

**REGULAR COUNCIL MEETING
FOR PUBLIC HEARINGS
MONDAY, MAY 15TH, 2000**

Place: Council Chambers, 2nd floor
Richmond City Hall
6911 No. 3 Road

Present: Mayor Greg Halsey-Brandt
Councillor Linda Barnes
Councillor Malcolm Brodie
Councillor Lyn Greenhill
Councillor Ken Johnston
Councillor Kiichi Kumagai
Councillor Bill McNulty
Councillor Harold Steves

Ms. Ann Bunker, Acting City Clerk

Absent: Councillor Derek Dang

Call to Order: Mayor Halsey-Brandt opened the proceedings at 7:00 p.m.

1. **OFFICIAL COMMUNITY PLAN AMENDMENT BYLAW 7116 AND ZONING AMENDMENT BYLAW 7117 (RZ 99-171337)**
(Applicant: Cape Development Corporation)

Official Community Plan Amendment Bylaw 7116

(9751, 9771 Bridgeport Road; 2691, 2711, 2731, 2751, 2771 No. 4 Road)

Zoning Amendment Bylaw 7117

(9611, 9631, 9711, 9751, 9771 Bridgeport Road; 9540, 9560 Beckwith Road; 2691, 2711, 2731, 2751, 2771 No. 4 Road)

**Regular Council Meeting for Public Hearings
May 15th, 2000**

Applicant's Comments:

Mr. Bill Wright, representing Cape Development Corporation, and Mr. Patrick Cotter, of Dikeakos & Cotter Architects, were in attendance to present the project to Council. Mr. Cotter used site plans to explain the proposal in detail.

Written Submissions:

None.

Submissions from the floor:

Mr. Cy Langley, owner of property at 9391 Beckwith Road, spoke in support of the proposal as he felt it would be a benefit to the area.

Mr. Barry Walsh, of 9520 Beckwith Road, read aloud two letters from neighbours who were unable to be in attendance (a) Todd Harris, of 9451 Beckwith Road, and Mike Bodnarik, of 9491 Beckwith Road (attached as Schedules 1 and 2). Mr. Walsh voiced his opposition to (a) the proposal to access the project from Beckwith Road, (b) the proposed location of loading bays at the north-west corner of the development, and (c) the 'piece meal' development of the area.

Mr. Scott Gray advised that he represented the owners of properties at 9420, 9411, 9511 and 9533 Beckwith Road, who were in support of the proposed project.

Mr. Brad Langley, of 9391 Beckwith Road, (with reference to statements made by Mr. Barry Walsh) confirmed that he presently resided at that address and had been at that location for the past ten years.

Mr. Brian Oxford, representing Oxford Properties Ltd., the agent responsible for the leasing of the project, provided information on the businesses which would be locating in the development.

Vera Smart, of 2351 No. 4 Road, expressed appreciation for the increase in width of the buffer zone. She referred to statements made in the Official Community Plan for the West Bridgeport Area which indicated that the subject area was not yet ready for development, and questioned whether this statement was true. Ms. Smart also questioned the provision of a 'right in-right out' only requirement at No. 4 Road and the easterly

**Regular Council Meeting for Public Hearings
May 15th, 2000**

entrance to the shopping complex. She also circulated photographs of a safety issue which existed adjacent to her parent's home.

Mr. Milo Savkovic, of 2511 No. 4 Road, voiced concern about (a) the additional fill which would be added to the subject site as part of the floodplain requirements, (b) the height of the proposed trees to be planted in the buffer area, and (c) the impact which the higher elevation and tall trees would have on his orchard.

Mr. Ivan Popazivanov, of 9531 Beckwith Road, objected to the location of the proposed access across from the driveway to his home.

Mr. Bob Biels, of 10300 Craig Court, expressed concern about the increased traffic in the area; the safety of children as they walked to and from school; and about the number and type of individuals who could be attracted to the area by some of the businesses in the development.

Mr. Harold Bates, of 9571 Beckwith Road, voiced concern for the safety of his child because of the increase in traffic which would result from the development. He also suggested that the width of the buffer area should be increased to further protect adjacent residents.

Miles Smart, of 2351 No. 4 Road, commented on the City's planning process.

Mr. Lorne Chernochan, of Maple Road, advised that he represented the owners of 9491 Bridgeport Road and 9460 and 9480 Beckwith Road, who were in favour of the proposed development. He spoke about the deterioration which was occurring in the area, and the improvements which could result if the project was allowed to proceed.

Kevin Bates, of 9571 Beckwith Road, voiced concern about the increase in traffic which could result from the proposed development, and about the possibility that he could be injured or killed by the large trucks which would be using Beckwith Road to access the shopping complex.

Margaret Savkovic, owner of 9571 Beckwith Road, voiced concern about the location of the proposed northerly extension of the internal road (Phase 2 of the project) from the development to Beckwith Road, which would isolate the south-west corner from the remainder of the property at 2511 No. 4 Road.

**Regular Council Meeting for Public Hearings
May 15th, 2000**

Mr. Bill Wright (supplementary presentation), responded to concerns raised by Ms. Vera Smart about a safety hazard on the property, and assured her that the height of the trees in the buffer area would not unnecessarily shade the trees in the orchard. He also circulated a copy of correspondence which he had received from Louis-Roch Gagnon, General Manager, Sandman Hotel Vancouver Airport, 3233 St. Edwards Drive (Schedule 3), which supported the proposed development.

Mr. Ivan Popazivanov (supplementary presentation), reiterated his objections to the location of the proposed Beckwith Road access immediately across from his home.

Vera Smart (supplementary presentation), expressed opposition to the location of the proposed access from Beckwith Road to the proposed development.

Juliana Popazivanov, of 9531 Beckwith Road, expressed concern about (a) the use of Beckwith Road to provide access to the project, and (b) the impact which this resulting increase in traffic would have on area residents.

Barry Walsh (supplementary presentation), suggested that this was proposal was short-sighted and would not encourage the development of the remainder of the area.

Kevin Bates (supplementary presentation) advised that the lights emanating from the proposed development would limit his study of astrology.

PH00/5-1

It was moved and seconded

That Official Community Plan Amendment Bylaw 7116 and Zoning Amendment Bylaw 7117 each be given second and third readings.

CARRIED

PH00/5-2

It was moved and seconded

That the proposed access to Beckwith Road from the shopping centre complex be closed to all but emergency vehicular traffic .

CARRIED

**Regular Council Meeting for Public Hearings
May 15th, 2000**

2. **ZONING AMENDMENT BYLAW 7124 (RZ 99-161573)**
(7451 No. 4 Road, Applicant: Bruno DeAngelis)

Applicant's Comments:

The applicant indicated that he did not wish to make a presentation, but would respond to any questions which Council might have.

Written Submissions:

Jean James, 7420 Bridge Street (Schedule 4)

Submissions from the floor:

None.

PH00/5-3

It was moved and seconded

That Zoning Amendment Bylaw 7124 be given second and third readings.

CARRIED

OPPOSED: Cllr. Kumagai

3. **ZONING AMENDMENT BYLAW 7127 (RZ 99-172844)**
(4771 and 4791 Williams Road and a portion of 9711 Geal Road, Applicant: Suncor Development Corporation)

Councillor Kiichi Kumagai, in accordance with Section 231 of the Municipal Act, advised that he was in a potential conflict of interest as he is Chair of the Greater Vancouver Housing Corporation, one of the applicants for the project, and he then left the meeting (8:49 p.m.).

Applicant's Comments:

Ms. Olga Ilich, of 5631 No. 3 Road, advised that her firm, together with the Greater Vancouver Housing Corporation, were the applicants for the project. Mr. Julio Gomberoff, architect for the project, used site plans and artists' renderings to explain the proposal. Mr. Masa Ito, Landscape Architect, then provided information on the proposed landscaping for the development. Mr. Perry Staniscia, of the GVHC, provided information on the types of residential units which would be constructed.

**Regular Council Meeting for Public Hearings
May 15th, 2000**

Written Submissions:

Garry Charles, Manager, Regional Housing, Greater Vancouver Housing Corporation, 4330 Kingsway, Burnaby (Schedule 5)
Charl Hammer, President, Morris Harowitz, Past President, Chairman, Land Disposition, Beth Tikvah Congregation & Centre Association, 9711 Geal Road (Schedule 6)
Ms. Wendy Tan, Supervisor, Jamie Richards Group Home, Greater Vancouver Home Support Society, 257 East 11th Avenue, Vancouver (Schedule 7)
Theresa and Mark Nagumo, 7500 Montana Road (Schedule 8)
Beat and Caroline Kurmann, 4871 Williams Road (Schedule 9)

Submissions from the floor:

None.

PH00/5-4

It was moved and seconded
That Zoning Amendment Bylaw 7127 be given second and third readings.

CARRIED

4. ADJOURNMENT

PH00/5-5

It was moved and seconded:
That the meeting be adjourned (8:57 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, May 15th, 2000.

Mayor (Greg Halsey-Brandt)

Acting City Clerk (Ann Bunker)