



Regular Council Meeting for Public Hearings

Monday, December 20th, 2004

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

Present: Mayor Malcolm D. Brodie
Councillor Linda Barnes
Councillor Derek Dang
Councillor Evelina Halsey-Brandt
Councillor 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 Brodie opened the proceedings at 7:00 p.m.

Mayor Brodie advised those present that a letter, a copy of which is attached as Schedule 1 and forms a part of these minutes, had been received from the applicant for Item 2 requesting that the item be deleted from the agenda.

PH04/12-01 It was moved and seconded

That Zoning Amendment Bylaw 7836 be deleted from the agenda.

CARRIED

Mayor Brodie then indicated that a further request had been made that Item 7 be heard first.

PH04/12-02 It was moved and seconded

That the order of the agenda be varied in order to hear Zoning Amendment Bylaw 7860 first.

CARRIED



Regular Council Meeting for Public Hearings

Monday, December 20th, 2004

7. Zoning Amendment Bylaw 7860
(Portion of 8080 Francis Road; Applicant: GBL Architects Group Inc)

Applicant's Comments:

The applicant, Mr. Julio Gomberoff, was present to answer questions.

Written Submissions:

Mr. Bernard Bressler – Schedule 2

Mr. Harry Astley, 8091 Osgoode Drive – Schedule 3

Submissions from the floor:

Mr. Al Brown, 21 – 8111 Francis Road, indicated that he had attended, in opposition, all of the previous meetings regarding this application. Mr. Brown said that he was in favour of the current proposal, and the proposed density, although a further reduction to 22 – 25 units would have been preferred.

Mr. Jon Henderson, 8271 Rideau Drive, distributed and read a written submission, a copy of which is attached as Schedule 4 and forms a part of these minutes.

Ms. Agnes Merton, Chair of the Strata Council of 8111 Francis Road, spoke in support of the proposal indicating that the Strata Council was delighted with the 28 units and the plan proposed as it would fit well within the ambience of the neighbourhood. Ms. Murton recommended that bedrooms and bathrooms be located on the main floor of the units to accommodate accessibility needs.

Mr. Joseph Ho, 8331 Rideau Drive, a 13 year owner of the property adjacent to the subject property, said that he very much liked the quiet and pleasant surroundings of the area. Mr. Ho indicated that while he had no objection to a townhouse project at the rear of his property, 28 3-storey townhouses was too much to endure. Mr. Ho supported the proposal put forth by Mr. Henderson with a further suggestion that Buildings 6 and 7 be reduced to a height of less than 30 ft. as the proposed height would obstruct views and compromise the privacy of the adjacent homes.



Regular Council Meeting for Public Hearings

Monday, December 20th, 2004

Ms. Adam, 8311 Rideau Drive, thanked GBL Architects Group Ltd. for its proposal, and then said that she supported Mr. Henderson's proposal. Ms. Adam spoke about the 28 years she has lived at this location, the benefits of the neighbourhood, and the view to Grouse Mountain that she currently enjoyed. Ms. Adam asked that Building 5 be reduced to three 2-storey units.

Mr. Gomberoff then spoke about the lengthy process that had resulted in the current proposal, and he thanked the Planning Department staff for the effort that had been extended in bringing the many opinions together. Mr. Gomberoff reviewed the setbacks provided, and said that the site plan as presented, from an urban perspective, was the best plan, and he spoke about the advantages of having 3-storey units with a 38 ft. setback as opposed to 2-storey units with a 10 ft. setback. Mr. Gomberoff then responded to questions from Council.

Mr. Henderson, speaking for the second time, referred to Building 5 and its setbacks. Mr. Henderson said that as the green space touched on the circle of the subdivision between two homes, an increased setback had been required. Mr. Henderson asked that more space be required on the main floor of the units of Building 5 in order that accessible housing could be provided. Mr. Henderson suggested that the \$325,000 contribution made by the developer to the Affordable Housing fund, and the monies that could be realized by a reduction to 2-storey units, could support this.

PH04/12-03

It was moved and seconded

That Zoning Amendment Bylaw 7860 be given second and third readings.

CARRIED

1. Zoning Amendment Bylaw 7759
(7831 Bennett Road; Applicant: Gurdev S Lehl (City of Richmond))

Applicant's Comments:

Mr. Rod Linde, 8171 Claysmith, said that the current proposal had been developed as a result of a previous unsuccessful application which had included duplexes. Further to this Mr. Linde said that the four single-family type 2-storey units offered a more residential look with more open space.



Regular Council Meeting for Public Hearings

Monday, December 20th, 2004

Written Submissions:

J. Liew, 7808 Bennett Road - Schedule 5

Mr. R. Bodnar, 7800 Bennett Road – Schedule 6

Submissions from the floor:

None

PH04/12-04

It was moved and seconded

That Zoning Amendment Bylaw 7759 be given second and third readings.

CARRIED

2. **Zoning Amendment Bylaw 7836**
(9791 Granville Avenue; Applicant: Charan Sethi)
Please see Page 1 for action taken on this matter.

3. **Zoning Amendment Bylaw 7840**
(6511/6531 Williams Road; Applicant: Parmjit Randhawa)

Applicant's Comments:

The applicant was present to answer questions.

Written Submissions:

None

Submissions from the floor:

None

PH04/12-05

It was moved and seconded

That Zoning Amendment Bylaw 7840 be given second and third readings.

CARRIED



Regular Council Meeting for Public Hearings

Monday, December 20th, 2004

4. **Zoning Amendment Bylaw 7841**
(7360 St. Albans Road; Applicant: William Rhone)

Applicant's Comments:

The agent for the applicant was present to answer questions.

Written Submissions:

Mr. Allen, 8580 General Currie Road – Schedule 7

Submissions from the floor:

None

PH04/12-06

It was moved and seconded

That Zoning Amendment Bylaw 7841 be given second and third readings.

CARRIED

5. **Official Community Plan Amendment Bylaw 7845 and Zoning Amendment Bylaw 7846**
(6080, 6451, 6951 and 7011 River Road; Applicant: City of Richmond)

Applicant's Comments:

The Manager, Policy Planning, Terry Crowe, had no further information to add to that contained in the report.

Written Submissions:

Mr. Conrad Macht, 8380 Fairhurst Road – Schedule 8

Submissions from the floor:

Mr. Kush Panatch, 5680 Musgrave Crescent, said that a great opportunity was before the City, and that he hoped that both Council members and staff would maintain and carry through the vision, and not shy away from bringing new and creative uses to the waterfront.



Regular Council Meeting for Public Hearings

Monday, December 20th, 2004

PH04/12-07 It was moved and seconded
*That Official Community Plan Amendment Bylaw 7845 and Zoning
Amendment Bylaw 7846 each be given second and third readings.*
CARRIED

PH04/12-08 It was moved and seconded
*That Official Community Plan Amendment Bylaw 7845 and Zoning
Amendment Bylaw 7846 each be adopted.*
CARRIED

6. Zoning Amendment Bylaw 7850
 (8600 Heather Street; Applicant: Aline Grimm)

Applicant's Comments:

The applicant was not present.

Written Submissions:

None

Submissions from the floor:

None

PH04/12-09 It was moved and seconded
That Zoning Amendment Bylaw 7850 be given second and third readings.
CARRIED

PH04/12-10 It was moved and seconded
That Zoning Amendment Bylaw 7850 be adopted.
CARRIED

ADJOURNMENT



Regular Council Meeting for Public Hearings

Monday, December 20th, 2004

PH04/12-11

It was moved and seconded

That the meeting adjourn (7:55 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, December 20th, 2004.

Mayor (Malcolm D. Brodie)

Acting City Clerk (David Weber)

SCHEDULE 1 TO THE MINUTES
OF THE REGULAR MEETING
FOR PUBLIC HEARINGS HELD
ON DECEMBER 20, 2004.



T I E N S H E R
GROUP OF COMPANIES

To Public Hearing
Date: <u>Dec 20, 2004</u>
Item # <u>2</u>
Re: <u>Bylaw 7836</u> <u>9791 Granville Ave</u>

To: David Weber	From: Charan Sethi			
Fax: 604-278-5139	Pages: 1 of 1 (including coversheet)			
Phone: 604-276-4007	Date: 13 th . December 2004			
Cc:	Re: 9791 Granville Avenue			
<input checked="" type="checkbox"/> Urgent	<input type="checkbox"/> For Review	<input type="checkbox"/> Please Comment	<input type="checkbox"/> Please Reply	<input type="checkbox"/> Please Recycle

Dear Sir,

RE: December Public Hearing – Bylaw 7836 – 9791 Granville Avenue.

File: Bylaw 7836 (RZ 04-272302)

After number of telephone conversations with Holger Burke, Eric Fiss and Raul Allueva, we request that the subject application be removed from the Public Hearing agenda dated 20th. December 2004.

We are in the process of requesting an amendment to the application, Mr. Hoiger Burke will advise you at the appropriate time.

Should you have any questions, please do not hesitate to call. I can be reached at 604-250-2748.

Sincerely,

Charan Sethi
Tien Sher Group Companies

C. 604-250-2748
F. 604-273-0685
e. charan@tiensher.com

185-4631 Shell Road, Richmond, BC, V6X 3M4 / Fax. 604.273.0685 / Email. charan@tiensher.com
Unless stated otherwise, this correspondence and any attachments are those of the author alone.

SCHEDULE 2 TO THE MINUTES
OF THE REGULAR MEETING FOR
PUBLIC HEARINGS HELD ON
DECEMBER 20, 2004.

To Public Hearing	
Date:	Dec 20, 2004
Item #	7
Re:	Bylaw 7860 8080 Francis

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



10791 No. 3 Road
Richmond
British Columbia
Canada V7A 1W8

8060-20-7860 Phone: 604-275-0007
Fax: 604-275-0072

December 15, 2004

Councilor Harold Steves
City of Richmond
6911 No. 3 Road
Richmond, BC
V6Y 2C1

Dear Harold Steves

I am writing this letter on behalf of the Board of Directors and members of the Eitz Chaim Congregation of Richmond. I have attached a brief summary of the history of our Synagogue and an explanation which has led to this rezoning request of our property on Francis Road.

We are in the midst of selling our property on Francis Road to Vermillion Properties. We have retained a parcel of land on No. 3 Road on which we will build the new home for our Congregation.

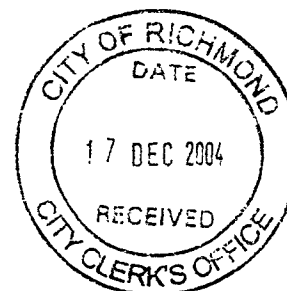
The attached summary will explain how we got here. I would like to explain why it is imperative that we remain at the No. 3 Road location. In our religion one of the restrictions that are observed is not to drive on the Sabbath. Many members of our community have purchased homes specifically within walking distance of the current location on Francis and the proposed location on No. 3 Road. The land is zoned assembly and we are proceeding to develop plans for the new Synagogue.

On behalf of the Board and members of the entire community I would ask that you support the rezoning application by Vermillion Properties which would permit us to move forward with our plans to stay on No. 3 Road and to continue to contribute to the cultural richness of our City of Richmond.

Yours sincerely,

Bernard H. Bressler

Bernard H. Bressler
President
Board of Directors
Eitz Chaim Synagogue



Affiliated with the
Union of Orthodox
Jewish Congregations
of America

Summary

The first Orthodox Jewish Congregation of Richmond began as an offshoot of the Richmond/Delta Jewish Community Association. In March 1977, eleven families established an Orthodox afternoon school. Services conducted in the Orthodox tradition were initially held in member's homes and the afternoon school program was established to meet the eager demands of the Congregation.

In June 1979, the Synagogue purchased a home at 9211 Blundell Road and became known as the Eitz Chaim Synagogue of Richmond. There were 11 founding families.

In 1988, we moved from Blundell Road to a new building at 8080 Francis Road which was purchased from Our Saviour Lutheran Church. In 1988, we had grown to some 90 families. Over the next five years, we acquired several single family houses on Francis and on No. 3 Rd., adjacent to our synagogue property, in anticipation of constructing a new building to serve our religious and cultural needs. We rezoned the entire footprint "assembly".

Between 1988 and today, there has been a tremendous growth of the Jewish population in Richmond. Two new Orthodox synagogues have been established and our membership has shrunk to some 50 families. As driving is a restriction on the Sabbath part of the decline in Membership is due to families living closer to the other synagogue sites. With this, our building requirements (with projected growth) have diminished and economic reality is that we must sell part of our property to finance our new building.

Since 1995 (with our properties "assembly" designation), we have explored and negotiated with 4 different companies to utilize a portion of our property for "assisted living" use. These negotiations all failed for economic reasons. We received good assurance from B.C.H.M.C. and the B.C. Health Authority on 3 occasions only to see this avenue eventually closed to us for various reasons with no further prospects.

Approximately two years ago, we discussed the entire situation with Staff at the City of Richmond and they recommended that rezoning of the property might be considered if rental apartments were proposed for the property. This was the beginning of our relationship with Vermillion Properties.

They made an offer to purchase a piece of our property and began the rezoning process to be able to build apartments on the site. As a result of the public hearing process and a strong representation from the community living adjacent to and near the property Vermillion has had to move from apartment development to townhouse development. We await this final approval to move forward with our building plans on No. 3 Road. Without City Council approval and the sale of our land and the current debt load the synagogue is carrying, we are doubtful we can survive.

It is our plan to construct a building that will be unique and blend in well with the surroundings and provide the first permanent Synagogue structure for the Orthodox Jewish community in Richmond.

Mayor and Councillors

To Public Hearing
Date: <u>Dec 20, 2004</u>
Item # <u>7</u>
Re: <u>Bylaw 7860</u>
<u>Portion of 8080 Francis</u>

Your Name: Harry Astley

Your Address: 8091 Osgoode Drive

Comments:

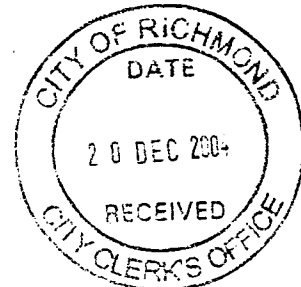
Mayor & Council:

****Bylaw 7860**** 8080 Francis Road

I strongly object to rezoning this property from community institutional-assembly (-place of worship) to multifamily, residential, 3 Stories for all the obvious reasons; however, my main problem is, why is council even considering the change? When the current owner, Eitz Chaim Congregation, purchased the property from a church about ten years ago, they knew what type of zoning the land was under. What has changed? If Eitz Chaim Congregation wants to sell their property, they should sell under the same zoning. It strikes me that they are attempting to profit unjustifiably by obtaining the re-zoning & building 28 townhouses (limited to two persons per unit). The \$325,000 voluntary contribution is definitely inadequate. Please tell them to go back to the drawing board and sell their property but under the same zoning bylaws that they purchased originally. Our community would appreciate wisdom and justice in this matter. Thanks

Harry Astley

By the way, if this development is approved, the traffic problems are going to be so horrific on Francis, someone will be killed.



A MODEST PROPOSAL FOR 8080 FRANCIS ROAD

To: Richmond Councillors – Public Hearing – December 20, 2004

Although 28 – 3 level townhomes is a more acceptable alternative to the previous proposal of 72 rental units (3 levels) over a parkade, our preference as the adjacent single family landowners, would have been 25 townhomes or less with 2 level townhomes immediately adjacent to the single family structures. N.B. 25 TOWNHOMES are the suggested maximum number of units clearly defined on P.176 of the OFFICIAL COMMUNITY PLAN.

However, given the circumstances of the synagogue being relocated on the western portion of their property fronting # 3 Rd, and the construction of said synagogue conditional on the sale and development of the eastern portion of their property as privately owned townhouses, we, the adjacent landowners put forward a MODEST PROPOSAL intended to benefit all parties – community, neighbours, developer and synagogue.

THE MODEST PROPOSAL involves only BUILDING # 5

- 1) lower building to a two level (1 ½) structure from a 3 level
- 2) reduce the number of units from 4 to 3
- 3) provide more living space on the main level with facilities designed to be more accessible for the physically challenged including a wider staircase to the second level
- 4) investigate whether these 3 units can be operated as a co-operative thus providing affordable housing
- 5) amend the OCP for this property to better reflect the actual land usage – from community-institutional to low density residential
- 6) Since a COMMUNITY BENEFIT will accrue as a result of this proposal, the developer will have more money (\$325,000) to be creative with these 3 units.

Respectively submitted from the adjacent residents at; 8291 Rideau Drive, 8311 Rideau Drive, 8331 Rideau Drive, 9091 Rideau Gate, 8271 Rideau Drive and 8231 Rideau Drive.

N.B. This proposal was presented at the November Planning Committee Meeting and signed by the residents at the above addresses.

SCHEDULE 5 TO THE MINUTES
OF THE REGULAR MEETING FOR
PUBLIC HEARINGS HELD ON
DECEMBER 20, 2004.

MayorandCouncillors

To Public Hearing

From: web1@city.richmond.bc.ca
Sent: Monday, 13 December 2004 10:06 PM
To: MayorandCouncillors
Subject: 7831 bennett rd bylaw 7759

Date: Dec 20, 2004
Item # 1
Re: Bylaw 7759
7831 Bennett Rd.

Name: jessie liew
Address: 7808 bennett rd
SubjectProperty_Bylaw: 7831 bennett rd bylaw 7759

Comments:

disagree to the development of the 2 1/2 storeys townhouses... as it will brock all the site in front of our house .. and might decreases of the few shared parking spots in front of our duplexes... as visitors for the new townhouses might parked there in front of our duplexes.// therefore, disagree to the development of the 2 1/2 storeys townhouses..

Mayor and Councillors

To Public Hearing
Date: <u>Dec 20, 2004</u>
Item # <u>1</u>
Re: <u>Bylaw 7759</u>
<u>7831 Bennett Rd</u>

Your Name: Robert Bodnar

Your Address: 7800 Bennett Road

Comments:

RE: Zoning Amendment Bylaw 7759 (RZ 03-231923)

We are pleased to see so much activity in the Acheson-Bennett Sub-Area. This is a very desirable neighbourhood, and increasing its density makes sense.

As development proceeds, we ask the City of Richmond to consider the following recommendations to ensure safety and aesthetics:

1. Replacing a single home with four homes will impact demand for power and telephone services. According to the Official Community Plan, section 7.4, City Infrastructure, Energy, the city strives to "Improve power safety and avoid service disruption by undergrounding wires, particularly in areas of intense development activity." The eight duplexes across the street from the new proposed development have underground hydro.
2. We have lived on Bennett Road for more than five years, and often witness people jumping the ditch on the south side of The Caring Place's parking lot, resulting in minor injuries. Therefore, we suggest the city require Gurdev S. Lehl to fill the ditch at 7831 Bennett Road and that, at the same time, the city fill the ditch west of that property to Minoru Boulevard. With the newly rebuilt Richmond High School we are seeing more foot traffic in the area and anticipate additional traffic once the new track is in place.
3. To further improve safety, we recommend that sidewalks be added to the north side of Bennett Road, at least from Minoru Boulevard to the eastern boundary of 7831 Bennett Road. This echoes the Acheson-Bennett Sub-Area Plan, section 4a), which states:

The residential setting should be enhanced and non-local vehicle traffic on residential streets discouraged by:

- a) Adding sidewalks, crosswalks and other amenities to encourage pedestrian and bicycle traffic.

People associated with the Caring Place are often taken out, in wheelchairs, for rides around the block - unfortunately only about 20% of Bennett Road has sidewalk (despite nearly every home on the block being ten or less years old).

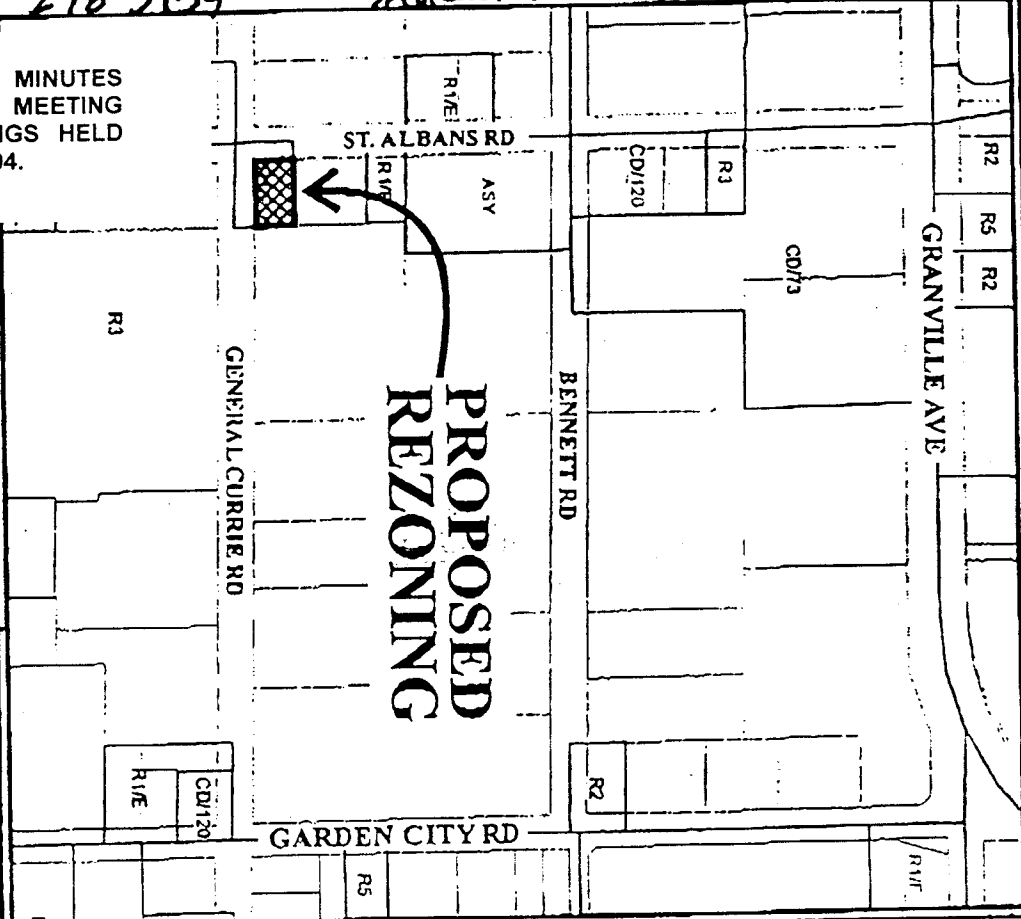


FAX: 604 278 5139 - Attention CITY CLERK - R.C.C.

SCHEDULE 7 TO THE MINUTES OF THE REGULAR MEETING FOR PUBLIC HEARINGS HELD ON DECEMBER 20, 2004.



City of Richmond



PROPOSED REZONING

To Public Hearing
 Date: Dec 20, 2004
 Item # 4
 Re: Bylaw 7841
 7360 St. Albans Rd

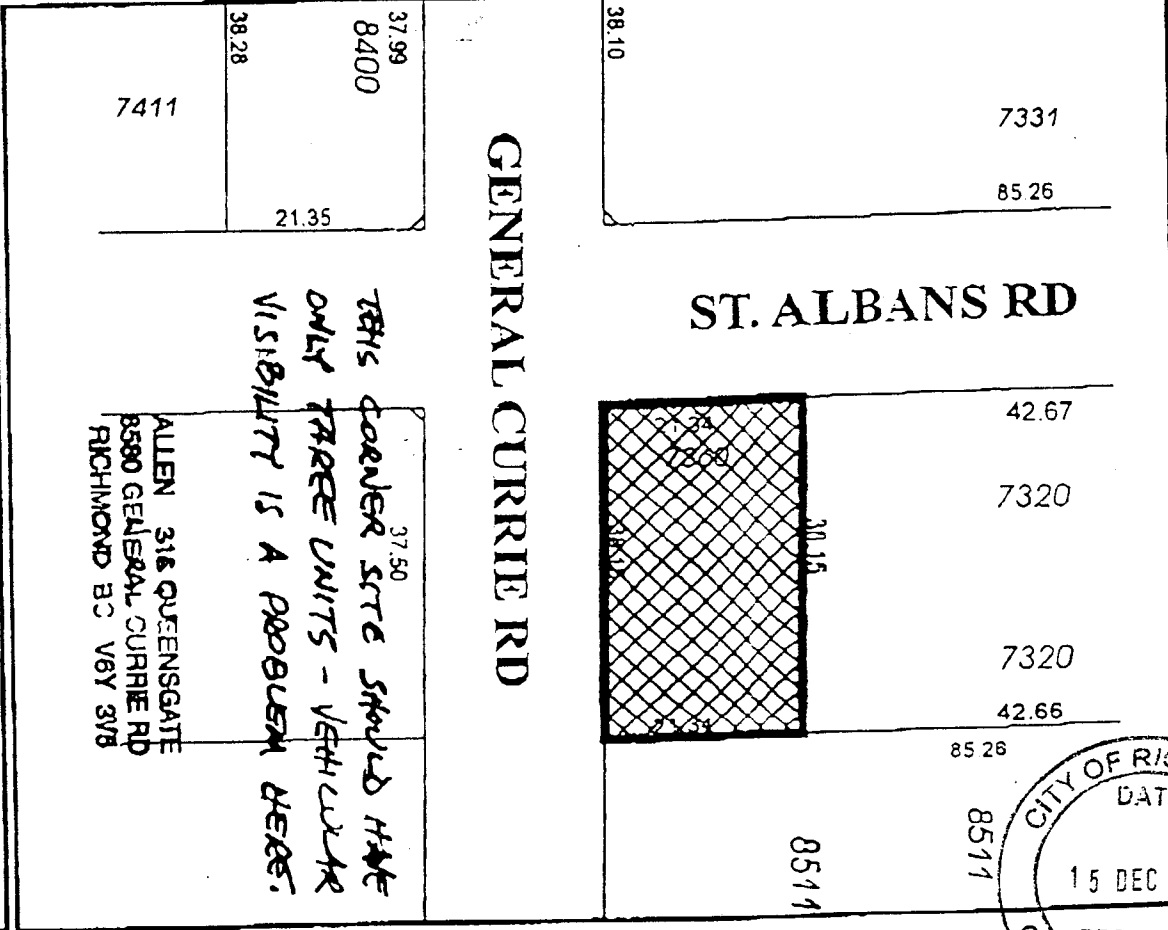
RZ 04-272562

ALLEN 316 QUEENSGATE
 8580 GENERAL CURRIE RD
 RICHMOND BC V6Y 3V5

Original Date: 07/08/04

Revision Date:

Note: Dimensions are in METRES

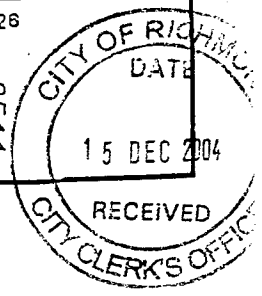


GENERAL CURRIE RD

ST. ALBANS RD

THIS CORNER SITE SHOULD HAVE ONLY THREE UNITS - WITH CLEAR VISIBILITY IS A PROBLEM HERE.

ALLEN 316 QUEENSGATE
 8580 GENERAL CURRIE RD
 RICHMOND BC V6Y 3V5



SCHEDULE 8 TO THE MINUTES
 OF THE REGULAR MEETING FOR
 PUBLIC HEARINGS HELD ON
 DECEMBER 20, 2004.

To Public Hearing	
Date:	<u>Dec 20, 2004</u>
Item #	<u>5</u>
Re:	<u>Bylaws 7845 + 7846</u> <u>6080, 6451, 6951, 7011</u> <u>River Road</u>

		NT
	JFM	
/	DW	DW
	KY	
	AS	
	DB	
	WB	

Conrad Macht
 8380 Fairhurst Road
 Richmond, B. C. V7C 1Y8
 604-277-2505

December 11, 2004

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

Attention: City Clerk

Subject: Official Community Plan Amendment
 Bylaw 7845 And Zoning Amendment
 Bylaw 7846 (RZ 04-279499)

I live in West Richmond and I am opposed to the loss of the "Public and Open Space" designation on the 6451, 6951, and 7011 River Road areas as well as River Road itself.

Here is a recommendation: Relocate the Dyke further out in the Moray Channel - reclaim the new land and keep the Dyke top for Public open space. Rebuild River Road next to the new Dyke.

The Moray Channel starts widening east of Hollybridge Way going west. If the Channel were filled in on the South side to parallel the bank on the north side (Sea Island) you would reclaim enough land to put the River Road there and not have to otherwise re-align it. This would also give you more land for the development.

Another reason for putting the road near the dyke is to keep a clear flight path for the Sea Planes - because the Channel is on a bend here - the corner of Hollybridge Way and River Rd. is in line with the middle of the Moray Channel at the Sea Plane base on the other side of the #2 Rd. Bridge. You don't want to put the road at the back of the property where the high rises will have to go.

I am really concerned about losing River Road from what it is now - a through road from Cambie to No. 1 Road. This is like a Ring Road that every town wants, so lets not lose it.

Conrad Macht

Conrad Macht

