



**Regular Council meeting for Public Hearings
Tuesday, September 8, 2015**

Place: Council Chambers
Richmond City Hall

Present: Mayor Malcolm D. Brodie
Councillor Chak Au
Councillor Derek Dang
Councillor Carol Day
Councillor Ken Johnston
Councillor Alexa Loo
Councillor Bill McNulty
Councillor Linda McPhail
Councillor Harold Steves

David Weber, Corporate Officer
Michelle Jansson, Manager, Legislative Services

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

1. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9243
(RZ 15-694974)**

(Location: 10291 No. 5 Road; Applicant: Jasdeep and Harpreet Mann)

Applicant's Comments:

The applicant was available to respond to queries.

Written Submissions:

None.



**Regular Council meeting for Public Hearings
Tuesday, September 8, 2015**

Submissions from the floor:

Michael Wolfe, 9731 Odlin Road, commented that the subject property is heavily forested and, while the fast track application complies with the City's maximum and/or minimum requirements, he had concerns regarding (i) the minimum side yard setback of 1.2 meters, (ii) the lack of information related to ceiling height, (iii) the City's acceptance of the voluntary contribution of \$3,000 to the City's Tree Compensation Fund for replacement trees, and (iv) the contribution to the City's Affordable Housing Reserve Fund in-lieu of securing a secondary suite, which will not contribute to infrastructure improvements.

PH15/8-1

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9243 be given second and third readings.

CARRIED

2. RICHMOND OFFICIAL COMMUNITY PLAN BYLAW 9000, AMENDMENT BYLAW 9260, OFFICIAL COMMUNITY PLAN BYLAW 7100, AMENDMENT BYLAW 9273, AND RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAWS 9261 AND 9262 (RZ 14-660662 AND RZ 14-660663)

(Location: 23200, 23241, 23281, 23301, 23321, 23361 and 23381 Gilley Road; 23000, 23060, 23066, part of 23080 and part of 23100 Westminster Highway; and part of 4651, 4671, and 4691 Smith Crescent; Applicant: Oris Developments (Hamilton) Corp.) and (Location: Entire Hamilton Area Plan; Applicant: City of Richmond)

Applicant's Comments:

The applicants were available to respond to queries.

Written Submissions:

None.

Submissions from the floor:

None.

PH15/8-2

It was moved and seconded

That Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 9260 be given second and third readings.

CARRIED



**Regular Council meeting for Public Hearings
Tuesday, September 8, 2015**

PH15/8-3 It was moved and seconded
*That Official Community Bylaw 7100, Amendment Bylaw 9273 be given
second and third readings.*

CARRIED

PH15/8-4 It was moved and seconded
*That Richmond Zoning Bylaw 8500, Amendment Bylaw 9261 be given
second and third readings.*

CARRIED

PH15/8-5 It was moved and seconded
*That Richmond Zoning Bylaw 8500, Amendment Bylaw 9262 be given
second and third readings.*

CARRIED

PH15/8-6 It was moved and seconded
*That Official Community Plan Bylaw 7100, Amendment Bylaw 9273 be
adopted.*

CARRIED

3. RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9264
(Location: City-wide; Applicant: City of Richmond)

Applicant's Comments:

Staff was available to respond to queries.

Written Submissions:

None.

Submissions from the floor:

None.

PH15/8-7 It was moved and seconded
*That Richmond Zoning Bylaw 8500, Amendment Bylaw 9264 be given
second and third readings.*

CARRIED

PH15/8-8 It was moved and seconded
That Richmond Zoning Bylaw 8500, Amendment Bylaw 9264 be adopted.

CARRIED



**Regular Council meeting for Public Hearings
Tuesday, September 8, 2015**

In accordance with Section 100 of the *Community Charter*, Councillor Dang declared himself to be in a conflict as he has an interest in the property at 11811 Dunford Road and left the meeting (7:18 p.m.).

4. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9270
(RZ 15-697230)**

(Location: 11811 Dunford Road; Applicant: 1006738 BC Ltd.)

Applicant's Comments:

The applicant was not available to respond to queries.

Written Submissions:

(a) Geraldine Wray, 4460 Garry Street (Schedule 1)

Submissions from the floor:

None.

PH15/8-9

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9270 be given second and third readings.

CARRIED

Councillor Dang returned to the meeting (7:19 p.m.).

5. **OFFICIAL COMMUNITY PLAN BYLAW 7100, AMENDMENT
BYLAW 9274 AND RICHMOND ZONING BYLAW 8500,
AMENDMENT BYLAW 9275 (RZ 14-674749)**

(Location: 5460, 5480, 5500, 5520, 5540 and 5560 Moncton Street;
Applicant: AM-PRI Developments (2013) Ltd.)

Applicant's Comments:

The applicant was available to respond to queries.

Written Submissions:

(a) Ken Yip, 5533 Moncton Street (Schedule 2)

Submissions from the floor:

None.



Regular Council meeting for Public Hearings
Tuesday, September 8, 2015

PH15/8-10

It was moved and seconded

That Official Community Plan Bylaw 7100, Amendment Bylaw 9274 be given second and third readings.

CARRIED

PH15/8-11

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9275 be given second and third readings.

CARRIED

6. RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAWS 9280 AND 9281

(Location: City-wide; Applicant: City of Richmond)

Applicant's Comments:

Barry Konkin, Program Coordinator, Development, accompanied by James Cooper, Manager, Plan Review, provided background information on the proposed zoning bylaw amendments related to (i) building massing, (ii) interior ceiling height and floor area calculation, (iii) accessory structure locations, (iv) 9 metres height maximum for 2-storey residential homes, (v) vertical building envelop, (vi) public bulletins, (vii) an enhanced checklist including additional cross-sectional and large scale drawings showing the condition of a 5 metre ceiling and the vertical envelope, (viii) submission of a zoning summary compliance form, and (ix) regulations to address any potential deviations from the approved construction plans.

In response to queries from Council, Mr. Konkin and Mr. Cooper provided the following information:

- rather than using the mid-roof measurement, the proposed maximum height for a 2-storey home is 9 metres measuring to the peak of the roof;
- the 9 metre mid-roof measurement plus an additional 1.5 metres for a total of 10.5 metres will apply to 2.5-storey homes;
- applying the 9 metre maximum to 2.5-storey homes would significantly reduce the usable floor area with a viable overhead clearance space;
- the reduction from 10.5 metres to the 9-metre maximum will significantly reduce massing as all elements of the project would be reduced proportionally;



**Regular Council meeting for Public Hearings
Tuesday, September 8, 2015**

- the proposed amendments will push the upper floor massing or floor area to the centre of the structure, which will allow for better spatial separation between neighbours; and
- using a standard 8' ceiling height for each of the first and second floors of a 2.5-storey home would widen the usable floor area with sufficient clearance space on the upper half storey.

Written Submissions:

- (a) Sharon MacGougan, 7411 Ash Street (Schedule 3)
- (b) Carlos Silva, 8120 Jones Road (Schedule 4)
- (c) Frances Lukban, 1188 Mellis Drive (Schedule 5)
- (d) Michael Seidelman, Richmond Resident (Schedule 6)
- (e) Ann Albisser, 12639 No. 2 Road (Schedule 7)
- (f) Marion Smith, 6580 Mayflower Drive (Schedule 8)
- (g) Lyn ter Borg, submission dated September 2, 2015 (Schedule 9)
- (h) Christine Smerdon, 11491 7th Avenue (Schedule 10)
- (i) Michael Wolfe, 9731 Odlin Road (Schedule 11)
- (j) John Parrott, 8960 Lancelot Gate (Schedule 12)
- (k) Steffany Walker, 12633 No. 2 Road (Schedule 13)
- (l) John Montgomery, 5880 Sandpiper Court (Schedule 14)
- (m) Brian Howe, 6233 London Road (Schedule 15)
- (n) Katherine Covell, 6233 London Road (Schedule 16)
- (o) Graham Johnsen, 5131 Hummingbird Drive (Schedule 17)
- (p) Neil Cumming, 5771 Gannet Court (Schedule 18)
- (q) Anna Delaney, 11331 Sealord Road, Submission #851 (Schedule 19)
- (r) Sarah Gordon, 5831 Plover Court (Schedule 20)
- (s) Frank Suto, submission dated September 4, 2015 (Schedule 21)
- (t) Peggy Ogloff, 6531 Clematis Drive, Submission #853 (Schedule 22)



**Regular Council meeting for Public Hearings
Tuesday, September 8, 2015**

- (u) Ryan Odamura, 3580 Bowen Drive (Schedule 23)
- (v) Anna Delaney, 11331 Sealord Road (Schedule 24)
- (w) Peggy, Fred, Kathryn, and Robert Ogloff, 6531 Clematis Drive (Schedule 25)
- (x) Neil Cumming, 5771 Gannet Court (Schedule 26)
- (y) Angus Lam, 9200 No. 4 Road (Schedule 27)
- (z) Erika Simm, 4991 Westminster Highway (Schedule 28)
- (aa) Stephanie Nomellini, 6451 Riverdale Drive (Schedule 29)
- (bb) Sarah Gordon, 5831 Plover Court (Schedule 30)
- (cc) Lee Bennett, 5371 Woodpecker Drive (Schedule 31)
- (dd) Graham Taylor, 8571 Fairhurst Road (Schedule 32)
- (ee) Tessa D'Aguiar, Richmond Resident (Schedule 33)
- (ff) Chris DeVito, Richmond Resident (Schedule 34)
- (gg) Connie Hall, 8380 Colonial Drive (Schedule 35)
- (hh) Dean and Jennifer Chan, 5171 Hummingbird Drive (Schedule 36)
- (ii) Alex Herring, 11340 Pelican Court (Schedule 37)
- (jj) Penelope Shaffer, 2280 Douglas Crescent (Schedule 38)
- (kk) Brigid Ting, Richmond Resident (Schedule 39)
- (ll) Patricia Pearce, 5751 Bittern Court (Schedule 40)
- (mm) P. Pearce, Richmond Resident (Schedule 41)
- (nn) Trevor and Jean Meier, Richmond Residents (Schedule 42)
- (oo) David Gordon, 5831 Plover Court (Schedule 43)
- (pp) Helen Pettipiece, Richmond Resident (Schedule 44)
- (qq) Geoff Packham, Richmond Resident (Schedule 45)
- (rr) Mark and Deanna Talbott, 11591 Kestrel Drive (Schedule 46)
- (ss) Robert and Sally Breen, 12032 Osprey Court (Schedule 47)
- (tt) Robin Burnside, 5920 Goldeneye Place (Schedule 48)
- (uu) Loraine Rudek, 11820 Pintail Drive (Schedule 49)



**Regular Council meeting for Public Hearings
Tuesday, September 8, 2015**

- (vv) Norman Lau, 5451 Hummingbird Drive (Schedule 50)
- (ww) Jackie Lui, 8391 Mirabel Court (Schedule 51)
- (xx) Raphael Lui, 8391 Mirabel Court (Schedule 52)
- (yy) Mary Phillips, 5500 Andrews Road (Schedule 53)
- (zz) Clarence Ash, 8171 Mirabel Court (Schedule 54)
- (aaa) Jon and Marit Henderson, 8271 Rideau Drive (Schedule 55)
- (bbb) Rosemary Neish, 6900 Gainsborough Drive (Schedule 56)
- (ccc) Don Neish, 6900 Gainsborough Drive (Schedule 57)
- (ddd) Cathy Smyth, 3420 Lamond Avenue (Schedule 58)
- (eee) Penelope Menezes, 3451 Springfield Drive (Schedule 59)
- (fff) Eric and Lillian Ah-Yon, 8011 Mirabel Court (Schedule 60)
- (ggg) Tilman Thrum, 5820 Plover Court (Schedule 61)
- (hhh) Heather McDonald and Jack Olsen, 5640 Wagtail Avenue (Schedule 62)
- (iii) Barbara Eaton, Richmond Resident (Schedule 63)
- (jjj) Angela Burnett, 12531 Wescott Street (Schedule 64)
- (kkk) Kevin Johnston, Richmond Resident (Schedule 65)
- (lll) Tony Banting Jr., 8131 Mirabel Court (Schedule 66)
- (mmm) Stephen Ting, Richmond Resident (Schedule 67)
- (nnn) Elaine Barr, Richmond Resident (Schedule 68)
- (ooo) Elaine Barr, 4737 Mahood Drive (Schedule 69)
- (ppp) Denise McDougal, Richmond Resident (Schedule 70)
- (qqq) Mark Wise, Richmond Resident (Schedule 71)
- (rrr) Brian Snellings, 5780 Wagtail Avenue (Schedule 72)
- (sss) Barry and Karen Corrin, 8551 Demorest Drive (Schedule 73)
- (ttt) Moira Langley, 3820 Richmond Street (Schedule 74)
- (uuu) Joy Hillier, 3351 Springford Avenue (Schedule 75)
- (vvv) Susan Tanco, 6851 Camsell Crescent (Schedule 76)



**Regular Council meeting for Public Hearings
Tuesday, September 8, 2015**

- (www) Eben Dy, 7751 Minoru Boulevard (Schedule 77)
- (xxx) Kathy Zemke, 3640 Ullsmore Avenue (Schedule 78)
- (yyy) Jaime Cathcart, 5551 Hummingbird Drive (Schedule 79)
- (zzz) Rickey and Lana McClelland, 3160 Wardmore Place (Schedule 80)
- (aaaa) Harish Krishnan, 11380 Kingfisher Drive (Schedule 81)
- (bbbb) Jim Wright, 8300 Osgoode Drive (Schedule 82)
- (cccc) Wilbur Walrond, 7260 No. 4 Road (Schedule 83)
- (dddd) Richard Rochard, 11420 Seabrook Crescent (Schedule 84)
- (eeee) James Strilesky, Richmond Resident (Schedule 85)
- (ffff) Eleanor Girard, Richmond Resident (Schedule 86)
- (gggg) Terry Callon, Richmond Resident (Schedule 87)
- (hhhh) Michael Lessey, Richmond Resident (Schedule 88)
- (iiii) Doreen and Neil le Nobel, 11080 Kingfisher Drive (Schedule 89)
- (jjjj) Jeanette Callon, Richmond Resident (Schedule 90)
- (kkkk) Bruce and Gerry Laffling, 6371 Riverdale Drive (Schedule 91)
- (llll) Carol Rennie, Richmond Resident (Schedule 92)
- (mmmm) Greg and Brenda Zell, 10151 Bamberton Drive (Schedule 93)
- (nnnn) Martin Woolford, Richmond Resident (Schedule 94)
- (oooo) Peter Lefroy, 8750 Wagner Drive (Schedule 95)
- (pppp) Loraine Brooks, 9380 Piermond Road (Schedule 96)
- (qqqq) S. Verhoeff, 4560 Coventry Drive (Schedule 97)
- (rrrr) Roula Kaye, 3600 Vinmore Avenue (Schedule 98)
- (ssss) Jerome Dickey, 9280 Glenallan Drive (Schedule 99)
- (tttt) Alasdair Kaye, 3600 Vinmore Avenue (Schedule 100)
- (uuuu) Meredith Woodward, 4500 Westwater Drive (Schedule 101)
- (vvvv) Evelyn Felton, 10491 Aintree Crescent (Schedule 102)
- (wwww) Denny Birring, Richmond Resident (Schedule 103)



**Regular Council meeting for Public Hearings
Tuesday, September 8, 2015**

- (xxxx) Kate Herring, 11340 Pelican Court (Schedule 104)
- (yyyy) Rosemary Neish, 6900 Gainsborough Drive (Schedule 105)
- (zzzz) Mark Sakai, 11762 Fentiman Place (Schedule 106)
- (aaaa) Trudy and Cosmo Piccirilli, Richmond Residents (Schedule 107)
- (bbbb) [REDACTED], [REDACTED] (Schedule 108)
- (cccc) Roger Searson, 7871 Goldstream Drive (Schedule 109)
- (dddd) Sandra Northam, Richmond Resident (Schedule 110)
- (eeee) Gordon Boleen, 4746 Mahood Drive (Schedule 111)
- (ffff) Gordon Boleen, Richmond Resident (Schedule 112)
- (gggg) Nestor and Shirley Noguera, Richmond Residents (Schedule 113)
- (hhhh) John ter Borg, 5860 Sandpiper Court (Schedule 114)

Submissions from the floor:

Rosa Stuiver, 8911 Fairdell Place, expressed concern regarding the proposed zoning bylaw amendments and read from a written submission (attached to and forming part of these Minutes as Schedule 115)

John Carten, 5631 Williams Road, representing Feng Shui Custom Home Developers, spoke in opposition to the proposed interior ceiling height restrictions and their effects on the future marketability of the homes in Richmond.

Dan Baxter, 10920 Springmont Drive, expressed the view that in addition to considering building massing that maintains community values, Council strengthen the social fabric of the community, protect existing neighbourhood characteristics, and secure affordable single-family housing options.

Marion Smith, 6580 Mayflower Drive, spoke in opposition to the proposed bylaws and read from a written submission (attached to and forming part of these Minutes as Schedule 116).

Kerry Starchuk, 7611 Lancing Place, spoke in opposition to the proposed amendments and spoke to the (i) City's vision to be the most appealing, livable, and well-managed community, (ii) detrimental effects current building massing has to existing neighbourhoods and to the environment, and (iii) need to preserve single-family homes and to build a better community for generations to come.



**Regular Council meeting for Public Hearings
Tuesday, September 8, 2015**

Josephine Papali, 9620 Glenacres Drive, spoke in opposition to the proposed amendment bylaws and commented on the lack of and need for housing for modest income families and seniors. In addition, she expressed concerns related to privacy, affordability, thoughtful construction, and the deterioration of the social/community fabric of the city. She urged Council to consider the views of the majority, to preserve Richmond's neighbourhoods and multicultural flavour, and to protect the City's reputation as a "Garden City."

Ann Merdinyan, 8351 Fairhurst Road, expressed concern regarding the current infill housing practice instead of protecting the environment and creating affordable housing for future generations. Also, she spoke to the recommendation from independent consultants and the Advisory Design Panel for a 3.7 metre height restriction and the need for vision and thoughtful leadership to protect single-family residential neighbourhoods.

██████████, ██████████, was opposed to the proposed amendments and was of the view that the bylaws inadequately controlled residential massing, particularly on small and medium sized lots. She commented on various options to reduce building massing, while allowing thoughtful double height space design by developers. In addition, she expressed concern for (i) the protection of residential rear and side yard space, (ii) environmental stewardship, and (iii) the impact of mega homes on affordability, diversity and sustainability of the single-family home stock in Richmond. ██████████ requested reconsideration of provisions in the proposed bylaws, such as a reduced height for single storey homes to 12'1" before double counting floor area and zoning considerations based on lot size rather than neighbourhoods alone.

Mel Goodwin, 11051 Kingfisher Drive, spoke in support of the proposed amendments and was of the view that (i) the new homes have beautifully upgraded neighbourhoods in Richmond, (ii) Richmond's limitation in land mass warrants land being utilized to its maximum, and (iii) with regard to massing, architectural design (i.e., box house) rather than size should be examined.

Radhaknthuar Nayar, 3411 Springfield Drive, was of the opinion that both longstanding and new immigrant residents are affected by the destruction of their local neighbourhoods. He then expressed concern for the ability of future generations to purchase single-family homes in Richmond. Also, he was of the view that (i) stricter regulations would create a market for the more modest homes, and (ii) builders stand to benefit from the proposed less restrictive measures.



**Regular Council meeting for Public Hearings
Tuesday, September 8, 2015**

Bob Williamson, 8166 Mirabel Court, spoke in opposition to the proposed bylaws and expressed the view that the mega home builders have neither demonstrated respect for the City's Official Community Plan nor for ensuring that the new single-family homes compliment established single-family neighbourhoods. He was of the opinion that staff's proposed recommendations to address massing were rejected by Council in favour of insignificant changes proposed in Bylaw 9280. He urged Council to reconsider and make a meaningful decision for the residents of Richmond by lowering the ceiling height from 5 metres to 3.7 metres and by limiting the maximum height of all single-family roof peaks to 9 metres.

Amy Liu, 9871 Deagle Road, spoke in support of the proposed bylaws and was of the view that (i) the new homes are escetically pleasing, (ii) building and ceiling heights should not be limited, (iii) privacy can be addressed by the individual homeowner.

Neil Cumming, 5771 Garnet Court, queried Council's rationale to have different building dimensions than those in other Lower Mainland municipalities and expressed the need for visionary leadership to ensure Richmond remains an appealing, livable, and well-managed community with incentives to retain the existing housing stock, and discourages redevelopment that erodes the liveability from others.

Sal Bhullar, 6660 Sidaway Road, was opposed to the proposed bylaws and expressed concerns regarding the loss of affordable housing for families and seniors, as well as the diminishing community connectivity within Richmond.

Sam Sandhu, 4691 Tilton Road, a builder and Richmond resident, spoke in support of the proposed bylaws. He expressed the opinion that each subdivision should be zoned accordingly and that the issues of affordability and of residents leaving Richmond are a result of current market conditions and not relevant to building mass.

Councillor Day left the meeting (8:53p.m.) and returned (8:54 p.m.).

Jim Wright, 8300 Osgoode Drive, expressed concern with the proposed amendment bylaws and read from a written submission (attached to and forming part of these Minutes as Schedule 82).



**Regular Council meeting for Public Hearings
Tuesday, September 8, 2015**

Ivan Krpan, 8541 Fairbrook Crescent, supported the proposed bylaws and commented on the improvements made by the building industry, which have been unrecognized. He was of the opinion that (i) the building industry is evolving and that what appears to be a problem today will be a non-issue tomorrow, (ii) today's families are asking for a larger home, and (iii) affordability is a matter of perception.

Geraldine Parsons, 5771 Easterbrook Road, spoke to ongoing concerns regarding damages to her property from watermain breaks due in part to aging infrastructure and construction traffic.

Jason Ma, 6220 Goldsmith Drive, was opposed to the proposed bylaws and was of the opinion that Council should represent and protect the values, harmony, and sense of community of residents.

Khalid Hasan, 8980 Heather Street, supported the proposed bylaw amendments and commented that, in addition to the previous zoning bylaw amendment that addressed 3-storey homes, the proposed reductions will significantly reduce massing in new homes. He further commented that 8' ceiling heights per storey was not practical and was of the opinion that a maximum building height of 9 metres for single-family homes would limit the construction of 2.5-storey homes.

John ter Borg, 5860 Sandpiper Court, spoke to concerns related to the proposed bylaw amendments and read from a written submission (attached to and forming part of these Minutes as Schedule 117).

Raman Kooner, 3399 Moresby Drive, was in favour of the proposed bylaws and commented on the changes to the single storey ceiling height, the overall building height, and the vertical building envelope, noting these changes will significantly impact building mass. He further commented on the comparison of cost for renovations versus new construction.

Cindy Piper, 2024 East Pender Street, Vancouver, spoke in support of the proposed amendments and cited that the bylaws were reasonable compromises for both the building industry and residents.

Councillor Steves left the meeting (10:10 p.m.) and returned (10:17 p.m.).

Lyn ter Borg, 5860 Sandpiper Court, spoke in opposition to the proposed zoning amendment bylaws and read from a written submission (attached to and forming part of these Minutes as Schedule 118).



Regular Council meeting for Public Hearings
Tuesday, September 8, 2015

Laura-Leah Shaw, 12331 No. 3 Road, spoke in opposition to the proposed bylaws and expressed the opinion that (i) there is a market for homes with ceiling heights of 8' and 9', (ii) a national housing strategy is needed, and (iii) other options for single-family homes, such as duplexes, be used to reduce massing.

John Roberts, 9120 Chapmond Crescent, spoke in opposition to the proposed bylaws and commented on the destruction of the neighbourhood through the introduction of "mega homes" and provided examples of homes needing protection.

PH15/8-12

It was moved and seconded

That the Public Hearing proceed past 11:00 p.m.

CARRIED

John Montgomery, 5880 Sandpiper Court, spoke to the proposed zoning bylaw amendments and read from a written submission (attached to and forming part of these Minutes as Schedule 119).

Juan Miguez, 7100 No. 1 Road, spoke in favour of the proposed zoning amendments and read from a written submission (attached to and forming part of these Minutes as Schedule 120).

Jack Chen, 11240 Westminster Highway, expressed concerns regarding denial of a building permit application.

Councillor McPhail left the meeting (11:13 p.m.) and returned (11:16 p.m.).

Kathryn McCreary, 7560 Glacier Crescent, was opposed to the proposed amendments and spoke to concerns related to (i) setback projections, (ii) building height measurements from finished or average grading, and (iii) privacy.

Staff was directed to include examining the definition of average finished site grade in the building massing referral made at the July 27, 2015 Council meeting.

Gursher Randhawa, 8311 No. 6 Road, spoke in support of the proposed bylaws and commented that the amendments are a good compromise that will result in a reduction in the size of single-family homes.



Regular Council meeting for Public Hearings
Tuesday, September 8, 2015

Dave Patterson, 4691 Pendlebury Road, spoke in opposition to the proposed amendments and was of the opinion that new construction should not interfere with the liveability of neighbourhoods.

Mayor Brodie acknowledged the conclusion of the first round of speakers. Speakers then addressed Council for a second time with new information.

Khalid Hasan, 8980 Heather Street, remarked that photos shown to Council regarding house massing by previous speakers are of homes constructed under Land Use Contracts, and thus do not accurately reflect what is permitted under current building regulations.

Juan Miguez, 7100 No. 1 Road, was of the opinion that a 9-metre building height can accommodate a 2.5 storey home, and noted that many new homes built in the Westwind neighbourhood are under Land Use Contracts and not subject to the City's current zoning regulations.

Jason Ma, 6220 Goldsmith Drive, commented on the demographics of delegations before Council, noting that many speakers are residents without expertise in technical matters related to building height or massing; however, he stated that these residents are providing qualitative information for Council's consideration and expressing their perspectives as habitants of the community.

John ter Borg, 5860 Sandpiper Court, commented on the need for regulations to address over height space matters as, although developers in attendance demonstrate concern for the community, there are others that may not be so thoughtful.

PH15/8-13

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9280 be given second and third readings.

The question on Resolution PH15/8-13 was not called as an amendment to Bylaw 9280 was introduced; however, the Chair ruled the request to be out of order. Councillor Steves challenged the ruling of the Chair.

Following procedural clarification from the Corporate Officer, the Chair asked for a seconder for the motion to amend.



**Regular Council meeting for Public Hearings
Tuesday, September 8, 2015**

PH15/8-14

It was moved and seconded

That Section 2(b) of Richmond Zoning Bylaw 8500, Amendment Bylaw 9280 (which adds a new section numbered 4.3.2) be amended by replacing all references to “5.0 m” with “3.7 m.”

The question on Resolution PH15/8-14 was not called as discussion took place on the proposed amendment. Advice was provided that should the amendment be adopted, a further Public Hearing would be required.

The question on Resolution PH15/8-14 was then called and it was **DEFEATED** with Mayor Brodie and Councillors Au, Dang, Johnston, Loo, McNulty, and McPhail opposed.

Discussion then took place on the potential for a 9-metre maximum height on all residential buildings and whether such an amendment would require a new Public Hearing. Staff advised that a further Public Hearing would not be required as a result since the proposed amendment did not alter land use or density. As a result of further discussion, the following **motion** was introduced:

PH15/8-15

It was moved and seconded

- (1) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 9280 be amended to provide for a 9-metre maximum height on all residential buildings; and*
- (2) *That staff provide the appropriate wording changes for consideration of second and third reading and adoption of Amendment Bylaw 9280 at the regular meeting of Council on September 14, 2015.*

CARRIED

PH15/8-16

It was moved and seconded

That Resolution PH 15/8-13 to give second and third reading to Richmond Zoning Bylaw 8500, Amendment Bylaw 9280 be tabled until the September 14, 2015 regular Council meeting.

CARRIED

PH15/8-17

It was moved and seconded

- (1) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 9281 be amended appropriately to provide for a 9-metre maximum height on all residential buildings; and*



**Regular Council meeting for Public Hearings
Tuesday, September 8, 2015**

- (2) *That staff provide the appropriate wording changes for consideration of second and third reading and adoption of Amendment Bylaw 9281 at the regular meeting of Council on September 14, 2015.*

CARRIED

PH15/8-18

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9281 be tabled until the September 14, 2015 regular Council meeting.

CARRIED

ADJOURNMENT

PH15/8-19

It was moved and seconded

That the meeting adjourn (12:37 a.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 September 8, 2015.

Mayor (Malcolm D. Brodie)

Corporate Officer (David Weber)