



Regular Council Meeting for Public Hearings

Tuesday, May 20th, 2003

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

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

David Weber, Acting City Clerk

Absent: Councillor Derek Dang
Councillor Evelina Halsey-Brandt
Councillor Kiichi Kumagai

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

1. **Zoning Amendment Bylaw 7486**
(9420, 9460, and 9480 Cambie Road; Applicant: S297 Holdings Ltd.)

Applicant's Comments:

Mr. Jim Ratzoy, accompanied Mr. Masa Ito, landscape architect, said that his interest was to create a viable situation for all concerned. A collection of photographs, a copy of which is on file in the City Clerk's Office, that showed the original state of the property, the property subsequent to clean up, and the neighbouring properties, was distributed to those Council members present, and displayed for the benefit of those in attendance. In addition, Mr. Ratzoy said that a meeting had been held the previous week with members of the Oaks' Resident Association and that a number of concerns raised by the residents had been addressed, including the request for a hedge.



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Mr. Masa Ito, with the aid of a landscape plan, reviewed the changes made to the landscape treatment since the previous submission including the addition of an 8ft. hedge in front of the metal fence, and the creation of a park like setting along the frontage.

Written Submissions:

Mr. and Mrs. Lam – Schedule 1

Submissions from the floor:

Mr. J. Paredes, 9211 Cunningham Place, said that a number of concerns submitted to the applicant earlier in the month, such as the hazards created by truck access to the site, the volume of traffic on Cambie Road, and the noise issues associated with the type of use, had not yet been addressed by the applicant. Mr. Paredes briefly questioned the process of the zoning application and then noted his concern that the long term property value of the adjacent properties would be affected by the approval of the subject application. A request was put forth by Mr. Paredes that the ingress/egress requirements of truck access to the site be demonstrated.

Ms. Ann Gosen, 9500 Cambie, also the owner of 9391 Odlin Road, reiterated a complaint made at the previous public hearing that garbage had been transferred from the subject property to her property during the clean up of the subject property. Ms. Gosen also said that shrubs had been removed from her property without her knowledge. Ms. Gosen cited the runoff from vehicle washing; the lack of washroom facilities for the night watchman; and, the possibility of clients being brought to the site, as her objections to the application. Ms. Gosen also noted the lack of improvements in the area; the possibility of further industrial activity in the area; safety issues; and the resulting noise related issues, in her objection. A suggestion was made that the applicant consider locating the storage facility on No. 6 or No. 7 Road.

Mr. R. Field, 9571 No. 6 Road, also the owner of a property on Odlin Road, said that when the property was rezoned in 1999 the public should have been informed of what was being proposed.



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Mr. John Wong, 3858 McKay Drive, a representative of the Oaks Residents Association, spoke about the ingress/egress hazards of trucks accessing the site; the high accident occurrence at No. 4 Road and Cambie Road; the current state of the fence along Cambie Road; the proposed treatment for the empty houses; the possibility of sewers and street light installation; the difference between spot checks and a night watchman being on site; and, the strong public opposition to industrial use being integrated into a residential area.

Ms. Grace Chow, 3706 McKay Drive, spoke about the noise issue, which would be in addition to the current levels of airplane noise, and said that it was not necessary to place a business at the subject location.

Mr. Paul Koo, 3680 Kilby Court, said that Mixed Use should lean towards a residential/commercial mix as opposed to industrial use. It was also Mr. Koo's opinion that green space should be protected from industrial pollution and that the location of an access for truck use should not be located close to an elementary school and residential area.

Mr. Doug Louth, 4140 Dallyn Road, said that he was not opposed to development in the area but that a second look at the wishes of Cambie residents should be undertaken. Mr. Louth referred to the Cambie Advisory Committee established by Council a number of years ago that had debated the development of the Cambie area with a recommendation to Council that a plan that maintained residential use be endorsed. Mr. Louth requested that a second Cambie Advisory Committee be established in order to develop a current plan for the area and make recommendation to Council. It was further requested that a copy of the previous plan be made available to the general public. The safety factors associated with trucks accessing the site, and the current and anticipated traffic volume on Cambie Road were mentioned as being of concern.



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In response to questions, Mr. Jim Hnatiuk, Transportation Engineer, provided the information that a traffic consultant report that demonstrated that the manouvering requirements and the width and skue of the driveway were adequate for the situation would be required. In addition, Mr. Hnatiuk said that the occupation of a second lane during the actual turn in and out of the site was not uncommon nor specific to this site and that if occupation of the second lane was eliminated significant impacts would be felt on the streetscape and frontages.

Mr. S. Kalaw, 3838 McKay Drive, expressed his concerns relating to the proximity of the two area schools to the subject site and the number of children/youth that exit the pathway from the Oaks subdivision onto Cambie Road. Mr. Kalaw objected to the lack of consideration being given to the safety of residents, and he implored Council to act on behalf of those residents and their preference for single-family housing.

Ms. Stella Wong, 3828 Cunningham Drive, said that a lot of effort and energy had been put into the traffic safety of the area and that the possibility of increased accidents in a high accident area was of concern.

Mr. Satya Lal, 10431 Odlin Road, requested that the concerns of the area residents be considered, especially the desire that new development to the area support services for the community.

A resident of the Oaks subdivision said that the area offered a family oriented feature that had not been found in Vancouver. Vehicle and pedestrian safety were cited in the stated objection to the rezoning application.

Mr. J. Lau, 3680 Cunningham Drive, questioned whether more weight should be given to the information contained in the staff report pertaining to noise levels, or, in the opinions provided by area residents that the noise could be bothersome.



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Mr. Ratzoy, speaking for the second time, said that no more than four trucks would access the site on any given day, nor at a time later than 9:30 p.m. Mr. Ratzoy also said that the problems of exiting Stolberg Street onto Cambie Road were exacerbated by speeding traffic and that no increase to those problems would be incurred as a result of the truck traffic to the site. In addition, Mr. Ratzoy provided the following information: that although some noise could be anticipated from the use of metal platforms it would be minimal; that 100 loads of garbage and housing material had been cleared from the property; that the oil tank referred to previously by Ms. Gosen was on Ms. Gosen's property but could be removed if requested; security personnel would not be on site at all times; motion sensors would trigger an activity alert to the security company; vehicles would not be sold from the site although it was anticipated that 3 – 4 vehicle showings might occur each week; that May and October would reflect the most truck activity due to fleet sales; that no affect would be felt by Tomsett School; and, that there was no relationship between the transactions of selling their site on Elmbridge and purchasing the Cambie Road site.

Mr. Ito said that an attempt had been made to mitigate the ingress/egress issues including a review of widening the driveway by 50%.

Mr. Paredes, speaking for the second time, said that he was confused by the information contained in the staff report that referred to the access conditions as being normal; and, that the hazards of a wider driveway would exceed the hazards posed by truck traffic. Mr. Paredes said that area residents did not favour development other than residential.

Ms. Gosen, speaking for the second time, expressed concerns relating to the location of pathways that access Cambie Road; the dirt and branches pushed onto her property during clean up of the site; the lack of facilities for a night watchman; the drainage from vehicle clean up; and, that a much better use could be found for the property than as a car lot.

Mr. Field, speaking for the second time, asked that residents of the area be heard.

Mr. Koo, speaking for the second time, said that the wish of most area residents was that the project not be approved.



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Mr. John Wong, speaking for the second time, said that drainage; the traffic volume of Cambie Road; the use of a second lane for turning; and, the frequency of the pickup of individual cars from the site, were of concern.

Mr. Louth, speaking for the second time, said that he was disappointed that this area had not developed as other areas had. He said that he felt that the second lane would be used by the truck drivers whether the driveway was modified or not. In reiterating the belief that the earlier area plan designated residential development for the area, Mr. Louth again requested a copy of the original plan. Concern was also expressed about the number of deliveries that could occur each day.

PH03/5-01

It was moved and seconded

That Zoning Amendment Bylaw 7486 be given second and third readings.

CARRIED

PH03/5-02

It was moved and seconded

That, as a condition of adoption of Zoning Amendment Bylaw 7486, a restrictive covenant satisfactory to the Legal Department be provided that included the following requirements:

- *that no washing of vehicles using chemical agents be permitted*
- *that no building/facilities for security personnel be permitted*
- *that delivery times not exceed the period 7:00 a.m. to 9:30 p.m. or the requirements of the noise bylaw, whichever is earlier*
- *that no vehicle sales be permitted from the site*
- *that a hedge be located in front of the metal fence*
- *that no more than 4 deliveries per day on average over any given month be permitted*
- *that the driveway be developed satisfactorily*
- *that lighting be activated by motion sensor*

CARRIED

Opposed: Cllr. Howard



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PH03/5-03

It was moved and seconded

That staff undertake:

1. *a review of the Stolberg Street/Cambie Rd. intersection, and the pathway connections to Cambie Rd., for possible traffic/pedestrian light installations; and*
2. *a traffic count on Cambie Road between Garden City Road and No. 4 Road.*

CARRIED

PH03/5-04

It was moved and seconded

That the establishment of a West Cambie Citizens Advisory Committee that would undertake the development of an area plan for the land bounded by No. 4 Road/Cambie Road/Garden City Road and Alderbridge Way, be referred to staff for comment.

CARRIED

2. **Zoning Amendment Bylaw 7497**
(8220 and 8240 Ash Street; Applicant: Rocky Sethi)

Applicant's Comments:

The applicant was not present.

Written Submissions:

None.

Submissions from the floor:

None.

Councillor McNulty left the meeting.

PH03/5-05

It was moved and seconded

That Zoning Amendment Bylaw 7497 be given second and third readings.

CARRIED

PH03/5-06

It was moved and seconded

That Zoning Amendment Bylaw 7497 be adopted.

CARRIED



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Councillor McNulty returned to the meeting.

- 3. **Zoning Amendment Bylaw 7500**
(8440 No. 3 Road; Applicant: Manos and Kyrani Kanavaros)

Applicant's Comments:

The applicant was present to answer questions.

Written Submissions:

None.

Submissions from the floor:

None.

PH03/5-07

It was moved and seconded

That Zoning Amendment Bylaw 7500 be given second and third readings.

CARRIED

- 4. **Official Community Plan Amendment Bylaw 7501 and Zoning Amendment Bylaw 7502**
(22451 Westminster Highway; Applicant: Johnston Davidson Architecture & Planning Inc.)

Applicant's Comments:

The applicant was present to answer questions.

Written Submissions:

None.

Submissions from the floor:

None.

PH03/5-08

It was moved and seconded

That Official Community Plan Amendment Bylaw 7501 and Zoning Amendment Bylaw 7502 be given second and third readings.

CARRIED



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PH03/5-09 It was moved and seconded
That Official Community Plan Amendment Bylaw 7501 be adopted.
CARRIED

- 5. Official Community Plan Amendment Bylaw 7505 and Zoning Amendment Bylaw 7506**
(3911 Russ Baker Way and surrounding City-owned lands; Applicant: Johnston Davidson Architecture and Planning Inc.)

Applicant's Comments:

The applicant was present to answer questions.

Written Submissions:

None.

Submissions from the floor:

None.

PH03/5-10 It was moved and seconded
That Official Community Plan Amendment Bylaw 7505 and Zoning Amendment Bylaw 7506 be given second and third readings.

CARRIED

PH03/5-11 It was moved and seconded
That Official Community Plan Amendment Bylaw 7505 and Zoning Amendment Bylaw 7506 be adopted.

CARRIED

- 6a. Zoning Amendment Bylaw 7507**
(Applicant: Patrick Cotter Architects Inc.)
- 6b. Zoning Amendment Bylaw 7508**
(7160 Blundell Road; Applicant: Patrick Cotter Architects Inc.)

Applicant's Comments:

The applicant was present to answer questions.



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Written Submissions:

None.

Submissions from the floor:

None.

PH03/5-12

It was moved and seconded

That Zoning Amendment Bylaws 7507 and 7508 be given second and third readings.

CARRIED

PH03/5-13

It was moved and seconded

That Zoning Amendment Bylaw 7507 be adopted.

CARRIED

7a. Official Community Plan Amendment Bylaw 7509
(10200 No. 1 Road; Applicant: Patrick Cotter Architects Inc.)

7b. Zoning Amendment Bylaw 7511
(10200 No. 1 Road; Applicant: Patrick Cotter Architects Inc.)

Applicant's Comments:

The applicant was present to answer questions.

Written Submissions:

None.

Submissions from the floor:

Mr. M. Barnsley, 4093 Cavendish Drive, said that this was the first sign of redevelopment that he had witnessed during his fifteen years in the area. Mr. Barnsley was concerned about the adjacency of the proposed lane to his rear property line, in particular, the affect lighting would have on his property; the proposed height of the new development; the retention of a cedar hedge that runs the length of the property; and, the financial impact on the neighbouring properties.



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Mr. D. Smith, 4091 Cavendish Drive, said that the change in height of six feet was out of character with other development on No. 1 Road. The increase to vehicular traffic on the lane; the minimal number of visitor parking spaces; the additional parking on No. 1 Road; and, parking in the lane were all cited as concerns by Mr. Smith. In addition, Mr. Smith said that a financial impact would be felt by the approval of this development, and that the enjoyment of his property would be lessened.

Mr. L. Scrubb, 4097 Cavendish Drive, said that he was concerned about the future development of the area; the lane that would be located at the rear of his property; and, tree retention.

PH03/5-14

It was moved and seconded

That Official Community Plan Amendment Bylaw 7509 and Zoning Amendment Bylaw 7511 be referred to staff for further consideration of the building massing in order that the view from the rear lane be improved.

CARRIED

- 8. **Zoning Amendment Bylaw 7512**
(11031 and 11051 King Road; Applicant: Rocky Sethi)

Applicant's Comments:

The applicant was not present.

Written Submissions:

None.

Submissions from the floor:

None.

PH03/5-15

It was moved and seconded

That Zoning Amendment Bylaw 7512 be given second and third readings.

CARRIED

PH03/5-16

It was moved and seconded

That Zoning Amendment Bylaw 7512 be adopted.

CARRIED



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9. **Zoning Amendment Bylaw 7514**
(13340 Smallwood Place; Applicant: Aviv Ventures Corp.)

Applicant's Comments:

The applicant was present to answer questions.

Written Submissions:

None.

Submissions from the floor:

None.

PH03/5-17 It was moved and seconded
That Zoning Amendment Bylaw 7514 be given second and third readings.

CARRIED

10. **ADJOURNMENT**

PH03/5-18 It was moved and seconded
That the meeting adjourn (10:17 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 Tuesday, May 20th, 2003.

Mayor (Malcolm D. Brodie)

Acting City Clerk (David Weber)

MayorandCouncillors

Public Hearing
May 20, 2003
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From: Lam Angela & Harvey
Sent: May 13, 2003 8:54 PM
To: MayorandCouncillors

Re: Bylaw 7486
9420, 9460, 9480 Cambie Rd.

Subject: re rezoning application on Cambie Road

Since we can't attend the May 20th meeting about the Re-Zoning application on Cambie road for the 3 acre lot adjoining Wong's Nursery, we would like to let you know that as residents of The Oaks, my husband and I do NOT support the Oaks Association's position about the development of the storage depot. We don't see any valid reason why the property should not be re-zoned since it is on a major road that can be easily accessed without causing harm to the Oaks. Re the lowering of property values (which seems to be the primary force driving the Oak's position), it seems like an awfully selfish reason to not allow others to make money because we want to keep the money (property values high) to ourselves. Thanks,

Sincerely, Angela and Harvey Lam (604)273-9508

