.

I thank you once again for including the Authority in your review process and providing us with this opportunity to comment. Should you have any questions, please feel free to call me at 604-276-6357.

Sincerely,



Anne Murray
Vice President
Community and Environmental Affairs

What do the NEF Contours mean?

Inside NEF 40

This is equivalent to a daily average noise level of about 70 decibels from aircraft. About 1,200 aircraft a day may be heard, generally varying from 50 to 110 decibels. Aircraft noise makes-up most of the noise in the community.

Inside NEF 35

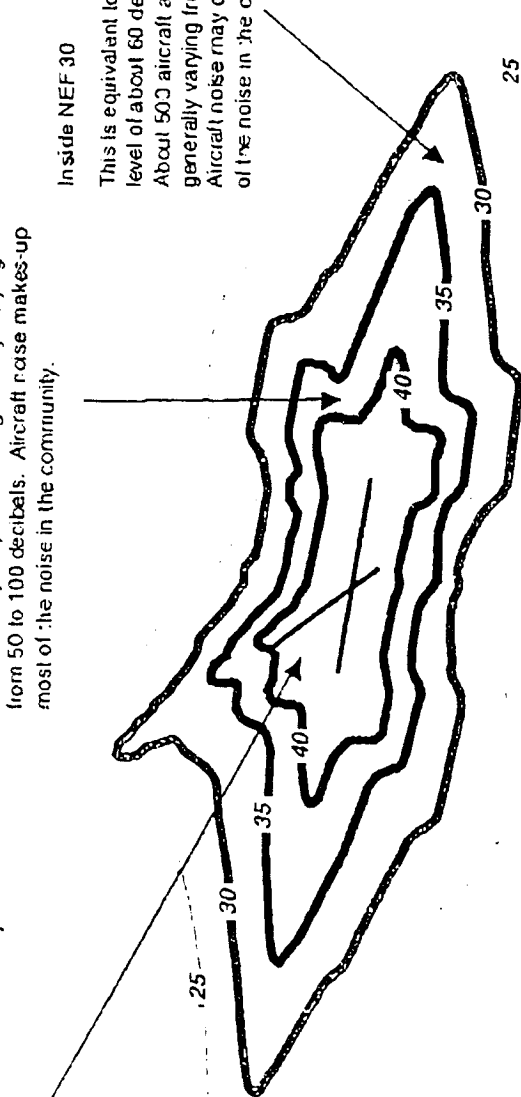
This is equivalent to a daily average noise level of about 65 decibels from aircraft. About 800 aircraft a day may be heard, generally varying from 50 to 100 decibels. Aircraft noise makes-up most of the noise in the community.

Inside NEF 30

This is equivalent to a daily average noise level of about 60 decibels from aircraft. About 500 aircraft a day may be heard, generally varying from 50 to 90 decibels. Aircraft noise may or may not make-up most of the noise in the community.

All other areas (less than NEF 25)

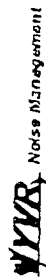
The daily average noise level is less than 55 decibels from aircraft. Up to 250 aircraft a day may be heard, generally varying from 50 to 80 decibels. Aircraft noise generally does not make-up most of the noise in the community.



Inside NEF 25

This is equivalent to a daily average noise level of about 55 decibels from aircraft. About 400 aircraft a day may be heard, generally varying from 50 to 90 decibels. Aircraft noise may or may not make up most of the noise in the community.

NEF contours do not illustrate flight paths - they simply illustrate where most of the aircraft noise is. The number of aircraft heard and the noise level on any given day will depend on which runway is used, weather, flight schedules and community background noise. Aircraft altitudes will depend upon the type of aircraft and the destination or origin. Larger and heavier jet aircraft will typically fly lower than smaller and fighter jet aircraft.



December 1995

FIGURE 43

Letter of Objection

Matter regarding as below:-

Zoning Amendment Bylaw 7339 (RZ 01-195103)

Location: North 25.603m(84ft.) of 8868 Odlin Crescent

Applicants: Paul Leong Architect Inc.

Purpose: To rezone the subject property from Comprehensive Development District (CD/55) to Comprehensive Development District (CD/132), to permit development of a place of worship.

Date: 12th April, 2002

To whom it may concern,


Without prejudice, it is highly inappropriate for the above mentioned location to be rezoned to a place for worship in this heart of a well known Chinese commercial area.

From the geomantic (Fung Shui) point of view, it will simply disturb the good "CHI"-energy of flow around the neighborhood(s) (Commercial blocks and stores along both sides of Odlin Cr.) in resultant to have a worship place in which will provide possible service(s) such as, burial, cremation, memorial to the dead or any other spiritual service(s) to the dead.

It is important to protect, for all occupants in this area to continue and carry out their normal daily business, this good "CHI" which brings prosperity. In addition, it is also believed/known that dead being(s)/entity(s) have many different magnitude of negative effect(s) to the living one(s), so it is best to avoid having such services in this area.

For further inquiry, please contact Mr. Frank Sze (Ancient Chinese Astrology and Geomancy) at 604-808-2830.

Regards,



Frank Sze (ACAG)



Unit #

Name of Owner/Tenant

Signature

2010

Dr. Gary C. P. Le

~~Signature~~
Signature

100 & 1005

SAVE ON GIFTS

Lined area for additional entries.

SCHEDULE 11 TO THE MINUTES OF
THE REGULAR MEETING FOR
PUBLIC HEARINGS HELD ON
APRIL 15, 2002.

o	Public Hearing
e:	April 15 2002
n #	7B
Re:	Bylaw 7339
	RZ 01-195103

Admiralty Centre
Unit Owners/Tenants
C/o Admiralty Centre
Strata Council
8700 McKim Way
Richmond, B.C.
V6X 4A5

April 08, 2002

Mr. Richard McKenna
The City Clerk
C/o Suzanne Carter-Huffman,
The City of Richmond,
Richmond, B.C.

Re: Zoning Amendment Bylaw 7339 (RZ 01-195103)

Reference to the rezoning of the property located at North 25.603 m of 8868 Odlin Crescent, the following Unit Owners/Tenants have signed this petition to voice their concern to rezone the subject property to **permit the development of a place of worship.**

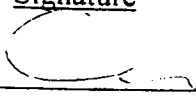
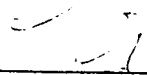


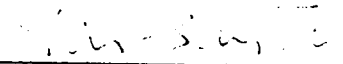
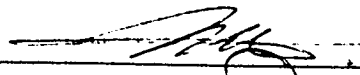

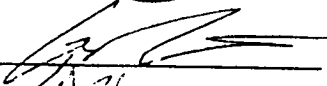
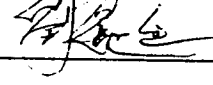
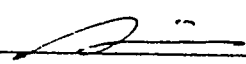
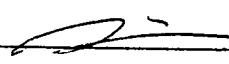
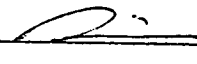
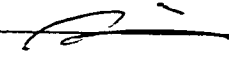
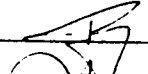
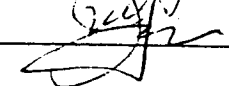
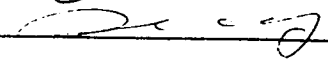
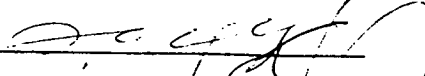
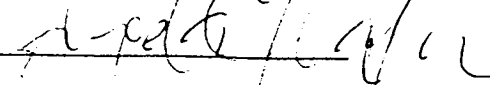
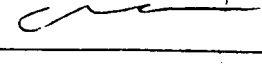

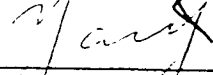
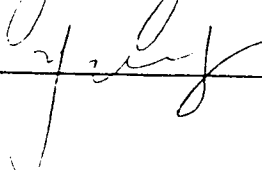
The establishment of a place of worship among the commercial and residential area in the immediate vicinity of Odlin Crescent/McKim Way will present an environment impact negative to the merchants and residents in this area due to the anticipated problems, as follows:

1. Noise
2. Parking
3. Depreciation of property value
4. Reduction of commercial and business activity

If "a place of worship" which has a wide interpretation and includes, for example, a funeral chapel; then it would destroy the business environment and development in this area. Due to the unit owners/tenants and clients coming to the Admiralty Centre to shop or to do business are 99% Chinese; we believe that having a chapel next to us is not socially acceptable in our culture and customs. We are therefore strongly opposed to having a chapel or a similar establishment in this area as the business activity has already been very slow and the value of our properties have declined significantly. We cannot afford to have another development next to us that will further degrade our property value and business activity.

We like to hear from the City what steps are taken to resolve the above concerns.



<u>Unit #</u>	<u>Name of owner/Tenant</u>	<u>Signature</u>
2023	Ivan Lau	
2083	FU WING HAN	
2191	Chin Pa LUM	
2178	Judy wai yue Ng	
2038	Chin Siu Lan	
2018	CYNTHIA HUANG	
2203	William Leung	
2208	Keshe Li	
1078	Sandy Lam	
2133	Annie Cheung	
2138	Annie Cheung	
1131	Annie Cheung	
1133	Annie Cheung	
2131	Nico Fung	
2118	Jimmy Tham	
2080	Dee Cheung	
2188	BICE Cheung	
1081	ANGELA YIU	
1198	RUTH CHAN	
1063	Zandee Ding	
1068	Jolly Lee	
1073	Peggy Fung	

Unit #

Name of Owner/Tenant

Signature

1028	SHANG-YU, WU.	Shang Yu Wu
1003	Harry Ip	Harry Ip
1006	S. CHOW	S. Chow
1188	APU WEI YA	Apu Wei Ya
1161	KAM-PII TANG	Kam Pii Tang
1133	LENNON TSUI	Lennon Tsui
3018	Technate Computer	Technate Computer
3113	Technate Computer	Technate Computer
1113	A&T Tech. Inc	A&T Tech. Inc
1123	Wendy Hung Wendy Hung	Wendy Hung
1108	Sohn Burwood	Sohn Burwood
1103	Vincent Chen	Vincent Chen
1091	DICKSON CHOI	Dickson Choi
11001	LEI LEI YU	Lei Lei Yu
1163-1168	RAYMOND CHUNG	Raymond Chung
11183	Lin Chun	Lin Chun
1018	BIS STEVEN	Bis Steven
216P	Steven	Steven
1038	Lo Bo	Lo Bo
3208	SAT	SAT
3078	Xinguo Lin	Xinguo Lin
3083	Dong Qixia	Dong Qixia

Unit #	Name of Owner/Tenant	Signature
1023	Mandy Wu	
3073	David Jiu	
3178	PHILIP MA	
"	Ella Lau	
3088	CHAN Yiu Shun	
3198	APARNA SHAH	
3033	SANIR SHAH	
3065	LU CHIEN-CHUNG	
3025	CHANG KHAI WAI	
3003	Anita Chen	
2103	PATRICK YAP	
1083	GARY TAM	
1138	WENDY LAM	
1143	Yung He	
3038	ROGER CHAN	
1194	Arick Lee	
3103	SHARLET TSE	
3108	LARRY LIU	
3123	TOBIN TSANG	
3008	ANTHONY CHIU	
3223	SIMON FUNG	
1098	CHAN YUK YU	
2003	DEAN & LOUIS	
1078	Stanley & Elsa	
3136	PING MUI	
2198	PETER CHU	
2003	PETER CHU	
2013	K. KIMMIE	
3193	ALBERT DOW	
3193	CHAN KAI YIU	
2018 & 2193	SING YEE	
2203 & 3008	SING YEE	
3063 & 3073	SING YEE	
3168 & 3203	SING YEE	
3208 & 3213	SING YEE	
2038 & 208	SING YEE	

To Public Hearing	
Date:	<u>April 15, 2002</u>
Item #	<u>7B</u>
Re:	<u>Bylaw 7339</u>
	<u>RZ 01-195103</u>

Cosmo Plaza
Owners/Tenants
C/o Cosmo Plaza
Strata Council
8788 Mckim Way
Richmond, B.C.
April 09, 2002

		INT
	JRM	
✓	DW	DW
	KY	
	AS	
	DB	
	WB	

Mr. Richard Mckenna
The City Clerk
C/o Suzanne Carter-Huffman,
The City of Richmond,
Richmond, B.C.

Re: Zoning Amendment Bylaw 7339 (RZ 01-195103)

Reference to the rezoning of the property located at North 25.603 m of 8868 Odlin Crescent, the following Unit Owners/Tenants have signed this petition to voice their concern to rezone the subject property to **permit the development of a place of worship.**

The establishment of a place of worship among the commercial and residential area in the immediate to the merchants and residents in this area due to the anticipated problems, as follows:

1. Noise
2. Parking
3. Depreciation of property value
4. Reduction of commercial and business activity
5. Match existing environment

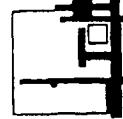
If " a place of worship" which has a wide interpretation and includes, for example, a funeral chapel; then it would destroy the business environment and development in this area. Due to the unit owners/tenants and clients coming to the Cosmo Plaza To shop or to do business are 99% Chinese; we believe that having a chapel next to us is not socially acceptable in our culture and customs. We are therefore strongly opposed to have a chapel or a similar establishment in this area as the business activity has already been very slow and the values of our properties have declined significantly. We cannot afford to have another development next to us that will further degrade our property value and business activity.

We like to hear from the City of Richmond what steps are taken to resolve the above concerns



SCHEDULE 14 TO THE MINUTES OF THE REGULAR MEETING FOR PUBLIC HEARINGS HELD ON APRIL 15, 2002.

To Public Hearing
Date: <u>April 15, 2002</u>
Item #: <u>7B</u>
Re: <u>Bylaw 7539</u>
<u>RZ01-195103</u>



JOE Y. WAI architect, inc.

303 - 1107 homer st., vancouver,

b.c., canada v6b 2y1

tel. (604) 689-3166

fax (604) 689-0854

e-mail. jywa@direct.ca

April 15, 2002

City of Richmond
Urban Development Division
5911 No. 3 Road
Richmond, B.C. V6Y 2C1

Attention: Suzanne Carter-Huffman
Senior Planner/Urban Design

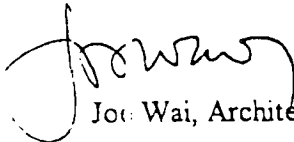
Dear Ms. Carter-Huffman,

Re: 8868 Odlin Crescent, Richmond; RZ01-195103

Further to our discussions on the above on April 15, 2002, we wish to confirm that the preparations for the construction drawings will include the appropriate measures in terms of the appropriate acoustic requirements for the intended use proposed. Please note that the existing submitted design has a relatively small glazing area in comparison to solid wall surfaces. Please also be assured that the Owners are both aware of such issues and we shall be making the appropriate recommendations to address the related concerns. We shall also be prepared to cooperate with the City and other authorities having jurisdiction to meet the necessary requirements.

Thank you for your guidance and consideration.

Yours very truly,


Joe Wai, Architect



c.c (by fax): I Kuan Tao Centre · Mr. Edmund Duke



SCHEDULE 15 TO THE MINUTES OF THE REGULAR MEETING FOR PUBLIC HEARINGS HELD ON APRIL 15, 2002.

-VANCOUVER OFFICE 604 631 3232 TO 96045277874

P.01/01

To Public Hearing
Date: <u>April 15, 2002</u>
Item # <u>7B</u>
Re: <u>Bylaw 7339</u>
<u>RZ 01-195103</u>

I KUAN TAO (FAYI CHUNGDER) ASSOCIATION
Certificate of Incorporation No. S-41651
c/o 2100 - 1075 West Georgia Street
Vancouver, B.C. V6E 3G2

April 12, 2002

Taurus Development Ltd.
c/o Western International Construction Ltd.
250 - 8833 Odlin Crescent
Richmond, B.C. V6X 3Z7

Attention: Thomas Leung

Dear Sirs:

Re: Zoning Amendment Bylaw 7339 - 8868 Odlin Crescent (the "Property")

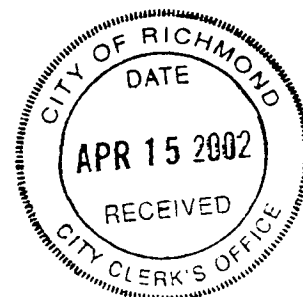
We confirm that in support of the Zoning Amendment Bylaw, we agree to grant such appropriate restrictive covenants to be registered against title to the Property in favour of the City of Richmond, as the City of Richmond deems necessary to ensure that the Property will not be used any any time for funeral related services or activities of any kind, interment of cremated remains, or placement of monuments for the deceased.

We do not believe the foregoing uses are permitted in the proposed zoning. In any event, we do not intend and will agree to not ever use the Property for those uses. Accordingly, we agree to cooperate with the City to ensure that such appropriate restrictions are placed on the Property as may be necessary.

Yours truly,

I KUAN TAO (FAYI CHUNGDER) ASSOCIATION

Chao Kai Chang
Director



ADMIRALTY CENTRE
UNIT OWNERS AND TENANTS

To Public Hearing	
Date:	April 15, 2002
Item #:	7B
Re:	Bylaw 7339
	RZ-01-195103

April 13, 2002

Mr. Richard McKenna
The City Clerk
c/o Suzanne Carter-Huffman
The City of Richmond
Richmond, B.C.

Re: Zoning Amendment Bylaw 7339

Further to our letter of April 8, 2002, we have met and discussed with members of the I Kuan Tao Association that will be operating the proposed Tao Centre at 8868 Odlin Crescent. We now understand that the worshipping hall of 1,540 sf will only be about 20% of the Tao Centre. We also understand that the Tao Centre will not be used at any time for funeral related services or activities, interment of cremated remains, or placement of monument for the deceased.

We also understand that there will not be noise and parking concerns because the Tao Centre will mainly be a place for religious study, not weddings or funerals, and it will have 36 parking stalls for the 7,100 sf building.

With these assurances, we now support the Zoning Amendment Bylaw 7339 application, and we are hopeful that the Tao Centre will help attract business activities to our area.

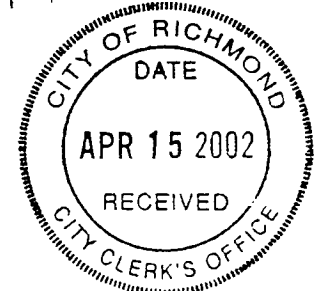
Respectfully yours,

ROGER CHAN, CMA
Name: ROGER CHAN Unit #: 3038
Business Name: STRATA COUNCIL MEMBER
Jimmy Thum 2118

Name: JIMMY THUM Unit #: 2118
Business Name: STRATA COUNCIL MEMBER

Patrick Yau
Name: PATRICK YAU Unit #: 2103
Business Name: STRATA COUNCIL MEMBER

Ivan Lam
Name: IVAN LAM Unit #: 2023
Business Name: STRATA COUNCIL CHAIRMAN



To Public Hearing	
Date:	April 15, 2002
Item #:	8 B
Re:	Bylaw 7342 RZ 01-194862

		INT
	RM	
✓	DW	DW
	KY	
	AS	
	DB	
	WB	

9271 General Currie Road
Richmond, B.C. V6Y 1M7

April 10, 2002

City Clerk – J. Richard McKenna
City of Richmond
Richmond City Hall
6911 No. 3 Road,
Richmond, B.C., V6Y 2C1

Re: Zoning Amendment Bylaw 7342 (RZ 01-194862)

Gentleman:

I wish to voice my objection to the application to rezone a single family property to that of a three story multiple family townhouse.

When I moved into this area eight years ago, I checked the plans for this neighbourhood and was led, by city staff, to believe that there would be some rezoned property but that would be to the West side of Heather and East of Ash. The property I purchased was an area East of Heather and West of Ash which was to remain as a single family zoned area.

I have no problem with this type of zoning in the areas West of Heather or East of Ash, but there are others, like myself, that have built new larger homes in this area based the same information that I received and find the proposed use objectionable.

I operate a substantial business from a Richmond location and made a decision to locate my residence to this area to limit my daily travel time. This has allowed me to purchase a larger lot and enjoy the benefits of a quiet neighbourhood. If I wanted to live in a multi-family environment, I would not have moved here. My home is currently for sale because of my desire to live in a more open setting that that proposed by this type of development.

Yours truly,

Gerry J. Sieben
604-275-3800 Bus.

