



Regular Council Meeting for Public Hearings

Monday, January 21, 2008

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

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

Gail Johnson, Acting Corporate Officer

Absent: Councillor Linda Barnes

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

- Zoning Amendment Bylaw 8170 (RZ 06-331653)**
(7420/7426, 7440 and 7480 Garden City Road and 9031, 9051 and 9071
General Currie Road; Applicant: AM-PRI Construction Ltd.)

Applicant's Comments:

The applicant was available to answer questions.

Written Submissions:

Y. Wang, #3 – 733 Turnill Street (Schedule 1)

Submissions from the floor:

None.

In response to a question regarding the writer's concerns related to congestion on Turnill Street, Wayne Craig, Program Coordinator – Development, advised that: (i) vehicle access was carefully reviewed as part of the application; (ii) additional road dedication, and an upgrade, will be provided along Turnill Street; and (iii) a greenway is planned along Garden City Road, an arterial road, which provides access to numerous properties.



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In response to a question regarding the applicant's proposed unit designed for conversion to universal accessibility standards, staff advised this aspect of the proposal will be considered at the Development Permit stage.

PH08/1-1

It was moved and seconded

That Zoning Amendment Bylaw 8170 be given second & third readings.

CARRIED

2. **Zoning Amendment Bylaw 8267 (RZ 07-369301)**
(10300 Williams Road; Applicant: Harinder Hayer)

Applicant's Comments:

The applicant was not available.

Written Submissions:

None.

Submissions from the floor:

None.

PH08/1-2

It was moved and seconded

That Zoning Amendment Bylaw 8267 be given second and third readings.

CARRIED

3. **Zoning Amendment Bylaw 8308 (RZ 07-374148)**
(12040 Rice Mill Road and 12020 No. 5 Road; Applicant: Sanford Design Group)

Applicant's Comments:

The applicant was available to answer questions.

Written Submissions:

A. Lerner, #418 – 12633 No. 2 Road (Schedule 2)

Submissions from the floor:

None.



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Mr. Craig responded to a question advising that the City has a number of development policies that address “building green” and “sustainable initiatives”. He stated that staff would continue to explore such concepts with the applicant.

In response to a request, staff agreed to provide visual information on properties in this area, including the size, that are zoned AG1 and could come forward for rezoning.

Staff was asked to provide a response to the writer to clarify that this site is zoned “Agricultural District” (AG1) but is not part of the Agricultural Land Reserve (ALR).

PH08/1-3

It was moved and seconded

That Zoning Amendment Bylaw 8308 be given second and third readings.

CARRIED

4. **Official Community Plan Amendment Bylaw 8317 and Zoning Amendment Bylaw 8309 (RZ 05-314267)**
(10911, 10931, 10951, 10971 and 10991 Steveston Highway; Applicant: Matthew Cheng Architect Inc.)

Applicant's Comments:

The applicant was available to answer questions.

Written Submissions:

A. Lerner, #418 – 12633 No. 2 Road (Schedule 3)

Submissions from the floor:

None.

In response to requests from Council, staff agreed to:

- review the accessible housing plan during the Development Permit application process with the applicant, and work with the developer to ensure there is sufficient internal structural reinforcement for chair lifts;



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- work with the applicant and the landscape architect with regard to the appropriate calliper of trees to ensure newly planted trees take root, grow and thrive;
- review the interface between the proposed development and the existing single-family homes to the west to ensure cross-access between the development site and the Thomas Kidd Neighbourhood Park;
- provide information, in future reports, on the balance of the amenity contribution account as well as the affordable housing account.

PH08/1-4

It was moved and seconded

That Official Community Plan Amendment Bylaw 8317 be given second and third readings.

CARRIED

PH08/1-5

It was moved and seconded

That Zoning Amendment Bylaw 8309 be given second and third readings.

CARRIED

ADJOURNMENT

PH08/1-6

It was moved and seconded

That the meeting adjourn (7:29 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, January 21, 2008.

Mayor (Malcolm D. Brodie)

Acting Corporate Officer, City Clerk's Office (Gail Johnson)

To Public
Date: Jan 21, 2008
Item: 4
Bylaw 8170

Mayor and Councillors

From: Webgraphics [webgraphics@richmond.ca]
Sent: Monday, 14 January 2008 4:19 PM
To: Mayor and Councillors
Subject: Send a Submission Online (response #160)

Send a Submission Online (response #160)

Survey Information

Site	City Website
Page Title	Send a Submission Online
URL	http://cms.city.richmond.bc.ca/CM/WebUI/PageTypes/Survey/Survey.aspx?PageID=1793&pagemode=Hybrid
Submission Time/Date	2008-01-14 4:18:35 PM

Survey Response

Your Name	Y Wang
Your Address	3-7333 Turnill Street, Richmond
Subject Property Address OR Bylaw Number	Bylaw 8170 (RZ 06-331653)
Comments	I strongly oppose the plan of having vehicle access on Turnill Street. Turnill Street is already very congested as is. Vehicle access on General Currie Road is a better option. 45 townhouses are too many for the land under development. The unit numbers should be reduced.

Date: Jan 21, 2008
Page # 3
Bylaw 8308

MayorandCouncillors

From: Webgraphics [webgraphics@richmond.ca]
Sent: Monday, 21 January 2008 4:15 AM
To: MayorandCouncillors
Subject: Send a Submission Online (response #161)

Send a Submission Online (response #161)

Survey Information

Site	City Website
Page Title	Send a Submission Online
URL	http://cms.city.richmond.bc.ca/CM/WebUI/PageTypes/Survey/Survey.aspx?PageID=1793&pagemode=Hybrid
Submission Time/Date	2008-01-21 4:14:17 AM

Survey Response

Your Name	A Lerner
Your Address	12633 No 2 Road #418
Subject Property Address OR Bylaw Number	Bylaw 8308

Comments

I return from France tomorrow and therefore am unable to attend the meeting tonight. I wish to submit my strongest objection to rezoning this property from "Agricultural District" to "Light Industrial District". There is enough Light Industrial District land for building Warehouses without 'chipping' away at agricultural land. This would set a precedent at a time when Richmond's burgeoning population will create a need for agricultural land.

Send a Submission Online (

SCHEDULE 3 TO THE MINUTES
OF THE REGULAR MEETING OF
COUNCIL FOR PUBLIC
HEARINGS HELD ON MONDAY,
JANUARY 21, 2008

City of Richmond
Date: Jan 21, 2008
Item # 4
Bylaws 8317 +
8309

Mayor and Councillors

From: Webgraphics [webgraphics@richmond.ca]
Sent: Monday, 21 January 2008 4:33 AM
To: Mayor and Councillors
Subject: Send a Submission Online (response #162)

Send a Submission Online (response #162)

Survey Information

Site	City Website
Page Title	Send a Submission Online
URL	http://cms.city.richmond.bc.ca/CM/WebUI/PageTypes/Survey/Survey.aspx?PageID=1793&pagemode=Hybrid
Submission Time/Date	2008-01-21 4:32:39 AM

Survey Response

Your Name	A Lerner
Your Address	#418 12633 No. 2 Road
Subject Property Address OR Bylaw Number	Bylaw 8317 and 8309

Comments:

I object to this proposed designation that will result in 25 townhouses on 5 properties. (Changing Low Density Residential to Medium Density Residential and then rezoning again from 'Single Family Housing District' to 'Comprehensive Development District'). Council's role is not to maximize developers' profits at the expense of the ambience of Richmond. It's time to stop and give some thought before rubber-stamping developers' plans. We're all wondering why the setbacks have been reduced on all these developments? It's very noticeable in comparison to past condo/apartment buildings. Are natural grass and glimpse of sky anathema to Richmond? Quit paving our paradise. "Development, not Destruction" please. Richmond will soon acquire the description 'city of asphalt, saplings and shrubs', not an island by nature.