



Regular Council Meeting for Public Hearings

Monday, June 19th, 2006

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

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

David Weber, Director, City Clerk's Office

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

1. **Zoning Amendment Bylaw 8011 (RZ 05-317983)**
(8091 & 8111 Calder Road; Applicant: Samuel Cheung)

Applicant's Comments:

The applicant was not in attendance.

Written Submissions:

Bill Alamanos, 8071 Calder Road (Schedule 1)

Submissions from the floor:

None.

PH06/6-1

It was moved and seconded

That Zoning Amendment Bylaw 8011 be given second and third readings.

CARRIED



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PH06/6-2

It was moved and seconded

That Zoning Amendment Bylaw 8011 be adopted.

CARRIED

2. **Official Community Plan Amendment Bylaw 8063**
(Arterial Roads in West Richmond; Applicant: City of Richmond)

Applicant's Comments:

Development Coordinator Holger Burke, responded to questions on (i) the purpose of the Official Community Plan amendment (ii) the rationale for requiring landscaping plans at the beginning of the development process to ensure that Council was satisfied with these plans; (iii) how landscaping plans could be prepared when the type and style of house was unknown; (iv) who would be responsible for reviewing the landscaping plans – a City staff member or professional landscape architect; (v) whether information would be available to the applicants on the requirements for landscaping plans as part of the development application; and (vi) whether the landscaping requirement could be dealt with later in the process as a condition of adoption of the required zoning amendment bylaw.

Written Submissions:

Rocky Sethi, President, Pacific Western Developments Limited (Schedule 2)

Submissions from the floor:

Mr. Parmjit Randhawa, of 12180 Woodhead Road, voiced his opposition to the proposed requirement for landscape plans because (i) of the cost of hiring a professional landscape architect to prepare these plans; (ii) the additional stress to City inspectors who would be required to inspect the landscaping on a property in addition to their other inspection duties; and (iii) the increased cost which would be passed on to the developer, and in turn, to the potential home buyer.



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PH06/6-3

It was moved and seconded

That Official Community Plan Amendment Bylaw 8063 be given second and third readings, as amended in clause (f) of Section 1 to insert the words “as a condition of adoption” after the words “Landscape Architect”.

The question on Resolution No. PH06/6-3 was not called, as the following **amendment** was introduced:

PH06/6-4

It was moved and seconded

That Official Community Plan Amendment Bylaw 8063 be amended in clause (f) of Section 1 to delete (i) the words “by a registered Landscape Architect”; and (ii) in its entirety, the following sentence, “The Landscape Architect must also submit a cost estimate of the proposed landscaping, including installation costs, which will be used as security to ensure that the Landscape Plan is complied with.”

DEFEATED

OPPOSED: Cllr. Barnes
Chen
Dang
E. Halsey-Brandt
S. Halsey-Brandt
Howard
Steves

The question on Resolution No. PH06/6-3 was called, and it was **CARRIED** with Cllr. McNulty opposed.

Cllr. Barnes, in accordance with Section 100 of the *Community Charter*, declared herself to be in a perceived conflict of interest because she resided on that street, and she then left the meeting – 7:48 p.m.



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3. **Zoning Amendment Bylaw 8064 (RZ 06-329556)**
(4840 Garry Street; Applicant: 450470 BC Ltd.)

Applicant's Comments:

The applicant was not in attendance.

Written Submissions:

None.

Submissions from the floor:

None.

PH06/6-5

It was moved and seconded

That Zoning Amendment Bylaw 8064 be given second and third readings.

CARRIED

Cllr. Barnes returned to the meeting (7:50 p.m.)

4. **Zoning Amendment Bylaw 8065 (RZ 06-330144)**
(10271 Bird Road; Applicant: Rav Bains)

Applicant's Comments:

The applicant was not in attendance.

Written Submissions:

None.

Submissions from the floor:

None.

PH06/6-6

It was moved and seconded

That Zoning Amendment Bylaw 8065 be given second and third readings.

CARRIED



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ADJOURNMENT

PH06/6-7

It was moved and seconded

That the meeting adjourn (7:52 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, June 19, 2006.

Mayor (Malcolm D. Brodie)

Director, City Clerk's Office
(David Weber)

SCHEDULE 1 TO THE MINUTES
 OF THE REGULAR MEETING OF
 COUNCIL FOR PUBLIC
 HEARINGS HELD ON MONDAY,
 JUNE 19TH, 2006.

To Public Hearing	
Date:	June 19, 2006
Item #	1
Re:	Bylaw 8011
	8091 + 8111 Calder Rd.

From: on behalf of Mayor and Councillors

Subject: FW: Send a Submission Online (response #76)

Your Name:	Bill Alamanos
Your Address:	8071 Calder Road, Richmond, BC, V7C 4B7
Subject Property Address OR Bylaw Number:	8091 & 8111 Calder Road, Bylaw 8011(RZ05-317983)
Comments:	<p>We reside at 8071 Calder Road, Richmond... directly beside the property of interest. Our concerns are as follows: 1) There is a high risk/threat of flooding onto our property due to the elevation of the ground both during and after completion of the proposed project. As an example, the property owners directly across from our property on Railway Avenue (we share a fence) experienced this same problem when development began on the property directly beside it. We do not want this to happen, nor do we want to incur any expense for flooding resulting from the development of 8091 and 8111 Calder Road. 2) The resulting buildings should be in-line with the rest of the homes on Calder Road. As it is now, 8091 and 8111 Calder Road (duplex) is situated further back on its' property than our home and as a result, their driveway in the front of the property is directly beside our bedroom window. Consequently, the coming and going of vehicles (including the closing of vehicle doors, engine idling, fumes, etc.) is especially disturbing, particularly during the late evenings, the night and early mornings. Please contact us at 604-241-8079 (Bill Alamanos) if you have any questions pertaining to these concerns. We look forward to your response regarding these concerns, assuring that they will be addressed. Thank you, Bill Alamanos</p>

June 8, 2006

City of Richmond
6911 No.3 Road
Richmond, B.C.
V6Y 2C1
Att: Mr. Holger Burke

To Public Hearing
Date: <u>June 19, 2006</u>
Item # <u>2</u>
Re: <u>Arterial Roads in West Richmond</u>



SCHEDULE 2 TO THE MINUTES
OF THE REGULAR MEETING OF
COUNCIL FOR PUBLIC HEARINGS
HELD ON MONDAY, JUNE 19TH,
2006.

To: Mr. Holger Burke

I would like to express my dismay over the City's proposal in by-law 8063 to require a Landscape Architect to prepare detailed drawings of front yard landscaping as part of rezoning applications along arterial roads.

I agree wholeheartedly with the need for such landscaping and details; as a pioneer of such development in Richmond, I clearly see that the manner in which many new homes are being built along our arterials is leading to a very poor and unattractive streetscape. That being said, I hesitate to make further cost requirements of builder redeveloping such properties. In reviewing your staff's proposals within the by-laws, I wonder whether it would be more cost effective and expeditious to simply monitor builder adherence to current zoning requirements. Too often I see builders ignore the requirements for permeable surface on single family homes. If permeable surface requirements currently in place, along with new requirements for landscaping, outlining number of trees, fence details, and other details were spelled out clearly, I am sure the extra cost could be avoided. This cost, of course, would simply be passed onto buyers as another "tax" faced by new home buyers.

I believe the City should clearly outline its requirements and have City inspectors ensure these requirements are met, prior to issuance of final occupancy permits. Let's not increase costs any more than need be. In addition, due to the extreme backlog professionals in the building industry face, this requirement would add further delay to the building process, again increasing final costs. I am sure that good builders would continue to produce quality homes, complete with effective landscaping, while lesser builders would continue to find ways to beat the system.

I sincerely appreciate the efforts you and your staff are making to ensure City by-laws are adhered to, and implemented well, but we need to step back and consider all of the effects of by-laws such as these. I can be reached at 604-603-7885 with any comments.

Thank you for your time.

Best Regards,

A handwritten signature in black ink, appearing to read "Rocky Sethi", with a long horizontal stroke extending to the right.

Rocky Sethi
President
Pacific Western Developments Limited
Email: rocky@pac-west.ca